

MINISTRY OF CONSTRUCTION
CONSTRUCTION MACHINERY CORPORATION - JSC

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GENERAL FINANCIAL STATEMENT
CONSTRUCTION MACHINERY CORPORATION – JSC
THE FIRST QUARTER OF 2026

Hanoi, April 2026



CONSOLIDATED BALANCE SHEET

As at 31st March 2026

Unit: VND

ITEMS	Code	Note	31/03/2026	01/01/2026
A. CURRENT ASSETS	100		155.358.996.371	181.521.470.536
I. Cash and cash equivalents	110	V.1	5.254.549.373	9.008.416.560
1. Cash	111		5.254.549.373	9.008.416.560
III. Short-term receivables	130		124.068.735.122	141.430.770.967
1. Short-term receivables from customers	131	V.2	99.368.664.818	111.758.756.875
2. Prepayments to sellers in short-term	132	V.3	22.521.146.864	27.582.182.602
3. Short-term intra-company receivables	133		-	-
4. Receivables under schedule of construction cont	134		-	-
5. Short-term intra-company receivables	135		-	-
5. Other short-term receivables	135	V.4	158.546.969.530	158.457.877.580
6. Short-term allowances for doubtful debts (*)	136	V.5	(156.447.807.751)	(156.447.807.751)
7. Other short-term receivables	137		79.761.661	79.761.661
IV. Inventories	140	V.6	14.692.291.361	15.657.506.711
1. Inventories	141		14.692.291.361	15.657.506.711
2. Allowances for devaluation of inventories (*)	149		-	-
VI. Other current assets	160		11.343.420.515	15.424.776.298
1. Short-term prepaid expenses	161	V.11	2.745.949.092	6.332.637.521
2. Deductible value added tax	162		8.591.588.754	9.086.256.108
3. Taxes and other receivables from government bu	163	V.14	5.882.669	5.882.669
4. Government bonds purchased for resale	164		-	-
5. Other current assets	165		-	-
B. NON-CURRENT ASSETS	200		209.328.641.974	211.262.423.564
II. Fixed assets	220		153.618.797.189	155.287.168.421
1. Tangible fixed assets	221	V.7	153.618.797.189	155.287.168.421
- Historical costs	222		255.780.196.465	255.780.196.465
- Accumulated depreciation (*)	223		(102.161.399.276)	(100.493.028.044)
3. Intangible fixed assets	227	V.8	-	-
- Historical costs	228		158.450.000	158.450.000
- Accumulated depreciation (*)	229		(158.450.000)	(158.450.000)
V. Long-term assets in progress	250	V.9	3.182.057.809	3.182.057.809
1. Long-term work in progress	251		2.598.766.083	2.598.766.083
2. Construction in progress	252		583.291.726	583.291.726
VI. Long-term investments	260	V.10	46.995.575.495	46.995.575.495
1. Investments in subsidiaries	261		45.130.006.008	45.130.006.008
2. Investments in joint ventures and associates	262		9.833.726.095	9.833.726.095
3. Investments in equity of other entities	263		2.170.047.311	2.170.047.311
4. Allowances for long-term investments (*)	264		(10.138.203.919)	(10.138.203.919)
5. Long - term held to maturity Investments	265		-	-
6. Allowance for impairment of long-term held-to-i	266		-	-
VII. Other long-term assets	270		5.532.211.481	5.797.621.839
1. Long-term prepaid expenses	271	V.11	5.532.211.481	5.797.621.839
2. Deferred income tax assets	272		-	-
TOTAL ASSETS	280		364.687.638.345	392.783.894.100

CONSOLIDATED BALANCE SHEET**As at 31st March 2026****(Continued)**

ITEMS	Code	Note	Unit: VND	
			31/03/2026	01/01/2026
C. LIABILITIES	300		358.892.203.341	388.487.578.243
I. Current liabilities	310		312.753.280.381	340.423.183.919
1. Short-term trade payables	311	V.12	50.429.423.716	57.662.591.978
2. Short-term prepayments from customers	312	V.13	14.574.943.725	19.173.131.375
3. Taxes and other payables to government budget	313	V.14	-	-
4. Payables to employees	314		77.107.776.492	76.325.754.758
5. Short-term accrued expenses	315	V.15	1.165.596.028	3.449.504.633
6. Short-term intra-company payables	316		21.761.894.284	22.384.420.447
7. Payables under schedule of construction contract	317		-	-
8. Short-term unearned revenues	318		-	-
9. Other short-term payments	319	V.16	5.637.058.818	14.750.567.922
10. Short-term borrowings and finance lease liabilities	320	V.17	119.540.668.807	120.352.826.132
11. Short-term provisions	321		22.535.918.511	26.324.386.674
12. Bonus and welfare fund	322		-	-
13. Price stabilization fund	323		-	-
14. Government bonds purchased for resale	324		-	-
15. Government bonds purchased for resale	325		-	-
II. Non-current liabilities	330		46.138.922.960	48.064.394.324
7. Long-term deferred revenues	337		818.438.472	823.709.836
8. Other long-term payables	338		10.740.484.488	10.360.684.488
9. Long-term borrowings and finance lease liabilities	339		34.580.000.000	36.880.000.000
10. Convertible bonds	340		-	-
D. OWNERS' EQUITY	400		5.795.435.004	4.296.315.857
1. Contributed capital	411		238.500.000.000	238.500.000.000
- Ordinary shares with voting rights	411a		238.500.000.000	238.500.000.000
- Preference shares	411b		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418		-	-
9. Other equity funds	419		2.876.607.322	2.876.607.322
10. Undistributed profit after tax	420		(235.581.172.318)	(237.080.291.465)
- Undistributed profit after tax brought forward	420a		(237.080.291.465)	(241.280.772.464)
- Undistributed profit after tax for the current year	420b		1.499.119.147	4.200.480.999
TOTAL LIABILITIES AND OWNERS' EQUITY	440		364.687.638.345	392.783.894.100

