VIETNAM NATIONAL CONSTRUCTION CONSULTANT CORPORATION - JSC

CONSOLIDATED FINANCIAL STATEMENTS

3RD QUARTER OF 2026

From 01/07/2026 to 30/09/2026

TỔNG CÔNG TY TƯ VẤN XÂY DỰNG VIỆT NAM - CTCP

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Hanoi, Oct 30 , 2026

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Vietnam National Construction Consultants Corporation - JSC ("the Corporation") presents its report and the Corporation's Consolidated Financial Statements for the fiscal year ended as at 30 Sep 2026.

THE CORPORATION

Vietnam National Construction Consultants Corporation - JSC, formerly a Single-member limited liability company, was converted from a State-owned Enterprise under Decision No. 744/QD-BXD dated July 22, 2010 of the Ministry of Construction. The Corporation operates under Business Registration Certificate No. 0100105278 first issued by the Hanoi Authority for Planning and Investment on December 31, 2010, and changed for the seventh time on Jul 13, 2026. The Corporation has been converted into a Joint Stock Company according to the Certificate of Business Registration of a Joint Stock Company issued by the Hanoi Authority for Planning and Investment of Hanoi City on October 7, 2016.

The Corporation's head office is located at: No. 183 Huynh Thuc Khang street, Lang ward, Hanoi city, Vietnam.

BOARD OF DIRECTOR, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of The Board of Director during the fiscal year and to the reporting date are:

Mr. Tran Duc Toan	Chairman
Mr. Tong Van Toan	Member
Mrs. Nguyen Minh Hong	Member
Mr. Doan Duc Phi	Member
Mr. Nguyen Dinh Thi	Member

Members of The Board of Management during the fiscal year and to the reporting date are:

Mr. Nguyen Minh Hong	General Director
Mrs. Nguyen Thi To Trinh	Vice General Director
Mr. Nguyen Dinh Thi	Vice General Director
Mr. Nguyen Xuan Hai	Vice General Director
Mr. Nguyen Truong Linh	Vice General Director
Mr. Doan Duc Phi	Vice General Director

Members of the Board of Supervision are:

Mr. Nguyen Ba Minh	The Chief Controller
Mr. Nguyen Van Phuc	Member
Mrs. Nguyen Thi Ngoc Diep	Member

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE

The Board of Management is responsible for the Consolidated Financial Statements which give a true and fair view of the financial position of the Corporation, its operating results and its cash flows for the year. In preparing those Consolidated Financial Statements, The Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by The Board of Director and Board of Management to ensure the preparation and presentation of Consolidated Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Consolidated Financial Statements;
- Prepare the Consolidated Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Consolidated Financial Statements;
- Prepare the Consolidated Financial Statements on going concern basis unless it is inappropriate to presume that the Corporation will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Corporation, with reasonable accuracy at any time and to ensure that the Consolidated Financial Statements comply with the registered accounting system. It is responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of General Directors of the Corporation hereby confirms that the consolidated financial statements present fairly and accurately the financial position of the Corporation as at 30 Sep 2026, as well as its results of operations and cash flows for the accounting period ended 30 Sep 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises, and relevant legal regulations governing the preparation and presentation of consolidated financial statements.

Other commitments

The Board of Directors commits that the Corporation complies with Decree 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Securities Law and the Corporation does not violate the obligation to disclose information as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market; Circular No. 68/2024/TT-BTC dated September 18, 2024 of the Ministry of Finance: Amending and supplementing a number of articles of the Circulars regulating securities transactions on the securities trading system; clearing and settlement of securities transactions; activities of securities companies and disclosure of information on the stock market.

On behalf of The Board of Management

TỔNG CÔNG TY TƯ VẤN XÂY DỰNG VIỆT NAM - C.T.C.P - LÁNG - TP. HÀ NỘI

Nguyen Minh Hong
General Director

Hanoi, Oct 30 , 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 Sep 2026

Code	ASSETS	Note	30/09/2026 VND	01/01/2026 VND
100	**A. CURRENT ASSETS**		**1,329,423,715,885**	**1,120,600,932,017**
110	**I. Cash and cash equivalents**	3	**179,896,544,463**	**137,793,426,404**
111	1. Cash		89,165,389,430	104,795,269,166
112	2. Cash equivalents		90,731,155,033	32,998,157,238
120	**II. Short-term investments**	4	**356,764,269,832**	**328,344,427,598**
123	3. Held to maturity investments		356,764,269,832	328,344,427,598
130	**III. Short-term receivables**		**453,827,602,446**	**384,927,860,408**
131	1. Short-term trade receivables	5	297,054,071,660	282,708,573,644
132	2. Short-term prepayments to suppliers	6	24,330,557,416	20,364,112,378
135	5. Other short-term receivables	7	160,837,751,027	99,090,830,936
136	6. Provision for short-term doubtful debts		(28,394,777,657)	(17,235,656,550)
140	**IV. Inventories**	9	**333,730,907,075**	**263,507,104,985**
141	1. Inventories		333,730,907,075	263,507,104,985
160	**VI. Other short-term assets**		**5,204,392,069**	**6,028,112,622**
161	1. Short-term deferred costs	12	2,049,522,062	2,339,221,087
162	2. Deductible VAT		1,500,681,619	2,817,364,006
163	3. Taxes and other receivables from State budget	16	1,654,188,388	871,527,529
200	**B. NON-CURRENT ASSETS**		**267,071,671,920**	**247,390,946,722**
210	**I. Long-term receivables**		**662,140,000**	**422,920,000**
215	5. Other long-term receivables	7	662,140,000	*422,920,000*
220	**II. Fixed assets**		**129,871,759,167**	**109,580,766,191**
221	1. Tangible fixed assets	10	124,391,414,502	107,052,913,814
222	- *Historical costs*		*295,947,067,340*	*279,300,791,050*
223	- *Accumulated depreciation*		*(171,555,652,838)*	*(172,247,877,236)*
227	3. Intangible fixed assets	11	5,480,344,665	2,527,852,377
228	- *Historical costs*		*20,691,556,120*	*18,108,336,120*
229	- *Accumulated amortization*		*(15,211,211,455)*	*(15,580,483,743)*
250	**V. Long-term assets in progress**		**2,457,719,338**	**6,233,110,736**
252	2. Construction in progress		2,457,719,338	6,233,110,736
260	**VI. Long-term investments**	4	**114,840,252,228**	**116,887,573,207**
262	2. Investments in joint ventures and associates		75,016,419,267	76,696,740,246
263	3. Equity investments in other entities		40,672,949,415	40,672,949,415
264	4. Provision for devaluation of long-term investments (*)		(849,116,454)	(849,116,454)
265	5. Held to maturity investments		-	367,000,000
270	**VII Other long-term assets**		**19,239,801,187**	**14,266,576,588**
271	1. Long-term deferred costs	12	19,239,801,187	14,266,576,588
280	**TOTAL ASSETS**		**1,596,495,387,805**	**1,367,991,878,739**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 Sep 2026
(continue)

