

**VIETNAM TECHNOLOGY &
TELECOMMUNICATION JOINT
STOCK COMPANY**

No: .08.../2026/ CBTT-VNTT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, March 31st, 2026

**PERIODIC INFORMATION DISCLOSURE
ON FINANCIAL STATEMENTS**

To: - Hanoi Stock Exchange;
- The State Securities Commission.

Implementing the regulations in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance proving guidelines on disclosure of information on the securities market, Vietnam Technology & Telecommunication Joint Stock Company implement information disclosure on the 2025 Separate Financial Statements with the Hanoi Stock Exchange and the State Securities Commission as follows:

1. Name of Company: Vietnam Technology & Telecommunication Joint Stock Company

- Stock symbol: TTN
- Address: 16th Floor, WTC Tower Building, No. 1 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City, Vietnam.
- Telephone: 0274.2220399 Fax:
- Email: cbtt@vntt.com.vn Website: vntt.com.vn

2. Content of disclosure:

- The 2025 Financial Statements

☐ Separate Financial Statements (The company does not have subsidiary companies and the superior accountant unit has dependent units);

☒ Separate Financial Statements (The company has subsidiary companies);

☐ General Financial Statements (The company has dependent accountant units and holds separate accountant apparatus).

- The cases have to explain the reason:

+ The auditing organization expressed an opinion that is not an unqualified opinion regarding the Financial Statements (for Audited Financial Statements):

☐ Yes

☐ No

Explanatory document in the case of tick Yes:



☐ Yes

☐ No

+ Profit after tax in the reporting period is different between before and after from 5% or more, switch from loss to profit or vice versa (for Audited Financial Statements):

☐ Yes

☐ No

Explanatory document in the case of tick Yes:

☐ Yes

☐ No

+ Profit after income tax at the Income Statement in the reporting period changed from 10% or more compared to the report of the same period last year:

☒ Yes

☐ No

Explanatory document in the case of tick Yes:

☒ Yes

☐ No

+ Profit after tax in the reporting period is loss, switch from profit in the same period last year to loss in this reporting period or vice versa:

☐ Yes

☐ No

Explanatory document in the case of tick Yes:

☐ Yes

☐ No



This information was published on the Company's website on *March 31st*, 2026, in the link: <https://vnntt.com.vn/bao-cai-tai-chinh/>

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Attached file:

- The 2025 Separate Financial statements;
- Explanatory Document.

Organizational representative

Legal representative

General Director



PHAM TUAN ANH



TOIRINHTGD2603310329

**VIETNAM TECHNOLOGY & TELECOMMUNICATION
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 144 /CV-VNTT

*Regarding the explanation of the difference in
after-tax profit in separate financial statements
between the year of 2025 and 2024 of the public company*

Ho Chi Minh City, March 31st, 2026

**To: STATE SECURITIES COMMISSION OF VIETNAM
HANOI STOCK EXCHANGE**

Company Name: Vietnam Technology & Telecommunication Joint Stock
Company
Stock Code: TTN
Head Office Address: 16th Floor, WTC Tower, No. 1 Hung Vuong Street, Binh Duong
Ward, Ho Chi Minh City
Phone: 0274 2220 222

Pursuant to: Circular 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance
guiding the disclosure of information on the securities market;

Vietnam Technology & Telecommunication Joint Stock Company explains the main reasons
for the fluctuation in after-tax profit in the 2025 separate financial statement, which
increased by 19.9% compared to 2024, as follows:

- Separate after-tax profit in 2024: 60,406,299,886 VND
- Separate after-tax profit in 2025: 72,409,984,382 VND

Reasons:

- Total revenue from sales and service provision increased by 17.1%, equivalent to an
increase of 61.0 billion VND compared to the same period last year.
- Financial revenue from deposit interest increased by 54.4%, equivalent to an increase of
3.1 billion VND.

This is the explanatory report of Vietnam Technology & Telecommunication Joint Stock
Company regarding the fluctuation in after-tax profit of the separate financial statement for
2025 compared to 2024.

Respectfully submitted!

**VIETNAM TECHNOLOGY & TELECOMMUNICATION
JOINT STOCK COMPANY
GENERAL DIRECTOR**



Phạm Tuan Anh



TOTRINHGD2603310329

FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED 31 DECEMBER 2025

**VIETNAM TECHNOLOGY &
TELECOMMUNICATION
JOINT STOCK COMPANY**



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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Vietnam Technology & Telecommunication Joint Stock Company (hereinafter referred to as “the Company”) presents this statement together with the Financial Statements for the fiscal year ended 31 December 2025.

Business highlights

Vietnam Technology & Telecommunication Joint Stock Company has been operating in accordance with the Business Registration Certificate No. 3700861497, initially registered on 02 January 2008 and 11th amended on 04 August 2025, granted by Ho Chi Minh City Department of Finance.

Head office

- Address : 16th Floor, WTC Tower, No. 1 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City
- Tel. : +84 (0274) 363 5201
- Fax : +84 (0274) 363 5200

The Company's affiliates are as follows:

Affiliates	Address
Representative office in Hai Phong City – Vietnam Technology & Telecommunication Joint Stock Company	No. 3 Bac Nam Road, VSIP Hai Phong, Hoa Binh Ward, Hai Phong City
Representative office in Quang Ngai – Vietnam Technology & Telecommunication Joint Stock Company	No. 8 Huu Nghi Boulevard, Vietnam – Singapore Industrial Park, Tho Phong Commune, Quang Ngai Province
Representative office in Nghe An – Vietnam Technology & Telecommunication Joint Stock Company	No. 11 Road No. 1, VSIP Nghe An, Hung Nguyen Commune, Nghe An Province
Business location in Ho Chi Minh City – Vietnam Technology & Telecommunication Joint Stock Company	Lot J46, Plot P1G, NJ17 Street, Hamlet 3B Residence Area, Thoi Hoa Ward, Ho Chi Minh City
VSIP 2 Transaction Office – Business location of Vietnam Technology & Telecommunication Joint Stock Company	No. 21 VSIP II, Road No. 1, Vietnam – Singapore Industrial Park, Binh Duong Ward, Ho Chi Minh City
VNTT Data Center – Business location of Vietnam Technology & Telecommunication Joint Stock Company	No. 2, Road No. 3, Binh Duong Industry – Urban – Service Complex, Binh Duong Ward, Ho Chi Minh City
Telecommunications Service Center – Branch of Vietnam Technology & Telecommunication Joint Stock Company	No. 2, Road No. 3, BW Supply Chain Industrial Park, Binh Duong Ward, Ho Chi Minh City



The Company's principal business activities as in the Business Registration Certificate are:

- Wired telecommunications activities;
- Architectural and related technical consultancy activities;
- Installation of other construction systems;
- Information technology services and other computer-related services;
- Software publishing;
- Manufacture of electronic components;
- Computer consultancy and systems management;
- Technology transfer training in telecommunications and information technology;
- Wholesale of other construction materials and equipment;
- Wholesale of electronic and telecommunications equipment and components;
- Wholesale of other household goods;
- Electrical system installation;
- Manufacture of computers and computer peripheral equipment;
- Manufacture of communication equipment;
- Manufacture of consumer electronics;
- Manufacture of optical instruments and equipment;
- Manufacture of other electrical equipment;
- Manufacture of machinery and office equipment (except for computers and computer peripheral equipment);
- Repair of electronic and optical equipment;
- Repair of electrical equipment;
- Repair of other equipment;
- Other specialized construction activities;
- Wholesale of computers, peripheral equipment, and software;
- Wholesale of other machinery, equipment, and spare parts;
- General wholesale;
- Retail of computers, peripheral equipment, software, and telecommunications equipment in specialized stores;
- Retail of audiovisual equipment in specialized stores;
- Retail sale of unclassified household electrical appliances, beds, wardrobes, tables, chairs, similar furniture, lamps and lighting sets, and other household goods in specialized stores;
- Television activities;
- Cable, satellite, and other subscription programming;
- Wireless telecommunications activities;
- Satellite telecommunications activities;
- Other telecommunications activities;
- Computer programming;
- Data processing, leasing, and related activities;
- Information portals;
- Trade in real estate, land use right of owners, users or lessees;
- Specialized design activities;
- Motor vehicle rental;
- Educational support services;
- Repair of computers and peripheral equipment;
- Repair of communication equipment;
- Construction of residential house;
- Construction of non-residential house;
- Construction of road infrastructure;
- Construction of electrical works;



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY
STATEMENT OF THE BOARD OF MANAGEMENT (cont.)

- Construction of water supply and drainage systems;
- Construction of other civil engineering works;
- Construction of telecommunications and information technology works;
- Construction of other public works;
- News agency activities;
- Lease of machinery, equipment, and other tangible items without operators;
- Installation of water supply and drainage systems, heating, and air-conditioning systems;
- Demolition;
- Other unclassified information services;
- Premises preparation;
- Solar power generation;
- Agency, brokerage and auction services for merchandise;
- Completion of construction works;
- General support services;
- General cleaning of buildings;
- Industrial cleaning and specialized cleaning services;
- Landscaping and maintenance services;
- General office administrative services;

Board of Directors, Supervisory Board and Executive Board

The Board of Directors, the Supervisory Board and the Board of Management of the Company during the year and as of the date of this statement include:

The Board of Directors

Full name	Position	Appointing/re-appointing/resigning date
Mr. Le Phan Minh Vu	Chairman	Appointed on 18 April 2025
Mr. Duong Ngoc Hoang Vu	Chairman	Resigned on 18 April 2025
Ms. Vo Thi Thanh Huong	Member	Appointed on 20 April 2022
Mr. Pham Tuan Anh	Member	Appointed on 20 April 2022
Mr. Quang Van Viet Cuong	Member	Resigned on 18 April 2025
Mr. Nguyen Ba Thuoc	Member	Re-appointed on 20 April 2022
Mr. Le Nguyen Bao Trong	Member	Appointed on 18 April 2025

The Supervisory Board

Full name	Position	Appointing/resigning date
Mr. Nguyen Hai Hoang	Head of the Board	Appointed on 24 April 2025
Ms. Nguyen Thi Thuy Duong	Head of the Board	Resigned on 18 April 2025
Mr. Nguyen Minh Duong	Member	Appointed on 18 April 2025
Ms. Nguyen Thi Thanh Tra	Member	Appointed on 18 April 2023

The Board of Management

Full name	Position	Appointing/resigning date
Mr. Pham Tuan Anh	General Director	Appointed on 11 August 2022
Mr. Le Xuan Vinh	Deputy General Director	Resigned on 02 January 2025
Mr. Nguyen Chau Thanh Hien	Deputy General Director	Appointed on 01 September 2024

Legal representative

The Company's legal representative during the year and as of the date of this statement is Mr. Pham Tuan Anh – General Director (appointed on 11 August 2022).



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY
STATEMENT OF THE BOARD OF MANAGEMENT (cont.)

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the audit on the Company's Financial Statements for the fiscal year ended 31 December 2025.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for the preparation of the Financial Statements to give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the year. In order to prepare these Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Company are followed or not, and all the material differences from these standards are disclosed and explained in the Financial Statements;
- prepare the Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Company have been fully recorded and can fairly reflect the financial position of the Company at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The Board of Management is also responsible for managing the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby commits to the compliance with the aforementioned requirements in preparation of the Financial Statements.