Note: Items with negative figures are presented in parentheses ()

Preparer



Kieu Thi Nguyet Nga

Chief Accountant



Nguyen Ngoc Hai

Hanoi, 28th April 2026

General Director



Đào Đức Thọ

INCOME STATEMENT
For the year from 01/01/2026 to 31/03/2026

Unit: VND

ITEMS	Code	Note	Quarter 01		Cumulative from the beginning of the year	
			Quarter 01 - 2026	Quarter 01 - 2025	Year 2026	Year 2025
1. Revenues from sales and services rendered	01	VI.1	45.011.210.576	28.618.971.926	45.011.210.576	28.618.971.926
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services rendered	10		45.011.210.576	28.618.971.926	45.011.210.576	28.618.971.926
4. Cost of goods and services	11	VI.2	37.566.387.423	21.471.427.388	37.566.387.423	21.471.427.388
5. Gross revenues from sales and services rendered	20		7.444.823.153	7.147.544.538	7.444.823.153	7.147.544.538
6. Gain/(loss) on sale and disposal of investment	21					
7. Financial income	22	VI.3	4.519.673	4.854.457	4.519.673	4.854.457
8. Financial expenses	23	VI.4	1.205.502.415	1.363.127.112	1.205.502.415	1.363.127.112
- In which: interest expenses	24		1.205.502.415	1.363.127.112	1.205.502.415	1.363.127.112
9. Selling expenses	25		-	-	-	-
10. General administrative expenses	26	VI.5	3.500.770.605	3.707.826.016	3.500.770.605	3.707.826.016
11. Net profits from operating activities	30		2.743.069.806	2.081.445.867	2.743.069.806	2.081.445.867
12. Other income	31	VI.6	-	3.127.193	-	3.127.193
13. Other expenses	32	VI.7	693.024.698	393.736.743	693.024.698	393.736.743
14. Other profits	40		(693.024.698)	(390.609.550)	(693.024.698)	(390.609.550)
15. Total net profit before tax	50		2.050.045.108	1.690.836.317	2.050.045.108	1.690.836.317
16. Current corporate income tax expenses	51		550.925.961	-	550.925.961	-
17. Deferred corporate income tax expenses	52		-	-	-	-
18. Profits after corporate income tax	60		1.499.119.147	1.690.836.317	1.499.119.147	1.690.836.317

Preparer



Kieu Thi Nguyet Nga

Chief Accountant



Nguyen Ngoc Hai

Hanoi, 28th April 2026

General Director



Đào Đức Thọ

CASH FLOW STATEMENT**Indirect method****For the period from 01/01/2026 to 31/03/2026**

Unit: VND

ITEMS	Code	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
I. Cash flows from operating activities			
1. Profit before tax	01	2.050.045.108	1.690.836.317
2. Adjustments for:			
- Depreciation of fixed assets	02	1.668.371.232	2.445.641.605
- Provisions	03	-	-
- Gains (losses) on investing activities	05	(4.519.673)	(4.854.457)
- Interest expenses	06	1.205.502.415	1.363.127.112
- Other adjustments	07	(17.687.650.155)	(11.077.248.459)
3. Operating profit before changes in working capital	08	(12.768.251.073)	(5.582.497.882)
- Increase, decrease receivables	09	2.856.703.199	(6.947.411.285)
- Increase, decrease inventory	10	965.215.350	20.635.000
- Increase, decrease in payables (excluding interest payable, corporate income tax payable)	11	10.885.423.477	9.115.559.077
- Increase, decrease prepaid expenses	12	3.852.098.787	126.445.803
- Increase (decrease) in trading securities	13	-	-
- Paid interests	14	(1.889.716.745)	(1.649.457.770)
- Paid enterprise income tax	15	(1.571.391.692)	-
Net cash flows from operating activities	20	2.330.081.303	(4.916.727.057)
II. Cash flows from investing activities			
4. Proceeds from lending or repurchase of debt instruments from	24	-	-
5. Expenditures on equity investments in other entities	25	-	-
6. Expenditures on equity investments in other entities	26	-	-
7. Proceeds from interests, dividends and distributed profits	27	4.519.673	4.854.457
Net cash flows from investing activities	30	4.519.673	4.854.457
III. Cash flows from financial activities			
3. Proceeds from borrowings	33	6.352.404.473	13.558.974.771
4. Repayment of principal	34	(12.440.872.636)	(10.712.844.460)
5. Payment for finance leasing debts	35	-	-
6. Dividends and profits paid to the owner	36	-	-
Net cash flows from financial activities	40	(6.088.468.163)	2.846.130.311
Net cash flows during the period	50	(3.753.867.187)	(2.065.742.289)
Cash and cash equivalents at the beginning of the period	60	9.008.416.560	3.356.270.433
Cash and cash equivalents at the end of the period	70	5.254.549.373	1.290.528.144

Preparer



Kieu Thi Nguyet Nga

Chief Accountant



Nguyen Ngoc Hai

Hanoi, 28th April 2026

General Director



Đào Đức Thọ

NOTES TO THE FINANCIAL STATEMENTS**For the period from 01/01/2026 to 31/03/2026****I. CORPORATION INFORMATION****1. Ownership structure**

Construction Machinery Corporation - JSC formerly known as Construction Mechanical Corporation - One Member LLC, operates under Enterprise Registration Certificate No. 0100106553 issued by Hanoi Department of Planning and Investment, first granted on November 29, 2010, and changed for the fifth time on November 8, 2016. The Corporation equitized and converted to operate as a joint stock Corporation according to Decision No. 2368/QĐ-TTg on December 23, 2015 of the Prime Minister on approving the Equitization Plan and transformation into Construction Machinery Corporation - JSC, and Decision No. 863/QĐ-BXD dated September 1, 2016 of the Ministry of Construction on adjusting the scale and charter capital structure in the equitization plan.

