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SEPARATE FINANCIAL STATEMENTS

VIETNAM MACHINERY INSTALLATION CORPORATION - JSC

Quarter III 2026

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SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Code		ASSETS	Note	30/09/2026 VND	01/01/2026 VND
100	**A.**	**CURRENT ASSETS**		**6.622.629.335.353**	**6.070.071.610.433**
110	**I.**	**Cash and cash equivalents**	3	**2.656.838.507.823**	**2.650.144.709.382**
111	1.	Cash		1.707.910.273.848	1.659.825.709.382
112	2.	Cash equivalents		948.928.233.975	990.319.000.000
120	**II.**	**Short-term investments**	4	**861.314.520.548**	**-**
123	1.	Short-term held-to-maturity investments		1.255.972.342.695	394.657.822.147
124	2.	Allowance for short-term impairment of held-to-maturity inve		(394.657.822.147)	(394.657.822.147)
130	**III.**	**Short-term receivables**		**3.031.943.570.011**	**2.802.989.701.653**
131	1.	Short-term trade receivables	5	2.981.612.920.035	2.779.357.914.295
132	2.	Short-term prepayments to suppliers	6	515.038.404.356	431.423.574.051
135	3.	Other short-term receivables	7	382.885.119.695	363.254.716.192
136	4.	Allowance for short-term doubtful debts		(847.592.874.075)	(771.046.502.885)
140	**IV.**	**Inventories**	9	**64.746.826.638**	**509.926.490.304**
141	1.	Inventories		64.746.826.638	509.926.490.304
160	**V.**	**Other short-term assets**		**7.785.910.333**	**107.010.709.094**
161	1.	Short-term deferred expenses	15	1.518.754.270	313.601.362
162	2.	Deductible VAT		3.363.297.809	90.264.352.753
163	3.	Taxes and other receivables from the State budget	19	2.903.858.254	16.432.754.979
200	**B.**	**NON-CURRENT ASSETS**		**661.399.008.184**	**650.985.499.014**
210	**I.**	**Long-term receivables**		**171.000.000**	**171.000.000**
215	1.	Other long-term receivables	7	171.000.000	171.000.000
220	**II.**	**Fixed assets**		**86.470.874.413**	**68.386.481.205**
221	1.	Tangible fixed assets	11	70.604.280.951	55.654.941.554
222	-	*Historical costs*		*426.342.167.841*	*433.105.347.246*
223	-	*Accumulated depreciation*		*(355.737.886.890)*	*(377.450.405.692)*
224	2.	Finance lease fixed assets	12	1.735.328.662	2.065.295.932
225	-	*Historical costs*		*3.519.650.908*	*3.519.650.908*
226	-	*Accumulated depreciation*		*(1.784.322.246)*	*(1.454.354.976)*
227	3.	Intangible fixed assets	13	14.131.264.800	10.666.243.719
228	-	*Historical costs*		*16.190.338.212*	*12.465.728.212*
229	-	*Accumulated depreciation*		*(2.059.073.412)*	*(1.799.484.493)*
240	**III.**	**Investment properties**	14	**9.086.311.656**	**10.815.178.770**
241	-	Historical costs		57.127.963.520	57.127.963.520
242	-	Accumulated depreciation		(48.041.651.864)	(46.312.784.750)
250	**IV.**	**Long-term assets in progress**	10	**37.083.038.274**	**38.059.007.898**
252	1.	Construction in progress		37.083.038.274	38.059.007.898
260	**V.**	**Long-term investments**	4	**446.752.982.184**	**448.555.662.044**
261	1.	Investment in subsidiaries		49.498.345.589	49.498.345.589
262	2.	Investments in joint ventures and associates		271.222.251.568	271.222.251.568
263	3.	Equity investments in other entities		248.959.582.264	248.959.582.264
264	4.	Allowance for long-term impairment of other investments		(122.927.197.237)	(121.124.517.377)
270	**VI.**	**Other long-term assets**		**81.834.801.657**	**84.998.169.097**
271	1.	Long-term deferred expenses	15	81.834.801.657	82.687.929.097
272	2.	Deferred income tax assets	35	-	2.310.240.000
280		**TOTAL ASSETS**		**7.284.028.343.537**	**6.721.057.109.447**

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026
(continue)

Code		LIABILITIES AND OWNER'S EQUITY	Note	30/09/2026 VND	01/01/2026 VND
300	**C.**	**LIABILITIES**		**5.180.485.862.945**	**5.256.250.090.260**
310	**I.**	**Current liabilities**		**4.429.036.251.822**	**4.647.843.541.504**
311	1.	Short-term trade payables	17	1.122.813.790.605	1.434.234.469.195
312	2.	Short-term prepayments from customers	18	1.114.980.788.802	454.003.737.246
313	3.	Dividends and profits payable	21	398.266.125	403.510.125
314	4.	Taxes and other payables to State budget	19	27.768.213.525	69.212.222.709
315	5.	Payables to employees		89.287.935.197	89.831.753.306
316	6.	Short-term accrued expenses	20	1.522.047.154.028	1.364.978.507.993
319	7.	Short-term deferred revenue	23	938.699.498	743.341.460
320	8.	Other short-term payables	22	176.558.134.091	177.594.249.242
321	9.	Short-term borrowings and finance lease liabilities	16	289.708.529.861	627.387.325.271
322	10.	Provisions for short-term payables	24	1.682.556.954	374.868.178.544
323	11.	Bonus and welfare fund		82.852.183.136	54.586.246.413
330	**II.**	**Non-current liabilities**		**751.449.611.123**	**608.406.548.756**
337	1.	Long-term deferred revenue	23	12.593.030.649	13.076.185.471
338	2.	Other long-term payables	22	1.151.886.839	1.151.886.839
339	3.	Long-term borrowings and finance lease liabilities	16	-	408.385.378
343	4.	Provisions for long-term payables	24	737.704.693.635	593.770.091.068
400	**D.**	**OWNER'S EQUITY**	**25**	**2.103.542.480.592**	**1.464.807.019.187**
411	1.	Contributed capital		797.261.040.000	797.261.040.000
411a		*Ordinary shares with voting rights*		*797.261.040.000*	*797.261.040.000*
418	2.	Development investment fund		361.389.180.395	119.083.256.395
420	3.	Retained earnings		944.892.260.197	548.462.722.792
420a		*Retained earnings accumulated to previous year*		*275.262.262.069*	*41.327.570.894*
420b		*Retained earnings for the current period*		*669.629.998.128*	*507.135.151.898*
440		**TOTAL LIABILITIES AND OWNER'S EQUITY**		**7.284.028.343.537**	**6.721.057.109.447**

Ha Noi, 27 October 2026

Lai Viet Tan	To Phi Son	Nguyen Van Hung
Preparer	Chief Accountant	General Director

SEPARARE STATEMENT OF INCOME

Quarter III 2026

Code	ITEM	Note	Quarter III 2026 VND	Quarter III 2025 VND	For the nine-month period ended September 30, 2026 VND	For the nine-month period ended September 30, 2025 VND
01	**1. Revenue from sales of goods and rendering of services**	27	**319.577.654.628**	**655.947.504.072**	**2.354.691.175.444**	**3.688.092.207.575**
02	2. Revenue deductions		-	-	-	-
10	**3. Net revenue from sales of goods and provision of services**		**319.577.654.628**	**655.947.504.072**	**2.354.691.175.444**	**3.688.092.207.575**
11	**4. Cost of goods sold**	28	**148.271.688.739**	**601.302.909.892**	**1.606.499.130.646**	**3.548.385.907.949**
20	**5. Gross profit from sales of goods and provision of services**		**171.305.965.889**	**54.644.594.180**	**748.192.044.798**	**139.706.299.626**
22	7. Financial income	29	21.459.302.644	54.880.788.093	114.013.810.976	146.834.640.029
23	8. Financial expenses	30	30.460.073.000	17.063.692.312	108.331.470.340	108.058.038.197
24	*- In which: Borrowing costs*		*22.424.458.459*	*10.944.394.714*	*39.005.644.320*	*44.623.610.319*
25	9. Selling expenses	31	-	-	(227.135.019.023)	-
26	10. General and administrative expenses	32	29.875.008.933	(11.376.064.515)	137.359.165.299	3.000.237.664
30	**11. Net profit from operating activities**		**132.430.186.600**	**103.837.754.476**	**843.650.239.158**	**175.482.663.794**
31	12. Other income	33	766.965.560	35.324.766	11.595.903.336	14.667.157.898
32	13. Other expenses		20.000.100	-	40.009.100	1.235.498.004
40	**14. Other profit**		**746.965.460**	**35.324.766**	**11.555.894.236**	**13.431.659.894**
50	**15. Total net profit before tax**		**133.177.152.060**	**103.873.079.242**	**855.206.133.394**	**188.914.323.688**
51	16. Current corporate income tax expenses	34	30.035.104.581	6.866.132.799	183.265.895.266	6.866.132.799
52	17. Deferred corporate income tax expenses		-	-	2.310.240.000	-
60	**18. Profit after corporate income tax**		**103.142.047.479**	**97.006.946.443**	**669.629.998.128**	**182.048.190.889**

Ha Noi, 27 October 2026

Preparer	Chief Accountant	General Director
Lai Viet Tan	To Phi Son	Nguyen Van Hung

SEPARATE STATEMENT OF CASH FLOWS

Quarter III 2026

(Indirect method)