Approval of the Financial Statements

The Board of Management hereby approves the accompanying Financial Statements, which give a true and fair view of the financial position as of 31 December 2025 of the Company, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

For and on behalf of the Board of Management,



Phạm Tuan Anh
General Director

Date: 30 March 2026



No. 1.0766/26/TC-AC

INDEPENDENT AUDITOR'S REPORT

**To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT
VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY**

We have audited the accompanying Financial Statements of Vietnam Technology & Telecommunication Joint Stock Company (hereinafter referred to as "the Company"), which were prepared on 30 March 2026 (from page 07 to page 54), including the Balance Sheet as of 31 December 2025, the Income Statement, the Cash Flow Statement for the fiscal year then ended and the Notes to the Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation, true and fair presentation of the Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements; and responsible for the internal control as the Board of Management determines necessary to enable the preparation and presentation of the Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express an opinion on these Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the preparation and true and fair presentation of the Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion of Auditors

In our opinion, the Financial Statements give a true and fair view, in all material respects, of the financial position as of 31 December 2025 of Vietnam Technology & Telecommunication Joint Stock Company, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Nguyen Minh Tri
Partner

Audit Practice Registration Certificate No. 0089-2023-008-1
Authorized Signatory



Do Thi Mai Loan
Auditor

Audit Practice Registration Certificate No. 0090-2023-008-1

Ho Chi Minh City, 30 March 2026



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

Address: 16th Floor, WTC Tower, No. 1 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

BALANCE SHEET

As of 31 December 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		467,246,625,295	411,935,884,767
I. Cash and cash equivalents	110	V.1	63,929,979,011	38,811,252,844
1. Cash	111		33,929,979,011	33,811,252,844
2. Cash equivalents	112		30,000,000,000	5,000,000,000
II. Short-term financial investments	120		185,000,000,000	155,000,000,000
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123	V.2a	185,000,000,000	155,000,000,000
III. Short-term receivables	130		82,556,684,499	104,309,260,677
1. Short-term trade receivables	131	V.3	60,510,395,250	83,411,715,548
2. Short-term prepayments to suppliers	132	V.4	7,106,760,272	6,686,762,380
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.5a	20,089,426,305	18,616,123,684
7. Allowance for short-term doubtful debts	137	V.6	(5,149,897,328)	(4,405,340,935)
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		130,631,597,711	110,974,921,828
1. Inventories	141	V.7	130,631,597,711	110,974,921,828
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		5,128,364,074	2,840,449,418
1. Short-term prepaid expenses	151	V.8a	3,754,971,508	2,275,043,008
2. Deductible VAT	152		742,692,789	-
3. Taxes and other receivables from the State	153	V.14	630,699,777	565,406,410
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

This statement should be read in conjunction with the Notes to the Financial Statements



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

Address: 16th Floor, WTC Tower, No. 1 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		166,378,132,503	165,887,855,442
I. Long-term receivables	210		1,067,248,493	231,204,474
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	V.5b	1,067,248,493	231,204,474
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		100,590,453,213	112,097,132,270
1. Tangible fixed assets	221	V.9	95,195,210,890	105,795,242,452
- Historical cost	222		369,098,096,473	358,096,475,240
- Accumulated depreciation	223		(273,902,885,583)	(252,301,232,788)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	5,395,242,323	6,301,889,818
- Initial cost	228		14,834,118,508	18,697,924,382
- Accumulated amortization	229		(9,438,876,185)	(12,396,034,564)
III. Investment property	230		-	-
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in process	240		39,960,229,550	32,491,050,965
1. Long-term work in process	241		-	-
2. Construction-in-progress	242	V.11	39,960,229,550	32,491,050,965
V. Long-term financial investments	250		12,862,789,571	12,827,821,488
1. Investments in subsidiaries	251	V.2b	25,000,000,000	25,000,000,000
2. Investments in joint ventures and associates	252		-	-
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial investments	254	V.2b	(12,137,210,429)	(12,172,178,512)
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		11,897,411,676	8,240,646,245
1. Long-term prepaid expenses	261	V.8b	11,897,411,676	8,240,646,245
2. Deferred income tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		633,624,757,798	577,823,740,209

This statement should be read in conjunction with the Notes to the Financial Statements



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

Address: 16th Floor, WTC Tower, No. 1 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		124,745,139,757	99,720,376,879
I. Current liabilities	310		113,569,033,914	90,190,540,773
1. Short-term trade payables	311	V.12	48,744,744,797	35,811,254,936
2. Short-term advances from customers	312	V.13	2,826,309,641	1,354,775,451
3. Taxes and other obligations to the State Budget	313	V.14	6,200,056,664	6,457,333,414
4. Payables to employees	314	V.15	16,671,839,007	10,085,290,652
5. Short-term accrued expenses	315	V.16	8,113,713,746	9,250,173,026
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318	V.17	11,879,510,884	11,725,477,705
9. Other short-term payables	319	V.18a,c	14,974,329,498	11,610,815,171
10. Short-term borrowings and financial leases	320		-	-
11. Provisions for short-term payables	321	V.19a	1,541,011,974	1,299,132,608
12. Bonus and welfare funds	322	V.20	2,617,517,703	2,596,287,810
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		11,176,105,843	9,529,836,106
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	V.17	585,387,640	1,132,268,680
7. Other long-term payables	337	V.18b,c	9,432,051,489	8,105,916,426
8. Long-term borrowings and financial leases	338		-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		-	-
12. Provisions for long-term payables	342	V.19b	1,158,666,714	291,651,000
13. Science and technology development fund	343		-	-

This statement should be read in conjunction with the Notes to the Financial Statements



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

Address: 16th Floor, WTC Tower, No. 1 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		508,879,618,041	478,103,363,330
I. Owner's equity	410		508,879,618,041	478,103,363,330
1. Owner's capital	411	V.21	367,275,000,000	367,275,000,000
- Ordinary shares carrying voting rights	411a		367,275,000,000	367,275,000,000
- Preferred shares	411b		-	-
2. Share premiums	412	V.21	(382,600,000)	(382,600,000)
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.21	61,481,795,646	46,213,087,998
9. Business arrangement supporting fund	419		-	-
10. Other funds	420	V.21	439,285,060	439,285,060
11. Retained earnings	421	V.21	80,066,137,335	64,558,590,272
- Retained earnings accumulated to the end of the previous period	421a		7,656,152,953	64,558,590,272
- Retained earnings of the current period	421b		72,409,984,382	
12. Construction investment fund	422		-	-
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		633,624,757,798	577,823,740,209

Ho Chi Minh City, 30 March 2026



Vi Ngoc Dai
Preparer



Nguyen Van Phuc
Chief Accountant



Pham Tuan Anh
General Director



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

Address: 16th Floor, WTC Tower, No. 1 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS


For the fiscal year ended 31 December 2025

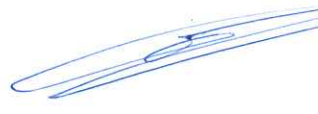
INCOME STATEMENT
For the fiscal year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	418,263,362,743	357,222,118,000
2. Revenue deductions	02		-	-
3. Net revenue	10		418,263,362,743	357,222,118,000
4. Cost of sales	11	VI.2	290,876,988,074	239,552,785,062
5. Gross profit	20		127,386,374,669	117,669,332,938
6. Financial income	21	VI.3	8,769,264,094	5,681,310,918
7. Financial expenses	22	VI.4	(34,968,083)	(1,382,884,977)
In which: Interest expenses	23		-	-
8. Selling expenses	25	VI.5	18,006,380,885	18,066,413,378
9. General and administration expenses	26	VI.6	28,984,580,974	33,211,466,832
10. Net operating profit	30		89,199,644,987	73,455,648,623
11. Other income	31	VI.7	1,844,710,157	2,316,205,126
12. Other expenses	32	VI.8	488,615,073	249,436,477
13. Other profit	40		1,356,095,084	2,066,768,649
14. Total accounting profit before tax	50		90,555,740,071	75,522,417,272
15. Current income tax	51	V.14	18,145,755,689	15,116,117,386
16. Deferred income tax	52		-	-
17. Profit after tax	60		72,409,984,382	60,406,299,886
18. Basic earnings per share	70	VI.9		
19. Diluted earnings per share	71	VI.9		

Ho Chi Minh City, 30 March 2026


Vi Ngoc Dai
Preparer


Nguyen Van Phuc
Chief Accountant


Pham Tuan Anh
General Director


This statement should be read in conjunction with the Notes to the Financial Statements



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

Address: 16th Floor, WTC Tower, No. 1 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

CASH FLOW STATEMENT**(Indirect method)****For the fiscal year ended 31 December 2025**

Unit: VND

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		90,555,740,071	75,522,417,272
2. Adjustments				
- Depreciation/(amortization) of fixed assets and investment properties	02	V.9, V.10	31,892,431,001	31,239,578,906
- Provisions and allowances	03	V.2b, V.6, V.19	1,818,483,390	(2,233,645,525)
- Exchange gain due to revaluation of monetary items in foreign currencies	04	VI.3	(78,652,853)	(58,550,230)
- Gain/(loss) from investing activities	05	VI.3, VI.7	(8,733,470,467)	(5,183,345,201)
- Interest expenses	06		-	-
- Others	07		-	-
3. Operating profit before changes of working capital	08		115,454,531,142	99,286,455,222
- Increase/(decrease) of receivables	09		21,511,923,326	48,744,294,135
- Increase/(decrease) of inventories	10		(19,656,675,883)	(27,540,375,960)
- Increase/(decrease) of payables	11		22,132,761,846	10,871,600,021
- Increase/(decrease) of prepaid expenses	12		(5,136,693,931)	1,589,418,087
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14		-	-
- Corporate income tax paid	15	V.14	(17,648,537,386)	(13,974,282,236)
- Other cash inflows	16	V.20	7,020,000	5,400,000
- Other cash outflows	17	V.18a, V.20, V.21	(7,893,273,166)	(4,390,004,200)
Net cash flows from operating activities	20		108,771,055,948	114,592,505,069
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.9, V.10, V.11, VII	(29,119,396,945)	(26,731,385,541)
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.9, VI.7	1,498,030,302	-
3. Cash outflow for lending, buying debt instruments of other entities	23	V.2a	(250,000,000,000)	(175,000,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24	V.2a	220,000,000,000	99,000,000,000
5. Investments in other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	V.5a, VI.3	6,224,945,009	3,717,032,873
Net cash flows from investing activities	30		(51,396,421,634)	(99,014,352,668)

This statement should be read in conjunction with the Notes to the Financial Statements



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

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FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Cash Flow Statement (cont.)

ITEMS	Code	Note	Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayment for borrowing principal	34		-	-
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.18, V.21	(32,334,561,000)	(25,635,364,850)
<i>Net cash flows from financing activities</i>	40		(32,334,561,000)	(25,635,364,850)
Net cash flows during the year	50		25,040,073,314	(10,057,212,449)
Beginning cash and cash equivalents	60	V.1	38,811,252,844	48,809,915,063
Effects of fluctuations in foreign exchange rates	61		78,652,853	58,550,230
Ending cash and cash equivalents	70	V.1	63,929,979,011	38,811,252,844

Vi Ngoc Dai
Preparer

Nguyen Van Phuc
Chief Accountant

Ho Chi Minh City, 30 March 2026



Pham Tuan Anh
General Director



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

Address: 16th Floor, WTC Tower, No. 1 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

I. GENERAL INFORMATION

1. Ownership form

Vietnam Technology & Telecommunication Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company.

2. Business field

The Company operates in a variety of business fields.

3. Principal business activities

Principal business activities of the Company are to provide telecommunications, information technology and system integration services; survey, provide consultancy, execute and install telecommunications, information technology and automation works; electrical and electronic works, refrigeration works, water supply-drainage works, fire-fighting works; act as an agent for trading goods and electrical, electronic, telecommunications, information technology equipment, construction materials, office and civil equipment and trade real estate.