The Corporation's charter capital according to the 5th change in business registration on September 1, 2016 is VND 238,500,000,000 the total number of shares is 23,850,000 shares with par value of 10,000 VND/share, of which:

	Number of shares	Corresponding Amount	Percentage of Charter Capital
State capital contribution (Ministry of Construction)	23,555,200	235,552,000,000	98.76 %
Capital contributed by other shareholders	294,800	2,948,000,000	1.24 %
	23,850,000	238,500,000,000	100 %

The headquarters of the Corporation is located at 125D Minh Khai, Bạch Mai Ward, Hanoi City.

The Corporation has dependent units as follows:

Name	Address
Coma 1 - Branch of Construction Mechanical Corporation	Residential Group 4, Phuong Canh Ward, Ha Noi City
Coma 15 - Branch of Construction Mechanical Corporation	9th floor Coma building, 125D Minh Khai, Bạch Mai District, Ha Noi City
Import-Export Center	13th floor Coma building, 125D Minh Khai, Bạch Mia District, Ha Noi City
Quang Minh Mechanical Factory	Lot 4 Quang Minh Industrial Park, Me Linh District, Ha Noi City

2. Operating industries

The principal activities of the Corporation during the year 2026: construction and leasing of offices

II. FISCAL YEAR AND ACCOUNTING CURRENCY

Accounting period, accounting currency

The Corporation's accounting period starts on January 1 and ends on December 31 annually.

The Corporation's financial statements are expressed in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Corporation applied to Vietnamese Accounting System promulgated under Circular No. 200/2014/TT-BTC and Circular No. 53/2016/TT-BTC amending and supplementing a number of articles of Circular 99/2025/TT-BTC

2. Statements for the compliance with Accounting Standards and System

The Corporation applied Vietnamese Accounting Standards and standard guidance documents issued by the State. Financial statements are prepared and presented in accordance of each standard, circulars guiding the implementation of standards and the Accounting System.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of preparation of the financial statements

Basis of preparation of the financial statements

The financial statements are prepared on the basis of the summary of the financial statements of the dependent units. All transactions and balances between the dependent units have been eliminated when preparing financial statements.

Equitization Settlement

The Corporation transitioned to operate under the joint-stock Corporation from November 8, 2016. The financial statements of the Corporation for the accounting period from January 1, 2026, to As at 31st March, 2026, do not include adjustments related to the equitization settlement, as the Corporation has not yet received approval for the equitization settlement from the competent authorities at the time of its official transition to a joint-stock Corporation.

2. Cash and cash equivalents

Transactions in foreign currencies are converted into Vietnamese Dong based on the actual exchange rate at the time the transaction occurs. At the time of preparing the financial statements, monetary items denominated in foreign currencies are converted at the buying exchange rate of the commercial bank where the Corporation holds its accounts, as published at the time of preparing the financial statements.

Cash equivalents are short-term investments with a maturity of no more than 3 months, easily convertible into cash, and with minimal risk of changes in value since the investment was made, at the time of the reporting.

3. Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

4. Financial investments

Investments in subsidiaries

A subsidiary is a Corporation controlled by the Corporation. Control is achieved when the Corporation has the ability to control the financial and operational policies of the investee companies to derive benefits from their activities.

Investment in Joint Ventures

A joint venture is a Corporation established based on an agreement where the Corporation and other parties perform economic activities based on joint control. Joint control refers to the requirement that strategic

decisions related to the joint venture's operational and financial policies must be made with the agreement of all parties involved in the joint venture.

Investment in Associates

An associate is a Corporation in which the Corporation has significant influence but does not control or jointly control. Significant influence is indicated by the ability to participate in the decisions regarding financial and operational policies of the investee, without controlling or jointly controlling those policies.

The Corporation initially records investments in subsidiaries, joint ventures, and associates at cost. The Corporation recognizes the share of profit or loss from the investee in its income statement as income from the share of cumulative net profit after the investment date. Other amounts received by the Corporation, other than dividends, are considered a recovery of the investment and are recorded as a reduction of the investment's cost.

Investments in Subsidiaries, Joint Ventures, and Associates are presented in the balance sheet at cost, less any provision for impairment (if any). Provisions for impairment of investments in subsidiaries, joint ventures, and associates are made in accordance with current accounting regulations.

Investment in Equity Instruments of Other Entities

Investment in equity instruments of other entities represents investments in equity instruments where the Corporation does not have control, joint control, or significant influence over the investee.

These investments are reflected at cost, less any provision for impairment.

5. Inventories

Inventory is valued at cost; however, if the net realizable value is lower than the cost, it is valued at the net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition;

The cost of sales is determined using the weighted average method;

Inventory is accounted for using the perpetual inventory method;

The provision for inventory devaluation is made in accordance with current accounting regulations. Accordingly, the Corporation is allowed to make provisions for inventory that is obsolete, damaged, or of inferior quality, and in cases where the cost of inventory exceeds its net realizable value at the end of the fiscal year.

6. Fixed Assets and Depreciation

Tagible and Intangible Fixed Assets

Tangible and intangible fixed assets are recognized at cost. During their useful life, tangible and intangible fixed assets are recorded at historical cost, accumulated depreciation, and net book value.