Code	CAPITAL	Note	30/09/2026 VND	01/01/2026 VND
300	**C. LIABILITIES**		**1,097,262,345,078**	**873,585,146,943**
310	**I. Current liabilities**		**1,085,153,377,992**	**861,160,903,864**
311	1. Short-term trade payables	13	68,948,648,392	59,818,830,686
312	2. Short-term prepayments from customers	14	530,546,281,182	439,080,538,655
313	3. Dividends and profit payable		33,517,184,604	822,201,416
314	4. Taxes and other payables to State budget	16	14,485,090,387	17,095,658,141
315	5. Payables to employees		98,957,134,681	63,410,023,023
316	6. Short-term accrued expenses	17	40,353,412,040	33,944,299,166
319	9. Short-term unearned revenue		2,608,998,993	551,218,227
320	10. Other short-term payments	17	237,444,654,449	205,676,561,608
321	11. Short-term borrowings and finance lease liabiliti	18	44,206,851,675	29,438,761,498
322	12. Provisions for short-term payables	19	634,422,000	634,422,000
323	13. Bonus and welfare fund		13,450,699,589	10,688,389,444
330	**II. Non-current liabilities**		**12,108,967,086**	**12,424,243,079**
337	7. Long-term unearned revenue		2,925,686,139	3,056,056,554
338	8. Other long-term payables	17	9,183,280,947	9,368,186,525
400	**D. OWNER'S EQUITY**		**499,233,042,727**	**494,406,731,796**
410	**I. Owner's equity**	**20**	**499,233,042,727**	**494,406,731,796**
411	1. Contributed capital		357,744,480,000	357,744,480,000
411a	*0 Ordinary shares with voting rights*		*357,744,480,000*	*357,744,480,000*
416	6. Differences upon asset revaluation		(15,975,850,433)	(15,975,850,433)
418	8. Development and investment funds		24,149,080,782	24,149,080,782
419	9. Other reserves		1,023,574,751	1,023,574,751
420	10. Retained earnings		57,164,117,187	53,308,979,426
420a	*Retained earnings accumulated to previous year*		*10,822,030,069*	*9,019,812,952*
420b	*Retained earnings of the current year*		*46,342,087,118*	*44,289,166,474*
429	11. Non – Controlling Interests		75,127,640,440	74,156,467,270
440	**TOTAL CAPITAL**		**1,596,495,387,805**	**1,367,991,878,739**

Hanoi, Oct 30 , 2026

Preparer	Chief Accountant	General Director
Trinh Tuan Anh	Nguyen Thi Doan Trang	Nguyen Minh Hong

CONSOLIDATED STATEMENT OF INCOME

For the accounting period from 01/01/2026 to 31/03/2026

Code	ITEM	Note	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025	Lũy kế đầu năm đến cuối kỳ From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
			VND	VND	VND	VND
01	**1. Revenue from sales of goods and rendering of**	22	**339,917,657,523**	**248,635,605,059**	**1,017,887,951,195**	**666,769,092,980**
02	2. Revenue deductions	23	-	-	-	-
10	**3. Net revenue from sales of goods and rendering of servi**		**339,917,657,523**	**248,635,605,059**	**1,017,887,951,195**	**666,769,092,980**
11	**4. Cost of goods sold and services rendered**	24	**278,847,440,630**	**203,770,930,800**	**833,600,071,518**	**541,727,137,841**
20	**5. Gross profit from sales of goods and rendering of servi**		**61,070,216,893**	**44,864,674,259**	**184,287,879,677**	**125,041,955,139**
21	**6. Profit/Loss from the sale and disposal of investment pr**		-	-	-	-
22	7. Financial income	25	4,390,304,837	3,518,317,798	22,506,043,372	17,019,524,166
23	8. Financial expense	26	345,168,295	139,441,853	847,620,518	1,463,817,271
24	*In which: Interest expenses*		*345,168,295*	*139,441,853*	*837,391,656*	*614,700,817*
25	9. Selling expense		-	-	-	-
26	10 General and administrative expenses	27	51,045,839,823	28,252,251,178	130,176,863,232	85,202,768,742
27	11 Share of joint ventures and associates' profit or loss		2,563,023,455	790,755,844	(1,680,320,979)	(4,557,470,205)
30	**12 Net profit from operating activities**		**16,632,537,067**	**20,782,054,870**	**74,089,118,320**	**50,837,423,087**
31	13 Other income	28	490,959,845	500,925,926	1,121,330,218	1,128,342,093
32	14 Other expense	29	467,210,455	350,558,666	1,995,173,711	907,089,606
40	**15 Other profit**		**23,749,390**	**150,367,260**	**(873,843,493)**	**221,252,487**
50	**16 Total net profit before tax**		**16,656,286,457**	**20,932,422,130**	**73,215,274,827**	**51,058,675,574**
51	17 Current corporate income tax expenses	30	2,868,570,212	4,137,165,178	12,868,507,880	9,639,260,419
60	**19 Profit after corporate income tax**		**13,787,716,245**	**16,795,256,952**	**60,346,766,947**	**41,419,415,155**
61	**20. Profit after tax attributable to owners of the parent**		**9,873,170,917**	**13,343,587,095**	**46,342,087,118**	**31,926,860,712**
62	**21. Profit after tax attributable to non-controlling interest**		**3,914,545,328**	**3,451,669,857**	**14,004,679,829**	**9,492,554,443**
70	**22 Basic earnings per share**	31	**276**	**373**	**1,295**	**892**

Hanoi, Oct 30 , 2026

Preparer	Chief Accountant	General Director
Trinh Tuan Anh	Nguyen Thi Doan Trang	Nguyen Minh Hong

CONSOLIDATED STATEMENT OF CASH FLOWS

For the accounting period from 01/01/2026 to 30/09/2026
(Indirect method)

