LICOGI CORPORATION- JSC

Address: G1 Building, Thanh Liet Ward, Hanoi
Enterprise code: 0100106440

No: 324 /2026/LICOGI-CBTT

Ref: Information disclosure of the Parent company's audited financial statements for the Quarter III of 2026).

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

TỔNG CÔNG TY LICOGI - CTCP
Digitally signed by TỔNG CÔNG TY LICOGI - CTCP
DN: OID.0.9.2342.19200300.100.1.1=MST:0100106440, CN=TỔNG CÔNG TY LICOGI - CTCP, S=Hà Nội, C=VN
Reason: I am the author of this document
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Date: 2026-10-29 17:33:15
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Hanoi, October 29 ,2026

INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION PORTAL OF THE STATE SECURITIES COMMISSION

To : **Vietnam Stock Exchange**
Hanoi Stock Exchange

Name of Organization	**LICOGI CORPORATION - JSC**
Address	G1 Building, Thanh Liet Ward, Hanoi
Tel	0243 8542 365
Fax	0243 8542 655

Person in charge of information disclosure: Mr. Phan Thanh Hai
Address: G1 Building, Thanh Liet Ward, Hanoi
Tel : 0243 8542 365

Type of disclosure:

☐ Within 24 hours ☐ 72 hours ☐ Extraordinary ☐ Upon request ☑ Periodic

Disclosure information content:

LICOGI Corporation – JSC hereby announces the parent company's audited fianancial statements for the third Quarter of 2026.

(Attached herewith is the Audited Financial Statements.)

This information has been published on the Company's website on 29 October, 2026 at: http://www.licogi.vn/.

We hereby certify that the information disclosed above is true and accurate, and we take full responsibility before the law for the content of this disclosure.

Recipients:
- As stated above;
- BOD, Board of Supervisors;
- Board of Executive
- Filed at the Office of the Board of Directors

LICOGI CORPORATION - JSC
Person in charge of information disclosure

M.S.D.N: 0100106440 - C.T.C.P - TỔNG CÔNG TY LICOGI - CTCP - P. THANH LIỆT - T.P HÀ NỘI

Phan Thanh Hai

LICOGI CORPORATION- JSC

No:323 /2026/CV-TCKT
Explanation of Changes in Net Profit After Corporate Income Tax –the Third Quarter 2026 of Parent Company

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi, October 29, 2026

To: - State Securities Committee;
- HNX Stock Exchange

Implementation of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on "Guidelines for Information Disclosure in the Securities Market'

LICOGI CORPORATION-JSC hereby explains the business result in the Parent Company's Financial Statements for the third quarter of 2026 as follows:

Description	Unit	The third quarter/ 2026	The third quarter/ 2025	Fluctuation (%)
Total Revenue	VND Million	36.387	178.222	-79,6%
Total Expenses	VND Million	63.579	197.002	-67,7%
Profit form business activities	VND Million	-27.192	-18.780	44,8%
Other Profit/Loss	VND Million	-2.517	-1.560	-61,3%
Profit before tax	VND Million	-29.709	-20.340	46,1%
Corporate income tax	VND Million	-	-	
Profit after tax	VND Million	-29.709	-20.340	46,1%

1. Explaination for the difference over 10% as follows:

The profit after tax on the Parent Company's Financial Statements for the third quarter of 2026 recorded an increased loss compared to the same period in 2025 by over VND 9 billion (corresponding to a 46.1% increase in loss), mainly due to the following reason:

Total revenue decreased compared to the same period in 2025.

As a result of the above reason, the profit after tax on the Parent Company's Financial Statements for the third quarter of 2026 suffered an increased loss of more than 10% compared to the third quarter of 2025.

2. Explanation for the loss in profit after tax for the third quarter of 2026:

The loss in the third quarter of 2026 was due to: High borrowing costs and management expenses, while revenue from production and business activities as well as financial revenue were low and insufficient to cover expenses.