Tangible fixed assets formed before As at 31st March, 2026, were revalued during the equitization of state-owned enterprises. The historical cost and accumulated depreciation were adjusted based on the revaluation results approved by competent authorities in accordance with regulations. The remaining value of these assets is depreciated over their remaining useful life.

Depreciation is calculated using the straight-line method. The depreciation period is based on the estimated useful life, specifically:

- Buildings, structures	02 - 30 years
- Machinery, equipment	02 - 11 years
- Transportation vehicles	03 - 10 years
- Office equipment	03 - 08 years

7. Prepaid expenses

Prepaid expenses that only relate to the current financial year's production and business activities are recognized as short-term prepaid expenses and recorded as production and business costs within the financial year.

Expenses incurred during the financial year but allocated to long-term prepaid expenses are gradually amortized into the operating results over multiple years.

The calculation and allocation of long-term prepaid expenses to production and business costs in each accounting period are based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to production and business costs using the straight-line method.

8. Payables

Classification criteria for Payables

- Payables to Suppliers include trade-related payables arising from transactions involving the purchase of goods, services, or assets. This category also includes payables for imports through designated trustees.
 - Internal Payables include payables between the Corporation (as the parent entity) and its subsidiaries, branches, or dependent units that do not have separate legal status and operate under dependent accounting.
 - Other Payables are payables that do not fall into the categories of payables to suppliers or internal payables.
- Payables are recorded in detail for each creditor, specific payable content, repayment term, and original currency.

Payables with a remaining maturity of less than 12 months (or less than one production and business cycle) as of the financial statement date are classified as short-term liabilities. Other payables that are not classified as short-term liabilities are classified as long-term liabilities. When preparing financial statements, payables are reclassified according to this principle.

The Corporation revalues foreign-currency-denominated payables to suppliers at each financial statement preparation date. The actual exchange rate used for revaluation is the foreign currency selling rate of the commercial bank designated by the Corporation for customer payments at the financial statement date, or the bank with which the Corporation frequently transacts.

The Corporation recognizes a payable immediately when there is evidence indicating that a loss will certainly occur, in compliance with the prudence principle.

Payables are not recorded at an amount lower than the payment obligation.

Provisions for payables are established at the financial statement preparation date in accordance with current regulations.

9. Loans and finance lease liabilities

The value of loans is recorded based on each disbursement and repayment. The value of finance lease liabilities is the total amount payable, calculated as the present value of minimum lease payments or the fair value of the leased asset remaining at the financial statement date.

Loans and finance lease liabilities are accounted for in detail and tracked by each lender, borrower, loan agreement, type of borrowed asset, loan term, and currency of the loan.

When preparing financial statements, the balances of loans and finance lease liabilities denominated in foreign currencies are revalued at the selling exchange rate of the bank with which the Corporation conducts its loan or finance lease transactions.

10. Recognition and capitalization of Borrowing costs

Borrowing costs are recognized as production and business expenses in the year they are incurred, except when they are capitalized in accordance with the provisions of the Vietnamese Accounting Standards on

"Borrowing Costs." Accordingly, borrowing costs directly related to the acquisition, construction, or production of assets that require a substantial period of time to be completed and put into use or business are added to the historical cost of the asset until the asset is ready for use or business purposes. Any income generated from the temporary investment of loans is deducted from the historical cost of the related asset.

For specific loans used for the construction of fixed assets or investment properties, borrowing interest is capitalized even if the construction period is under 12 months.

The capitalization rate for borrowing costs during the period is 0%.

11. Accrued expenses

Liabilities for goods and services received from suppliers or provided to customers, but not yet paid due to the absence of invoices or incomplete accounting documentation, are recorded in production and business expenses based on the matching principle between revenue and expenses. When sufficient accounting documents are available, if there is a discrepancy with the previously recorded amount, the accounting department will record an adjustment to increase or decrease the expenses corresponding to the difference.

12. Owners' equity

Owner's Contributed Capital, Share Premium, and Other Owner's Capital

Owner's contributed capital is recognized based on the actual capital contributed by the owner.

Share premium is recognized as the positive or negative difference between the actual issue price and the par value of shares when shares are issued for the first time, additionally issued, or when treasury shares are reissued.

Other owner's capital is recorded as the remaining value between the fair value of assets donated or granted to the enterprise by organizations or individuals, after deducting (-) any taxes payable (if applicable) related to these donated or granted assets, and the portion supplemented from business operating results.

Undistributed Profits

Undistributed post-tax profit is the profit generated from the business activities of the enterprise after deducting (-) adjustments resulting from the retrospective application of changes in accounting policies and the retrospective correction of material errors from prior years.

Profits are distributed to owners based on the annual resolution of the General Meeting of Shareholders.

13. Revenue

Sales Revenue

Sales revenue is recognized when all of the following conditions are satisfied:

- The significant risks and rewards associated with ownership of the product or goods have been transferred to the buyer;
- The Corporation no longer retains managerial rights or control over the goods as the owner;
- The revenue can be measured reliably;
- The Corporation has received or will receive economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined.

Service Revenue

Service revenue is recognized when the outcome of the transaction can be reliably determined. If the service provision spans multiple periods, revenue is recognized in each period based on the portion of work completed as of the balance sheet date. The outcome of the service transaction is determined when the following conditions are satisfied:

- The revenue can be measured reliably;
- It is probable that economic benefits will be received from the service transaction;

- The portion of work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be measured.
- The portion of completed service work is determined using the work completion method.