Code	ITEM	Note	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	*1. Profit before tax*		*73,215,274,827*	*51,058,675,574*
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment pr		7,345,066,791	4,716,234,107
03	- Provisions		11,159,121,107	(298,153,087)
04	- Exchange gains / losses from retranslation of monetary items de		-	(5,244,903)
05	- Gains / losses from investment activities		(18,216,708,100)	(23,192,115,187)
06	- Interest expense		837,391,656	614,700,817
08	*3. Operating profit before changes in working capital*		*74,340,146,281*	*32,894,097,321*
09	- Increase/decrease in receivables		(88,728,515,137)	(10,683,687,316)
10	- Increase/decrease in inventories		(70,223,802,090)	(32,577,007,987)
11	- Increase/decrease in payables (excluding interest payable/ corporate income tax payable)		188,395,644,570	113,096,193,854
12	- Increase/decrease in prepaid expenses		(4,683,525,574)	(2,848,996,104)
14	- Interest paid		(837,391,656)	(614,700,817)
15	- Corporate income tax paid		(11,345,944,231)	(8,528,929,139)
16	- Other receipts from operating activities		7,255,939,191	260,841,560
17	- Other payments on operating activities		(18,320,302,511)	(8,536,119,548)
20	*Net cash flows from operating activities*		*75,852,248,843*	*82,461,691,824*
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(23,146,853,951)	(3,624,079,844)
22	2. Proceeds from disposals of fixed assets and other		243,350,000	4,545,455
23	3. Loans and purchase of debt instruments from other entities		(74,771,027,615)	(60,338,219,049)
24	4. Collection of loans and resale of debt instrument of other entities		43,184,173,700	23,285,898,818
27	5. Interest and dividend received		13,949,851,600	22,586,320,332
30	*Net cash flows from investing activities*		*(40,540,506,266)*	*(18,085,534,288)*
	III CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		24,823,399,129	15,472,166,154
34	2. Repayment of principal		(10,055,308,952)	(20,069,336,012)
36	4. Dividends or profits paid to owners		(7,976,714,695)	(5,568,328,578)
40	*Net cash flows from financing activities*		*6,791,375,482*	*(10,165,498,436)*
50	**Net cash flows in the year**		**42,103,118,059**	**54,210,659,100**

CONSOLIDATED STATEMENT OF CASH FLOWS

For the accounting period from 01/01/2026 to 30/09/2026
(Indirect method)

Code	ITEM	Note	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
60	**Cash and cash equivalents at the beginning of the year**		**137,793,426,404**	**80,185,604,902**
61	Effect of exchange rate fluctuations		16,453,834	5,244,903
70	**Cash and cash equivalents at the end of the year**	**3**	**179,912,998,297**	**134,401,508,905**

Hanoi, Oct 30 , 2026

Preparer	Chief Accountant	General Director
Trinh Tuan Anh	Nguyen Thi Doan Trang	Nguyen Minh Hong

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from 01/07/2026 to 30/09/2026

1 . GENERAL INFORMATION

Form of Ownership

Vietnam National Construction Consultants Corporation - JSC, formerly a Single-member limited liability company, was converted from a State-owned Enterprise under Decision No. 744/QD-BXD dated July 22, 2010 of the Ministry of Construction. The Corporation operates under Business Registration Certificate No. 0100105278 first issued by the Hanoi Authority for Planning and Investment on December 31, 2010, and changed for the seventh time on Jul 13, 2026. The Corporation has been converted into a Joint Stock Company according to the Certificate of Business Registration of a Joint Stock Company issued by the Hanoi Authority for Planning and

The Corporation's head office is located at: No. 183 Huynh Thuc Khang street, Lang ward, Hanoi city, Vietnam.

Corporation's Charter capital: VND 357,744,480,000, the actual contributed charter capital as of Sep 30, 2026 is VND 357,744,480,000; equivalent to 35,774,448 shares with the price of VND 10,000 per share.

Business field

The Corporation's business sector is construction consulting services.

Business activities

Main business activities of the Corporation include: Investment and construction consultancy, general contractor consultancy including EPC form for civil and industrial construction investment projects; Preparation and examination of technical economic reports, investment reports, construction investment projects; Preparation and examination of technical designs, construction drawing designs, total estimates, construction estimates and

Group structure

- **The Corporation's subsidiaries have direct consolidated in Consolidated Financial Statements as at 30/09/2026 include :**

Name of company	Head office	Proportion of	Proportion of voting	Principal activities
Consultancy on construction of Building Material Projects JSC (CCBM)	Ha Noi	51.00%	51.00%	Construction consulting
Vietnam Investment Consulting and Construction Designing JSC (CDC)	Ha Noi	51.00%	51.00%	Construction design consultancy
VCC Engineering Consultants JSC (VCC)	Ha Noi	51.00%	51.00%	Construction consulting
Union of Survey and Construction JSC (USCO)	Ha Noi	57.76%	57.76%	Construction survey

- **The Corporation's subsidiaries have direct consolidated in Consolidated Financial Statements as at 30/09/2026 include :**

Name of company	Head office	Proportion of	Proportion of voting	Principal activities
Investment Construction Corporation	Ha Noi	34.17%	67.00%	Construction consulting
VCC Ha Noi Consultant for Contruction JSC	Ha Noi	38.25%	75.00%	Construction consulting
Southern Construction Design Consultant Company Limited	Ho Chi Minh	51.00%	100.00%	Construction consulting

- **The Corporation's Associate company have direct consolidated in Consolidated Financial Statements as at 30/09/2026 include :**

Name of company	Head office	Proportion of	Proportion of voting	Principal activities
INCOSAF - Construction Consultant and Safety Technique Inspection JSC	Ha Noi	49.00%	49.00%	Construction consulting
CIC Technology and Consultancy JSC	Ha Noi	49.00%	49.00%	Construction consulting
Vietnam Water, Sanitation and Environment JSC (VIWASE)	Ha Noi	35.35%	35.35%	Construction consulting
National General Construction Consulting JSC (NAGECCO)	Ho Chi Minh	48.57%	48.57%	Construction consulting
No 5 Lac Long Quan Housing Development Investment JSC *(USCO's Associate company)*	Ha Noi	23.10%	40.00%	Real estate business

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 1st January and ends as at 31st December.

The Corporation maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Corporation applies the enterprise accounting regime promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance, and Circular No. 43/2026/TT-BTC dated April 20, 2026, which amends and supplements a number of articles of Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements.

Declaration of compliance with Accounting Standards and Accounting System

The Corporation applies Vietnamese Accounting Standards and supplementary documents issued by the State. 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 . Basis for preparation of consolidated financial statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Corporation and Financial Statements of its subsidiaries under its control as at 31 Mar annually. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Corporation. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Corporation and its subsidiaries.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

Non – controlling interests
Non - controlling interests represents the portion of profit or loss and net assets not held by owners.

2.4 . Accounting estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting year.

The estimates and assumptions that have a material impact in the Consolidated Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- 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's Consolidated Financial Statements and that are assessed by the Board of Management to be reasonable under the

2.5 . Financial Instruments

Initial recognition

Financial assets

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

Financial liabilities

Financial liabilities of the Corporation include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No.210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.6 . Foreign currency transactions

Foreign currency transactions during the year are translated into Vietnam Dong using the actual rate at transaction date /or applies the approximate exchange rate as real exchange rate, its disparity does not exceed +/- 1%

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

- For asset accounts, applying the bid rate of the commercial bank where the Corporation regularly conducts transaction;
- For cash deposited in bank, applying the bid rate of the commercial bank where the Corporation opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Corporation regularly conducts transaction.