Code	Items	Note	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
			VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	*1. Profit before tax*		***855.206.133.394***	***188.914.323.688***
	2. Adjustments for the items			
02	- Depreciation and amortization of fixed assets and investm		7.273.695.697	6.833.590.683
03	- Allowances and provisions		(150.901.967.973)	455.914.901.602
04	- Exchange gains/losses from retranslation of monetary items denominated in foreign		67.001.061.681	(37.225.015.430)
05	- Gains/losses from investment activities		(52.265.490.235)	(59.564.853.821)
06	- Borrowing costs		39.005.644.320	44.623.610.319
08	*3. Operating profit before changes in working capital*		***765.319.076.884***	***599.496.557.041***
09	- Increase/decrease in receivables		(206.754.149.083)	(1.248.142.582.383)
10	- Increase/decrease in inventories		445.179.663.666	(358.487.841.337)
11	- Increase/decrease in payables (excluding interest payable/ corporate income tax		496.264.386.106	785.664.808.488
12	- Increase and decrease in deferred expenses		(352.025.468)	29.853.426.338
14	- Borrowing costs paid		(22.544.049.940)	(45.137.275.361)
15	- Corporate income tax paid		(225.256.718.003)	(366.960.722)
17	- Other payments on operating activities		(6.103.490.198)	(13.033.525.634)
20	*Net cash flows from operating activities*		***1.245.752.693.964***	***(250.153.393.570)***
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(23.356.939.915)	(5.726.637.910)
22	2. Proceeds from disposals of fixed assets and other long-term assets		9.697.628.219	5.535.363.349
23	3. Loans granted and purchases of debt instruments of other entities		(861.314.520.548)	-
24	3. Collections from loans granted and resale of debt instruments of other entities		-	-
27	4. Interest received, dividends and distributed profits receiv		39.078.088.055	53.447.009.487
30	*Net cash flows from investing activities*		***(835.895.744.189)***	***53.255.734.926***
	III CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		697.057.001.019	1.593.035.643.903
34	2. Repayment of principal		(1.034.619.114.904)	(1.712.025.739.981)
35	3. Repayment of finance lease principal		(525.066.903)	(525.066.903)
36	4. Dividends or profits paid to owners		(5.244.000)	(22.866.500)
40	*Net cash flows from financing activities*		***(338.092.424.788)***	***(119.538.029.481)***

SEPARATE STATEMENT OF CASH FLOWS

Quarter III 2026

(Indirect method)

Code	Items	Note	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
			VND	VND
50	**Net cash flows in the period**		**71.764.524.987**	**(316.435.688.125)**
60	**Cash and cash equivalents at beginning of the period**		**2.650.144.709.382**	**2.908.659.781.221**
61	Effect of exchange rate fluctuations		(65.070.726.546)	55.905.081.242
70	**Cash and cash equivalents at end of the period**	**3**	**2.656.838.507.823**	**2.648.129.174.338**

Ha Noi, 27 October 2026

Lai Viet Tan	**To Phi Son**	**Nguyen Van Hung**
Preparer	Chief Accountant	General Director

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter III 2026

1 . GENERAL INFORMATION

1.1 . Form of ownership

Vietnam Machinery Installation Corporation - JSC was established on the basis of the equitization of Vietnam Machinery Installation Corporation - One Member Limited Liability Company under Decision No. 1036/QD-TTg dated 10/07/2015 of the Prime Minister on approval of the equitization plan of Vietnam Machinery Installation Corporation.

Vietnam Machinery Installation Corporation - One Member Limited Liability Company was a State-owned enterprise under the Ministry of Construction, established under Decision No. 999/BXD - TCLD dated 01/12/1995 of the Minister of Construction and operating under the corporation model in accordance with Enterprise Registration Certificate No. 0100106313 issued by the Department of Planning and Investment (now the Department of Finance) of Hanoi City for the first time on 01/09/2010, fifth amendment registered on 10/08/2025.

Pursuant to the Enterprise Registration Certificate, second amendment dated 06/04/2016 issued by the Department of Planning and Investment of Hanoi City (now the Department of Finance of Hanoi City), Vietnam Machinery Installation Corporation - One Member Limited Liability Company was officially converted into Vietnam Machinery Installation Corporation - JSC.

The Corporation's head office is located at: No. 124 Minh Khai Street, Tuong Mai Ward, Hanoi, Vietnam.

The Corporation's registered charter capital is VND 797.261.040.000; the paid-up charter capital as at 30 September 2026 is VND 797.261.040.000; equivalent to 79.726.104 shares with a par value of VND 10.000 per share.

1.2 . Business activities

Main business activities of the Corporation include:

- Production, business and construction in accordance with the State's construction development master plans and plans, including the fields of construction and installation of machinery and equipment;
- EPC general contracting for the construction of civil, industrial, transport, irrigation and postal works, urban and industrial park technical infrastructure works, power line and transformer station works;
- Investment in the construction of works including: industrial works (hydropower, thermal power, cement, petrochemical, paper and steel), civil, transport, irrigation, water supply and drainage and urban technical
- Real estate, tourism, travel, hotel, restaurant and entertainment business; transportation of goods and super-long, super-heavy equipment, leasing of construction and transportation equipment;
- Construction consultancy, general contracting for the whole or part of investment projects of industrial, civil and technical infrastructure works such as: project formulation, design (operating only within the scope of the registered business lines) and preparation of total cost estimates, supervision consultancy, project management,
- Design, manufacture of equipment and fabrication of steel structures for industrial and civil works;
- New building and repair of ships and boats for river and sea transportation;
- Inspection, testing and calibration of electrical equipment, automatic control systems and systems for technological lines; supervision and quality inspection of welds and of the mechanical and physical properties
- Training of technical workers in various trades to serve the production needs of the Corporation and of society, advanced training and issuance of certificates for welders, training and implementation of sending Vietnamese workers (inside and outside the Corporation) to work abroad for a definite term;
- Trading and production of supplies, machinery, equipment, spare parts, means of production, means of consumption, raw materials and auxiliary materials for production and consumption, technological - automation lines, consumer goods and means of transport; acting as a distribution agent for domestic and foreign manufacturers of goods serving production and consumption in accordance with the provisions of law.

1.3 . Normal business and production cycle

The normal production and business cycle of the Corporation is carried out within a period of not more than 12 months, except for certain items of works specific to construction and installation and real estate investment activities which have a duration of more than 12 months.

1.4 . The Corporation's operations during the period affecting the Separate Financial Statements

In the first 9 months of 2026, the Corporation's profit increased significantly compared with the corresponding period of the previous year, mainly because the Corporation finalised a number of projects at their final stage with high profit margins and, at the same time, reversed warranty provisions for projects of which the warranty periods had expired.

1.5 . Corporate structure

Information of subsidiaries, Associates and Joint ventures of the Corporation is provided in Note No 4.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Corporation maintains its accounting records in Vietnam Dong (VND).

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Corporation applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Corporation applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 1 January 2026.

The Corporation has adopted the applicable requirements of Circular No. 99/2025/TT-BTC effective from 1 January 2026 on a prospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation. Details on the reclassification of comparative information are disclosed in the Comparative Information section of these Separate Financial Statements.

2.4 . Basis for preparation of the Separate Financial Statements

The Separate Financial Statements are presented based on historical cost principle.

Vietnam Machinery Installation Corporation - JSC was established on the basis of the equitization of Vietnam Machinery Installation Corporation - One Member Limited Liability Company under Decision No. 1036/QD-TTg dated 10/07/2015 of the Prime Minister approving the equitization plan of Vietnam Machinery Installation Corporation. Up to the date of these financial statements, the work relating to the finalization of the equitization is still in progress and the Corporation has not yet received the decision of the competent authority approving the finalization of the State capital value at the date of official conversion into a joint stock company.

The users of these Separate Financial Statements should read these Separate Financial Statements in conjunction with the consolidated financial statements of the Corporation and its subsidiaries for the period from 01 January 2026 to 30 September 2026 in order to obtain sufficient information on the financial position, results of operations and cash flows of the whole Corporation/the Group.

2.5 . Accounting estimates

The preparation of the Separate Financial Statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and legal regulations relating to the preparation and presentation of the Separate Financial Statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and the disclosure of contingent liabilities and assets at the end of the accounting period as well as the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact on the Separate Financial Statements include:

- Allowance for bad debts;
- Allowance for devaluation of inventory;
- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification and allowanceof financial investments;
- Estimated costs of construction activities;
- Estimated income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Corporation and that are assessed by the Board of Management to be reasonable under the circumstances.

2.6 . Financial Instruments

Initial recognition

Financial assets

Financial assets of the Corporation include cash, cash equivalents, trade receivables, other receivables, loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchase price/issue cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

The Corporation's financial liabilities comprise borrowings, trade and other payables, and accrued expenses. Upon initial recognition, financial liabilities are measured at their issue value plus directly attributable transaction costs incurred in connection with the issuance of such financial liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities have not been measured at fair value as at the end of the accounting period because Circular No. 210/2009/TT-BTC and prevailing regulations require the presentation of financial statements and disclosures of information relating to financial instruments, but do not provide equivalent guidance on the measurement and recognition of the fair value of financial assets and financial liabilities.

2.7 . Foreign currency transactions

Foreign currency transactions during the accounting period are translated into Vietnamese Dong at the actual exchange rate on the transaction date.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of the Separate Financial Statements is determined under the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Corporation regularly conducts transactions;
- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Company opens its accounts;
- For part or all of the receivables denominated in foreign currencies for which doubtful debt allowances have been made are not remeasure.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

2.8 . Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with the maturity of not more than three months from the date of investment, that are highly liquid and readily convertible into known amounts of cash and that are subject to an insignificant risk of conversion into cash.

2.9 . Financial investments

Investments held to maturity comprise: term deposits, loans, etc. held to maturity to earn periodic interest.

Investments in subsidiaries, associates are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less allowance for devaluation of investments.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less allowance for devaluation of investments.