Financial Income

Revenue arising from interest, royalties, dividends, profit sharing, and other financial income is recognized when the following two (2) conditions are met:

- It is probable that economic benefits will be received from the transaction;
- The revenue can be measured reliably.

Dividends and profit sharing are recognized when the Corporation has the right to receive the dividend or profit from its capital contribution.

Construction Contract Revenue

Revenue from construction contracts is recognized when the contract outcome can be reliably determined and confirmed by the customer. Revenue and related costs are recognized corresponding to the portion of work completed during the period, as reflected in the issued invoice.

14. Cost of goods sold

When revenue is recognized, the corresponding expenses (cost of sales) related to generating that revenue are simultaneously recognized. These expenses include the costs incurred in the period to generate the revenue, costs from prior periods, or accrued expenses related to the revenue of the current period.

15. Financial expenses

The expenses recognized as financial expenses include:

- Costs related to lending and borrowing capital;
- Losses due to exchange rate fluctuations arising from foreign currency transactions.

The above amounts are recognized at their total amount incurred during the period and are not offset against financial income.

16. Administrative expenses

Administrative expenses reflect all general expenses of the Corporation, such as: salaries and insurance contributions for the Corporation's management staff, depreciation of fixed assets used for enterprise management, land rental fees, business license tax, provision for doubtful debts, and outsourced services used for the Corporation's management operations.

17. Current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate for the current year.

Deferred corporate income tax expenses are determined based on the temporary differences to be deducted, taxable temporary differences, and the corporate income tax rate.

18. Related parties

Parties are considered related to another party if they have direct or indirect relationships that allow them to control other parties or have the ability to exert significant influence over related parties through frequent control or the potential to exert significant influence. Transactions with related parties are presented by the Corporation in the Notes to the Financial Statements.

V. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE BALANCE SHEET

		Đơn vị tính: đồng		
		31/03/2026	01/01/2026	
1. Cash and cash equivalents				
- Cash		222.436.988	111.414.039	
- Demand deposit		5.032.112.385	8.897.002.521	
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ba Dinh Branch		2.720.295.692	5.651.909.583	
+ Saigon – Hanoi Commercial Joint Stock Bank – Ha Dong Branch		647.649.406	1.117.203.012	
+ Vietnam Joint Stock Commercial Bank for Industry and Trade – Hai Ba Trung Branch		363.128.406	555.496.763	
+ Other demand deposits at banks		1.301.038.881	1.572.393.163	
- Cash equivalents		-	-	
Total		5.254.549.373	9.008.416.560	
2. Receivables from customers				
		31/03/2026	01/01/2026	
a) Short-term receivables from customers				
- Main Contractor (EPC): SINOMA - BAT Consortium		34.472.561.394	34.472.561.394	
- Other Customers		64.896.103.424	77.286.195.481	
b) Long-term receivables from customers				
		-	-	
Total		99.368.664.818	111.758.756.875	
3. Short-term repayments to suppliers				
		31/03/2026	01/01/2026	
- COMA 18 Joint Stock Company		3.482.461.246	3.482.461.246	
- Construction and Machinery Joint Stock Company No. 7 (COMA 7)		4.101.685.856	4.101.685.856	
- Mechanical Construction Joint Stock Company No. 26 (COMA 26)		10.817.600.674	15.920.756.412	
- Prepayments to other suppliers		4.119.399.088	4.077.279.088	
Total		22.521.146.864	27.582.182.602	
4. Other receivables				
		31/03/2026	01/01/2026	
	Book value	Allowances	Book value	Allowances
a) Short-term				
- Others	151.771.728.823	(65.839.175.055)	152.259.687.618	(68.049.175.055)
+ Construction and Machinery Joint Stock Company No. 7	34.782.164.150	(34.782.164.150)	34.782.164.150	(36.992.164.150)
+ Construction machinery and water electric machine installing JSC No.3	41.882.768.212	(28.783.659.370)	41.882.768.212	(28.783.659.370)
+ Infrastructure development and electrical installation JSC	21.145.227.969	-	21.145.227.969	-
+ Minh Khai Lock Joint Stock Company	19.614.551.402	-	19.614.551.402	-
+ Construction machinery and water electric machine installing JSC	14.682.430.584	-	14.682.430.584	-
+ COMA 25 Construction And Trading Joint Stock Company	2.151.270.689	-	2.151.270.689	-
- Others	17.513.315.817	(2.273.351.535)	18.001.274.612	(2.273.351.535)
- Advances	5.645.498.783	(3.764.940.274)	5.137.498.783	(3.764.940.274)
- Mortgage, deposits, collateral	1.129.741.924	-	1.060.691.179	-
b) Long-term				
		-	-	-
Total	158.546.969.530	(69.604.115.329)	158.457.877.580	(71.814.115.329)

5. Inventory	31/03/2026		01/01/2026	
	Original value	Allowances	Original value	Allowances
- Raw materials	56.983.719	-	56.983.719	-
- Tools and supplies	2.479.320	-	2.479.320	-
- Work in progress	11.121.101.945	-	12.086.317.295	-
- Real estate (*)	3.511.726.377	-	3.511.726.377	-
Total	14.692.291.361	-	15.657.506.711	-