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 year.

2.7 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits and monetary gold held as a reserve asset, exclusive of gold

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.8 . Financial investments

Investments held to maturity comprise term deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is required to repurchase at a certain time in the future and loans, etc. held to

In the Consolidated Financial Statements, investments in joint ventures and associates are accounted for using equity method. Under this method, the investments are initially recognised at cost and adjusted thereafter for the post acquisition change in the Corporation's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Corporation will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

Investments in associates are accounted for using the equity method. Accordingly, investments in associates are presented in the Consolidated Financial Statements at revaluation value (re-adjusted according to revaluation value based on Decision No. 980/QD-BXD of the Ministry of Construction dated August 25, 2015 on approving enterprise value for equitization as of October 7, 2016 prepared by Vietnam CPA Auditing Company Limited on October 10, 2018, Decision 607/QD-BXD dated May 24, 2021 on the value of State capital at the time of handover of the Parent Company - Viet Nam National Construction Consultants Corporation to VietNam National Construction Consultants Corporation - JSC) and adjusted for changes in the interest on net assets of the associate after the date of handover to the joint stock company.

The investor's share of the associate's post-acquisition profits (losses) is reflected in the consolidated income statement and the investor's share of post-acquisition changes in associate's reserves is recognized in reserves. The cumulative post-acquisition changes are adjusted against the carrying amount of the investment in the associate. Dividends received from the associate are offset against the investment in the associate.

The financial statements of the associates are prepared for the same reporting period as the Corporation and using consistent accounting policies with those of the Corporation. Where necessary, consolidation adjustments have been made to ensure consistency with the Corporation's accounting policies.

Provision for devaluation of investments is made at the end of the year as follows:

- 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, provisions 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, provision shall be made based on the Financial Statements at the provision date of the investee.
- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.9 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the consolidated financial statements according to their remaining

The provision 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 be recovered. Accordingly, the provisions 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 and making fleeing or estimating possible losses.

2.10 . Inventories

Inventories are initially recognized at original 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, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated by specification price

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the year: Unfinished production and business costs are collected for each project that has not been completed or has not recorded revenue, corresponding to the amount of unfinished work at the end of the year.

Provision for devaluation of inventories made at the end of the year is based on the excess of original cost of inventory over their net realizable value.

2.11 . Fixed assets, Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs aument future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their 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 (Separate) Statement of income in the period in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	10 - 50 years
- Machinery, equipment	03 - 15 years
- Vehicles, Transportation equipment	03 - 08 years
- Office equipment and furniture	02 - 05 years
- Land use rights	No depreciation
- Managerment software	03 - 06 years

2.12 . Construction in progress

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

2.13 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.14 . 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:

- 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 30 million dongs 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 02 to 36 years.
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from 01 to 03 years.

2.15 . Payables

The payables shall be recorded in details 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 consolidated financial statements according to their remaining terms at the

2.16 . Borrowings and finance lease liabilities

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

2.17 . Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.18 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as annual leave salary, expenses arising from seasonal cessation of production, interest expenses, accrued

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.19 . Provision for payables

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

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

Value recorded of a provision payable is the most reasonably estimated the amount which will be paid for 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.

Provisions for payables are recorded as operating expenses of the accounting period. Any excess of provisions made in prior periods that remains unused and exceeds the amount of provisions required in the reporting period is reversed and recorded as a reduction of operating expenses, except for the excess provision for consultancy project warranties, which is reversed and recorded as other income in the accounting period.

2.20 . Deferred revenue

Deferred revenue includes prepayments from customers for one or or many accounting periods relating to asset leasing.

Deferred revenue are transferred to Revenue from sale of goods and rendering of services with the amount corresponding to each accounting period.

2.21 . Owner's equity

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

Differences arising from asset revaluation shall be recorded when receiving decision of State on asset revaluation, or when carrying out the equitization of State-owned enterprises and other cases in accordance with legal regulations.

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

Dividends payable to shareholders are recorded as payable on the Company's Interim Consolidated Balance sheet after the resolution of the General Meeting of Shareholders of the Corporation.

2.22 . Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be reliably measures 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 rendering of services

- The percentage of completion of the transaction at the Consolidated Balance sheet date can be measured reliably.

Financial income

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

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

Dividend income shall be recognised when the Corporation's right to receive dividend is established.

2.23 . Cost of goods sold and serviced rendered

Cost of goods sold and services rendered is the total cost incurred of finished products, goods, materials sold and services provided to customers during the period, recorded in accordance with the revenue generated during the period and ensuring compliance with the principle of prudence. Cases of material and goods loss exceeding the norm, abnormal expenses, labor costs and fixed general production costs not allocated to the value of products in stock, provision for inventory devaluation, inventory losses after deducting the responsibility of the relevant collective or individual, etc. are fully and promptly recorded in the cost of goods sold during the period, even when the products and goods have not been determined to be consumed.

2.24 . Financial expenses

Expenses recorded in financial expenses include: borrowing expenses, losses on foreign currency sales, exchange rate losses.

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

2.25 . Corporate income tax

a) Current corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during period, and current corporate income tax rate.

b) Current corporate income tax rate

During the accounting period from Jul 1, 2026 to Sep 30, 2026, the Corporation is subject to a corporate income tax rate of 20% for production and business activities with taxable income.

2.26 . 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 allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the period.

2.27 . 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:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company 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 including directors and employees of the Corporation, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

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

2.28 . Segment information

Due to the Corporation's business activities during the year are mainly in the field of construction consulting and take place in the territory of Vietnam, the Corporation does not prepare segment reports by business segment and geographical segment

3 . CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	**19,073,569,805**	**18,285,206,466**
Demand deposits	**70,091,819,625**	**86,510,062,700**
Joint Stock Commercial Bank for Foreign Trade of	*1,004,910,877*	*5,287,350,965*
Vietnam Prosperity Joint Stock Commercial Bank	*4,355,401,152*	*274,929,093*
Joint Stock Commercial Bank for Investment and	*40,207,263,164*	*26,647,731,467*
Vietnam Joint Stock Commercial Bank For Industry	*10,449,701,343*	*29,478,899,661*
Vietnam Technological and Commercial Joint Stock	*2,524,046,888*	*6,429,197,764*
Others	*11,550,496,201*	*18,391,953,750*
Cash equivalents	**90,731,155,033**	**32,998,157,238**
Joint Stock Commercial Bank for Foreign Trade of	*3,000,000,000*	*3,000,000,000*
Joint Stock Commercial Bank for Investment and	*64,170,112,751*	*15,000,000,000*
Vietnam Prosperity Joint Stock Commercial Bank	*13,161,042,282*	*5,998,157,238*
Vietnam Bank for Agriculture and Rural	-	*200,000,000*
Vietnam Joint Stock Commercial Bank For Industry	*8,500,000,000*	*8,800,000,000*
Others	*1,900,000,000*	-
	179,896,544,463	**137,793,426,404**