Allowance for devaluation of investments is made at the end of the period as follows:

- Investments in subsidiaries and associates: allowance for decline in the value of the investment shall be made when the investee incurs a loss, based on the Financial Statements of the subsidiary or associate at the allowance date.
- Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, allowances shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, allowance shall be made based on the Financial Statements at the allowance date of the investee.
- Investments held to maturity: allowance for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

2.10 . Receivables

The receivables shall be recorded in detail in terms of due date, entities receivable, types of currency and other factors according to the requirements for management of the Corporation. The receivables shall be classified into short-term receivables or long-term receivables on the Separate Financial Statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to collect. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing or absconding or estimating the possible losses.

2.11 . Inventories

Inventories are initially recognized at cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs for completing the products and the estimated costs necessary to make the sale.

The value of inventories is determined using the specific identification method.

Inventories are accounted for using the perpetual method.

Method for valuation of work in process at the end of the period: Work in progress costs are accumulated separately for each incomplete project or project for which revenue has not yet been recognized, corresponding to the volume of work remaining incomplete at the end of the period.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

2.12 . Fixed assets and Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During their useful lives, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation/ amortization and carrying amount.

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initially assessed level of performance, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Statement of Income in the period in which the costs are incurred.

The historical cost of finance lease fixed assets is recognized at the lower of fair value and present value of the minimum lease payments plus any directly attributable costs incurred relating to the lease (exclusive of value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and carrying amount. Finance lease fixed assets are depreciated over the lease term and charged to operating expenses to ensure full capital recovery.

Depreciation of fixed assets is calculated using the straight-line method with the estimated useful lives as follows:

- Buildings, structures	05 - 35 years
- Machinery, equipment	03 - 15 years
- Vehicles, Transportation equipment	04 - 20 years
- Office equipment and furniture	03 - 05 years
- Other fixed assets	03 - 10 years
- Long-term land use rights at 124 Minh Khai, Tuong Mai Ward, Hanoi	No depreciation
- Management software	03 - 05 years

2.13 . Investment properties

Investment properties are initially recognized at historical cost.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful lives as follows:

- Buildings, structures	15 - 25 years

2.14 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognized in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.15 . Operating lease

An operating lease is a lease in which substantially all risks and rewards incidental to ownership remain with the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.16. Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses include:

- Deferred land expenses include prepaid land rental, including those related to leased land for which the Company has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with current regulations. These expenses are recognized in the Consolidated Statement of Income on a straight-line basis according to the lease term of the contract.

- Tools and supplies include assets which are possessed by the Corporation in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 03 to 36 months.

- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from 03 to 60 months.

2.17. Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Corporation. The payables shall be classified into short-term payables or long-term payables on the Financial Statements according to their remaining terms at the reporting date.

2.18. Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the company according to relevant laws.

The liability is recognised when the Company no longer has an unconditional right to avoid the dividend payment, following the dividend declaration by the Board of Directors and, for deposited securities, the announcement of the record date by the Vietnam Securities Depository and Clearing Corporation.

2.19. Borrowings and finance lease liabilities

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and finance lease liabilities shall be recorded in detail in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in detail in terms of types of currency.

2.20 . Borrowing costs

Borrowing costs are recognized as operating expenses in the period in which they are incurred, except for borrowing costs directly attributable to the construction or production of a qualifying asset, which are capitalized as part of the cost of that asset when the conditions prescribed in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. In addition, for specific borrowings used to construct property, plant and equipment or investment properties, borrowing costs are capitalized even when the construction period is less than 12 months.

2.21 . Accrued expenses

Accrued expenses of the Corporation are amounts payable for goods and services received from suppliers or provided to customers during the reporting period but not yet actually paid, and other payables is interest expenses payable, etc. These accrued expenses are recognized in the production and business expenses of the reporting period.

2.22 . Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Corporation has a present debt obligation (legal or constructive obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- A reliable estimate can be made of the obligation.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payables.

Provision for construction warranty is made based on the characteristics of each project and the assessment of the Board of Management of the Corporation on the actual warranty period and warranty costs.

Provisions are recognized as production and operating expenses of the accounting period. If the unused provision made in the previous accounting period exceeds the provision required for the reporting period, the difference is reversed against production and operating expenses for the period. For the comparative period, any excess provision for construction warranties is reversed to other income for the accounting period.

2.23 . Deferred revenues

Deferred revenues include prepayments from customers for one or many accounting periods relating to asset leasing.

Deferred revenue is transferred to Revenue from sale of goods and provision of services at the amount determined in accordance with each accounting period.

2.24. Owner's equity

Owner's equity is stated at the actual contributed capital of the owners.

Retained earnings are used to present the Corporation's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Corporation.

2.25. Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be measured reliably regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Corporation no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

Revenue from provision of services:

- The percentage of completion of the transaction at the Statement of Financial Position date can be measured

Revenue from construction contracts: is recognized based on the value of work performed when the outcome of a construction contract can be measured reliably and the completed work has been certified by the customer. Revenue and related contract costs are recognized by reference to the portion of work completed and certified by the customer during the period, as reflected in the invoices issued.

Financial income

Financial income includes income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognized when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Corporation.
- The amount of the revenue can be measured reliably.

2.26. Cost of goods sold and provision of services

Cost of goods sold and provision of services represents the costs of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labor cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandise have not been determined as sold.

Cost of construction contracts

The cost of construction contracts is recognized in correspondence with the completed portion of work, consistent with revenue and reliably determined.

If the total costs of the contract exceed the total revenue of the contract, the estimated loss is recognized as an expense.

2.27 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs; interest on deferred payment purchases, interest on leased assets;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Allowance for diminution in value of trading securities price; allowance for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.28 . Selling expenses, General and administrative expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.

General and administrative expenses comprise actual costs incurred for the general administration of the Company.

2.29 . Liquidation of fixed assets and investment properties

Income from the sale or liquidation of fixed assets and investment properties is recognized in the Separate Statement of Income when the majority of the risks and rewards associated with ownership are transferred to the buyer.

The gain or loss from the liquidation or disposal of fixed assets and investment properties are determined as the difference between revenue and expenses directly related to the sale of the fixed assets, investment properties and carrying amount of fixed assets and investment properties. The gain or loss from the liquidation or disposal of investment properties presented on a net basis in the Statement of Income.

2.30 . Corporate income tax

a) Deferred income tax liabilities

Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred income tax liabilities are measured at the current corporate income tax rate, based on the tax rates and tax laws enacted and effective at the end of the accounting period.

b) Current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expense is determined based on taxable income for the period and the current corporate income tax rate applicable during the accounting period.

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

Current corporate income tax expense is not offset against deferred corporate income tax expense.

c) Current corporate income tax rate

During the nine-month accounting period ended 30 September 2026, the Corporation was subject to a corporate income tax rate of 20% on business and production activities generating taxable income.

2.31 . Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Corporation (after adjusting for the bonus and welfare fund and Executive Management Bonus Fund) by the weighted average number of ordinary shares outstanding during the period.

2.32 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Corporation's related parties include:

- Organizations, directly or indirectly having control the Corporation, are controlled by the Corporation, or being under the control of the Corporation, or being under common control with the Corporation, including the Corporation's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Corporation that have a significant influence on the Corporation, key management personnel of the Corporation, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering the relationship of related parties to serve for the preparation and presentation of Separate Financial Statements, the Corporation should consider the nature of the relationship rather than the legal form of the relationship.

2.33 . Segment information

A segment is a distinguishable component of the Corporation that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Corporation in order to help users of financial statements better understand and make more informed judgements about the Corporation as a whole.

As the Corporation's business activities during the period are mainly construction and installation activities, the Corporation does not prepare segment reports by business segment.

3 . CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	650.678.662	966.629.505
Demand deposits	1.707.259.595.186	1.658.859.079.877
Cash equivalents	948.928.233.975	990.319.000.000
	2.656.838.507.823	**2.650.144.709.382**

4 . FINANCIAL INVESTMENTS

a) Held-to-maturity investments

	Ending balance			Beginning balance		
	Original cost	Recoverable amount	Allowance	Original cost	Recoverable amount	Allowance
	VND	VND	VND	VND	VND	VND
Term deposits [1]	861.314.520.548	861.314.520.548	-	-	-	-
Loan [2]	394.657.822.147	-	(394.657.822.147)	394.657.822.147	-	(394.657.822.147)
	1.255.972.342.695	**861.314.520.548**	**(394.657.822.147)**	**394.657.822.147**	-	**(394.657.822.147)**

Details of the investments held to maturity on 30/06/2026 are as follows:

(1) Term deposits

	Currency	Term	Book Value
			VND
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Office No. 1	VND	06 months	447.070.273.973
- Tien Phong Commercial Joint Stock Bank - Thang Long Branch	VND	06 months	393.891.643.835
- Vietnam Bank for Agriculture and Rural Development - Lang Ha Branch	VND	06 months	20.352.602.740
			861.314.520.548

b) Equity investments in other entities

	Securities code	Ending balance			Beginning balance		
		Original cost	Recoverable amount	Allowance	Original cost	Recoverable amount	Allowance
		VND	VND	VND	VND	VND	VND
Investments in subsidiaries		**49.498.345.589**	**24.222.085.180**	**(25.276.260.409)**	**49.498.345.589**	**24.114.949.753**	**(25.383.395.836)**
- Lilama South East Asia SDN BHD Company Limited		16.930.636.761	16.930.636.761	-	16.930.636.761	16.930.636.761	-
- Lilama 5 Joint Stock Company	LO5	9.180.000.000	-	(9.180.000.000)	9.180.000.000	-	(9.180.000.000)
- Lilama 7 Joint Stock Company	LM7	7.905.000.000	-	(7.905.000.000)	7.905.000.000	-	(7.905.000.000)
- Lilama Mechanical Erection Joint Stock Comp	L35	8.492.667.900	2.574.022.891	(5.918.645.009)	8.492.667.900	2.569.464.071	(5.923.203.829)
- LHT International Consultancy Joint Stock Company (*)		6.990.040.928	4.717.425.528	(2.272.615.400)	6.990.040.928	4.614.848.921	(2.375.192.007)
Investments in associates		**271.222.251.568**	**203.721.957.628**	**(67.500.293.940)**	**271.222.251.568**	**205.631.772.915**	**(65.590.478.653)**
- Lilama 45.1 Joint Stock Company	L45	18.908.271.421	-	(18.908.271.421)	18.908.271.421	-	(18.908.271.421)
- Lilama 45.3 Joint Stock Company	L43	7.002.100.000	-	(7.002.100.000)	7.002.100.000	2.121.067.887	(4.881.032.113)
- Lilama 45.4 Joint Stock Company	L44	5.188.680.200	-	(5.188.680.200)	5.188.680.200	-	(5.188.680.200)
- Lilama Real Estate Joint Stock Company		29.697.241.118	29.697.241.118	-	29.697.241.118	29.697.241.118	-
- Lilama Erection - Electromechanical Testing J	LCD	3.907.800.000	3.907.800.000	-	3.907.800.000	3.907.800.000	-
- Lilama Construction Technology and Design Consultancy Joint Stock Company		1.100.135.974	936.162.588	(163.973.386)	1.100.135.974	936.162.588	(163.973.386)
- Lilama 10 Joint Stock Company	L10	52.111.309.091	52.111.309.091	-	52.111.309.091	52.111.309.091	-
- Lilama 18 Joint Stock Company	LM8	86.688.820.750	86.688.820.750	-	86.688.820.750	86.688.820.750	-
- Lilama 69.1 Joint Stock Company	L61	28.832.055.556	-	(28.832.055.556)	28.832.055.556	-	(28.832.055.556)
- Lilama 69.3 Joint Stock Company	L63	37.785.837.458	30.380.624.081	(7.405.213.377)	37.785.837.458	30.169.371.481	(7.616.465.977)
Investments in other entities		**248.959.582.264**	**218.808.939.376**	**(30.150.642.888)**	**248.959.582.264**	**218.808.939.376**	**(30.150.642.888)**
- Petroleum Equipment Assembly and Metal Str	PVY	19.799.036.703	-	(19.799.036.703)	19.799.036.703	-	(19.799.036.703)
- Phu My Trung Viet Joint Stock Company (Lilama SHB)		2.165.892.592	2.131.013.363	(34.879.229)	2.165.892.592	2.131.013.363	(34.879.229)
- Hua Na Hydropower Joint Stock Company	HNA	85.696.088.606	85.696.088.606	-	85.696.088.606	85.696.088.606	-
- Vicem Song Thao Cement Joint Stock Company		35.716.560.384	35.716.560.384	-	35.716.560.384	35.716.560.384	-
- Thang Long Cement Joint Stock Company		16.169.971.505	5.853.244.549	(10.316.726.956)	16.169.971.505	5.853.244.549	(10.316.726.956)
- BV Invest Joint Stock Company		86.548.866.279	86.548.866.279	-	86.548.866.279	86.548.866.279	-
- Lilama Mechanical - Electrical - Environmental Joint Sto		2.863.166.195	2.863.166.195	-	2.863.166.195	2.863.166.195	-
		569.680.179.421	**446.752.982.184**	**(122.927.197.237)**	**569.680.179.421**	**448.555.662.044**	**(121.124.517.377)**

(*) The subsidiary is in the process of completing dissolution procedures.

5 . TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Related parties	***20.858.203.463***	***(7.894.663.682)***	***23.672.587.620***	***(7.894.663.682)***
- Lilama South East Asia SDN BHD	674.526.861	-	342.148.817	-
- Lilama 45.1 Joint Stock	4.389.650.896	(4.382.686.724)	4.389.650.896	(4.382.686.724)
- Lilama 45.3 Joint Stock	157.452.089	-	157.452.089	-
- Lilama 45.4 Joint Stock	3.511.976.958	(3.511.976.958)	3.511.976.958	(3.511.976.958)
- Lilama 10 Joint Stock Company	229.156.513	-	229.156.513	-
- Lilama 18 Joint Stock Company	648.000.000	-	4.982.630.885	-
- Lilama Mechanical and Erection Joint	13.587.877	-	13.587.877	-
- Lilama Real Estate Joint Stock Company	2.697.408	-	924.826	-
- Lilama 5 Joint Stock Company	17.435.475	-	17.435.475	-
- Lilama 7 Joint Stock Company	477.023.254	-	120.673.238	-
- Lilama 69.3 Joint Stock	10.462.351.330	-	9.345.576.844	-
- Lilama 69.1 Joint Stock	274.344.802	-	561.373.202	-

	30/09/2026		01/01/2026	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Others	***2.960.754.716.572***	***(391.771.586.729)***	***2.755.685.326.675***	***(321.044.717.682)***
- Branch of Vietnam National Industry - Energy Group - Power Project Management Unit	1.080.023.168.790	-	66.684.513.050	-
- Thai Binh 2 Thermal Power Project Management Board - PVC	204.352.568.988	(204.352.568.988)	232.306.651.450	(194.351.387.399)
- Tan Thang Cement Joint Stock Company	162.200.665	(162.200.665)	961.200.665	(961.200.665)
- Vicem Song Thao Cement Joint Stock Company	41.439.288.819	(41.439.288.819)	41.539.620.068	(41.539.620.068)
- Branch of PetroVietnam Power Corporation - JSC - Power Project Management Unit	312.030.571.231	-	825.575.010.999	-
- Lilama Hanoi Joint Stock	39.000.402.901	(39.000.402.901)	39.000.402.901	(39.000.402.901)
- Vung Ang - Quang Trach Petroleum Power Project Management Unit	876.658.212.532	-	877.867.450.765	-
- Thyssenkrupp Nucera AG&Co. KGaA	166.762.090.207	(50.028.627.062)	141.892.684.930	-
- Power Transmission Project Management Unit - Branch of National Power	-	-	133.523.807.731	-
- Power Transmission Project Management Unit - Branch of National Power Transmission Corporation (West Hanoi 500	-	-	83.344.239.221	-
- Thyssenkrupp Nucera Italy	67.222.989.730	-	85.159.969.581	-
- Other trade receivables	173.103.222.709	(56.788.498.294)	227.829.775.314	(45.192.106.649)
	2.981.612.920.035	**(399.666.250.411)**	**2.779.357.914.295**	**(328.939.381.364)**

6 . PREPAYMENTS TO SUPPLIERS

	30/09/2026		01/01/2026	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Related parties	***59.840.335.363***	***(36.046.842.355)***	***47.099.996.955***	***(35.105.842.355)***
- Lilama 45.1 Joint Stock	36.304.803.005	(28.367.478.543)	35.363.803.005	(27.426.478.543)
- Lilama 7 Joint Stock Company	5.386.433.687	-	-	-
- Lilama 45.4 Joint Stock	11.431.018.327	(7.679.363.812)	11.431.018.327	(7.679.363.812)
- Lilama 69.1 Joint Stock	3.599.975.591	-	305.175.623	-
- Lilama 18 Joint Stock Company	3.118.104.753	-	-	-
Others	***455.198.068.993***	***(90.153.067.857)***	***384.323.577.096***	***(89.653.067.857)***
- Van Phu Engineering Joint Stock Company	82.982.024.400	-	-	-
- Vung Ang Thermal Power Project Management Board	34.630.849.904	-	34.630.849.904	-
- Mitsubishi Heavy Industries, Ltd	127.958.000.400	-	127.958.000.400	-
- Van Hoi Phat Technical Trading Company Limited	17.611.676.752	-	59.250.698.000	-
- Lisemco Joint Stock Company	65.824.121.244	(65.824.121.244)	65.824.121.244	(65.824.121.244)
- Prepayments to other suppliers	126.191.396.293	(24.328.946.613)	96.659.907.548	(23.828.946.613)
	515.038.404.356	**(126.199.910.212)**	**431.423.574.051**	**(124.758.910.212)**

7 . OTHER RECEIVABLES

		30/09/2026		01/01/2026	
		Book Value	Allowance	Book Value	Allowance
		VND	VND	VND	VND
a)	**Short-term**				
	- Dividends and profits receivables	3.131.988.200	(3.131.988.200)	3.131.988.200	(3.131.988.200)
	- Receivables from equitization	200.000.000	-	200.000.000	-
	- Deposits and	12.771.000.000	-	440.000.000	-
	+ Ho Chi Minh City House Trade Management Company Limited	*327.000.000*	-	*414.000.000*	-
	+ Vietnam Finance and Valuation Auction	*12.418.000.000*	-	-	-
	+ Others	*26.000.000*	-	*26.000.000*	-
	- Land use right fee in apartment building [(1)]	12.233.036.921	(12.233.036.921)	13.466.222.516	(13.466.222.516)
	- Joint Venture PECOM-LILAMA (Kim Xa Station) [(2)]	8.323.221.825	-	9.861.272.537	-
	- Hamon Research-Cottrell GmbH [(3)]	9.787.321.680	-	9.787.321.680	-
	- Advances	10.141.141.608	-	4.740.121.850	-
	- Receivables from loan	292.389.437.870	(292.389.437.870)	288.772.265.199	(286.777.750.132)
	- Other receivables	33.907.971.591	(13.972.250.461)	32.855.524.210	(13.972.250.461)
		382.885.119.695	**(321.726.713.452)**	**363.254.716.192**	**(317.348.211.309)**
b)	**Long-term**				
	- Deposits and collateral	171.000.000	-	171.000.000	-
		171.000.000	**-**	**171.000.000**	**-**