Regards,

Recipients:
- As above;
- BOD, The Supervisory Board (for report);
- Filed at the Head Office, Accounting Dep.

GENERAL DIRECTOR

M.S.D.N: 0100106440 - C.T.C.P - TỔNG CÔNG TY LICOGI - CTCP - P. THANH LIỆT - T.P HÀ NỘI

Phan Thanh Hải

LICOGI CORPORATION – JOINT STOCK COMPANY

(Established in the Socialist Republic of Vietnam)

CONSOLIDATED FINANCIAL STATEMENTS OF THE PARENT COMPANY - THE GROUP FOR THE PERIOD FROM JULY 1, 2026 TO SEPTEMBER 30, 2026

October, 2026

FINANCIAL STATEMENT
As at 30 September 2026

FORM B 01-DN
Unit: VNĐ

ASSETS	Code	Note	30/09/2026	01/01/2026
A. CURRENT ASSETS	**100**		**1.061.952.993.618**	**955.576.827.981**
I. Cash and cash equivalents	**110**		**36.990.728.728**	**80.876.908.467**
1. Cash	111	5	36.990.728.728	63.876.908.467
2. Cash equivalents	112		-	17.000.000.000
II. Short-term financial investments	**120**		**213.599.623.180**	**211.583.623.180**
1. Held-to-maturity investments	123	6	213.599.623.180	211.583.623.180
III. Short-term receivables	**130**		**769.608.048.867**	**601.956.433.631**
1. Short-term trade receivables	131	8	125.999.386.019	119.364.094.473
2. Short-term advances to suppliers	132	9	122.560.973.446	64.710.698.464
3. Other short-term receivables	135	10	624.762.953.355	521.596.904.647
4. Provision for short-term doubtful debts	139	11	(103.715.263.953)	(103.715.263.953)
IV. Inventories	**140**		**26.651.067.844**	**44.745.223.447**
1. Inventories	141	12	27.518.289.169	45.612.444.772
2. Provision for devaluation of inventories	142		(867.221.325)	(867.221.325)
V. Tài sản ngắn hạn khác	**160**		**15.103.524.999**	**16.414.639.256**
1. Short-term prepayments	161	13	2.574.074	-
2. Value added tax deductibles	162	21	14.737.337.443	16.051.025.774
3. Taxes and other receivables from the State budget	163	21	363.613.482	363.613.482
B. NON-CURRENT ASSETS	**200**		**2.116.338.159.038**	**2.125.369.794.188**
I. Long-term receivables	**210**		**348.885.000.000**	**348.885.000.000**
1. Phải thu dài hạn khác	215		348.885.000.000	348.885.000.000
II. Fixed assets	**220**		**50.481.646.821**	**58.283.934.789**
1. Tangible fixed assets	221	15	50.370.146.820	58.117.534.788
- Cost	*222*		333.147.249.417	333.147.249.417
- Accumulated depreciation	*223*		(282.777.102.597)	(275.029.714.629)
2. Intangible assets	227	17	111.500.001	166.400.001
- Cost	*228*		366.000.000	366.000.000
- Accumulated depreciation	*229*		(254.499.999)	(199.599.999)
III. Investment property	**240**	**V.13**	**1.357.365.162**	**1.357.365.162**
- Cost	241		1.357.365.162	1.357.365.162
IV. Long-term assets in progress	**250**	**18**	**682.545.455**	**682.545.455**
2. Long-term construction in progress	252		682.545.455	682.545.455
V. Long-term financial investments	**260**	**7**	**1.714.824.009.693**	**1.716.053.356.875**
1. Investments in subsidiaries	261		1.448.580.147.489	1.448.580.147.489
2. Investments in joint-ventures, associates	262		321.547.551.645	321.547.551.645
3. Equity investments in other entities	263		49.181.108.701	49.181.108.701
4. Provision for impairment of long-term financial inve	264		(125.064.798.142)	(123.835.450.960)
5. Held-to-maturity investments	265		20.580.000.000	20.580.000.000
VI. Other long-term assets	**270**		**107.591.907**	**107.591.907**
1. Long-term prepayments	271	14	107.591.907	107.591.907
TOTAL ASSETS	**280**		**3.178.291.152.656**	**3.080.946.622.169**