4. Normal operating cycle

The normal operating cycle of the Company is within 12 months.

5. Structure of the Company

Subsidiary

The Company only invested in VNTT Solutions Company Limited (a subsidiary) located at No. 2, Tien Phong 3 Road, Binh Duong Industry – Urban – Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province. The principal business activity of this subsidiary is publishing software. According to the Business Registration Certificate No. 3702979423, initially registered on 14 May 2021 and amended for the 3rd time on 15 April 2024, granted by the Department of Planning and Investment of Binh Duong Province (now Ho Chi Minh City Department of Finance), the Company’s percentage of equity in this subsidiary is 100%, equivalent to the percentage of voting right and the percentage of benefit. As of the balance sheet date, the Company contributed 100% of capital to the subsidiary.

Affiliates which are not legal entities and do accounting works dependently

Affiliates	Address
Representative office in Hai Phong City – Vietnam Technology & Telecommunication Joint Stock Company	No. 3 Bac Nam Road, VSIP Hai Phong, Hoa Binh Ward, Hai Phong City
Representative office in Quang Ngai – Vietnam Technology & Telecommunication Joint Stock Company	No. 8 Huu Nghi Boulevard, Vietnam – Singapore Industrial Park, Tho Phong Commune, Quang Ngai Province
Representative office in Nghe An – Vietnam Technology & Telecommunication Joint Stock Company	No. 11 Road No. 1, VSIP Nghe An, Hung Nguyen Commune, Nghe An Province
Business location in Ho Chi Minh City – Vietnam Technology & Telecommunication Joint Stock Company	Lot J46, Plot P1G, NJ17 Street, Hamlet 3B Residence Area, Thoi Hoa Ward, Ho Chi Minh City



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FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

Affiliates	Address
VSIP 2 Transaction Office – Business location of Vietnam Technology & Telecommunication Joint Stock Company	No. 21 VSIP II, Road No. 1, Vietnam – Singapore Industrial Park, Binh Duong Ward, Ho Chi Minh City
VNTT Data Center – Business location of Vietnam Technology & Telecommunication Joint Stock Company	No. 2, Road No. 3, Binh Duong Industry – Urban – Service Complex, Binh Duong Ward, Ho Chi Minh City
Telecommunications Service Center – Branch of Vietnam Technology & Telecommunication Joint Stock Company	No. 2, Road No. 3, BW Supply Chain Industrial Park, Binh Duong Ward, Ho Chi Minh City

6. Statement of information comparability on the Financial Statements

The corresponding figures of the previous year can be comparable with the figures of the current year.

7. Headcount

As of the balance sheet date, the Company's headcount is 337 (headcount at the beginning of the year: 294).

II. FISCAL YEAR AND ACCOUNTING CURRENCY UNIT**1. Fiscal year**

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because transactions of the Company are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM**1. Applicable Accounting System**

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued in accordance with the Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the Vietnamese Enterprise Accounting System, the Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing certain articles of the Circular No. 200/2014/TT-BTC dated 22 December 2014 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing certain articles of the Circular No. 200/2014/TT-BTC dated 22 December 2014 as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.



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FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

On 27 October 2025, the Ministry of Finance issued the Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on Enterprise Accounting System in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the Enterprise Accounting System ("Circular 200"), as well as the Circular No. 75/2015/TT-BTC dated 18 May 2015 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and supplementing some articles of Circular 200. The provisions of Circular 99 shall be applied to bookkeeping, preparation and presentation of the Financial Statements for the fiscal year beginning from 01 January 2026.

IV. APPLICABLE ACCOUNTING POLICIES

1. Accounting convention

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Foreign currency transactions

Transactions denominated in foreign currencies are converted at the exchange rate ruling as of the transaction dates. The balances of monetary items denominated in foreign currencies at the end of the accounting period are converted at the exchange rate prevailing on that date.

Foreign exchange differences arisen from foreign currency transactions during the year shall be included into financial income or financial expenses. Foreign exchange differences arising from the revaluation of foreign currency-denominated monetary items at the end of the accounting period, after netting out increases and decreases, shall be included into financial income or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For the foreign currency trading contract (including spot contract, forward contract, future contract, option contract, currency swap): the exchange rate agreed upon in the contracts of trading foreign currency between the Company and the Bank.
- For capital contribution made or received: the buying rate of the bank where the Company opens its account to receive capital contributed from investors as of the date of capital contribution.
- For receivables: the buying rate ruling as at the time of transaction of the commercial bank where the Company designates the customers to make payments.
- For payables: the selling rate ruling as at the time of transaction of the commercial bank where the Company supposes to make payments.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Company makes payments.

The exchange rates used to re-evaluate the ending balances of foreign currency-denominated monetary items are determined in accordance with the following principle:

- For foreign currency deposits: the buying rate of the bank where the Company opens its foreign currency account.
- For monetary items denominated in foreign currency classified as other assets: the buying rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Binh Duong Branch where the Company regularly conducts transactions.
- For monetary items denominated in foreign currency classified as liabilities: the selling rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Binh Duong Branch where the Company regularly conducts transactions.



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FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

3. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment, which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date.

4. Financial investments

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Company has the intention and ability to hold it to maturity. The Company's held-to-maturity investment includes term deposits.

Held-to-maturity investments are initially recognized at cost including the acquisition cost and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest income from these held-to-maturity investments after acquisition date is recognized in the Income Statement on an accrual basis. Interest incurred prior to the Company's acquisition of held-to-maturity investments is deducted into the costs at the acquisition time.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the year and directly deducted into the investment costs.

Investments in subsidiary

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the ability to control the financial and operating policies of the investee in order to obtain economic benefits from the activities of that enterprise.

Initial recognition

Investments in subsidiary are initially recognized at costs, including the cost of acquisition or capital contributions plus costs directly attributable to the investments. In cases where the investment is made through non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of occurrence.

Profits incurred prior to the acquisition of investments are deducted into the investment costs. Profits incurred after the acquisition of investments are recorded into the Company's financial income.

Provision for impairment losses on investments in subsidiary

A provision for impairment losses on investments in subsidiary is recognized when a subsidiary incurs losses, with the provision amount determined as the difference between the Company's actual investment cost in the subsidiary and the investee's actual equity multiplied (x) by the Company's ownership interest in such subsidiary. If the subsidiary is consolidated into Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Any increase or decrease in the provisions for impairment of investments in the subsidiary required to be recognized as of the balance sheet date is recorded into financial expenses.



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FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

5. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the age of debts after offsetting against liabilities (if any) or estimated loss as follows:

- As for overdue debts for telecommunications, IT, post-paid television, retails of goods with deferred/instalment payment from individuals:
 - 30% of the value of debts overdue between 3 months and less than 6 months.
 - 50% of the value of debts overdue between 6 months and less than 9 months.
 - 70% of the value of debts overdue between 9 months and less than 12 months.
 - 100% of the value of debts overdue from 12 months and more.
- As for other overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue from 3 years or more.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.

6. Inventories

Inventories are recognized at the lower of cost or net realizable value.

Cost of inventories is determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs of main materials, labors and other directly relevant expenses.

Inventory costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for devaluation of inventories as of the balance sheet date are recorded into costs of sales.



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Notes to the Financial Statements (cont.)

7. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. Prepaid expenses of the Company mainly include expenses of tools, land rental, survey materials and equipment, construction and repair expenses. These prepaid expenses are allocated into costs over the prepayment period or period in which corresponding benefits are realized.

Expenses of tools

Expenses of tools in use are allocated into costs in accordance with the straight-line method for the maximum period of 2 years.

Land rental

Land rental reflects the rental prepaid for the land being used by the Company. Land rental is allocated over the lease term as stated in the land lease contract.

Survey materials and equipment

Installing materials and equipment in use are allocated into costs in accordance with the straight-line method for the maximum period of 5 years.

Construction and repair expenses

Construction and repair expenses are allocated into costs in accordance with the straight-line method for the maximum period of 3 years.

8. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Company's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

9. Tangible fixed assets

Tangible fixed assets are presented at historical costs less accumulated depreciation. Historical costs of tangible fixed assets comprise all costs incurred by the Company to acquire the assets up to the time when it is brought to its working condition for its intended use. Subsequent costs are added to historical costs of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Company. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the year.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss incurred from such disposal is included in the income or the expenses during the year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation period applied is as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	02 – 25
Machinery and equipment	03 – 15
Vehicles	05 – 20
Office equipment	03 – 05
Other tangible fixed assets	03 – 05



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Notes to the Financial Statements (cont.)

10. Intangible fixed assets

Intangible fixed assets are presented at initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all costs incurred by the Company to acquire the assets up to the time when it is brought to its working condition for its intended use. Subsequent costs relevant to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial costs and accumulated amortization are derecognized, then any gain or loss incurred from such disposal is included in the income or the expenses during the year.

The Company's intangible fixed assets include:

Land use right

Land use right comprises all the actual costs incurred by the Company that are directly attributable to the land in use, including payments made to obtain the land use right, compensation and site clearance costs, land levelling costs, registration fees, etc. If the land use right is permanent, it is not amortized.

Computer software

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Company until the date the software is put into use. Computer software is amortized in accordance with the straight-line method from 2 years to 5 years.

11. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Company) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

12. Contractual arrangement

Jointly controlled operations

In respect of its interest in jointly controlled operations, the Company shall recognize in its Financial Statements:

- the assets that the Company controls.
- the liabilities that the Company incurs.
- the revenue that Company earns from the sale of goods or services by the joint venture.
- the expenses that the Company incurs.

13. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.



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Notes to the Financial Statements (cont.)

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining term as of the balance sheet date.

14. Provisions for payables

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, the settlement of which is expected to result in an outflow of economic benefits, and a reliable estimate of the obligation can be made.

If the effect of time is significant, provision is determined by discounting the future cash outflows required to settle the liability at a pre-tax discount rate that reflects current market assessments of the time value of money and the specific risks of the liability. The increase in the provision due to the passage of time is recognized as finance expenses.

The Company's provisions for payables only include provision for construction work warranties.

A provision for construction work warranties is recognized for each construction project subject to a warranty commitment.

The provision is measured at the rate of 3% on total value of the construction (previous year: 3%). The rate is estimated based on historical data on warranty costs incurred in previous periods and weighted rate of all the possible consequences with corresponding probability. Upon expiry of the warranty period, any unused or unutilized balance of the provision for construction work warranties is recognized as other income.

15. Owner's capital

The contributed capital is recorded according to the actual amounts invested by the shareholders.

16. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and voted to approve by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables after being voted to approve by the General Meeting of Shareholders and Announcement of dividend payment of the Board of Directors.



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FINANCIAL STATEMENTS

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Notes to the Financial Statements (cont.)

17. Recognition of revenue and income

Revenue from sales of merchandise

Revenue from sales of merchandise shall be recognized when all of the following conditions are satisfied:

- The Company transfers most of risks and benefits incident to the ownership of merchandise to customers.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise sold.
- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return merchandise purchased under specific conditions, the revenue is recorded only when those specific conditions no longer exist and buyers retain no right to return merchandise (except for the case that such returns are in exchange for other merchandise or services).
- The Company received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as of the balance sheet date.

Revenue from real estate sold in form of land plots

Revenue from real estate sold in form of land plots under irrevocable contracts shall be recognized when all of the following conditions are satisfied:

- the Company has transferred most of risks and benefits incidents to the ownership of the land use right to the buyer.
- the amount of revenue can be measured reliably.
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.
- the Company received or shall probably receive the economic benefits associated with the transaction.