	Ending balance		01/01/2026	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
c) In which : Other payables from related parties				
- Lilama 45.4 Joint Stock	3.131.988.200	(3.131.988.200)	3.131.988.200	(3.131.988.200)
- Lilama 45.1 Joint Stock	87.583.778.523	(87.583.778.523)	83.535.687.460	(83.535.687.460)
- Lilama 45.3 Joint Stock	19.250.625.259	(19.250.625.259)	18.187.028.584	(17.687.028.584)
	109.966.391.982	**(109.966.391.982)**	**104.854.704.244**	**(104.354.704.244)**
d) In which : Payables from others parties				
- Lilama Hanoi Joint Stock	75.897.140.431	(75.897.140.431)	75.897.140.431	(75.897.140.431)
- Lisemco Joint Stock Company	144.066.231.662	(144.066.231.662)	144.066.231.662	(144.066.231.662)
- Hamon Research-Cottrell GmbH [3]	9.787.321.680	-	9.787.321.680	-
- Vien Dong Insurance Joint Stock Company	8.330.407.947	(8.330.407.947)	8.330.407.947	(8.330.407.947)
- Other entities	89.649.717.291	(25.013.185.923)	61.224.747.003	(25.880.056.240)
	327.730.819.011	**(253.306.965.963)**	**299.305.848.723**	**(254.173.836.280)**

8 . DOUBTFUL DEBTS

	30/09/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered.				
Trade receivables	***546.476.444.058***	***146.810.193.647***	***371.666.697.332***	***42.727.315.968***
- Thai Binh 2 Thermal Power Project Management Board	204.352.568.988	-	232.306.651.450	37.955.264.051
- Vicem Song Thao Cement Joint Stock Company	41.439.288.819	-	41.539.620.068	-
- Song Vang Hydropower Joint Stock Company	12.597.651.580	-	12.597.651.580	-
- Vietnam Construction and Import - Export Joint Stock	9.043.466.795	-	9.043.466.795	-
- Tan Thang Cement Joint Stock Company	162.200.665	-	961.200.665	-
- Lilama Hanoi Joint Stock	39.000.402.901	-	39.000.402.901	-
- Thyssenkrupp Nucera AG&Co. KGaA (Hydrogen Neom project)	166.762.090.207	116.733.463.145	-	-
- Power Project Management Unit 2 - Vietnam Electricity - Dak Ooc Substation	24.526.636.301	17.168.645.411	-	-
- Other entities	48.592.137.802	12.908.085.091	36.217.703.873	4.772.051.917
Prepayment to suppliers	***168.089.000.028***	***41.889.089.816***	***168.089.000.028***	***43.330.089.816***
- Lisemco Joint Stock Company	66.898.435.509	-	66.898.435.509	-
- Lilama Hanoi Joint Stock	35.208.754.102	18.030.228.953	35.208.754.102	18.030.228.953
- Other units	65.981.810.417	23.858.860.863	65.981.810.417	25.299.860.863
Loan receivables	***394.657.822.147***	-	***394.657.822.147***	-
- Phu My Trung Viet Joint Stock Company	13.973.308.000	-	13.973.308.000	-
- Lilama 45.1 Joint Stock	92.068.569.933	-	92.068.569.933	-
- Lilama 45.3 Joint Stock	24.190.124.044	-	24.190.124.044	-
- Lisemco Joint Stock Company	223.245.490.955	-	223.245.490.955	-
- Lilama Hanoi Joint Stock	41.180.329.215	-	41.180.329.215	-
Other receivables	***321.726.713.452***	-	***317.848.211.309***	***500.000.000***
- Phu My Trung Viet Joint Stock Company	11.128.889.942	-	11.112.235.998	-
- Lisemco Joint Stock Company	144.066.231.662	-	139.755.658.922	-
- Lilama Hanoi Joint Stock	34.716.811.216	-	34.716.811.216	-
- Lilama 45.1 Joint Stock	87.583.778.523	-	83.535.687.460	-
- Lilama 45.3 Joint Stock	19.250.625.259	-	18.187.028.584	500.000.000
- Lilama 45.4 Joint Stock	3.131.988.200	-	3.131.988.200	-
- Others	21.848.388.650	-	27.408.800.929	-
	1.430.949.979.685	**188.699.283.463**	**1.252.261.730.816**	**86.557.405.784**

9 . INVENTORIES

	30/09/2026		01/01/2026	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Raw materials and supplies	3.077.741.935	-	1.317.126.256	-
Tools and	1.665.788.495	-	1.803.591.750	-
Work in progress expenses	60.003.296.208	-	506.805.772.298	-
	64.746.826.638	**-**	**509.926.490.304**	**-**

10 . LONG-TERM ASSET IN PROGRESS

	30/09/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Procurement of fixed assets	**126.892.000**	**126.892.000**	**-**	**-**
- Project for Installation of Fire Fighting and Prevention System for 5-Storey Building	126.892.000	126.892.000	-	-
Construction in progress	**36.156.356.414**	**36.156.356.414**	**36.156.356.414**	**36.156.356.414**
- Project of the high-rise mixed-use residential and working building in Phuoc Long Ward, Ho Chi Minh City (*)	36.156.356.414	36.156.356.414	36.156.356.414	36.156.356.414
Periodic repair and maintenance	**799.789.860**	**799.789.860**	**1.902.651.484**	**1.902.651.484**
- Renovation of the 3rd and 4th floors of the EPC building, the Corporation 's	799.789.860	799.789.860	1.902.651.484	1.902.651.484
	37.083.038.274	**37.083.038.274**	**38.059.007.898**	**38.059.007.898**

(*) Pursuant to Resolution of the General Meeting of Shareholders No. 192/NQ-DHDCD dated 24/06/2022, the Corporation was approved by the General Meeting of Shareholders on the policy of returning the above project; in respect of the costs already incurred, the Corporation will work with the People's Committee of Ho Chi Minh City to request reimbursement.

11 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation	Management equipment	Others	**Total**
	VND	VND	VND	VND	VND	**VND**
Historical cost						
Beginning balance	87.582.752.216	17.988.352.396	314.746.943.751	7.710.795.577	5.076.503.306	433.105.347.246
- Purchase in the period	10.540.000.000	236.934.444	4.984.800.000	4.052.882.695	105.780.000	19.920.397.139
- Completed construction investment	-	-	-	687.902.400	-	687.902.400
- Liquidation, disposal	-	-	(27.237.078.944)	(134.400.000)	-	(27.371.478.944)
Ending balance	**98.122.752.216**	**18.225.286.840**	**292.494.664.807**	**12.317.180.672**	**5.182.283.306**	**426.342.167.841**
Accumulated depreciation						
Beginning balance	57.096.496.013	15.023.371.235	294.416.958.525	6.065.752.629	4.847.827.290	377.450.405.692
- Depreciation in the period	1.799.819.658	519.861.465	2.118.573.017	950.133.166	143.174.126	5.531.561.432
- Liquidation, disposal	-	-	(27.237.078.944)	(7.001.290)	-	(27.244.080.234)
Ending balance	**58.896.315.671**	**15.543.232.700**	**269.298.452.598**	**7.008.884.505**	**4.991.001.416**	**355.737.886.890**
Net carrying amount						
Beginning balance	30.486.256.203	2.964.981.161	20.329.985.226	1.645.042.948	228.676.016	55.654.941.554
Ending balance	**39.226.436.545**	**2.682.054.140**	**23.196.212.209**	**5.308.296.167**	**191.281.890**	**70.604.280.951**

- Cost of fully depreciated tangible fixed assets still in use at the end of the period: VND 296.549.278.711.

12 . FINANCE LEASE FIXED ASSETS

	Means of transportation and transmission
	VND
Historical cost	
Beginning balance	3.519.650.908
Ending balance of the year	**3.519.650.908**
Accumulated depreciation	
Beginning balance	1.454.354.976
- Depreciation in the period	329.967.270
Ending balance of the year	**1.784.322.246**
Net carrying amount	
Beginning balance	2.065.295.932
Ending balance	**1.735.328.662**

13 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Total
	VND	VND	VND
Historical cost			
Beginning balance	10.597.679.212	1.868.049.000	12.465.728.212
- Purchase in the period	-	3.724.610.000	3.724.610.000
Ending balance	**10.597.679.212**	**5.592.659.000**	**16.190.338.212**
Accumulated amortization			
Beginning balance	-	1.799.484.493	1.799.484.493
- Amortization in the period	-	259.588.919	259.588.919
Ending balance	**-**	**2.059.073.412**	**2.059.073.412**
Net carrying amount			
Beginning balance	10.597.679.212	68.564.507	10.666.243.719
Ending balance	**10.597.679.212**	**3.533.585.588**	**14.131.264.800**

In which:

- Historical cost of intangible fixed assets which have been fully amortized but are still in use at the end of the period: VND 1,738,049,000.

(*) Information on the land use rights:

+ Address: No. 124 Minh Khai Street, Tuong Mai Ward, Hanoi City;
+ Area: 2864.6 m²;
+ Purpose of use: Construction of a high-rise mixed-use building for residential and office purposes;
+ Land lease term: 50 years from 23 March 2010.

14 . INVESTMENT PROPERTIES

The Corporation's investment property is the total value of the infrastructure investment at Bac Vinh Industrial Park, Vinh Hung Ward, Nghe An Province for long-term lease. The investment property has a historical cost of VND 57,127,963,520, accumulated depreciation up to 30/09/2026 of VND 48,041,651,864, depreciation during the period of VND 1,728,867,114 and a net book value of VND 9,086,311,656. Revenue from the investment property arising in the first 9 months of 2026 was VND 692,211,314

The fair value of the investment property has not been officially assessed and determined as at 30/09/2026. However, based on the leasing situation and the market prices of these assets, the Board of Management of the Corporation believes that the fair value of the investment property is higher than its net book value as at the end of the accounting period.