FINANCIAL STATEMENT
As at 30 September 2026

FORM B 01-DN
Unit: VNĐ

RESOURCES	Code	Note	30/09/2026	01/01/2026
A. LIABILITIES	300		**2.615.660.386.632**	**2.530.117.865.795**
I. Current liabilities	310		**1.832.500.858.482**	**1.746.839.852.978**
1. Short-term trade payables	311	18	202.868.503.817	203.909.220.924
2. Short-term advances from customers	312	19	265.355.099.060	253.337.975.469
3. Taxes and amounts payable to the State budget	314	20	47.207.385.794	47.224.276.039
4. Payables to employees	315		11.716.280.543	13.694.176.805
5. Short-term accrued expenses	316	21	349.575.975.332	277.634.833.139
6. Other current payables	320	22	57.717.513.098	64.699.739.654
7. Short-term loans and obligations under finance leases	321	23	895.925.755.194	884.178.385.304
9. Bonus and welfare funds	323		2.134.345.644	2.161.245.644
II. Long-term liabilities	330		783.159.528.150	783.278.012.817
1. Long-term unearned revenue	337		-	118.484.667
2. Other long-term payables	338		156.998.028.150	156.998.028.150
3. Long-term loans and obligations under finance leases	339	24	626.161.500.000	626.161.500.000
B. OWNER'S EQUITY	**410**		562.630.766.024	550.828.756.374
1. Owner's contributed capital	411	25	900.000.000.000	900.000.000.000
2. Retained earnings	421	26	(337.369.233.976)	(349.171.243.626)
- Retained earnings accumulated to the prior year end	421a		(349.171.243.626)	(355.868.682.015)
- Retained earnings of the current year	421b		11.802.009.650	6.697.438.389
TOTAL RESOURCES	**440**		**3.178.291.152.656**	**3.080.946.622.169**

Tran Thi Thu Hang
Preparer
October 30, 2026

Do Thi Thu Ha
Chief Accountant

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY LICOGI - CTCP
P. THANH LIỆT - T.P HÀ NỘI

General Director
TỔNG GIÁM ĐỐC
Phan Thanh Hải

INCOME STATEMENT

FORM B 02-DN
Unit: VND

Items	Code	Note	Third quarter of 2026		Third quarter of 2025	
			The Third quarter	Cumulative	The Third quarter	Cumulative
1. Gross revenue from goods sold and services rendered	**01**	**27**	**27.456.031.543**	**295.024.339.431**	**169.557.074.869**	**264.769.668.253**
2. Deductions	02		-	-	-	-
3. Net revenue from goods sold and services	**10**		**27.456.031.543**	**295.024.339.431**	**169.557.074.869**	**264.769.668.253**
4. Cost of sales	11	28	27.206.521.878	292.636.144.310	168.919.364.890	263.759.820.692
5. Gross profit from goods sold and services rendered	**20**		**249.509.665**	**2.388.195.121**	**637.709.979**	**1.009.847.561**
6. Profit/loss from the sale and liquidation of investment properties	21					
7. Financial income	22	29	8.931.174.203	104.909.406.204	8.665.831.882	117.945.927.762
8. Financial expenses	23	30	32.483.598.924	74.233.860.501	23.883.347.471	68.726.334.851
- In which: Interest expense	24		32.483.598.924	73.004.139.447	23.883.347.471	61.519.285.194
9. Selling expenses	25		-	-	-	-
10. General and administration expenses	26	31	3.889.416.506	13.924.483.715	4.200.693.927	11.244.094.431
11. Operating profit {30 = 20 + (21 - 22) - (24 + 25)}	**30**		**(27.192.331.562)**	**19.139.257.109**	**(18.780.499.537)**	**38.985.346.041**
12. Other income	31	32	225.524.000	225.524.000	135.940.000	135.940.000
13. Other expenses	32	33	2.742.515.962	7.562.771.459	1.696.129.872	10.109.031.097
14. Profit from other activities	**40**		**(2.516.991.962)**	**(7.337.247.459)**	**(1.560.189.872)**	**(9.973.091.097)**
15. Accounting profit before tax	**50**		**(29.709.323.524)**	**11.802.009.650**	**(20.340.689.409)**	**29.012.254.944**
16. Current corporate			-	-	-	-
17. Net profit after corporate income tax	51	34	**(29.709.323.524)**	**11.802.009.650**	**(20.340.689.409)**	**29.012.254.944**