Revenue from operating lease

Income from leases of operating assets is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.



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Notes to the Financial Statements (cont.)

18. Construction contract

Construction contract is a contract agreed for acquisition of an asset or combined assets closely relevant or mutually dependent on their design, technology, function or basic using purpose.

When the results of the contract implementation can be estimated reliably:

- For construction contracts in which the contractor is entitled to pay according to construction progress: revenue and expenses relevant to the contracts are recognized to corresponding completed assignment determined by the Company as of the balance sheet date.
- For construction contract in which the contractor is entitled to pay according to volume of work done: revenue and expenses relevant to the contracts are recognized to corresponding completed assignment determined by the customers and reflected in the invoices.

Increases/decreases in construction volume, compensations and other receivables are only recognized into revenue when these are mutually agreed with the customer.

When the results of the contract implementation cannot be estimated reliably:

- Revenue is only recognized equivalent to the contract's expenses and the payment is relatively reliable.
- The contract's expenses are only recognized as the expenses when they occur.

Difference between total accumulated revenue of construction contract recognized and the accumulated amount in the invoice of payment under the contract plan is recognized as receivable or payable under the contract plan.

19. Borrowing costs

Borrowing costs are interest and other costs that the Company directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the interest is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as borrowings are recognized as a decrease in the costs of relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the year, except for particular borrowings serving the purpose of obtaining a specific asset.

20. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.



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Notes to the Financial Statements (cont.)

21. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the assessable income. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

22. Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.



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Notes to the Financial Statements (cont.)**23. Segment reporting**

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Financial Statements of the Company.

V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE BALANCE SHEET**1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	811,634,948	611,134,349
Cash in bank	33,118,344,063	33,200,118,495
Cash equivalents (Bank deposits of which the principal maturity is from 3 months or less)	30,000,000,000	5,000,000,000
Total	<u>63,929,979,011</u>	<u>38,811,252,844</u>

2. Financial investments

The financial investments of the Company include held-to-maturity investments and investments in other entities. The Company's financial investments are as follows:

2a. Held-to-maturity investments

This item reflects deposits of which the term is from 6 months to 12 months at BIDV – Binh Duong Branch.

2b. Investments in subsidiary

According to the Business Registration Certificate No. 3702979423, initially registered on 14 May 2021 and 3rd amended 15 April 2024, granted by the Department of Planning and Investment of Binh Duong Province (now Ho Chi Minh City Department of Finance), the Company invested the total amount of VND 25,000,000,000 in VNTT Solutions Company Limited, equivalent to 100% of the charter capital. As of the balance sheet date, the Company fully contributed the capital to VNTT Solutions Company Limited.

Fair value

The Company has not measured the fair value of the investments because there is no specific instruction on measurement of fair value.

Operating performance of the subsidiary

VNTT Solutions Company Limited is in its initial operations and implementing the software development project.



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Notes to the Financial Statements (cont.)*Provisions for impairment of investments in other entities*

The changes in provisions for impairment of investments in other entities are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	12,172,178,512	13,556,532,226
Reversal of provisions	(34,968,083)	(1,384,353,714)
Ending balance	12,137,210,429	12,172,178,512

Transactions with subsidiary

The significant transactions between the Company and VNTT Solutions Company Limited are as follows:

	<u>Current year</u>	<u>Previous year</u>
Provision of goods and services	4,790,000	4,790,000
Purchase of computer	-	3,321,189
Purchase of services	650,260,000	-

3. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	30,641,244,388	52,656,477,678
Binh Duong Trade and Development Joint Stock Company	9,167,195,522	9,039,851,162
Becamex Investment and Industrial Development Group	7,977,760,617	21,959,311,925
Vietnam-Singapore Industrial Park Joint Venture Co., Ltd.	3,577,480,820	1,682,921,302
Becamex - VSIP Power Investment and Development Joint Stock Company	3,274,681,356	3,547,743,486
Setiabecamex Joint Stock Company	3,134,197,510	2,980,233,050
Becamex Infrastructure Development Joint Stock Company	2,480,875,167	3,173,930,855
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	541,483,971	182,743,114
Becamex Tokyu Co., Ltd.	122,107,094	305,249,716
VNPT Ho Chi Minh City	89,128,872	-
Eastern International University	51,119,503	129,504,321
Becamex Binh Phuoc Power Joint Stock Company	36,144,000	1,650,000
Becamex Hospitality Company Limited	36,343,120	121,170,100
Branch of Becamex Hospitality Company Limited	30,460,000	28,810,000
East Saigon Investment and Industrial Development Joint Stock Company	26,350,500	-
My Phuoc Hospital Joint Stock Company	26,112,000	1,782,958,800
Becamex Tokyu Bus Co., Ltd.	23,028,000	6,000,000
WTC Binh Duong One Member Company Limited	16,514,834	7,770,000
Branch of Binh Duong Trade and Development Joint-Stock Company – My Phuoc Ready-Mix Concrete Plant	9,350,000	9,350,000
Binh Duong Construction & Civil Engineering Joint Stock Company	6,281,500	1,023,548,500

These notes form an integral part of and should be read in conjunction with the Financial Statements



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Notes to the Financial Statements (cont.)

	<u>Ending balance</u>	<u>Beginning balance</u>
Sao Hoa Toan Quoc Joint Stock Company	3,850,000	-
Becamex Binh Duong Football Club Joint Stock Company	3,740,000	3,740,000
Vietnam - Singapore Smart Energy Solutions Joint Stock Company	2,750,000	2,750,000
IJC Construction One Member Limited Company (formerly known as Becamex Trade Company Limited)	2,640,000	158,955,800
Becamex Urban Development Joint Stock Company	1,650,002	366,886,322
Becamex Binh Dinh Joint Stock Company	-	5,632,469,997
VNPT – Binh Duong Business Centre – Branch of VNPT Vinaphone Corporation	-	475,972,812
VNPT Binh Duong	-	23,056,416
MTV Aspire Company Limited	-	5,500,000
Binh Duong Plastic Production and Trading MTV Company Limited	-	2,750,000
Binh Duong Rubber Joint Stock Company	-	1,650,000
<i>Receivables from other customers</i>	<i>29,869,150,862</i>	<i>30,755,237,870</i>
Total	60,510,395,250	83,411,715,548

4. Short-term prepayments to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
Hoang Long Van Technical Co., Ltd.	2,504,197,600	-
Phan Khang Trading and Technical Services Co., Ltd.	1,009,011,244	1,009,011,244
Digital Communication Infrastructure Company Limited	636,474,783	1,117,703,473
Binh Duong Power Company	469,127,425	1,628,237,055
Other suppliers	2,487,949,220	2,931,810,608
Total	7,106,760,272	6,686,762,380

5. Other receivables**5a. Other short-term receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
<i>Receivables from related parties</i>	<i>1,444,596,540</i>	-	<i>521,095,668</i>	-
Mr. Le Xuan Vinh - Advance	453,878,200	-	453,878,200	-
BW Supply Chain City Limited Liability Company - Service charges	20,000	-	20,000	-
Becamex - VSIP Power Investment and Development Joint Stock Company - Service charges	58,690	-	51,627	-
MTV Aspire Company Limited - Service charges	61,118	-	60,600	-
Becamex Urban Development Joint Stock Company - Service charges	60,501	-	61,818	-
Becamex Infrastructure Development Joint Stock Company - Service charges	44,795	-	63,951	-

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Notes to the Financial Statements (cont.)

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Vietnam - Singapore Smart Energy Solutions Joint Stock Company - Service charges	86,515		63,920	
Becamex Binh Phuoc Infrastructure Development Joint Stock Company - Service charges	70,910	-	70,910	-
Binh Duong Trade and Development Joint Stock Company - Service charges	80,000	-	80,000	-
Ha Tien Kien Giang - Becamex Cement Joint Stock Company - Service charges	47,919	-	110,340	-
Becamex Investment and Industrial Development Group - Service charges	610,320,200	-	140,200	-
Becamex Tokyu Bus Co., Ltd. Service charges	159,281	-	158,158	-
Vietnam-Singapore Industrial Park Joint Venture Co., Ltd. - Service charges	290,825,000	-	180,000	-
Binh Duong Construction & Civil Engineering Joint Stock Company - Service charges	306,544	-	300,800	-
IJC Construction One Member Limited Company (formerly known as Becamex Trading One Member Limited Company) - Service charges	40,400	-	359,790	-
Becamex Hospitality Company Limited - Service charges	123,542	-	398,751	-
Branch of Becamex Hospitality Company Limited - Service charges	362,802	-	449,689	-
Becamex Tokyu Co., Ltd. - Service charges	527,118	-	564,244	-
Eastern International University - Service charges	1,448,731	-	974,670	-
VNPT – Binh Duong Business Centre – Branch of VNPT Vinaphone Corporation - Receivables for service revenue distributed	22,896,274	-	-	-
BW Supply Chain City Limited Liability Company - Mortgages and deposits	63,108,000	-	63,108,000	-
Becamex Binh Dinh Joint Stock Company - Service charges	70,000	-	-	-
Receivables from other organizations and individuals	18,644,829,765	(2,763,329,110)	18,095,028,016	(2,309,450,910)
Advance	10,406,332,989	(453,878,200)	11,831,522,568	-
Short-term mortgages and deposits	28,715,062	-	117,163,088	-
Term deposit interest to be received	4,778,188,510	-	2,630,254,794	-
Other short-term receivables	3,431,593,204	(2,309,450,910)	3,516,087,566	(2,309,450,910)
Total	20,089,426,305	(2,763,329,110)	18,616,123,684	(2,309,450,910)



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Notes to the Financial Statements (cont.)**5b. Other long-term receivables**

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	593,971,528	-	142,315,528	-
MTV Aspire Company Limited - Long-term deposits	61,835,200	-	61,835,200	-
Becamex Binh Dinh Joint Stock Company - Long-term deposits	51,000,000	-	51,000,000	-
Becamex Binh Phuoc Infrastructure Development Joint Stock Company - Long-term deposits	10,000,000	-	10,000,000	-
Becamex Investment and Industrial Development Group - Long-term deposits	461,656,000	-	10,000,000	-
Vietnam-Singapore Industrial Park J.V. Co., Ltd. - Long-term deposits	9,480,328	-	9,480,328	-
Other receivables from other organizations and individuals	473,276,965	-	88,888,946	-
Total	1,067,248,493	-	231,204,474	-

6. Doubtful debts

Overdue period	Ending balance		Beginning balance	
	Original amount	Recoverable amount	Original amount	Recoverable amount
Trade receivables for sales of goods and service provisions from individuals				
From 3 to 6 months	35,546,482	24,882,537	203,002	142,101
From 6 to 9 months	48,812,370	24,406,185	66,474,509	33,237,255
From 9 to 12 months	75,055,282	22,516,585	139,472,136	41,841,641
More than 12 months	958,696,697	-	789,415,055	-
Trade receivables for sales of goods and service provisions from organizations				
Less than 1 year	4,805,173	3,363,621	-	-
From more than 1 year to less than 2 years	-	-	15,994,660	7,997,330
From more than 2 years to less than 3 years	15,455,660	4,636,698	511,598,709	153,479,613
More than 3 years	1,048,766,254	-	537 193 968	-
Other receivables from individuals				
More than 3 years	2,309,450,910	-	2,309,450,910	-
Advances receivable from individuals				
More than 3 years	453,878,200	-	453,878,200	453,878,200
Prepayments receivable from suppliers				
From more than 2 years to less than 3 years	10,000,000	3,000,000		
More than 3 years	272,235,926	-	272,235,926	-
Total	5,232,702,954	82,805,626	5,095,917,075	690,576,140

These notes form an integral part of and should be read in conjunction with the Financial Statements



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Notes to the Financial Statements (cont.)