6. Tangible fixed assets

Items	Buildings Structures	Machinery equipment	Transportation means	Office equipment	Total
History cost					
Opening balance	233.750.349.005	7.815.719.620	4.993.014.545	9.221.113.295	255.780.196.465
Increase	-	-	-	-	-
- Purchase	-	-	-	-	-
Decrease	-	-	-	-	-
- Disposal	-	-	-	-	-
Ending balance	233.750.349.005	7.815.719.620	4.993.014.545	9.221.113.295	255.780.196.465
Accumulated Depreciation					
Opening balance	78.840.561.530	7.636.297.010	4.993.014.545	9.023.154.959	100.493.028.044
Increase	1.645.440.530	9.228.618	-	13.702.084	1.668.371.232
- Depreciation	1.645.440.530	9.228.618		13.702.084	1.668.371.232
- Internal transfer					
Decrease	-	-	-	-	-
- Disposal	-	-	-	-	-
Ending balance	80.486.002.060	7.645.525.628	4.993.014.545	9.036.857.043	102.161.399.276
Netbook value					
Opening balance	154.909.787.475	179.422.610	-	197.958.336	155.287.168.421
Ending balance	153.264.346.945	170.193.992	-	184.256.252	153.618.797.189

7. Intangible fixed assets

Intangible fixed assets are fully amortized by management software

8. Long-term assets in progress

	31/03/2026		01/01/2026	
	Original value	Recoverable amount	Original value	Recoverable amount
- Long-term work in progress(*)	2.598.766.083	2.598.766.083	2.598.766.083	2.598.766.083
- Construction in progress	583.291.726	583.291.726	583.291.726	583.291.726
+ Renovation and upgrade of the 14th floor, COMA office Building	583.291.726	583.291.726	583.291.726	583.291.726
Total	3.182.057.809	3.182.057.809	3.182.057.809	3.182.057.809

(*) Long-term work in progress are projects classified from short-term unfinished production and business costs, and the Corporation has not assessed the impairment as of December 31, 2025. Details::

Construction	31/03/2026	01/01/2026
- Long Bien Interchange Project	2.301.606.161	2.301.606.161
- Work in progress for the Coma1 project	297.159.922	297.159.922
Total	2.598.766.083	2.598.766.083

9. Long-term investments

Long-term investments	31/03/2026		01/01/2026	
	Original value	Allowances	Original value	Allowances
a) Investments in subsidiaries	45.130.006.008	(9.575.725.908)	45.130.006.008	(9.575.725.908)
Ha Bac Construction Machinery JSC No.2 (Coma 2)	14.475.873.012	-	14.475.873.012	-
Thai Binh Construction and Mechanical JSC Limited (Coma 16)	3.633.663.558	-	3.633.663.558	-
Minh Khai Lock Joint Stock Company	16.220.236.781	-	16.220.236.781	-
Construction Machinery and Water Electric Machine Installing JSC (Comael)	5.669.250.000	(5.669.250.000)	5.669.250.000	(5.669.250.000)
Construction and Material Equipment Trade Company Limited No. 27	202.007.497	(202.007.497)	202.007.497	(202.007.497)
The Import-Export Manufactured Service and Countryside Development Company	4.928.975.160	(3.704.468.411)	4.928.975.160	(3.704.468.411)
b) Investments in joint ventures and associates	9.833.726.095	-	9.833.726.095	-
ZENNER - COMA water meter joint venture company limited	1.836.527.663	-	1.836.527.663	-
Song Chu Construction and Machinery Joint Stock Company (Coma 17)	7.997.198.432	-	7.997.198.432	-
c) Investments in other entities	2.170.047.311	(562.478.011)	2.170.047.311	(562.478.011)
Coma Property Business & Investment Joint Stock Company (Comare)	562.478.011	(562.478.011)	562.478.011	(562.478.011)
So 10 Mechanical Construction Joint Stock	500.000.000	-	500.000.000	-
Huong Son Hydropower JSC(*)	1.107.569.300	-	1.107.569.300	-
Total	57.133.779.414	(10.138.203.919)	57.133.779.414	(10.138.203.919)

List of important Subsidiaries, Joint Ventures and Associates

Name	Relations	Charter capital	Contributed capital or value as 31/03/2026	Percentage of tributed capital
Ha Bac Construction Machinery JSC No.2	Subsidiary	17.122.460.000	8.797.500.000	51,38%
Thai Binh Construction and Mechanical JSC Limited	Subsidiary	6.000.000.000	3.216.420.000	53,61%
Minh Khai Lock JSC	Subsidiary	6.600.000.000	4.453.320.000	67,47%
Construction Machinery and Water Electric Machine Installing JSC (Comael)	Subsidiary	11.000.000.000	5.669.250.000	51,54%
Construction and Material Equipment Trade Company Limited No. 27	Subsidiary	12.938.190.118	12.938.190.118	100,00%
The Import-Export Manufactured Service and Countryside Development Company Limited	Subsidiary	127.295.272	127.295.272	100,00%
ZENNER - COMA water meter joint venture company limited	Joint Venture	2.998.125.337	929.418.854	31,00%
Song Chu Construction and Machinery JSC	Associate	13.938.000.000	7.997.198.432	48,39%

10. Prepaid expenses

	31/03/2026	01/01/2026
a) Short-term	2.745.949.092	6.332.637.521
- Unallocated tools and equipment	2.745.949.092	6.327.621.819
- Other expenses	-	5.015.702
b) Long-term	5.532.211.481	5.797.621.839
- Prepaid materials, tools and supplies expenses	176.436.076	202.571.476
- Repair costs	876.845.850	878.604.838

CONSTRUCTION MACHINERY CORPORATION - JSC

125D Minh Khai Street, Hai Ba Trung District, Ha Noi City

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- Service fee for Quang Minh Industrial Zone	4.406.596.974	4.571.754.798
- Industrial area infrastructure rental costs	72.332.580	144.690.727
Total	8.278.160.573	12.130.259.360