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY LICOGI - CTCP
P. THANH LIỆT

TỔNG GIÁM ĐỐC
Phan Thanh Hải

Tran Thi Thu Hang	**Do Thi Thu Ha**	
Preparer	Chief Accountant	**General Director**
October 30, 2026		

CASH FLOW STATEMENT
Third quarter of 2026

FORM B 03-DN

Unit: VND

Items	Cumulative from the beginning of the year to the end of this quarter	
	Current year	Prior year
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	**11.802.009.650**	**29.012.254.944**
Adjustments for:		
Depreciation and amortisation of fixed assets and investment properties	7.802.287.968	8.338.633.644
Provisions	(1.229.347.182)	4.524.965.750
Foreign exchange (gain)/ loss arising from translating foreign currency items	373.872	(2.719.961)
(Gain)/loss from investing activities	(104.909.406.204)	(117.945.927.762)
Interest expense	73.004.139.447	61.519.285.194
Operating profit before movements in working capital	**(13.529.942.449)**	**(14.553.508.191)**
(Increase), decrease in receivables	(163.906.132.541)	(429.706.132.917)
(Increase), decrease in inventories	18.094.155.603	9.204.484.184
Increase, (decrease) in payables	1.536.249.020	19.886.998.628
(Increase), decrease in prepaid expenses	(2.574.074)	312.132.900
Interest paid	(718.337.520)	(4.674.209.584)
Net cash generated by operating activities	**(158.526.581.961)**	**(419.530.234.980)**
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition and construction of fixed assets and other long-term assets	-	-
Proceeds from sale, disposal of fixed assets and other long-term assets	-	-
Cash outflow for lending, buying debt instruments of other entities	-	(8.550.000.000)
Cash recovered from lending, selling debt instruments of other entities	(2.016.000.000)	-
Equity investments in other entities	-	-
Cash recovered from investments in other	-	4.688.100.000
Interest earned, dividends and profits received	104.909.406.204	113.997.024.172
Net cash generated by investing activities	**102.893.406.204**	**110.135.124.172**
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	373.018.210.185	677.208.170.317
Repayment of borrowings	(361.270.840.295)	(361.044.131.493)
Net cash generated by financing activities	**11.747.369.890**	**316.164.038.824**
Net increase/(decrease) in cash	**(43.885.805.867)**	**6.768.928.016**
Cash and cash equivalents at the beginning of the year	**80.876.908.467**	**8.205.680.266**
Effects of changes in foreign currency exchange rates	(373.872)	2.719.961
Cash and cash equivalents at the end of the year	**36.990.728.728**	**14.977.328.243**

Tran Thi Thu Hang
Preparer
October 30, 2026

Do Thi Thu Ha
Chief Accountant

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY LICOGI - CTCP
P. THANH LIỆT - T.P HÀ NỘI

TỔNG GIÁM ĐỐC
Phan Thanh Hải
General Director

1. GENERAL INFORMATION

Ownership Structure

LICOGI Corporation - Joint Stock Company (abbreviated as "LICOGI Corporation") was originally the Corporation for Foundation Construction and Infrastructure Engineering, established under Decision No. 998/BXD-TCLĐ dated November 20, 1995, by the Minister of Construction. It was a state-owned enterprise directly under the Ministry of Construction. The Corporation transitioned to a joint-stock company under Decision No. 2243/QĐ-TTg dated December 11, 2014, by the Prime Minister approving the equitization plan for the parent company – the Corporation for Construction and Infrastructure Development.