The changes in allowances for doubtful debts are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	4,405,340,935	4,209,628,006
Allowances	744,556,393	195,712,929
Ending balance	5,149,897,328	4,405,340,935

7. Inventories

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Costs</u>	<u>Allowance</u>	<u>Costs</u>	<u>Allowance</u>
Materials and supplies	29,232,819,934	-	42,288,715,963	-
Tools	43,457,822	-	100,752,822	-
Work-in-process	79,843,869,782	-	46,062,709,520	-
Merchandise	21,511,450,173	-	22,522,743,523	-
Total	130,631,597,711	-	110,974,921,828	-

8. Prepaid expenses**8a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	572,261,897	447,345,643
Other short-term prepaid expenses	3,182,709,611	1,827,697,365
Total	3,754,971,508	2,275,043,008

8b. Long-term prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	1,269,517,842	337,924,878
Land rental	8,467,292,370	6,432,075,470
Survey materials and equipment	14,729,171	32,229,167
Construction and repair expenses	982,445,650	196,755,976
Other long-term prepaid expenses	1,163,426,643	1,241,660,754
Total	11,897,411,676	8,240,646,245

9. Tangible fixed assets

	<u>Buildings and structures</u>	<u>Machinery and equipment</u>	<u>Vehicles</u>	<u>Office equipment</u>	<u>Other tangible fixed assets</u>	<u>Total</u>
Historical costs						
Beginning balance	18,291,910,157	234,921,413,656	95,268,418,611	8,177,105,350	1,437,627,466	358,096,475,240
Reclassification	-	-	-	419,758,662	(419,758,662)	-
Acquisition during the year	-	852,736,629	-	176,650,000	-	1,029,386,629
Completed construction	3,885,564,631	5,887,119,208	7,265,734,078	3,114,981,397	126,564,925	20,279,964,239
Liquidation, disposal	-	(6,708,628,871)	(3,335,643,964)	(263,456,800)	-	(10,307,729,635)
Ending balance	22,177,474,788	234,952,640,622	99,198,508,725	11,625,038,609	1,144,433,729	369,098,096,473

In which:

Assets fully depreciated but still in use	4,345,971,956	91,874,224,629	24,326,238,200	772,197,075	939,749,622	122,258,381,482
Assets waiting for liquidation	-	-	-	-	-	-

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Notes to the Financial Statements (cont.)**Depreciation**

Beginning balance	9,878,220,288	181,103,850,467	58,472,328,022	1,756,076,539	1,090,757,472	252,301,232,788
Reclassification	-	-	-	145,383,521	(145,383,521)	-
Depreciation during the year	913,842,368	17,429,992,664	10,806,996,264	1,550,043,844	71,068,730	30,771,943,870
Liquidation, disposal	-	(6,632,669,422)	(2,274,164,853)	(263,456,800)	-	(9,170,291,075)
Ending balance	10,792,062,656	191,901,173,709	67,005,159,433	3,188,047,104	1,016,442,681	273,902,885,583

Carrying value

Beginning balance	8,413,689,869	53,817,563,189	36,796,090,589	6,421,028,811	346,869,994	105,795,242,452
Ending balance	11,385,412,132	43,051,466,913	32,193,349,292	8,436,991,505	127,991,048	95,195,210,890

In which:

Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

10. Intangible fixed assets

	Land use rights	Computer software	Total
Initial costs			
Beginning balance	3,906,733,692	14,791,190,690	18,697,924,382
Registration fees	19,827,500	-	19,827,500
Completed construction	194,012,136	-	194,012,136
Liquidation, disposal	-	(4,077,645,510)	(4,077,645,510)
Ending balance	4,120,573,328	10,713,545,180	14,834,118,508

In which:

Assets fully amortized but still in use	-	6,432,569,680	6,432,569,680
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Amortization

Beginning balance	-	12,396,034,564	12,396,034,564
Amortization during the year	-	1,120,487,131	1,120,487,131
Liquidation, disposal	-	(4,077,645,510)	(4,077,645,510)
Ending balance	-	9,438,876,185	9,438,876,185

Carrying value

Beginning balance	3,906,733,692	2,395,156,126	6,301,889,818
Ending balance	4,120,573,328	1,274,668,995	5,395,242,323

In which:

Assets temporarily not in use	-	-	-
Assets waiting for liquidation	-	-	-

11. Construction-in-progress

	Beginning balance	Increases during the year	Inclusion in fixed assets during the year	Inclusion in expenses during the year	Ending balance
Acquisition of fixed assets	12,307,585,178	1,663,436,027	(4,772,686,027)	(29,550,000)	9,168,785,178
Construction in progress	20,183,465,787	28,564,951,394	(15,701,290,348)	(2,255,682,461)	30,791,444,372
Telecommunications network infrastructure of My Phuoc 4	3,766,959,640	-	-	-	3,766,959,640
Construction of telecommunications infrastructure of Bau Bang Residence Area	3,356,500,942	480,335,269	(365,998,859)	(51,128,404)	3,419,708,948
Investment in Power Protect DD6900 system	2,976,367,840	-	(2,976,367,840)	-	-

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Notes to the Financial Statements (cont.)

	<u>Beginning balance</u>	<u>Increases during the year</u>	<u>Inclusion in fixed assets during the year</u>	<u>Inclusion in expenses during the year</u>	<u>Ending balance</u>
<i>Construction and renovation of My Phuoc 3 transaction office</i>	1,018,562,903	2,489,399,948	(511,855,370)	(17,596,846)	2,978,510,635
<i>Construction and renovation of the Telecommunications Service Center</i>	1,240,770,979	-	(1,240,770,979)	-	-
<i>Construction of the Active Optical Fiber Network Monitoring System</i>	-	1,011,550,000	(946,900,000)	(64,650,000)	-
<i>Construction of AI server system for the research and development department</i>	-	13,513,700,000	-	-	13,513,700,000
<i>Other constructions</i>	7,824,303,483	11,069,966,177	(9,659,397,300)	(2,122,307,211)	7,112,565,149
Total	32,491,050,965	30,228,387,421	(20,473,976,375)	(2,285,232,461)	39,960,229,550

12. Short-term trade payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	9,481,253,166	6,462,629,393
Binh Duong Trade and Development Joint Stock Company	5,595,725,973	5,595,725,973
Branch of Binh Duong Trade and Development Joint-Stock Company – My Phuoc Ready-mixed Concrete Enterprise	-	311,476,006
VNPT Ho Chi Minh City	2,780,191,208	-
VNPT – Binh Duong Business Centre – Branch of VNPT Vinaphone Corporation	-	96,828,580
Vietnam-Singapore Industrial Park Joint Venture Co., Ltd.	188,255,501	96,514,107
VNTT Solutions Company Limited	662,280,800	-
Becamex - VSIP Power Investment and Development Joint Stock Company	64,969,215	-
Becamex Investment and Industrial Development Group	41,842,164	30,643,355
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	34,274,311	38,164,167
WTC Binh Duong One Member Company Limited	22,988,000	-
MTV Aspire Company Limited	34,009,360	34,009,360
Eastern International University	18,717,365	-
IJC Construction One Member Limited Company (formerly known as Becamex Trade Company Limited)	-	50,871,517
Becamex Binh Dinh Joint Stock Company	9,751,190	83,160
Becamex International General Hospital Joint Stock Company	9,195,310	-
Becamex Tokyu Co., Ltd.	6,999,420	8,313,168
Branch of Vietnam Posts and Telecommunications Group (VNPT) – Ho Chi Minh City Telecommunications	6,621,571	-
Setiabecamex Joint Stock Company	5,431,778	-
Branch of Becamex Hospitality Company Limited	-	200,000,000

These notes form an integral part of and should be read in conjunction with the Financial Statements



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Notes to the Financial Statements (cont.)

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to other suppliers</i>	<i>39,263,491,631</i>	<i>29,348,625,543</i>
Quang Dung Technology Distribution Joint Stock Company	401,453,811	12,159,964,712
Adtech Vietnam Technology Development Company Limited	220,055,880	3,892,702,480
Communication and Information Infrastructure Solution Joint Stock Company	11,675,836,800	1,109,142,320
Other suppliers	26,966,145,140	12,186,816,031
Total	<u>48,744,744,797</u>	<u>35,811,254,936</u>

The Company has no overdue trade payables.

13. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Advances from related party</i>	<i>2,200,000</i>	<i>2,200,000</i>
BW Supply Chain City Limited Liability Company	2,200,000	2,200,000
<i>Advances from other customers</i>	<i>2,824,109,641</i>	<i>1,352,575,451</i>
Branch of Orion Food Vina Co., Ltd.	1,300,984,200	-
Other customers	1,523,125,441	1,352,575,451
Total	<u>2,826,309,641</u>	<u>1,354,775,451</u>

14. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Increases during the year</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Amount payable</u>	<u>Amount paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on local sales	50,917,932	565,406,410	15,813,485,480	(15,929,696,779)	-	630,699,777
Corporate income tax	5,639,052,354	-	18,145,755,689	(17,648,537,386)	6,136,270,657	-
Personal income tax	767,363,128	-	2,648,329,241	(3,363,108,399)	52,583,970	-
Property tax	-	-	28,710,348	(28,710,348)	-	-
Other taxes	-	-	126,290,389	(115,088,352)	11,202,037	-
Fees, legal fees, and other duties	-	-	18,160,708	(18,160,708)	-	-
Total	<u>6,457,333,414</u>	<u>565,406,410</u>	<u>36,780,731,855</u>	<u>(37,103,301,972)</u>	<u>6,200,056,664</u>	<u>630,699,777</u>

Value added tax (VAT)

The Company has to pay VAT in accordance with the deduction method. The VAT rates are as follows:

- Computer software Not subject to tax
- Goods and other services^(*) 10%

- ^(*) The Company has to pay VAT in accordance with the deduction method. From 01 January 2025 to 31 December 2025, the Company is entitled to the value-added tax rate of 8% applicable to some goods and services in accordance with Decree No. 180/2024/NĐ-CP dated 31 December 2024 of the Government, guiding Resolution 174/2024/QH15 dated 30 November 2024 of the National Assembly and Decree No. 174/2025/NĐ-CP dated 30 June 2025 of the Government guiding Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Corporate income tax

Income from other activities is subject to corporate income tax at the rate of 20%.



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Notes to the Financial Statements (cont.)

The estimated corporate income tax payable during the year is as follows:

	Current year	Previous year
Total accounting profit before tax	90,555,740,071	75,522,417,272
Increases/(decreases) of accounting profit to determine taxable income:		
- <i>Increases</i>	173,038,372	58,169,656
- <i>Decreases</i>	-	-
Assessable income	90,728,778,443	75,580,586,928
Corporate income tax rate	20%	20%
Corporate income tax payable	18,145,755,689	15,116,117,386

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

Other taxes

The Company has declared and paid these taxes in line with the prevailing regulations.

15. Payables to employees

This item reflects December salary and bonus to be paid to employees.

16. Short-term accrued expenses

	Ending balance	Beginning balance
Construction works expenses	1,510,718,879	2,715,084,177
Revenue division expenses	5,756,862,952	5,938,524,960
Other short-term accrued expenses	846,131,915	596,563,889
Total	8,113,713,746	9,250,173,026

17. Unearned revenues

This item reflects channel rental to be received in advance.