11. Trade payables

	Value	31/03/2026 Repayable amount	Value	01/01/2026 Repayable amount
a) Short-term trade payables	50.429.423.716	50.429.423.716	57.662.591.978	57.662.591.978
- Ha Bac Construction Machinery JSC No.2 (COMA 2)	2.632.992.850	2.632.992.850	5.461.189.542	5.461.189.542
- Thai Binh Construction and Mechanical JSC Limited (COMA 16)	1.650.392.216	1.650.392.216	1.950.392.216	1.950.392.216
- Song Chu Construction and Machinery Joint Stock Company (COMA 17)	1.617.157.390	1.617.157.390	1.617.157.390	1.617.157.390
- Construction Machinery Joint Stock Company No. 26 (COMA 26)	5.776.406.496	5.776.406.496	7.904.094.257	7.904.094.257
- Construction Machinery and Water Electric Machine Installing JSC (COMAEL)	3.870.617.564	3.870.617.564	3.870.617.564	3.870.617.564
- Other short-term trade payables	34.881.857.200	34.881.857.200	36.859.141.009	36.859.141.009
b) Long-term trade payables	-	-	-	-
Total	50.429.423.716	50.429.423.716	57.662.591.978	57.662.591.978

12. Prepayments from customers

	31/03/2026	01/01/2026
a) Short-term prepayments from customers	14.574.943.725	19.173.131.375
- Vietnam National Music Song and Dance Theatre - Bidding Package No. 3	625.000.000	625.000.000
- Green Diamond Vietnam Group - JSC	965.000.001	965.000.001
- Construction Investment Project Management Board (Construction of the road)	1.889.219.349	1.889.219.349
- Others	11.095.724.375	15.693.912.025
b) Long-term prepayments from customers	-	-
Total	14.574.943.725	19.173.131.375

13. Taxes and payables to State Treasury

	01/01/2026	Additions	Paid	31/03/2026
a) Payables				
- Output VAT	16.112.728.162	-	-	16.112.728.162
- Corporate income tax	1.571.391.692	550.925.961	1.571.391.692	550.925.961
- Personal income tax	220.092.293	114.882.639	144.324.023	190.650.909
- Land tax, land rent	15.853.830.624	1.447.636.597	54.859.122	17.246.608.099
- Business license fee	1.800.000	-	-	1.800.000
- Fee, charges and other payables	42.565.911.987	439.151.374	-	43.005.063.361
Total	76.325.754.758	2.552.596.571	1.770.574.837	77.107.776.492
b) Receivables				
- Personal income tax	5.882.669	-	-	5.882.669
Total	5.882.669	-	-	5.882.669

14. Short-term costs

	31/03/2026	01/01/2026
- Advance deduction of Skylight building project cost	12.855.180.917	12.855.180.917

- Deduct the cost of the works in advance	5.196.088.916	5.145.607.634		
- Deduct other expenses in advance	3.710.624.451	4.333.150.614		
Total	21.761.894.284	22.333.939.165		
15. Other payables	31/03/2026	01/01/2026		
a) Short-term	119.540.668.807	120.352.826.132		
- Trade Union fees	849.789.398	867.910.858		
- Social insurance	5.660.439.090	6.160.439.540		
- Health insurance	1.802.655	1.802.655		
- Unemployment insurance	626.180	626.180		
- Others	113.030.440.319	113.324.475.734		
+ Minh Khai Lock JSC (profit from Skylight project) (*)	26.873.546.977	26.873.546.977		
+ Profit payable to the city - Skylight project (*)	60.298.264.897	60.298.264.897		
+ Skylight apartment maintenance fee	515.521.845	715.521.845		
+ Raising capital to purchase adjacent houses	2.677.500.000	2.677.500.000		
+ Raising capital to purchase Dong Binh Cement shares	4.444.000.000	4.505.000.000		
+ Raising capital for Huong Son Hydropower	560.000.000	560.000.000		
+ Interest payable for personal capital mobilization	2.577.229.670	3.261.444.000		
+ Others	15.084.376.930	14.433.198.015		
b) Long-term	10.740.484.488	10.360.684.488		
- Long-term deposits received	10.740.484.488	10.360.684.488		
Total	130.281.153.295	130.713.510.620		
16. Deferred revenue	31/03/2026	01/01/2026		
a) Short-term	5.637.058.818	14.750.567.922		
- Factory rental revenue	5.637.058.818	14.750.567.922		
b) Long-term	818.438.472	823.709.836		
- Skylight Office Building rental revenue	818.438.472	823.709.836		
Cộng	6.455.497.290	15.574.277.758		
17. Borrowings and finance lease liabilities	31/03/2026	Movement during the year	01/01/2026	
		Increase	Decrease	
a) Short-term	22.535.918.511	6.352.404.473	10.140.872.636	26.324.386.674
+ Bank deposit	19.231.063.921	6.352.404.473	10.140.872.636	23.019.532.084
- Saigon – Hanoi Commercial Joint Stock Bank - Ha Dong Branch	945.212.930	-	2.011.640.998	2.956.853.928
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ba Dinh Branch	18.285.850.991	6.352.404.473	8.129.231.638	20.062.678.156
+ Others	3.304.854.590	-	-	3.304.854.590
- Other short-term personal loans	3.304.854.590	-	-	3.304.854.590
b) Long-term	34.580.000.000	-	2.300.000.000	36.880.000.000
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ba Dinh Branch	34.580.000.000	-	2.300.000.000	36.880.000.000
Total	57.115.918.511	6.352.404.473	12.440.872.636	63.204.386.674
18. Owners' equity				
a) Changes of owners' equity				