4 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND		VND
Short-term investm	***356,764,269,832***	-	***328,344,427,598***	-
- Term deposits	356,764,269,832	-	328,344,427,598	-
Long-term investm	-	-	***367,000,000***	-
- Term deposits	-	-	367,000,000	-
	356,764,269,832	-	**328,711,427,598**	-

4 . FINANCIAL INVESTMENTS

b) Equity investments in associates and joint - ventures

		30/09/2026			01/01/2026		
	Address	Proportion of ownership	Proportion of voting rights	Book value under the equity method	Proportion of ownership	Proportion of voting rights	Book value under the equity method
				VND			VND
Investments in associates				**75,016,419,267**			**76,696,740,246**
- INCOSAF - Construction Consultant and Safety Technique Inspection JSC	Ha Noi	49%	49%	9,213,819,679	49%	49%	9,536,993,186
- CIC Technology and Consultancy JSC	Ha Noi	49%	49%	9,333,204,619	49%	49%	9,554,796,903
- Vietnam Water, Sanitation and Environment JSC (VIWASE)	Ha Noi	35%	35%	17,540,189,315	35%	35%	17,945,769,712
- National General Construction Consulting JSC (NAGECCO)	Ho Chi Minh	49%	49%	18,994,129,858	49%	49%	19,724,104,649
- No 5 Lac Long Quan Housing Development Investment JSC	Ha Noi	23%	40%	19,935,075,796	23%	40%	19,935,075,796
				75,016,419,267			**76,696,740,246**

Major transactions between the Corporation and joint ventures/associates during the year: as detailed in Note 33.

c) Equity investments in other entities

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Consultant And Inspection Joint Stock Company Of Construction Technology And Equipment (CONINCO)	21,114,000,000	-	21,114,000,000	-
LILAMA LAND Corporation	6,626,292,837	-	6,626,292,837	-
Tan Cang Infrastructure Development Investment Joint Stock Company	8,860,349,441	-	8,860,349,441	-
Asia Pacific Engineering Consultants	1,425,051,231	-	1,425,051,231	-
PVE Oil Gas Project Management Consultancy Joint Stock Company	1,770,000,000	(849,116,454)	1,770,000,000	(849,116,454)
Vietnam Construction Materials Joint Stock Company	840,000,000	-	840,000,000	-
CCBM-S Investment Consultancy And Technical Service Corporation	37,255,906	-	37,255,906	-
	40,672,949,415	**(849,116,454)**	**40,672,949,415**	**(849,116,454)**

The Corporation has not determined the fair value of financial investments since Vietnamese Accounting Standards and Vietnamese Corporate Accounting System has not provided any detailed guidance on the determination of the fair value.

5 . TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Others	***297,054,071,660***	***(28,341,731,128)***	***282,708,573,644***	***(17,182,610,021)***
BECAMEX Binh Dinh JSC	4,353,526,658	-	16,017,621,916	-
CDC Cosntruction Joint Stock Company	2,336,200,000	(1,629,784,000)	2,336,200,000	(1,629,784,000)
VICEM Hoang Mai Cement Joint Stock Company	2,127,879,280	-	-	-
FVI Trading Company Limited	12,099,610,366	-	859,763,594	-
Vinhomes Industrial Zone Investment Joint Construction Investment Project Management	6,345,689,000	-	6,345,689,000	-
Others	7,419,058,255	-	1,549,800,000	-
	262,372,108,101	(26,711,947,128)	255,599,499,134	(15,552,826,021)
	297,054,071,660	**(28,341,731,128)**	**282,708,573,644**	**(17,182,610,021)**

6 . PREPAYMENTS TO SUPPLIERS

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Others	***24,330,557,416***	-	***20,364,112,378***	-
Vietnam Minerals And Construction Investment Consultant Joint Stock Company	2,996,526,437	-	2,996,526,437	-
Others	21,334,030,979	-	17,367,585,941	-
	24,330,557,416	**-**	**20,364,112,378**	**-**

7 . OTHER RECEIVABLES

		30/09/2026		01/01/2026	
		Value	Provision	Value	Provision
		VND	VND	VND	VND
a)	**Short-term**				
a.1)	***Details by content***				
	Dividends and profits receivables	8,964,453,520	-	-	-
	Receivables from employees	3,227,441,731	-	3,349,715,092	-
	Receivables from social insurance	1,196,069,463	-	424,184,658	-
	Advances	109,433,288,401	-	78,204,610,432	-
	Mortgages	22,320,844,309	-	130,387,032	-
	Payment on behalf	5,365,340,361	-	9,049,609,233	-
	Others	10,330,313,242	(53,046,529)	7,932,324,489	(53,046,529)
		160,837,751,027	**(53,046,529)**	**99,090,830,936**	**(53,046,529)**
a.2)	***Detail by object***				
	Related parties	-	-	-	-
	Receivables from Remuneration of Capital	258,999,991	-	336,066,660	-
	Others				
	Others	160,578,751,036	(53,046,529)	98,754,764,276	(53,046,529)
		160,837,751,027	**(53,046,529)**	**99,090,830,936**	**(53,046,529)**
b)	**Long-term**				
	Mortgages	662,140,000	-	422,920,000	-
		662,140,000	**-**	**422,920,000**	**-**

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				
- Hanoi Construction Joint Stock Company No1	938,181,817	-	938,181,817	-
- AZ Land Joint Stock Company	746,416,000	-	746,416,000	-
- VCI Investment Joint Stock Company	2,336,200,000	706,365,185	2,336,200,000	706,365,185
- Others	25,440,526,002	360,180,977	14,281,404,895	360,180,977
	29,461,323,819	**1,066,546,162**	**18,302,202,712**	**1,066,546,162**

9 . INVENTORIES

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	292,737,617	-	292,737,617	-
Tools, supplies	265,895,057	-	367,603,623	-
Work in process	333,125,943,171	-	262,584,220,087	-
Finished goods	46,331,230	-	262,543,658	-
	333,730,907,075	**-**	**263,507,104,985**	**-**