18. Other payables**18a. Other short-term payables**

	Ending balance	Beginning balance
<i>Payables to related parties</i>	<i>1,224,181,412</i>	<i>584,370,272</i>
Bonus for the Executive Board	1,221,496,612	550,000,000
VNPT – Binh Duong Business Centre – Branch of VNPT		
Vinaphone Corporation - Payables for service revenue distributed	-	34,370,272
Becamex Infrastructure Development Joint Stock Company - Other payables	2,684,800	-
<i>Payables to other organizations and individuals</i>	<i>13,750,148,086</i>	<i>11,026,444,899</i>
Trade Union's expenditure, social insurance premiums, health insurance premiums	242,105,200	204,179,000
Dividends payable	9,093,609,300	8,373,420,300
Executive Office of NTT Vietnam Corporation in Binh Duong - Payables for revenue distributed under cooperation contract	3,874,584,207	2,119,271,875
Receipt of short-term deposits, mortgages	161,435,153	-
Other short-term payables	378,414,226	329,573,724
Total	14,974,329,498	11,610,815,171

These notes form an integral part of and should be read in conjunction with the Financial Statements



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18b. Other long-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	<i>3,300,000</i>	<i>19,800,000</i>
Binh Duong Rubber Joint Stock Company – Receipt of long-term deposits	-	19,800,000
BW Supply Chain City Limited Liability Company – Receipt of long-term deposits	3,300,000	-
<i>Payables to other organizations and individuals</i>	<i>9,428,751,489</i>	<i>8,086,116,426</i>
Receipt of other long-term deposits	9,428,751,489	8,086,116,426
Total	9,432,051,489	8,105,916,426

18c. Overdue debts

The Company has no other overdue payables.

19. Provisions for payables**19a. Provisions for short-term payables**

The provision for short-term payables is related to warranty of construction works. Details are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	1,299,132,608	2,189,455,267
Increase due to extraction	1,557,770,910	986,824,230
Reversal of provision	(1,353,697,238)	(2,189,455,267)
Amount used	-	(5,372,222)
Transfer from provision for long-term payables	37,805,694	317,680,600
Ending balance	1,541,011,974	1,299,132,608

19b. Provisions for long-term payables

The provision for long-term payables is related to warranty of construction works. Details are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	291,651,000	446,333,081
Increase due to extraction	904,821,408	182,257,200
Amount used	-	(19,258,681)
Transfer to provision for short-term payables	(37,805,694)	(317,680,600)
Ending balance	1,158,666,714	291,651,000

20. Bonus and welfare funds

The Company only has bonus fund. Details are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	2,596,287,810	2,267,963,234
Increase due to appropriation from profit	6,107,483,059	3,312,928,776
Other increases	7,020,000	5,400,000
Disbursement	(6,093,273,166)	(2,990,004,200)
Ending balance	2,617,517,703	2,596,287,810



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Notes to the Financial Statements (cont.)**21. Owner's equity****21a. Statement of Changes in Owner's Equity**

Information on changes in owner's equity is presented in the attached Appendix 01.

21b. Details of owner's capital

	<u>Ending balance</u>	<u>Beginning balance</u>
Becamex Investment and Industrial Development Group	178,446,000,000	178,446,000,000
Vietnam Posts and Telecommunications Group (VNPT)	20,000,000,000	20,000,000,000
Other shareholders	168,829,000,000	168,829,000,000
Total	367,275,000,000	367,275,000,000

21c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	36,727,500	36,727,500
Number of shares sold to the public	36,727,500	36,727,500
- Common shares	36,727,500	36,727,500
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	36,727,500	36,727,500
- Common shares	36,727,500	36,727,500
- Preferred shares	-	-

Par value per outstanding share: VND 10,000.

21d. Profit distribution

During the year, the Company distributed profits of 2024 in accordance with the Resolution No. 01/2025/NQ-ĐHĐCĐ dated 18 April 2025 of 2025 Annual General Meeting of Shareholders as follows:

	<u>Amount (VND)</u>
• Dividends distributed to shareholders	: 33,054,750,000
• Appropriation for investment and development fund	: 15,268,707,648
• Appropriation for bonus and welfare funds	: 6,107,483,059
• Compensation to the Board of Directors and the Supervisory Board	: 1,250,000,000
• Bonus for the Executive Board	: 1,221,496,612

22. Off-balance sheet items**Foreign currencies**

As of the balance sheet date, cash include USD 14,242.08 (the beginning balance: USD 225,162.56).



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Notes to the Financial Statements (cont.)**VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE INCOME STATEMENT****1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	<u>Current year</u>	<u>Previous year</u>
Revenue from sales of merchandise	41,268,291,531	21,918,172,227
Revenue from provisions of services	281,839,283,513	254,937,826,182
Revenue from construction contracts	95,155,787,699	61,007,397,917
Revenue from real estate	-	19,358,721,674
Total	418,263,362,743	357,222,118,000

1b. Revenue from sales of goods and provisions of services to related parties

Apart from sales of goods and service provisions to subsidiary presented in Note No. V.2b, the Company also has sales of goods and service provisions to related parties which are not subsidiary as follows:

	<u>Current year</u>	<u>Previous year</u>
<i>Becamex Investment and Industrial Development Group</i>		
Sales of equipment	21,175,208,190	11,462,152,972
Service provisions	5,996,660,645	5,700,775,924
Construction works	60,282,891,975	20,175,703,570
<i>My Phuoc Hospital Joint Stock Company</i>		
Service provisions	347,240,000	20,490,000
Construction works	155,790,000	1,778,425,000
<i>Binh Duong Trade and Development Joint-Stock Company</i>		
Sales of equipment	65,670,000	75,400,000
Service provisions	635,267,415	832,890,350
<i>Becamex Urban Development Joint Stock Company</i>		
Service provisions	18,728,631	18,771,163
Construction works	-	27,245,000
<i>Becamex Infrastructure Development Joint Stock Company</i>		
Sales of equipment	227,610,000	118,580,000
Service provisions	1,614,166,300	1,755,206,405
Construction works	1,635,661,800	8,274,017,778
<i>Binh Duong Construction & Civil Engineering Joint Stock Company</i>		
Sales of equipment	3,080,000	1,410,000
Service provisions	481,993,153	767,851,978



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Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
<i>Eastern International University</i>		
Sales of goods	159,038,000	-
Service provisions	481,402,433	648,664,790
<i>Enlie Pharmaceutical Joint Stock Company</i>		
Service provisions	18,000,000	103,980,000
<i>Becamex Tokyu Co., Ltd.</i>		
Sales of goods	1,680,000	-
Service provisions	656,706,587	23,980,000
Construction works	-	783,952,533
<i>Binh Duong Rubber Joint Stock Company</i>		
Service provisions	1,750,000	18,000,000
<i>Becamex Hospitality Company Limited</i>		
Sales of equipment	143,845,000	-
Service provisions	163,734,414	156,878,000
Construction works	-	177,359,101
<i>IJC Construction One Member Limited Company (Becamex Trade Company Limited)</i>		
Service provisions	37,307,628	280,007,999
Construction works	-	4,000,000
<i>Setiabecamex Joint Stock Company</i>		
Service provisions	2,325,000	2,325,003
Construction works	819,900,000	-
<i>Vietnam-Singapore Industrial Park J.V. Co., Ltd.</i>		
Sales of goods	688,251,000	396,733,000
Service provisions	455,560,000	1,266,642,834
Construction works	3,440,068,000	737,852,000
<i>Becamex Binh Phuoc Infrastructure Development Joint Stock Company</i>		
Sales of goods	264,134,000	113,778,000
Service provisions	717,399,574	626,245,030
Construction works	366,588,000	24,374,000
<i>Becamex Binh Dinh Joint Stock Company</i>		
Service provisions	748,795,022	508,538,333
Construction works	74,541,000	5,038,653,058



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Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
<i>East Saigon Investment and Industrial Development Joint Stock Company</i>		
Sales of equipment	-	8,230,000
Service provisions	248,560,000	248,880,000
<i>Branch of Becamex Hospitality Company Limited</i>		
Sales of equipment	91,800,000	11,832,000
Service provisions	393,372,885	528,899,114
Construction works	-	310,864,000
<i>Becamex - VSIP Power Investment and Development Joint Stock Company</i>		
Sales of equipment	336,970,000	767,853,364
Service provisions	233,248,820	106,275,771
Construction works	19,122,283,000	10,208,381,130
<i>VNPT – Binh Duong Business Centre – Branch of VNPT Vinaphone Corporation</i>		
Sales of equipment	-	80,000
Service provisions	4,781,252,193	5,090,569,244
<i>VNPT Binh Duong</i>		
Service provisions	3,258,750,040	3,192,821,249
<i>WTC Binh Duong One Member Company Limited</i>		
Service provisions	93,673,290	48,756,472
<i>Becamex Tokyu Bus Co., Ltd.</i>		
Service provisions	130,404,780	5,160,000
Construction works	-	125,117,779
<i>MTV Aspire Company Limited</i>		
Service provisions	60,890,704	61,407,952
<i>Becamex Binh Duong Football Club Joint Stock Company</i>		
Service provisions	56,220,000	40,800,000
<i>Vietnam - Singapore Smart Energy Solutions Joint Stock Company</i>		
Service provisions	30,876,936	31,473,605
<i>Binh Duong Plastic Production Trading MTV Company Limited</i>		
Sales of equipment	-	890,000
Service provisions	30,000,000	33,818,000



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Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
<i>Becamex Binh Phuoc Power Joint Stock Company</i>		
Service provisions	44,230,910	50,640,000
<i>Becamex International General Hospital Joint Stock Company</i>		
Service provisions	-	38,500,000
<i>Ha Tien Kien Giang - Becamex Cement Joint Stock Company</i>		
Service provisions	49,042,242	48,970,703
<i>Becamex Binh Dinh Infrastructure Development Co., Ltd.</i>		
Service provisions	16,560,000	16,587,393
<i>BW Supply Chain City Limited Liability Company</i>		
Service provisions	18,240,328	35,156,667
<i>Branch of Binh Duong Trade and Development Joint-Stock Company – My Phuoc Ready-mixed Concrete Enterprise</i>		
Service provisions	102,000,000	90,402,727
<i>BW Industrial Development Hai Phong One-Member Limited Company</i>		
Service provisions	16,200,000	16,200,000
<i>VSIP Can Tho Joint Stock Company</i>		
Construction works	-	156,253,000
<i>Ho Chi Minh City–Thu Dau Mot–Chon Thanh Expressway Joint Stock Company</i>		
Service provisions	122,874,657	-
<i>Sao Hoa Toan Quoc Joint Stock Company</i>		
Service provisions	37,000,000	-
<i>BW Industrial Development My Phuoc 3 Limited Liability Company</i>		
Service provisions	2,542,727	-
<i>BW Industrial Development Thoi Hoa (Project 2) Single-Member Limited Liability Company</i>		
Service provisions	1,942,727	-
<i>BW Industrial Development Bau Bang – BB06 Limited Liability Company</i>		
Service provisions	5,165,454	-

These notes form an integral part of and should be read in conjunction with the Financial Statements