Items	Share capital	Restructuring Support Fund	Retained profits	Total
Opening balance of previous year	238.500.000.000	2.876.607.322	(241.280.772.464)	95.834.858
Increase in the previous year	-	-	4.200.480.999	4.200.480.999
- Profit from last year	-	-	-	-
- Other additions	-	-	4.200.480.999	4.200.480.999
Decrease in the previous year	-	-	-	-
- Loss during the year	-	-	-	-
- Other decrease	-	-	-	-
Ending balance of previous year	238.500.000.000	2.876.607.322	(237.080.291.465)	4.296.315.857
Increase in the this year	-	-	1.499.119.147	1.499.119.147
- Profit (Loss) in this year	-	-	1.499.119.147	1.499.119.147
- Other additions(*)	-	-	-	-
Decrease in this year	-	-	-	-
- Loss during the year	-	-	-	-
- Other decrease	-	-	-	-
Ending balance of this year	238.500.000.000	2.876.607.322	(235.581.172.318)	5.795.435.004

b) Details of owners' equity

	31/03/2026	01/01/2026
- State capital contribution (Ministry of Construction)	235.552.000.000	235.552.000.000
- Capital contributed by other shareholders	2.948.000.000	2.948.000.000
Total	238.500.000.000	238.500.000.000

c) Capital transactions with shareholders and appropriation of profits and div

	This year	Previous year
+ Shareholders' capital		
- Opening balance	238.500.000.000	238.500.000.000
- Increased during the period	-	-
- Closing balance	238.500.000.000	238.500.000.000

d) Shares

	31/03/2026	01/01/2026
Quantity of registered shares	23.850.000	23.850.000
Quantity of issued shares	23.850.000	23.850.000
- Common shares	23.850.000	23.850.000
Purchased shares (treasury shares)	-	-
Outstanding shares	23.850.000	23.850.000
- Common shares	23.850.000	23.850.000

Par value of outstanding shares: 10,000 VND/share

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

	From 01/01/2026 to 31/03/2026	Unit: VND From 01/01/2025 to 31/03/2025
1. Revenue from sales of goods and provision of services		
- Revenue from construction activities	28.542.032.438	7.923.122.979
- Revenue from services and other business activities	12.246.225.262	11.776.500.873
- Revenue from sale of materials and goods	4.222.952.876	8.919.348.074
- Other revenue	-	-
Total	45.011.210.576	28.618.971.926

2. Cost of goods sold	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Cost of construction activities	28.285.278.747	7.524.347.601
- Cost of services and other business activities	5.076.820.753	5.139.969.448
- Cost of materials and goods sold	4.204.287.923	8.807.110.339
- Other costs	-	-
Total	37.566.387.423	21.471.427.388
3. Gain/Loss on sale and disposal of investment property	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
a) Doanh thu	-	-
- Revenue from sale and disposal of investment properties	-	-
- Net book value	-	-
Gain/(loss) on sale and disposal of investment properties	-	-
4. Financial income	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Interest income from deposits	4.519.673	4.854.457
- Gains on disposal of securities	-	-
- Dividends received	-	-
- Foreign exchange gains	-	-
Total	4.519.673	4.854.457
5. Financial expenses	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Interest expense (on borrowings)	1.205.502.415	1.363.127.112
- Foreign exchange losses	-	-
- Reversal of financial investment provision	-	-
Total	1.205.502.415	1.363.127.112
6. Selling expenses	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Employee expenses	-	-
- Other expenses	-	-
Total	-	-
7. General and administrative expenses	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Employee expenses	2.265.257.346	2.410.157.788
- Materials expenses	95.650.873	68.849.666
- Office supplies expenses	134.682.690	110.499.190
- Amortization and Depreciation expenses	93.237.861	105.304.426
- Charges and fee	31.302.892	65.205.175
- Provision expenses	-	-
- Outsourcing expenses	402.137.072	259.701.772
- Other cash expense	478.501.871	688.107.999
Total	3.500.770.605	3.707.826.016

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
8. Other income		
- Reversal of project costs	-	-
- Other income	-	3.127.193
Total	-	3.127.193
9. Other expenses		
- Late tax payment penalties	679.433.307	299.632.188
- Late social insurance payment penalties	13.591.391	84.104.549
- Cost of selling fixed assets	-	-
- Other expenses	-	10.000.006
Total	693.024.698	393.736.743
10. Production and business expenses by factors		
- Raw material expenses	27.489.365.143	7.642.584.256
- Employee expenses	4.483.513.641	2.486.896.895
- Amortization and Depreciation expenses	504.433.252	2.290.598.844
- Provision expenses	-	-
- Outsourcing expenses	12.404.414.453	1.382.621.484
- Other cash expenses	5.888.658.132	17.818.108.978
Total	50.770.384.621	31.731.309.647
11. Deferred corporate income tax expense		
a) Profit after corporate income tax (VND)	Year 2025	Year 2024
	2.050.045.108	1.690.836.317
- Adjustments	704.584.698	-
Tax penalties and late payment interest	693.024.698	-
Non-deductible expenses	11.560.000	-
Deductions	-	-
Dividends paid	-	-
Taxable accounting profit	2.754.629.806	-
Corporate income tax rate	20%	20%
Current tax expense	550.925.961	-
b) Profit / Loss distributable to common shareholders (VND)	2.050.045.108	1.690.836.317
- Quantity of outstanding common shares (Shares)	23.850.000	23.850.000
c) Basic earnings per share (VND/share)		

VII. OTHERS INFORMATION**1. Comparative figures**

Comparative figures on the financial statements of corporation for the year ended 31 December 2025 which are audited by CPA VIETNAM Auditing Company Limited – A Member of INPACT.

Preparer



Kieu Thi Nguyen Nga

Chief Accountant



Nguyen Ngoc Hai

Hanoi, 28th April 2026

General Director



Đào Đức Thọ