15 . DEFERRED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
a) Short-term		
Deferred expenses of the Corporation's head office	1.285.183.816	190.366.183
Deferred expenses of the NEOM Hydrogen Plant project	-	1.178.788
Deferred expenses of the Nhon Trach 3 & Nhon Trach 4 power projec	6.307.913	26.964.387
Deferred expenses of the H2GS green steel fabrication project	-	95.092.004
Deferred expenses of the Vung Ang 2 power project	68.093.377	-
Deferred expenses of the fuel conversion project of O Mon I Thermal	23.124.998	-
Deferred expenses of construction team No. 2 - Pha Rung project	42.502.500	-
Deferred expenses of Construction Team No. 2 – Project for Viet Han Engineering Company	89.375.000	-
Deferred expenses of the Quang Trach II Power Plant Project Manage	4.166.666	-
	1.518.754.270	**313.601.362**
b) Long-term		
Deferred crane rental expenses	595.944.594	1.116.690.218
Deferred expenses of the Company's head office	9.587.782.116	4.476.516.678
Deferred expenses at the Bac Vinh project	1.087.894.908	147.631.453
Long-term Deferred expenses of the Vung Ang 2 Thermal Power proj	10.283.997	375.018.621
Deferred expenses of the Nhon Trach 3 & Nhon Trach 4 power projec	63.466.666	-
Deferred expenses of the NEOM Hydrogen Plant project	9.520.000	29.780.001
Deferred factory rental expenses	69.600.000.000	76.125.000.000
Deferred expenses of the fabrication project of 27 steel structure Modules of the H2GS Green Steel Project	44.389.872	230.681.820
Deferred expenses of the fuel conversion project of O Mon I Thermal Power Plant	424.849.968	186.610.306
Expenses of construction team No. 2 - Girder fabrication project	9.732.508	-
Deferred expenses of the Quang Trach II Power Project Unit	400.937.028	-
	81.834.801.657	**82.687.929.097**

16 . BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2026	During the period		30/09/2026
	Value	Increase	Decrease	Value
	VND	VND	VND	VND
a) Short-term borrowings				
Short-term borrowings	**626.687.236.067**	**697.057.001.019**	**1.034.619.114.904**	**289.125.122.182**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction	248.461.252.692	432.998.076.868	506.799.083.376	174.660.246.184
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Ha Bra	-	11.742.885.000	11.742.885.000	-
- Tien Phong Commercial Joint Stock Bank - Thang Long Branch (2)	241.753.791.828	148.147.717.572	353.262.065.985	36.639.443.415
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch (3)	5.253.470.006	94.616.593.861	22.044.631.284	77.825.432.583
- Vietnam International Commercial Joint Stock Bank - Corporate Banking Center, Transa	131.218.721.541	9.551.727.718	140.770.449.259	-
Current portion of long-term borrowings	**700.089.204**	**408.385.378**	**525.066.903**	**583.407.679**
- BIDV-SUMI TRUST Leasing Company Limited - Hanoi Branch (5)	700.089.204	408.385.378	525.066.903	583.407.679
	627.387.325.271	**697.465.386.397**	**1.035.144.181.807**	**289.708.529.861**
b) Long-term borrowings				
- BIDV-SUMI TRUST Leasing Company Limited - Hanoi Branch (5)	1.108.474.582	-	525.066.903	583.407.679
	1.108.474.582	**-**	**525.066.903**	**583.407.679**
Amount due for settlement within 12 months	(700.089.204)	(408.385.378)	(525.066.903)	(583.407.679)
Amount due for settlement after 12 months	**408.385.378**			-

17 . SHORT-TERM TRADE PAYABLES

	30/09/2026	01/01/2026
	VND	VND
Related parties	***218.555.826.865***	***245.913.469.919***
- Lilama 5 Joint Stock Company	18.276.255.443	29.398.965.872
- Lilama 7 Joint Stock Company	-	2.173.389.805
- Lilama South East Asia SDN BHD	14.267.613.113	14.491.214.134
- Lilama Mechanical and Erection Joint Stock Company	11.838.207.868	14.125.414.140
- LHT International Consultancy Joint Stock Company	-	2.177.318.878
- Erection – Electromechanics Testing Joint Stock Company	12.654.838.923	15.559.349.415
- Lilama 10 Joint Stock Company	137.445.259.017	96.610.139.769
- Lilama 18 Joint Stock Company	-	50.058.739.651
- Lilama 69.3 Joint Stock Company	24.073.652.501	20.818.938.255
- Lilama 45.3 Joint Stock Company	-	500.000.000
Others	***904.257.963.740***	***1.188.320.999.276***
- Doosan Heavy Industries Vietnam Co., Ltd	10.910.341.228	11.080.959.584
- Tbea Hengyang Tranformer Co., Ltd	-	186.995.742.747
- Flsmidth Koch GMBH	85.519.319.071	86.859.571.780
- Petroleum Pipeline and Tank Construction Joint Stock Company	48.593.258.691	49.335.191.063
- FECON Joint Stock Company	34.171.798.568	49.955.584.052
- Hamon Research-Cottrell Italia S.P.A	160.905.830.271	163.427.535.043
- Other payables to suppliers	564.157.415.911	640.666.415.007
	1.122.813.790.605	**1.434.234.469.195**

18 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	30/09/2026	01/01/2026
	VND	VND
Others		
- Can Tho Thermal Power Company - Branch of Power Generation Corporation 2 - Joint Stock Company (EVNGENCO2) (*)	338.514.619.280	343.133.023.280
- Hanoi City Technical Infrastructure and Agriculture Construction Investment Project Management Unit	100.000.000.000	-
- Power Project Management Unit 2 - Branch of Vietnam Electricity (**)	586.402.116.478	-
- An Giang Province Construction Investment and Transport Project	20.056.866.059	54.668.568.629
- Branch of PetroVietnam Technical Services Corporation - Long Phu 1 Thermal Power Project Unit	40.918.212.840	40.866.656.986
- Other entities	29.088.974.145	15.335.488.351
	1.114.980.788.802	**454.003.737.246**

(*) The advance from the Investor, Can Tho Thermal Power Company - Branch of Power Generation Corporation 2 - Joint Stock Company (EVNGENCO2), to the Company in relation to the fuel conversion project of O Mon I Thermal Power Plant using Block B gas.

(**) The advance from the Investor, Power Project Management Unit 2 - Branch of Vietnam Electricity, to the Company in relation to the Quang Trach II Thermal Power Plant project.

19 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Opening receivables	Opening payables	Payables in the period	Actual payment in the period	Closing receivables	Closing payables
	VND	VND	VND	VND	VND	VND
Value-added tax	16.432.740.211	413.614.853	34.286.331.761	21.171.049.889	2.903.843.486	-
Corporate income tax	-	68.555.595.126	183.265.895.266	225.256.718.003	-	26.564.772.389
Personal income tax	-	243.012.730	6.910.663.316	5.950.234.910	-	1.203.441.136
Land tax and land rental	-	-	4.288.972.176	4.288.972.176	-	-
Other taxes	14.768	-	-	-	14.768	-
	16.432.754.979	**69.212.222.709**	**228.751.862.519**	**256.666.974.978**	**2.903.858.254**	**27.768.213.525**

The Corporation's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Separate Financial Statements could be changed at a later date upon final determination by the tax authorities.

20 . ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
- Interest expense	386.310.693	505.902.174
- Van Phong 1 Thermal Power Plant Project.	1.139.826.311	1.139.826.311
- Vung Ang 1 Thermal Power Plant Project.	752.071.323.479	752.071.323.479
- Thai Binh 2 Thermal Power Plant Project.	2.956.122.436	4.878.958.835
- Module fabrication works of the H2GS green steel project	17.952.626.576	30.150.680.443
- Nhon Trach 3 and 4 Power Plant Project	323.696.124.240	238.932.754.926
- Neom Hydrogen Project	76.193.665.684	212.460.114.772
- Vung Ang 2 Thermal Power Plant Project	36.500.311.812	8.892.552.118
- Song Hau 1 Power Project Management Board - PVN	274.336.158.005	-
- Other accrued expenses	36.814.684.792	115.946.394.935
	1.522.047.154.028	**1.364.978.507.993**
In which: Accrued expenses from related parties		
- Lilama 5 Joint Stock Company	14.659.351.071	7.571.674.089
- Lilama 45.4 Joint Stock Company	2.591.688.036	4.507.776.919
- Electro-Mechanical Testing and Erection Joint Stock Company	22.195.081.621	16.299.699.405
- Lilama 10 Joint Stock Company	100.665.408.141	177.223.073.469
- Lilama 18 Joint Stock Company	18.377.484.305	2.774.672.617
- Lilama 69.1 Joint Stock Company	364.434.400	364.434.400
- Lilama 69.3 Joint Stock Company	7.707.479.546	6.632.924.480
	166.560.927.120	**215.374.255.379**

21 . DIVIDENDS AND PROFITS PAYABLE

	30/09/2026	01/01/2026
	VND	VND
Dividend and profit payables	398.266.125	403.510.125
	398.266.125	**403.510.125**