According to Business Registration Certificate No. 0100106440, which was amended for the third time on December 31, 2015, by the Hanoi Department of Planning and Investment, the Corporation for Construction and Infrastructure Development - One Member Limited Liability Company officially converted into a joint-stock company, named LICOGI Corporation - Joint Stock Company, with a charter capital of VND 900,000,000,000.

The Business Registration Certificate No. 0100106440 was initially issued by the Hanoi Department of Planning and Investment on November 24, 2010. The certificate has been amended 11 times, with the 11th amendment issued on July 11, 2025, by the Hanoi Department of Planning and Investment.

The headquarters of the Corporation is located at: Building G1, 491 Nguyen Trai Street, Thanh Liet Ward, Hanoi City.

Business Activities and Main Operations

Construction and Installation: Construction of underground works, irrigation works (dikes, dams, canals, water reservoirs, irrigation systems, pipelines, pumping stations), hydropower, thermal power, postal services, water supply and drainage systems, urban infrastructure and industrial park projects, power transmission lines and substations, foundation construction for various types of projects, blasting operations (the enterprise may only engage in this activity when authorized by the competent state authority);

Construction and Installation: Construction and general contracting of civil, industrial, and transportation works (roads, railways, road bridges, rail bridges, airports, ports, train stations, tunnels);

Research and Application of New Technologies: Research, application, and transfer of new technologies in construction, organization of training, retraining, and professional development for management staff, technical workers, and specialists, and providing orientation for sending Vietnamese laborers and experts abroad for temporary work;

Transportation Business: Inland waterway and road transportation services;

Manufacturing and Trading: Manufacturing, trading, and import-export of mechanical products, materials, machinery, equipment, raw materials, construction materials, and construction technologies;

Construction Investment Consultancy: Includes planning, project investment preparation and evaluation, surveying (topography, geotechnical, hydrogeological), designing, preparing construction cost estimates, project management, technical supervision of construction, consulting on bidding and economic contracts for design, construction, installation, and supply of materials and equipment; conducting experiments and quality inspections of construction works (excluding legal consultancy);

Investment and Business Development: Investment in and development of housing projects, urban areas, industrial parks, technical infrastructure, electrical projects, and commercial electricity; investment and business in office services, hotels, guesthouses, tourism, entertainment, and management of integrated services in new urban areas and concentrated residential areas.

1. GENERAL INFORMATION (CONTINUED)

The main activity of the Corporation is the construction and installation of projects.

Normal Business and Production Cycle

The normal business and production cycle of the Corporation is carried out within a period of no more than 12 months, except for certain specific projects in construction and real estate investment that have a duration exceeding 12 months.

The activities of the Corporation during the period have an impact on the financial statements of the parent company – the Corporation.

Details are presented in the "Corporate Structure" section below.

Corporate Structure

Subsidiaries of the Corporation:

Unit	Address
Head Office of the Corporation	Building G1, Thanh Liet Ward, Hanoi City.
Licogi Branch No. 1	Building G1, Thanh Liet Ward, Hanoi City.
Licogi Construction Materials Production Branch	Building G1, Thanh Liet Ward, Hanoi City.

As of September 30, 2026, the Corporation has 13 subsidiaries and 03 affiliated companies. The following is an overview of the Corporation's subsidiaries and affiliated companies:

No.	Company Name	Main Activity	Ownership Ratio as of 30/09/2026	Relationship
1	Dong Anh Investment, Construction & Building Materials JSC	Construction materials production	51.85%	Subsidiary
2	Dong Anh Licogi Mechanical Joint Stock Company	Construction materials production	89.06%	Subsidiary
3	LICOGI Consulting JSC	Construction investment consultancy	60.00%	Subsidiary
4	Mechanical and Construction No. 9 JSC	Construction and installation	51.00%	Subsidiary
5	LICOGI Quang Ngai JSC	Construction and installation	64.77%	Subsidiary
6	Mechanical and Construction No. 10 JSC	Construction and installation	57.71%	Subsidiary