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Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
<i>BW Industrial Development Bau Bang – BB01</i>		
<i>Limited Liability Company</i>		
Service provisions	2,502,727	-
<i>VNPT Ho Chi Minh City</i>		
Service provisions	2,697,072,709	-
2. Costs of sales		
	<u>Current year</u>	<u>Previous year</u>
Costs of merchandise sold	38,066,488,082	21,703,009,095
Costs of services provided	160,845,741,558	149,388,070,370
Costs of construction contracts	91,964,758,434	56,544,751,043
Costs of trading real estate	-	11,916,954,554
Total	<u>290,876,988,074</u>	<u>239,552,785,062</u>
3. Financial income		
	<u>Current year</u>	<u>Previous year</u>
Term deposit interest	8,372,878,725	5,183,345,201
Demand deposit interest	32,835,242	27,247,207
Exchange gain arising	284,897,274	412,168,280
Exchange gain due to the revaluation of monetary items in foreign currencies	78,652,853	58,550,230
Total	<u>8,769,264,094</u>	<u>5,681,310,918</u>
4. Financial expenses		
	<u>Current year</u>	<u>Previous year</u>
Other financial expenses	-	1,468,737
Reversal of provision for investment loss	(34,968,083)	(1,384,353,714)
Total	<u>(34,968,083)</u>	<u>(1,382,884,977)</u>
5. Selling expenses		
	<u>Current year</u>	<u>Previous year</u>
Expenses for employees	13,665,076,779	13,619,225,661
Depreciation/(amortization)	139,192,008	128,136,982
Tools, supplies	296,211,957	291,224,004
Expenses for external services	511,068,789	642,200,861
Other expenses	3,394,831,352	3,385,625,870
Total	<u>18,006,380,885</u>	<u>18,066,413,378</u>



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Notes to the Financial Statements (cont.)**6. General and administration expenses**

	<u>Current year</u>	<u>Previous year</u>
Expenses for employees	13,263,902,483	19,059,655,659
Administrative supplies	384,048,215	425,244,180
Office supplies	333,513,092	781,625,910
Depreciation/(amortization) of fixed assets	1,179,264,746	1,723,818,230
Allowances for doubtful debts	744,556,393	195,712,929
Expenses for external services	1,571,994,554	1,524,180,617
Other expenses	11,507,301,491	9,501,229,307
Total	28,984,580,974	33,211,466,832

7. Other income

	<u>Current year</u>	<u>Previous year</u>
Proceeds from liquidation of fixed assets	360,591,742	-
Reversal of provision for constructions under warranty	1,353,697,238	2,189,455,267
Income from fines for violation of the contract	40,600,000	31,800,000
Other income	89,821,177	94,949,859
Total	1,844,710,157	2,316,205,126

8. Other expenses

	<u>Current year</u>	<u>Previous year</u>
Fines for late payment to the State Budget	73,407,975	47,669,656
Other expenses	415,207,098	201,766,821
Total	488,615,073	249,436,477

9. Earnings per share

Information on earnings per share is presented in the Consolidated Financial Statements.

10. Operating costs by factors

	<u>Current year</u>	<u>Previous year</u>
Materials and supplies	116,222,390,836	89,413,268,276
Labor costs	78,355,769,757	67,592,955,014
Depreciation/(amortization) of fixed assets	31,892,431,001	31,239,578,906
Expenses for external services	89,959,298,918	80,104,243,907
Other expenses	50,986,910,482	32,172,645,208
Total	367,416,800,994	300,522,691,311

VII. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CASH FLOW STATEMENT

As at 31 December 2025, the payables in respect of the acquisition of fixed assets were VND 6,176,939,355 (beginning balance: VND 6,303,967,211).



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Notes to the Financial Statements (cont.)**VIII. OTHER DISCLOSURES****1. Operating leased assets**

As at the balance sheet date, the total minimum rental to be collected in the future from irrevocable operating leases is as follows:

	Ending balance	Beginning balance
Less than 01 year	10,130,120,000	17,333,420,000
More than 1 year to 5 years	1,398,920,000	11,535,540,000
Total	11,529,040,000	28,868,960,000

2. Transactions and balances with related parties

The Company's related parties include the key management personnel, their related individuals and other related parties.

2a. Transactions and balances with the key management personnel and their related individuals

The key management personnel include the Board of Directors, the Supervisory Board and the Executive Board (the Board of Management and the Chief Accountant). The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Company has no transaction with the key management personnel and their related individuals (in the previous year, the Company only distributed dividends to the key management personnel for the amount of VND 44,030,000).

Receivables from and payables to the key management personnel and their related individuals

The receivables from and payables to the key management personnel and their related individuals are presented in Notes No. V.5a and V.18a.

The receivables from the key management personnel and their related individuals are unsecured and will be paid in cash. No allowances have been made for the receivables from the key management personnel and their related individuals.

Remuneration of the key management personnel and the Supervisory Board

	Salary	Bonus	Compensation	Total remuneration
Current year				
Mr. Le Phan Minh Vu – BOD Chairman	-	-	49,000,000	49,000,000
Mr. Duong Ngoc Hoang Vu - BOD Chairman (Resigned on 18 April 2025)	-	-	117,500,000	117,500,000
Mr. Pham Tuan Anh – BOD Vice Chairman cum General Director	675,600,000	831,471,400	149,500,000	1,656,571,400
Ms. Vo Thi Thanh Huong - BOD Member	-	-	134,500,000	134,500,000
Mr. Quang Van Viet Cuong - BOD Member (Resigned on 18 April 2025)	-	-	94,500,000	94,500,000
Mr. Nguyen Ba Thuoc - BOD Member	-	-	134,500,000	134,500,000
Mr. Le Nguyen Bao Trong - BOD Member (Appointed on 18 April 2025)	-	-	40,000,000	40,000,000
Ms. Nguyen Thi Thuy Duong - Head of the Supervisory Board (Resigned on 18 April 2025)	-	-	94,500,000	94,500,000



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For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

	Salary	Bonus Compensation	Total remuneration
Mr. Nguyen Hai Hoang - Head of the Supervisory Board	-	-	98,000,000
Ms. Nguyen Thi Thanh Tra - Supervisor	-	-	82,000,000
Mr. Le Xuan Vinh - Deputy General Director (resigned on 02 January 2025)	32,550,000	205,929,810	-
Mr. Nguyen Minh Duong - Supervisor (Appointed on 18 April 2025)	-	-	24,000,000
Mr. Nguyen Chau Thanh Hien - Deputy General Director	399,000,000	287,229,650	-
Mr. Nguyen Van Phuc - Chief Accountant	493,000,000	606,706,199	-
Total	1,600,150,000	1,931,337,059	1,018,000,000
4,549,487,059			
Previous year			
Mr. Duong Ngoc Hoang Vu – BOD Chairman	-	-	160,000,000
Mr. Pham Tuan Anh – BOD Vice Chairman cum General Director	625,200,000	629,727,500	130,000,000
Ms. Vo Thi Thanh Huong - BOD Member	-	-	130,000,000
Mr. Quang Van Viet Cuong - BOD Member	-	-	130,000,000
Mr. Nguyen Ba Thuoc - BOD Member	-	-	130,000,000
Ms. Nguyen Thi Thuy Duong - Head of the Supervisory Board	-	-	130,000,000
Mr. Nguyen Hai Hoang - Supervisor	-	-	80,000,000
Ms. Nguyen Thi Thanh Tra - Supervisor	-	-	80,000,000
Mr. Le Xuan Vinh - Deputy General Director (resigned on 02 January 2025)	390,600,000	410,899,170	-
Mr. Lai Xuan Nghia - Deputy General Director (resigned on 01 September 2024)	292,950,000	249,127,153	-
Mr. Nguyen Van Phuc – Chief Accountant	516,800,000	503,064,660	-
Mr. Nguyen Chau Thanh Hien – Deputy General Director	96,000,000	90,880,000	-
Total	1,921,550,000	1,883,698,483	970,000,000
4,775,248,483			

2b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Becamex Investment and Industrial Development Group	Shareholder
Vietnam Posts and Telecommunications Group (VNPT)	Shareholder
VNTT Solutions Company Limited	Subsidiary
My Phuoc Hospital Joint Stock Company	Company having the same investor
Binh Duong Trade and Development Joint Stock Company	Company having the same investor
Becamex Urban Development Joint Stock Company	Company having the same investor
Becamex Infrastructure Development Joint Stock Company	Company having the same investor
Binh Duong Construction & Civil Engineering Joint Stock Company	Company having the same investor
Eastern International University	Company having the same investor
Enlie Pharmaceutical Joint Stock Company	Company having the same investor
Binh Duong Rubber Joint Stock Company	Company having the same investor
Becamex Tokyu Co., Ltd.	Company having the same investor

These notes form an integral part of and should be read in conjunction with the Financial Statements



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For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

Other related parties	Relationship
Becamex Hospitality Company Limited	Company having the same investor
Branch of Becamex Hospitality Company Limited	Company having the same investor
IJC Construction One Member Limited Company (Becamex Trade Company Limited)	Company having the same investor
Setiabecamex Joint Stock Company	Company having the same investor
Vietnam-Singapore Industrial Park Joint Venture Company Limited	Company having the same investor
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Company having the same investor
Becamex Binh Dinh Joint Stock Company	Company having the same investor
East Saigon Investment and Industrial Development Joint Stock Company	Company having the same investor
Becamex International General Hospital Joint Stock Company	Company having the same investor
Binh Duong Plastic Production and Trading Limited Liability Company	Subsidiary of Binh Duong Construction & Civil Engineering Joint Stock Company
Ha Tien Kien Giang - Becamex Cement Joint Stock Company	Subsidiary of Binh Duong Trade and Development Joint Stock Company
Becamex Construction Materials Joint Stock Company	Subsidiary of Binh Duong Trade and Development Joint Stock Company
Sinviet J.I Co., Ltd.	Associate of Binh Duong Trade and Development Joint Stock Company
WTC Binh Duong One Member Company Limited	Subsidiary of Becamex Infrastructure Development Joint Stock Company
WTC Hai Phong One Member Company Limited	Subsidiary of Becamex Infrastructure Development Joint Stock Company
BW Industrial Development Joint Stock Company	Associate of Becamex Investment and Industrial Development Group
BW Industrial Development Thoi Hoa One-Member Limited Liability Company	Subsidiary of BW Industrial Development Joint Stock Company
BW Industrial Development Thoi Hoa (Project 2) Single-Member Limited Liability Company	Subsidiary of BW Industrial Development Joint Stock Company
BW Industrial Development Bau Bang (Project 3) Limited Liability Company	Subsidiary of BW Industrial Development Joint Stock Company
BW Supply Chain City Limited Liability Company	Subsidiary of BW Industrial Development Joint Stock Company
BW Industrial Development Bau Bang - BB04 Limited Liability Company	Subsidiary of BW Industrial Development Joint Stock Company
BW Industrial Development Bau Bang - BB05 Limited Liability Company	Subsidiary of BW Industrial Development Joint Stock Company
BW Industrial Development Bau Bang - BB06 Limited Liability Company	Subsidiary of BW Industrial Development Joint Stock Company
BW Industrial Development Bau Bang - BB01 Limited Liability Company	Subsidiary of BW Industrial Development Joint Stock Company
BW Industrial Development My Phuoc 3 Limited Liability Company	Subsidiary of BW Industrial Development Joint Stock Company
BW Industrial Development Hai Phong Single-Member Limited Company	Subsidiary of BW Industrial Development Joint Stock Company

These notes form an integral part of and should be read in conjunction with the Financial Statements



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For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