10 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Beginning balance	176,722,277,181	74,901,249,900	24,907,256,248	2,536,722,368	233,285,353	279,300,791,050
- Purchase in the year	22,327,957,561	1,883,405,437	-	134,433,333	-	24,345,796,331
- Completed construction inve	-	-	-	-	-	-
- Others increase	-	-	-	-	-	-
- Transfer to investment prope	-	-	-	-	-	-
- Liquidation, disposal	(4,966,770,374)	-	(2,732,749,667)	-	-	(7,699,520,041)
- Others decrease	-	-	-	-	-	-
Ending balance of the year	**194,083,464,368**	**76,784,655,337**	**22,174,506,581**	**2,671,155,701**	**233,285,353**	**295,947,067,340**
Accumulated depreciation						
Beginning balance	93,222,203,309	56,028,527,719	20,352,619,929	2,519,523,333	125,002,946	172,247,877,236
- Depreciation for the year	3,517,287,575	2,812,143,104	559,094,420	50,783,293	36,486,111	6,975,794,503
- Liquidation, disposal	(4,935,269,234)	-	(2,732,749,667)	-	-	(7,668,018,901)
Ending balance of the year	**91,804,221,650**	**58,840,670,823**	**18,178,964,682**	**2,570,306,626**	**161,489,057**	**171,555,652,838**
Net carrying amount						
Beginning balance	83,500,073,872	18,872,722,181	4,554,636,319	17,199,035	108,282,407	107,052,913,814
Ending balance	**102,279,242,718**	**17,943,984,514**	**3,995,541,899**	**100,849,075**	**71,796,296**	**124,391,414,502**

11 . INTANGIBLE FIXED ASSETS

	Land use rights (*)	Computer software	Total
	VND	VND	VND
Historical cost			
Beginning balance	1,056,384,800	17,051,951,320	18,108,336,120
- Purchase in the year	-	2,583,220,000	2,583,220,000
- Internally generated assets	-	-	-
Ending balance of the year	**1,056,384,800**	**19,635,171,320**	**20,691,556,120**
Accumulated depreciation			
Beginning balance	-	15,580,483,743	15,580,483,743
- Depreciation for the year	-	(369,272,288)	(369,272,288)
Ending balance of the year	**-**	**15,211,211,455**	**15,211,211,455**
Net carrying amount			
Beginning balance	1,056,384,800	1,471,467,577	2,527,852,377
Ending balance	**1,056,384,800**	**4,423,959,865**	**5,480,344,665**

12 . PREPAID EXPENSES

		30/09/2026	01/01/2026
		VND	VND
a)	**Short-term**		
	Dispatched tools and supplies	2,028,777,062	1,127,173,981
	Other short-term prepaid expenses	20,745,000	1,212,047,106
		2,049,522,062	**2,339,221,087**
b)	**Long-term**		
	Dispatched tools and supplies	18,605,376,699	13,299,978,688
	Other long-term prepaid expenses	634,424,488	966,597,900
		19,239,801,187	**14,266,576,588**

13 . TRADE PAYABLES

	30/09/2026		01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
Others	***68,948,648,392***	-	***59,818,830,686***	-
Wilson Hoa Binh Joint Stock Company	358,834,474	-	3,016,758,593	-
Minh Duc Concrete & Construction	4,243,170,238	-	2,017,563,765	-
Vigres Viet Nam Company Limited	1,492,577,174	-	1,719,419,186	-
Others	62,854,066,506	-	53,065,089,142	-
	68,948,648,392	-	**59,818,830,686**	-

14 . PREPAYMENTS FROM CUSTOMERS

	30/09/2026	01/01/2026
	VND	VND
Others	***530,546,281,182***	***439,080,538,655***
IC IctasInsaat Sanayi veTicaret A.S	692,178,555	5,617,920,263
SLUC Company Limited	1,641,750,000	1,500,000,000
VPD Investment and Development Joint Stock Company	7,000,000,000	7,000,000,000
Fansipan Sa Pa Cable Car Services & Tourism Limited Liability Company	4,260,000,000	4,260,000,000
Song Lam Cement Joint Stock Company	5,580,668,000	5,580,668,000
Others	511,371,684,627	415,121,950,392
	530,546,281,182	**439,080,538,655**

15 . DIVIDENDS AND PROFITS PAYABLE

	30/09/2026	01/01/2026
- Dividends and profits payable	33,517,184,604	822,201,416
	-	
	33,517,184,604	**822,201,416**

16 . TAX AND PAYABLES FROM STATE BUDGET

	Receivable at the opening year	Payable at the opening year	Payable arise in the year	Amount paid in the year	Receivable at the closing year	Payable at the closing year
	VND	VND	VND	VND	VND	VND
Value added tax	436,594,326	8,346,381,489	55,395,549,415	60,646,475,429	1,459,079,447	4,117,940,596
Business income tax	20,509,652	1,522,892,037	12,936,492,425	11,345,944,231	20,509,652	3,092,930,579
Personal income tax	178,107,743	5,091,026,243	15,232,856,300	17,219,694,650	157,601,701	3,083,681,851
Property tax and land rental	222,492,386	2,109,913,148	5,454,445,199	3,176,773,824	-	4,165,092,137
Other taxes	-	-	46,123,882	49,298,048	3,174,166	-
Fees and other obligations	13,823,422	25,445,224	281,392,368	281,392,368	13,823,422	25,445,224
	871,527,529	**17,095,658,141**	**89,346,859,589**	**92,719,578,550**	**1,654,188,388**	**14,485,090,387**

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 Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

17 . ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
- Project advance cost	40,291,412,040	32,207,299,166
- Other accrued expenses	62,000,000	1,737,000,000
	40,353,412,040	**33,944,299,166**

17 . OTHER PAYABLES

	30/09/2026	01/01/2026
	VND	VND
a) Short-term		
- Trade union fee	1,186,491,400	749,993,210
- Social insurance	3,079,396,453	2,401,372,740
- Health insurance	487,683,571	20,166,330
- Unemployment insurance	231,574,526	23,579,304
- Short-term deposits, collateral received	266,699,162	347,299,162
- Tu Ky Construction Investment And Trading Company Limited - project deposit (*)	5,000,000,000	5,000,000,000
- Accounts payable to the project manager	223,725,407,755	189,712,507,980
- National General Construction Consulting Joint Stock Company (NAGECCO)	375,000,000	375,000,000
- Vietnam Water, Sanitation And Environment Joint Stock Company (VIWASE)	375,000,000	375,000,000
- Consultant And Inspection Joint Stock Company Of Construction Technology And Equipment (CONINCO)	375,000,000	375,000,000
- Others	2,342,401,582	6,296,642,882
	237,444,654,449	**205,676,561,608**
b) Long-term		
b.1) Details by content		
- Long-term deposits, collateral received	843,166,634	617,948,634
- Johs Rieckerman Representative Office in Vietnam (**)	7,095,917,876	7,506,041,454
- Others	1,244,196,437	1,244,196,437
	9,183,280,947	**9,368,186,525**
c) In which: Other payables to related parties		
Investment Trust Payable	***1,125,000,000***	***1,125,000,000***
- *Vietnam Water, Sanitation And Environment Joint Stock*	*375,000,000*	*375,000,000*
- *National of General Construction Consultants JSC*	*375,000,000*	*375,000,000*
- *Consultant & Inspection JSC of Construction Technology & Equipment - CONINCO.*	*375,000,000*	*375,000,000*

(*) Deposit received for the implementation of the Housing Project in Tu Ky, Hoang Liet Ward, Hoang Mai District, Hanoi. Up to now, the parties have not continued to implement the project.