22 . OTHER PAYABLES

	30/09/2026	01/01/2026
	VND	VND
a) Short-term payables		
- Trade union fee	571.628.200	623.321.400
- Social insurance	835.501.605	688.763.698
- Payables on equitization	200.000.000	200.000.000
- Short-term deposits, collateral received	1.472.550.000	274.100.000
+ Havar Furniture Company Limited	*124.100.000*	*124.100.000*
+ TH MACHINERY INSTALLATION CO.,LTD	*500.000.000*	-
+PLC HEAVY LIFTING SERVICES JOINT STOCK COMPANY	*800.000.000*	-
+ Others	*48.450.000*	*150.000.000*
- Doosan Heavy Industries & Construction Co., Ltd	1.590.915.342	1.278.881.277
- Hamon Research-Cottrell GmbH (*)	160.377.735.500	162.891.164.000
- Construction Team No. 1 of the Corporation	-	5.507.693.556
- Other payables	11.509.803.444	6.130.325.311
	176.558.134.091	**177.594.249.242**
b) Long-term payables		
- Long-term deposits, collateral received	1.151.886.839	1.151.886.839
+ Lilama 18 Joint Stock Company	*333.000.000*	*333.000.000*
+ HACOM Technology Investment Joint Stock Company	*295.800.000*	*295.800.000*
+ Other companies	*523.086.839*	*523.086.839*
	1.151.886.839	**1.151.886.839**
c) In which: Other payables to related parties		
- Lilama 7 Joint Stock Company	-	95.679.360
- Lilama Mechanical and Erection Joint Stock Company	-	12.023.424
- Lilama 45.1 Joint Stock Company	-	17.046.528
- Lilama 45.4 Joint Stock Company	1.517.001	1.517.001
- Lilama 18 Joint Stock Company	333.000.000	362.650.944
- Lilama 69.1 Joint Stock Company	67.500.000	67.500.000
- Lilama Real Estate Joint Stock Company	42.240.000	42.240.000
	444.257.001	**598.657.257**

(*) The amount received from the performance guarantee under the contracts signed with the contractor Hamon Research-Cottrell GmbH (Hamon) for packages M05-FGD and M06-ESP with a total amount of USD 6,175,500 under the Song Hau 1 Thermal Power Plant project, arising from 2022. As the payment obligations as well as the costs that may arise in relation to Hamon, the investor and other related parties have not been fully determined, the Corporation has not recognized the above amount received from the performance guarantee in the separate results of operations for 2025. At the same time, the Corporation is closely monitoring the progress of the bankruptcy procedures and the rights and obligations of Hamon's custodian in order to have appropriate resolution plans. The increase in value during the period is due to the effect of the exchange rate difference revaluation at the end of the period.

23 . DEFERRED REVENUE

	30/09/2026	01/01/2026
	VND	VND
a) Short-term		
- Deferred revenue from office leasing	107.184.545	104.730.000
- Deferred revenue from land leasing at Bac Vinh Industrial Park	831.514.953	638.611.460
	938.699.498	**743.341.460**
b) Long-term		
- Unearned revenue from land leasing at Bac Vinh Industrial Park	12.593.030.649	13.076.185.471
	12.593.030.649	**13.076.185.471**

24 . PROVISIONS

	Beginning balance	During the period		Ending balance
	Value	Increase	Decrease	Value
	VND	VND	VND	VND
a) Short-term				
Provision for construction warranty	374.868.178.544	-	373.185.621.590	1.682.556.954
	374.868.178.544	**-**	**373.185.621.590**	**1.682.556.954**
b) Long-term				
Provision for construction warranty	593.770.091.068	146.050.602.567	2.116.000.000	737.704.693.635
	593.770.091.068	**146.050.602.567**	**2.116.000.000**	**737.704.693.635**

25 . OWNER'S EQUITY

a) Statement of changes in owners' equity

	Contributed capital	Development and investment fund	Other funds under owners' equity	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of the previous per	**797.261.040.000**	**102.025.238.585**	-	**98.187.630.260**	**997.473.908.845**
Profit for the previous period	-	-	-	182.048.190.889	182.048.190.889
Profit distribution	-	17.058.017.810	-	(56.860.059.366)	(39.802.041.556)
Ending balance of the previous period	**797.261.040.000**	**119.083.256.395**	-	**223.375.761.783**	**1.139.720.058.178**
Beginning balance of the current peri	**797.261.040.000**	**119.083.256.395**	-	**548.462.722.792**	**1.464.807.019.187**
Profit for the current period	-	-	-	669.629.998.128	669.629.998.128
Profit distribution	-	242.305.924.000	-	(273.200.460.723)	(30.894.536.723)
Ending balance of the current period	**797.261.040.000**	**361.389.180.395**	-	**944.892.260.197**	**2.103.542.480.592**

Pursuant to Resolution No. 232/NQ-ĐHĐCĐ dated 26 June 2026 of the 2026 Annual General Meeting of Shareholders, the Corporation announced the distribution of 2025 profit as follows:

	Amount
	VND
Appropriation to the development and investment fund	242.305.924.000
Appropriation to the bonus and welfare fund	30.894.536.723

b) Details of owners' contributed capital

	Ending balance	Rate	0	Beginning balance	Rate
	VND	(%)	VND	VND	(%)
Ministry of Construction	780.324.040.000	97,88	-	780.324.040.000	97,88
Other shareholders	16.937.000.000	2,12	-	16.937.000.000	2,12
	797.261.040.000	**100**	-	**797.261.040.000**	**100**

c) Capital transactions with owners and distribution of dividends and profits

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Owner's contributed capital	797.261.040.000	797.261.040.000
- *At the beginning of the year*	*797.261.040.000*	*797.261.040.000*
- *At the end of period*	*797.261.040.000*	*797.261.040.000*
Distributed dividends and profit:		
- *Dividend payable at the beginning of the year*	*403.510.125*	*349.103.625*
- *Dividend paid in cash in the period*	*(5.244.000)*	*(18.221.000)*
+ Dividend paid from last year's profit	*(5.244.000)*	*(18.221.000)*
- *Dividend payable at the end of the period*	*398.266.125*	*330.882.625*

d) Share

	30/09/2026	01/01/2026
Number of authorized shares	79.726.104	79.726.104
Number of shares issued and fully contributed	79.726.104	79.726.104
- *Common shares*	*79.726.104*	*79.726.104*
Number of outstanding shares	79.726.104	79.726.104
- *Common shares*	*79.726.104*	*79.726.104*
Par value per share (VND)	10.000	10.000

e) Corporation's reserves

	30/09/2026	01/01/2026
	VND	VND
Development investment fund	361.389.180.395	119.083.256.395
	361.389.180.395	**119.083.256.395**

26 . OFF-BALANCE-SHEET ITEMS AND OPERATING LEASE COMMITMENTS

a) Foreign currencies

	30/09/2026	01/01/2026
- USD	69.938.611,01	70.660.125,51
- EUR	1.800.882,18	1.794.608,19

27 . TOTAL REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Revenue from construction contracts	2.330.570.395.720	3.666.627.562.068
Revenue from provision of service	24.120.779.724	21.464.645.507
	2.354.691.175.444	**3.688.092.207.575**
In which: Revenue to related parties	3.574.524.382	38.125.707.967

(Details as in Note 36)

28 . COST OF GOODS SOLD

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Cost of construction contracts	1.579.904.361.324	3.513.569.727.467
Cost of provision of services	26.594.769.322	34.816.180.482
	1.606.499.130.646	**3.548.385.907.949**

29 . FINANCIAL INCOME

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Interest income from deposits and loans	33.974.735.726	33.229.781.351
Dividends or profits received in cash	8.720.525.000	26.335.072.470
Gains on exchange difference in the period	71.318.550.250	50.044.770.778
Gains on exchange difference at the period-end	-	37.225.015.430
	114.013.810.976	**146.834.640.029**
In which: Financial income received from related parties	14.332.212.738	24.570.032.233

(Details as in Note 36)

30 . FINANCIAL EXPENSES

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Borrowing costs	22.424.458.459	44.623.610.319
Allowance for doubtful interest receivables	5.611.687.738	6.929.875.575
Loss on exchange difference in the period	11.384.411.285	55.818.431.041
Loss on exchange difference at the period-end	67.001.061.681	-
Allowance for diminution in value of trading securities and impairment loss from investment	2.121.067.887	3.591.015.024
Other finance expenses	107.171.317	89.019.169
Other decreases in financial expenses	(318.388.027)	(2.993.912.931)
- Reversal of provision	*(318.388.027)*	*(2.993.912.931)*
	108.331.470.340	**108.058.038.197**
In which: Financial expenses paid to related parties *(Details as in Note 36)*	7.414.367.598	7.527.782.682

31 . SELLING EXPENSES

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Provision/ Allowances expenses	148.882.882.296	-
Deductions from selling expenses	(376.017.901.319)	-
- *Reversal of provision for construction warranty* (*)	*(376.017.901.319)*	-
	(227.135.019.023)	-

32 . GENERAL AND ADMINISTRATIVE EXPENSES

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Raw material costs	133.109.400	173.194.400
Labor expenses	37.130.261.898	29.264.688.552
Depreciation expenses	3.639.376.061	2.482.836.612
Provision expenses	76.644.668.205	6.524.513.977
Taxes, fees and charges	141.635.854	1.850.347.216
External service expenses	14.370.215.017	10.611.090.027
Other cash expenses	11.009.883.617	2.711.787.121
Other decreases in general and administrative expenses	(5.709.984.753)	(50.618.220.241)
- Reversal of allowances	*(5.709.984.753)*	*(50.618.220.241)*
	137.359.165.299	**3.000.237.664**

33 . OTHER INCOME

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Liquidation, disposal of fixed assets	9.570.229.509	-
Collected fines	1.652.356.816	6.170.542.256
Reversal of provision for construction warranty	-	8.399.360.824
Others	373.317.011	97.254.818
	11.595.903.336	**14.667.157.898**