7	LICOGI 15 JSC	Construction and installation	64.65%	Subsidiary
8	LICOGI 17 JSC	Construction and installation	56.33%	Subsidiary
9	Foundation Engineering and Construction 20 JSC	Construction and installation	92.58%	Subsidiary
10	Electrical and Water Installation JSC	Construction and installation	89.92%	Subsidiary
11	Licogi Housing and Urban Development Co., Ltd.	Real estate business	100%	Subsidiary
12	Licogi Investment and Construction No. 2 Co., Ltd.	Real estate business	100%	Subsidiary
13	Licogi General Import-Export Co., Ltd.	Overseas labor export	100%	Subsidiary
14	LICOGI 14 JSC	Construction and installation	18.49%	Affiliated company
15	LICOGI 19 JSC	Construction and installation	22.62%	Affiliated company
16	Bac Ha Hydropower JSC	Electricity production and business	41.005%	Affiliated company

1. GENERAL INFORMATION (CONTINUED)

Disclosure on the Comparability of Information in the Financial Statements of the Parent Company – the Corporation

The Corporation has applied Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on October 27, 2025 ("Circular 99"), which provides guidance on the accounting regime for enterprises.

2. BASIS FOR PREPARATION OF THE PARENT COMPANY – CORPORATION FINANCIAL STATEMENTS AND FINANCIAL YEAR

Basis for Preparing the Parent Company – Corporation Financial Statements

The accompanying financial statements of the Parent Company – the Corporation are presented in Vietnamese Dong (VND), based on the historical cost principle and in accordance with the Vietnamese Accounting Standards, the accounting regime for enterprises in Vietnam, and the legal regulations related to the preparation and presentation of financial statements and financial treatment at the official time of transitioning to a joint-stock company under current regulations.

The accompanying financial statements of the Parent Company – the Corporation are not intended to reflect the financial position, business performance, and cash flows according to the accounting principles and practices generally accepted in other countries outside Vietnam.

The opening figures as of January 1, 2026, are audited by International Auditing Co., Ltd.

FINANCIAL YEAR

The Corporation's financial year starts on January 1 and ends on December 31..

3. APPLICATION OF NEW ACCOUNTING

GUIDELINES

Guidelines on the Accounting Regime for Enterprises

The October 27,2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the accounting regime for enterprises. Circula 99 is effective for the fiscal year beginning January 1,2026. The Board of Directors of the Corporation has applied Circular 99 in preparing and presenting the parent company's financial statements for the operating period from July 1, 2026 to September 30, 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Corporation in the preparation of these financial statements, are as follows:

Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires Board of General Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the year. Although these accounting estimates are based on the Board of General Directors's best knowledge, actual results may differ from those estimates.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Instruments

Initial Recognition

Financial Assets: On initial recognition, financial assets are recorded at cost, including transaction costs directly attributable to the acquisition of the financial assets. The financial assets of the Corporation include cash, financial investments, receivables from customers, and other receivables

Financial liabilities: At the initial recognition date, financial liabilities are recorded at their cost, plus any transaction costs directly related to the issuance of those financial liabilities. The financial liabilities of the Corporation include short-term loans and finance lease liabilities, payables to suppliers, other payables, and accrued expenses.

Subsequent Measurement

Currently, there are no regulations regarding the subsequent measurement of financial instruments after initial recognition.

Cash

Cash includes cash on hand and demand deposits with banks.

Investments in Financial Assets

Investments in Subsidiaries

A subsidiary is a company controlled by the Corporation. Control is achieved when the Corporation has the ability to govern the financial and operating policies of the investee to obtain benefits from its activities.

Investments in subsidiaries are accounted for at cost, less any provision for impairment. A provision for impairment is recognized when there is a decline in the value of the investments.