Other related parties	Relationship
MTV Aspire Company Limited	Subsidiary of Eastern International University
Eastern Educational Development Joint Stock Company	Associate of Becamex Investment and Industrial Development Group
Becamex Tokyu Bus Co., Ltd.	Subsidiary of Becamex Tokyu Co., Ltd.
Becamex Binh Dinh Infrastructure Development Co., Ltd.	Subsidiary of Becamex Binh Dinh Joint Stock Company
Becamex Binh Phuoc Power Joint Stock Company	Subsidiary of Becamex Binh Phuoc Infrastructure Development Joint Stock Company
Becamex IDC - Block 71 Startup Support MTV Company Limited	Company having the same investor
Becamex Binh Duong Football Club Joint Stock Company	Company having the same investor
Savi Pharmaceutical Joint Stock Company	Associate of Becamex Investment and Industrial Development Group
Vietnam - Singapore Smart Energy Solutions Joint Stock Company	Associate of the Becamex Investment and Industrial Development Group
Becamex - VSIP Power Investment and Development Joint Stock Company	Associate of the Becamex Investment and Industrial Development Group
VSIP Can Tho Joint Stock Company	Associate of Becamex Investment and Industrial Development Group
VNPT – Binh Duong Business Centre – Branch of VNPT Vinaphone Corporation	Company related to the BOD Member
VNPT Binh Duong	Company related to the BOD Member
Ho Chi Minh City–Thu Dau Mot–Chon Thanh Expressway Joint Stock Company	Associate of Becamex Investment and Industrial Development Group
Sao Hoa Toan Quoc Joint Stock Company	Subsidiary of BW Industrial Development Joint Stock Company
Branch of Binh Duong Trade and Development Joint Stock Company – My Phuoc Ready-Mixed Concrete Enterprise	Company having the same investor
Ho Chi Minh City Ring Road 4 Joint Stock Company	Company having the same investor
VNPT Ho Chi Minh City	Company related to the BOD Member

Transactions with other related parties

Apart from the transactions with subsidiary presented in Note No. V.2b and sales of goods and service provisions to other related parties which are not subsidiary presented in Note No.VI.1b, the Company also has other following transactions with other related parties:

	Current year	Previous year
<i>Becamex Investment and Industrial Development Group</i>		
Dividend distribution	16,060,140,000	12,491,220,000
Expenses on infrastructure management and maintenance	320,022,533	182,568,867
Tax on transfer of real estate	-	55,041,700
Deposit	451,656,000	-



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For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)***Binh Duong Trade and Development Joint-Stock Company***

Purchase of real estate	-	9,168,785,178
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Becamex Infrastructure Development Joint Stock Company

Dividend distribution	1,530,000,000	1,190,000,000
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Eastern International University

Power charges	113,071,760	33,856,753
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Becamex Tokyu Co., Ltd.

Power charges and room rental payable	-	50,373,865
Costs shared under the cooperation contract	24,723,505	-

Becamex Hospitality Company Limited

Service charges	6,140,331	250,520,295
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IJC Construction One Member Limited Company (formerly known as Becamex Trade Company Limited)

Purchase of merchandise and services	289,467,219	413,615,483
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Setiabecamex Joint Stock Company

Service charges	66,639,209	58,289,398
Event sponsorship expenses	27,272,727	-
Leasing properties		

Vietnam-Singapore Industrial Park Joint Venture Co., Ltd.

Purchase of real estate	135,649,999	-
Service charges	172,320,029	1,297,507,999
Costs shared under the cooperation contract	1,106,330,293	-
Tax on transfer of real estate	18,160,708	-

Becamex Binh Phuoc Infrastructure Development Joint Stock Company

Shared service revenue	397,400,133	336,719,293
House rental	61,911,291	60,000,000

Becamex Binh Dinh Joint Stock Company

Leasing properties and premises	104,311,132	76,275,666
Service charges	106,462,106	100,293,962



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For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

***Branch of Binh Duong Trade and Development
Joint-Stock Company - My Phuoc Ready-mixed
Concrete Enterprise***

Purchase of supplies	90,159,259	426,258,334
Water charges	-	140,977,000

Branch of Becamex Hospitality Company Limited

Business travel expenses	-	252,661,485
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***VNPT – Binh Duong Business Centre – Branch of
VNPT Vinaphone Corporation***

Purchase of materials and supplies	763,636	-
Leasing of property and premises	-	1,183,636
Payables for revenue distributed under cooperation contract	27,434,605,097	34,993,293,989
Purchase of service charges	91,308,583	102,388,556

VNPT Binh Duong

Purchase of materials and supplies	47,210,958	21,432,380
Leasing of property and premises	455,036,340	227,518,170
Costs shared under the cooperation agreement	-	774,215,972

WTC Binh Duong One Member Company Limited

Purchase of service charges	94,580,168	60,850,000
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MTV Aspire Company Limited

Purchase of service charges	371,011,200	396,916,264
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***Becamex International General Hospital Joint Stock
Company***

Leasing of property and premises	47,022,208	36,758,784
Purchase of service charges	480,441,000	392,308,000

BW Supply Chain City Limited Liability Company

Leasing of property and premises	7,426,829,080	7,426,829,080
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Sinviet J.I Co., Ltd.

Purchase of service charges	2,590,000	140,977,000
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***Vietnam Posts and Telecommunications Group
(VNPT)***

Dividend distribution	1,800,000,000	1,400,000,000
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For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)***VNPT Ho Chi Minh City***

Payables for revenue distributed under cooperation contract	6,463,625,316	-
Service charges	8,064,187	-

Becamex - VSIP Power Investment and Development Joint Stock Company

Service charges	60,156,681	-
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Branch of Becamex Hospitality Company Limited

Service charges	8,157,450	-
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Binh Duong Plastic Production Trading MTV Company Limited

Purchase of materials and supplies	55,752,000	-
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The prices of merchandise and services supplied to other related parties are agreed prices. The purchases of merchandise and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.3, V.5, V.12, V.13 and V.18.

The receivables from other related parties are unsecured and will be paid in cash. No allowances have been made for the receivables from other related parties.

3. Segment information

The segment information is presented according to business segment and geographical segment. The primary reporting format is the business segment.

3a. Information on business segment

The Company has the following main business segments:

- Segment 01: service provision.
- Segment 02: construction.
- Segment 03: real estate.
- Segment 04: others (sales of goods).

Segment information on business segment of the Company is presented in the attached Appendix 02.

3b. Information on geographical segment

All operations of the Company take place only in Vietnamese territory.



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FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

4. Subsequent events

There are no material subsequent events which are required adjustments or disclosures in the Financial Statements.

Ho Chi Minh City, 30 March 2026



Vi Ngoc Dai
Preparer



Nguyen Van Phuc
Chief Accountant



Pham Tuan Anh
General Director



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

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Appendix 01: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Share premiums	Investment and development fund	Other funds	Retained earnings	Total
Beginning balance of the previous year	367,275,000,000	(382,600,000)	42,900,159,222	439,285,060	37,737,397,938	447,969,242,220
Profit in the previous year	-	-	-	-	60,406,299,886	60,406,299,886
Appropriation for funds in the previous year	-	-	-	-	(6,625,857,552)	(3,312,928,776)
Dividend distribution in the previous year	-	-	3,312,928,776	-	(25,709,250,000)	(25,709,250,000)
Compensation to the Board of Directors, and bonus for the Executive Board	-	-	-	-	(1,250,000,000)	(1,250,000,000)
Ending balance of the previous year	367,275,000,000	(382,600,000)	46,213,087,998	439,285,060	64,558,590,272	478,103,363,330
Beginning balance of the current year	367,275,000,000	(382,600,000)	46,213,087,998	439,285,060	64,558,590,272	478,103,363,330
Profit in the current year	-	-	-	-	72,409,984,382	72,409,984,382
Appropriation for funds in the current year	-	-	-	-	(21,376,190,707)	(6,107,483,059)
Dividend distribution in the current year	-	-	15,268,707,648	-	(33,054,750,000)	(33,054,750,000)
Compensation to the Board of Directors, the Supervisory Board and bonus for the Executive Board	-	-	-	-	(2,471,496,612)	(2,471,496,612)
Ending balance of the current year	367,275,000,000	(382,600,000)	61,481,795,646	439,285,060	80,066,137,335	508,879,618,041

Vi Ngoc Dai
Preparer

Nguyen Van Phuc
Chief Accountant

Ho Chi Minh City, 30 March 2026



Phạm Tuan Anh
General Director



VIETNAM TECHNOLOGY & TELECOMMUNICATION JOINT STOCK COMPANY

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Appendix 02: Segment information according to business segments

Unit: VND

The information on financial performance, fixed assets, other non-current assets and remarkable non-cash expenses according to business segments of the Company is as follows:

Current year	Service provision	Construction	Real estate	Others	Total
Net external revenue	281,839,283,513	95,155,787,699	-	41,268,291,531	418,263,362,743
Net inter-segment revenue	-	-	-	-	-
Total net revenue	281,839,283,513	95,155,787,699	-	41,268,291,531	418,263,362,743
Segment financial performance	120,993,541,955	3,191,029,265	-	3,201,803,449	127,386,374,669
Expenses not attributable to segments					(46,990,961,859)
Operating profit					80,395,412,810
Financial income					8,769,264,094
Financial expenses					34,968,083
Other income					1,844,710,157
Other expenses					(488,615,073)
Current income tax					(18,145,755,689)
Deferred income tax					-
Profit after tax					72,409,984,382
Total expenses on acquisition of fixed assets and other non-current assets	22,813,520,703	7,702,398,706	-	3,340,467,700	33,856,387,109
Total depreciation/(amortization) and allocation of long-term prepayments	26,550,110,766	8,963,962,269		3,887,597,561	39,401,670,596
Total remarkable non-cash expenses (except for depreciation/(amortization) and allocation of long-term prepayments)	-	1,108,895,080	-	-	1,108,895,080



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For the fiscal year ended 31 December 2025

Previous year	Service provision	Construction	Real estate	Others	Total
Net external revenue	254,937,826,182	61,007,397,917	19,358,721,674	21,918,172,227	357,222,118,000
Net inter-segment revenue	-	-	-	-	-
Total net revenue	254,937,826,182	61,007,397,917	19,358,721,674	21,918,172,227	357,222,118,000
Segment financial performance					
Expenses not attributable to segments					
Operating profit	105,549,755,812	4,462,646,874	7,441,767,120	215,163,132	117,669,332,938
Financial income					(51,277,880,210)
Financial expenses					66,391,452,728
Other income					5,681,310,918
Other expenses					1,382,884,977
Current income tax					2,316,205,126
Deferred income tax					(249,436,477)
Profit after tax					(15,116,117,386)
					60,406,299,886

Total depreciation/(amortization) and allocation of long-term prepayments



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For the fiscal year ended 31 December 2025

Appendix 02: Segment information according to business segments (cont.)

	Service provision	Construction	Real estate	Others	Total
Ending balance					
Direct assets of segment	91,952,192,940	79,843,869,782	21,554,907,995	-	193,350,970,717
Allocated assets	-	-	-	-	-
Unallocated assets	-	-	-	-	440,273,787,081
Total assets					633,624,757,798
Direct liabilities of segment	15,291,208,165	2,699,678,688	-	-	17,990,886,853
Allocated liabilities	-	-	-	-	-
Unallocated liabilities	-	-	-	-	106,754,252,904
Total liabilities					124,745,139,757
Beginning balance					
Direct assets of segment	91,982,218,561	46,062,709,520	22,623,496,345	-	160,668,424,426
Allocated assets	-	-	-	-	-
Unallocated assets	-	-	-	-	417,155,315,783
Total assets					577,823,740,209
Direct liabilities of segment	14,212,521,836	1,590,783,608	-	-	15,803,305,444
Allocated liabilities	-	-	-	-	-
Unallocated liabilities	-	-	-	-	83,917,071,435
Total liabilities					99,720,376,879

Ho Chi Minh City,

Phạm Tuan Anh
General Director

CÔNG TY CỔ PHẦN CÔNG NGHỆ & TRUYỀN THÔNG VIỆT NAM
TP. HỒ CHÍ MINH

M.S.D.N. 370086 * 17-C.T.C.P *

Vi Ngoc Dai
Preparer