(**) Including the payable capital contribution for the construction of VG Building arising at Consultancy On Construction Of Building Material Projects Joint Stock Company - CCBM, which is gradually allocated to the annual usage period of VG Building, the corresponding revenue that Johs Rieckerman (JR) representative office in Vietnam is entitled to until 2030 and the amounts collected/paid on behalf of JR and CCBM.

18 . BORROWINGS

	01/01/2026		During the year		30/09/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
- Videc Group Joint Stock Company (1)	20,000,000,000	20,000,000,000	-	-	20,000,000,000	20,000,000,000
- Borrowing from individuals (2)	6,133,430,475	6,133,430,475	4,155,000,000	1,170,931,948	9,117,498,527	9,117,498,527
- Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long (3)	2,418,291,023	2,418,291,023	3,682,639,958	3,697,082,386	2,403,848,595	2,403,848,595
- Tien Phong Commercial Joint Stock Bank - Ha Noi Branch (4)	887,040,000	887,040,000	16,985,759,171	5,187,294,618	12,685,504,553	12,685,504,553
	29,438,761,498	**29,438,761,498**	**24,823,399,129**	**10,055,308,952**	**44,206,851,675**	**44,206,851,675**

Detailed information on Short-term borrowings:

(1) Loan contract No. 104/VIDEC_USCO dated December 18, 2017 between Survey and Construction Joint Stock Company - USCO (subsidiary) and VIDEC Group Joint Stock Company, with the following detailed

+ Loan amount: VND 20,000,000,000;
+ Loan purpose: purchase of 2,000,000 shares of No 5 Lac Long Quan Housing Development Investment JSC;
+ Contract term: 12 months, Contract extension appendix until December 18, 2026;
+ Interest rate: 0%;
+ Principal balance at the end of the year: VND 20,000,000,000;
+ Guarantee form of loan: unsecured.

(2) Borrowing at Union of Survey Joint Stock Company - USCO (subsidiary) with outstanding balance as at Sep 30, 2026 is VND 9.117.498.527. The interest-free loan amounted to VND 4.802.740.200, of which VND 4.314.758.327 was a pre-privatization payroll fund settlement, temporarily lent to USCO by employees for production and business operations. This loan was interest-free and unsecured, and USCO will repay it gradually to its employees. Other personal loans amounting to VND 300,000,000, with a loan term of 12 months, unsecured, and bearing interest rates ranging from 6.0% to 8.6% per annum.

(3) Limit Contract No. 01/2025-HDCVHM/NHCT140-CCBM dated December 09, 2025 between Consultancy on Construction of Building Material Projects Joint Stock Company - CCBM (subsidiary) and Vietnam Joint Stock Commercial Bank for Industry and Trade - Nam Thang Long Branch with the following detailed terms:

+ Credit limit: VND 5,000,000,000;
+ Loan purpose: Supplementing working capital for production and business;
+ Contract term: Not exceeding 06 months;
+ Interest rate: specified for each debt receipt;
+ Principal balance at the end of the period: VND 2,403,848,595
+ Guarantee form of loan: red book of floors 1, 2, 3 of CCBM office building and has been fully registered for secured transaction.

(4) Credit line agreement No. 5152/2025/HDTD/BDI dated April 17, 2025, between SUnion of Survey Joint Stock Company - USCO (subsidiary) and Tien Phong Commercial Bank - Hanoi Branch, with the following detailed terms:

+ Credit limit: VND 15,000,000,000;
+ Loan purpose: Supplementing working capital for consulting, geological survey and civil construction
+ Contract term: 12 months from the date of signing this credit contract;
+ Interest rate: specified in each debt receipt;
+ Principal balance at the end of the period:: VND 12,685,504,553 ;
+ Loan security measures: profits earned from business activities, exploitation of land use rights and infrastructure on the land in residential area No. 8, Vien street, Dong Ngac ward, Hanoi city, as stated in the Certificate of land use rights, ownership of houses and other assets attached to land.

19 . PROVISION FOR PAYABLES

Provisions payable related to the Consulting Contract with Thai Nguyen Iron and Steel Joint Stock Company according to Conclusion No. 167/KL-TTCP dated June 14, 2019 of the Government Inspectorate on the Phase 2 Production Expansion Project - Thai Nguyen Iron and Steel Company and may have to return the contract value

20 . OWNER'S EQUITY

a) Increase and decrease in owner's equity

	Contributed capital	Asset revaluation differences	Development and investment funds	Other reserves	Retained earnings	Non controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND
Beginning balance of previous year	**357,744,480,000**	**(15,975,850,433)**	**22,547,422,144**	**989,424,183**	**50,129,622,740**	**70,574,602,185**	**486,009,700,819**
Profit/(loss) for previous year	-	-	-	-	44,289,166,474	13,199,224,234	57,488,390,708
Profit distribution at the parent company	-	-	1,600,000,000	-	(37,188,804,024)	-	(35,588,804,024)
Profit distribution at VCC	-	-	1,658,638	-	(2,839,164,931)	(6,827,744,912)	(9,665,251,205)
Profit distribution at CCBM	-	-	-	-	(10,899,943)	(52,364,547)	(63,264,490)
Profit distribution at USCO	-	-	-	-	(78,140,373)	(310,403,323)	(388,543,696)
Profit distribution at CDC	-	-	-	-	(992,800,520)	(2,426,846,367)	(3,419,646,887)
Other increase	-	-	-	34,150,568	3	-	34,150,571
Ending balance of previous year	**357,744,480,000**	**(15,975,850,433)**	**24,149,080,782**	**1,023,574,751**	**53,308,979,426**	**74,156,467,270**	**494,406,731,796**
Beginning balance of current year	**357,744,480,000**	**(15,975,850,433)**	**24,149,080,782**	**1,023,574,751**	**53,308,979,426**	**74,156,467,270**	**494,406,731,796**
Profit/(loss) for current year	-	-	-	-	46,342,087,118	14,004,679,829	60,346,766,947
Profit distribution at the parent company	-	-	-	-	(37,712,944,740)	-	(37,712,944,740)
Profit distribution at VCC	-	-	-	-	(3,122,525,491)	(8,569,880,700)	(11,692,406,191)
Profit distribution at CCBM	-	-	-	-	(12,461,731)	(59,865,175)	(72,326,906)
Profit distribution at USCO	-	-	-	-	(117,787,780)	(562,394,432)	(680,182,212)
Profit distribution at CDC	-	-	-	-	(1,521,229,615)	(3,841,366,352)	(5,362,595,967)
Ending balance of current year	**357,744,480,000**	**(15,975,850,433)**	**24,149,080,782**	**1,023,574,751**	**57,164,117,187**	**75,127,640,440**	**499,233,042,727**

b) Details of Contributed capital

	Rate	30/09/2026	Rate	01/01/2026
	(%)	VND	(%)	VND
State Capital Investment Corporation	87.32%	312,377,480,000	87.32%	312,377,480,000
Oriental Consultants Global Co., Ltd.	6.92%	24,760,000,000	6.92%	24,760,000,000
Others	5.76%	20,607,000,000	5.76%	20,607,000,000
	100%	**357,744,480,000**	**100%**	**357,744,480,000**