34 . CURRENT CORPORATE INCOME TAX EXPENSES

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Total profit before tax	855.206.133.394	188.914.323.688
Increasing adjustments	69.843.867.938	1.224.860.513
- *Non-deductible expenses*	*4.773.141.392*	*1.224.860.513*
- *Loss on revaluation of foreign currencies at the end of the period*	*65.070.726.546*	-
Decreasing adjustments	(8.720.525.000)	(155.808.520.207)
- *Dividends and distributed profits*	*(8.720.525.000)*	*(26.335.072.470)*
- *Gain on revaluation of foreign currencies at the end of the period*	-	*(45.621.223.963)*
- *Tax losses carried forward from prior years*	-	*(53.591.998.202)*
- *Carried-forward non-deductible interest expense from prior years under Decree No. 132/2020/ND-CP*	-	*(30.260.225.572)*
Taxable income	916.329.476.332	34.330.663.994
Current corporate income tax expense (tax rate 20%)	**183.265.895.266**	**6.866.132.799**

35 . DEFERRED INCOME TAX

Deferred income tax assets

	30/09/2026	01/01/2026
	VND	VND
- Deferred income tax assets related to deductible temporary differences (provision for investments)	-	2.310.240.000
Deferred income tax assets	**-**	**2.310.240.000**

36 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The list of related parties and their relationships with the Corporation is as follows:

Related parties	Relation
Lilama South East Asia SDN BHD	Subsidiary
Lilama 5 Joint Stock Company	Subsidiary
Lilama 7 Joint Stock Company	Subsidiary
Lilama Mechanical and Erection Joint Stock Company	Subsidiary
LHT International Consultancy Joint Stock Company	Subsidiary
Lilama 45.1 Joint Stock Company	Associated
Lilama 45.3 Joint Stock Company	Associated
Lilama 45.4 Joint Stock Company	Associated
Lilama Real Estate Joint Stock Company	Associated
Electro-Mechanical Testing and Erection Joint Stock Company	Associated
Lilama Construction Design Consultancy and Technology Joint Stock Company	Associated
Lilama 10 Joint Stock Company	Associated
Lilama 18 Joint Stock Company	Associated
Lilama 69.1 Joint Stock Company	Associated
Lilama 69.3 Joint Stock Company	Associated

In addition to the information with related parties presented in the above Notes, during the period, the Corporation has transactions with related parties as follows:

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Provision/Reversal of provision for financial investments	**1.802.679.860**	**597.907.107**
LHT International Consultancy Joint Stock Company	(102.576.607)	(126.114.636)
Lilama Mechanical and Erection Joint Stock Company	(4.558.820)	514.679.569
Lilama Construction Design Consultancy and Technology Joint Stock	-	4.090.500
Lilama 69.3 Joint Stock Company	(211.252.600)	(1.178.932.210)
Lilama 45.3 Joint Stock Company	2.121.067.887	1.384.183.884

	For the nine-month period ended September 30, 2026	For the nine-month period ended September 30, 2025
	VND	VND
Provision of goods and services	**11.219.632.858**	**38.125.707.967**
Lilama South East Asia SDN BHD	931.165.798	2.127.451.278
Lilama 5 Joint Stock Company	6.748.016.197	143.923.227
Lilama 7 Joint Stock Company	15.721.373	72.644.581
Lilama Mechanical and Erection Joint Stock Company	60.178.245	144.208.076
Lilama 45.3 Joint Stock Company	6.729.055	292.000.000
Lilama Real Estate Joint Stock Company	125.566.240	119.001.120
Electro-Mechanical Testing and Erection Joint Stock Company	54.286.926	248.071.807
Lilama 10 Joint Stock Company	1.067.511.036	10.569.732.256
Lilama 18 Joint Stock Company	1.906.705.570	2.981.106.569
Lilama 69.1 Joint Stock Company	303.752.418	21.427.569.053

Provision for interest on loans	**5.611.687.738**	**6.929.875.575**
Lilama 45.3 Joint Stock Company	1.563.596.675	1.459.690.860
Lilama 45.1 Joint Stock Company	4.048.091.063	5.470.184.715
Purchase of goods and services	**284.457.674.907**	**685.708.046.653**
Lilama 5 Joint Stock Company	8.908.497.829	19.418.414.014
Lilama 7 Joint Stock Company	449.198.241	6.962.201.492
Lilama Mechanical and Erection Joint Stock Company	1.200.000.000	6.590.584.457
Lilama 45.1 Joint Stock Company	-	-
Lilama 45.3 Joint Stock Company	-	6.891.686.263
Electro-Mechanical Testing and Erection Joint Stock Company	15.978.135.898	31.054.009.224
Lilama 10 Joint Stock Company	178.376.008.491	407.582.392.653
Lilama 18 Joint Stock Company	69.113.069.825	157.402.175.086
Lilama 69.3 Joint Stock Company	9.311.618.202	49.806.583.464
Lilama 69.1 Joint Stock Company	1.121.146.421	-
Dividends received	**8.720.525.000**	**17.640.156.658**
Lilama 10 Joint Stock Company	5.340.600.000	5.340.600.000
Lilama South East Asia SDN BHD	-	8.919.631.658
Lilama 18 Joint Stock Company	3.379.925.000	3.379.925.000
Interest on loans and late payment interest	**5.611.687.738**	**6.929.875.575**
Lilama 45.1 Joint Stock Company	1.563.596.675	5.470.184.715
Lilama 45.3 Joint Stock Company	4.048.091.063	1.459.690.860

37 . COMPARATIVE FIGURES

The comparative figures in the Statement of Financial Statements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the financial position, operating results and cash flow of Corporation during the previous period.

The comparative figures in the Separate Statement of Financial Position for the third quarter of 2026 and the related notes are those of the Separate Financial Statements for the fiscal year ended 31 December 2025, which were audited by AASC Auditing Firm Company Limited. The comparative figures in the Separate Statement of Income, the Separate Statement of Cash Flows for the third quarter of 2026 and the related notes are those of the Separate Financial Statements for the third quarter of 2025 for the accounting period from 01 January 2025 to 30 September 2025, prepared by the Corporation.

As presented in Note 2.3, the Corporation has applied Circular No. 99/2025/TT-BTC prospectively from January 1, 2026. As a result, the presentation of certain items in the Separate Financial Statements has changed. Certain comparative figures as of January 1, 2026 and for the accounting period from January 1, 2025 to September 30, 2025 have been reclassified to conform to the presentation requirements under Circular No. 99/2025/TT-BTC. Details are presented in Appendix 1 - Comparative Information.

Lai Viet Tan	**To Phi Son**	**Nguyen Van Hung**
Preparer	Chief Accountant	Legal representative
		Approved, 27 October 2026

APPENDIX 1: COMPARATIVE INFORMATION

Figures according to the Separate Financial Statements for the fiscal year ended 31/12/2025			Adjusted figures in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025			Changes
Code	Item	Amount VND	Code	Item	Amount VND	
	a) Statement of Financial Position					
	ASSETS					
120	**II. Short-term financial investments**	**353.477.492.932**	**120**	**II. Short-term financial investments**	-	Re-presentation
123	3. Held-to-maturity investments	353.477.492.932	123	1. Short-term held-to-maturity investments	394.657.822.147	Re-presentation and renaming
			124	Provision for short-term held-to-maturity investments	(394.657.822.147)	Re-presentation
130	**III. Short-term receivables**	**2.449.237.716.281**	**130**	**III. Short-term receivables**	**2.802.989.701.653**	Re-presentation
136	6. Other short-term receivables	404.160.552.967	135	3. Other short-term receivables	363.254.716.192	Re-presentation and change in coc
150	**V. Other short-term assets**	**107.010.709.094**	**160**	**V. Other short-term assets**	**107.010.709.094**	
151	1. Short-term prepaid expenses	313.601.362	161	1. Short-term deferred expenses	313.601.362	Change in code and name
260	**VI. Other long-term assets**	**84.998.169.097**	**270**	**VI. Other long-term assets**	**84.998.169.097**	
261	1. Long-term prepaid expenses	82.687.929.097	271	1. Long-term deferred expenses	82.687.929.097	Change in code and name
300	**C - LIABILITIES**	**5.256.250.090.260**	**300**	**C. LIABILITIES**	**5.256.250.090.260**	Re-presentation
310	**I. Current liabilities**	**4.647.843.541.504**	**310**	**I. Current liabilities**	4.647.843.541.504	Re-presentation
			313	3. Dividends and profits payable	403.510.125	Addition of a new line item
313	3. Taxes and other payables to State budge	69.212.222.709	314	4. Taxes and other payables to State budget	69.212.222.709	Change in code and name
318	6. Short-term unearned revenue	743.341.460	319	7. Short-term deferred revenue	743.341.460	Change in code and name
319	7. Other short-term payables	177.997.759.367	320	8. Other short-term payables	177.594.249.242	Re-presentation and change in coc
320	8. Short-term borrowings and finance lease	627.387.325.271	321	9. Short-term borrowings and finance lease	627.387.325.271	Re-presentation and change in coc
330	**II. Non-current liabilities**	**751.449.611.123**	**330**	**II. Non-current liabilities**	**608.406.548.756**	
336	1. Long-term unearned revenue	12.593.030.649	338	1. Long-term deferred revenue	13.076.185.471	Changing codes and names
400	**D. OWNERS' EQUITY**	**1.464.532.526.747**	**400**	**D. OWNERS' EQUITY**	**1.464.807.019.187**	Re-presentation
431	Funding sources	(274.492.440)	412		-	Re-presentation

Figures according to the Interim Separate Financial Statements for the period from 01/01/2025 to 30/06/2025			Adjusted figures in accordance with Circular No. 99/2025/TT-BTC dated 27/10/2025			Changes
Code	**Item**	**Amount**	**Code**	**Item**	**Amount**	
		VND			VND	
	b) Statement of Income			**b) Statement of Income**		
22	7. Financial expenses	108.058.038.197	23	6. Financial expenses	108.058.038.197	
23	*- In which: Interest expense*	44.623.610.319	*24*	*- In which: Borrowing costs*	44.623.610.319	Change in code and name