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

	30/09/2026	01/01/2026
	VND	VND
Owner's contributed capital	357,744,480,000	357,744,480,000
- *At the beginning of year*	*357,744,480,000*	*357,744,480,000*
- *At the ending of year*	*357,744,480,000*	*357,744,480,000*

d) Share

	30/09/2026	01/01/2026
Quantity of Authorized issuing shares	35,774,448	35,774,448
Quantity of issued shares and full capital contribution	35,774,448	35,774,448
- *Common shares*	*35,774,448*	*35,774,448*
Quantity of outstanding shares in circulation	35,774,448	35,774,448
- *Common shares*	*35,774,448*	*35,774,448*
Par value per share (VND)	10,000	10,000

e) Company's reserves

	30/09/2026	01/01/2026
	VND	VND
Investment and development fund	24,149,080,782	24,149,080,782
Other funds belonging to owners' equity	1,023,574,751	1,023,574,751
	25,172,655,533	**25,172,655,533**

21 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

Foreign currencies

	30/09/2026	01/01/2026
- USD	65,891.08	110,956.70
- EUR	218.75	218.75

22 . TOTAL REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
Revenue from rendering of services	339,917,657,523	248,635,605,059
	339,917,657,523	**248,635,605,059**

23 . REVENUE DEDUCTIONS

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
	VND	VND
Sales returns	-	-
	-	-

24 . COSTS OF GOODS SOLD

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
Costs of services rendered	278,847,440,630	203,770,930,800
	278,847,440,630	**203,770,930,800**

25 . FINANCE INCOME

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
Interest income, interest from loans	4,135,304,836	3,263,317,798
Dividends or profits received	255,000,001	255,000,000
	4,390,304,837	**3,518,317,798**

26 . FINANCIAL EXPENSES

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
Interest expenses	345,168,295	139,441,853
	345,168,295	**139,441,853**

27 . GENERAL ADMINISTRATIVE EXPENSES

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
Raw materials	2,355,766,520	1,172,265,187
Labour expenses	24,722,101,569	16,561,079,278
Depreciation and amortisation	1,418,561,493	1,043,310,667
Tax, Charge, Fee	723,821,053	(629,029,584)
Provision expenses/ (Reversal) of provision expenses	12,482,713,000	(111,142,741)
Expenses of outsourcing services	2,856,391,844	2,739,590,853
Other expenses in cash	6,486,484,344	7,476,177,518
	51,045,839,823	**28,252,251,178**

28 . OTHER INCOME

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
Gain from liquidation, disposal of fixed assets	243,350,000	-
Revenue from design projects and awards received	178,002,353	20,000,000
Others	69,607,492	480,925,926
	490,959,845	**500,925,926**

29 . OTHER EXPENSE

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
Fines	-	54,000,000
Design competition costs	106,308,963	101,225,574
Others	360,901,492	195,333,092
	467,210,455	**350,558,666**

30 . CURRENT BUSINESS INCOME TAX EXPENSE

	01/01/2026-30/09/2026 VND	01/01/2025-30/09/2025 VND
	VND	VND
Corporate income tax from business activitves		
- Current corporate income tax expense in parent company	5,423,010,851	4,675,876,907
- Current corporate income tax expense in VCC Engineering Consultants JSC (VCC)	4,336,340,284	3,267,893,079
- Current corporate income tax expense in Consultancy on Construction of Building Material Projects Joint Stock Company (CCBM)	17,365,359	10,846,060
- Current corporate income tax expense in Vietnam Investment Consulting and Construction Design Joint Stock Company (CDC)	2,734,676,569	1,596,280,832
- Current corporate income tax expense in Union of Survey Construction Companies (USCO)	357,114,817	88,363,541
Current corporate income tax expense	**12,868,507,880**	**9,639,260,419**

31 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the company is calculated as follows :

	01/01/2026-30/09/2026 VND	01/01/2025-30/09/2025 VND
	VND	VND
Net profit after tax	46,342,087,118	31,926,860,712
Profit distributed for common stocks	46,342,087,118	31,926,860,712
Average number of outstanding common shares in circulation in the y	35,774,448	35,774,448
Basic earnings per share	**1,295**	**892**

32 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
Raw materials	45,161,793,415	54,320,490,823
Labour expenses	152,495,775,462	121,909,772,307
Depreciation and amortisation	2,792,741,128	2,850,157,311
Expenses from external services	30,939,982,465	23,012,858,851
Other expenses by cash	107,310,818,423	69,474,741,523
	338,701,110,893	**271,568,020,815**

33 . TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Corporation are as follows:

Related parties	Relation
INCOSAF - Construction Consultant And Safety Technique Inspection Joint Stock Company	Associated company
CIC Technology And Consultancy Joint Stock Company	Associated company
Vietnam Water, Sanitation And Environment Joint Stock Company	Associated company
National General Construction Consulting Joint Stock Company (NAGE	Associated company
No 5 Lac Long Quan Housing Development Investment Joint Stock Con	Associated company
Consultant And Inspection Joint Stock Company Of Construction Technology And Equipment (CONINCO)	Mr. Nguyen Xuan Hai - Deputy General Director and Member of the Board of Directors of CONINCO

In addition to the information with related parties presented in the above Nots. During the fiscal year, the Corporation has the transactions and balances with related parties as follows:

	01/07/2026-30/09/2026 VND	01/07/2025-30/09/2025 VND
Purchase of goods and services	**1,301,851,852**	**110,526,450**
Consultancy on Construction of Building Material Projects Joint Stock Company (CCBM)	-	103,119,042
INCOSAF - Construction Consultant And Safety Technique Inspection Joint Stock Company	1,851,852	7,407,408
Goods and services sold:	**227,272,724**	**18,518,519**
Vietnam Water, Sanitation and Environment JSC (VIWASE)	-	18,518,519
Technology and Consultancy JSC (CIC)	227,272,724	-

34 . COMPARATIVE FIGURES

The comparative figures presented in the Balance Sheet and the corresponding notes are derived from the financial statements for the fiscal year ended December 31, 2025, which were audited by AASC Auditing Firm Company Limited.

Hanoi, Oct 30 , 2026

Preparer	Chief Accountant	General Director
Trinh Tuan Anh	Nguyen Thi Doan Trang	Nguyen Minh Hong