Investments in Associates

An associate is a company in which the Corporation has significant influence, but is not a subsidiary or joint venture of the Corporation. Significant influence is evidenced by the ability to participate in the financial and operating policy decisions of the investee, but without having control or joint control over these policies.

Investments in associates are accounted for at cost, less any provision for impairment. A provision for impairment is recognized when there is a decline in the value of the investments.

Investments in Other Entities

Investments in other entities refer to investments in equity instruments of other entities where the investor does not have control or joint control, nor significant influence over the investee. These investments are initially recognized at cost. A provision for impairment is made when the investee incurs losses…

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables

Receivables are amounts that are expected to be collected from customers or other entities. Receivables are presented at their carrying amount, less any allowance for doubtful debts, which is estimated based on a review by the Management of all outstanding receivables at the end of the period. Receivables that are deemed uncollectible are written off.

Inventory

Inventory is determined based on the cost principle. The cost of inventory includes direct material costs, direct labor costs, and manufacturing overhead, if any, incurred to bring the inventory to its present location and condition.

Inventory is determined using the weighted average cost method, first-in-first-out (FIFO), or specific identification, depending on the type of materials and goods at Licogi Branch No. 1 and Licogi Building Materials Branch.

Inventory is determined using the weighted average cost method, first-in-first-out (FIFO), or specific identification, depending on the type of materials and goods at Licogi Branch No. 1 and Licogi Building Materials Branch.

Inventory is accounted for using the perpetual inventory system.

Work-in-progress costs at the end of the period include direct material costs, direct labor costs, equipment usage costs, and manufacturing overhead that are accumulated and allocated to construction projects, services, surveys, and designs for incomplete works at the end of the accounting period or completed works that have not yet been accepted by the customer for the completed quantity. The work-in-progress costs are determined or estimated based on the volume of work completed at the end of the accounting period.

Borrowing costs are capitalized into work-in-progress costs, including actual borrowing costs incurred from loans used to finance the construction of incomplete assets and borrowing costs determined based on the capitalization rate for the weighted average borrowing costs incurred for the investment in the construction or production of that asset. The capitalization rate is calculated based on the weighted average interest rate of loans that have not been repaid during the period, excluding loans specifically designated for the purpose of a particular incomplete asset. The borrowing costs capitalized during the period should not exceed the total borrowing costs incurred in that period.

Tangible Fixed Assets and Depreciation

Tangible fixed assets are presented at their cost, less accumulated depreciation.

The cost of tangible fixed assets acquired includes the purchase price and all other costs directly related to making the asset ready for use. For fixed assets acquired through construction investment, whether by tender or self-construction and production, the cost is the final settlement amount for the construction project under the current investment and construction management regulations, along with other directly related costs and registration fees (if any). In cases where a project has been completed and put into use but the final settlement has not been approved, the cost of the fixed asset is recognized based on a provisional amount, calculated using the actual costs incurred to acquire the asset. The provisional cost will be adjusted according to the final settlement approved by the competent authorities.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Tangible Fixed Assets and Depreciation (Continued)

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life, as follows:

Operating Period from July 01, 2026, to September 30, 2026

	Useful Life (Years)
Buildings and Structures	10 – 25
Machinery and Equipment	03 - 15
Transport Vehicles and Transmission Equipment	05 - 10
Office Equipment	03 – 10
Other Fixed Assets	03 - 10

The Corporation's tangible fixed assets were revalued during the equitization process. The cost and accumulated depreciation have been adjusted based on the revaluation results, which were approved by the competent authorities in accordance with regulations.

Gains and losses arising from the disposal or sale of assets are the difference between the proceeds from the disposal and the asset's remaining book value, and are recognized in the income statement.

Intangible Fixed Assets and Depreciation

Intangible fixed assets consist of computer software and are presented at cost, less accumulated amortization.

Management software is initially recognized at cost and is amortized using the straight-line method over 5 years

The Corporation's intangible assets were revalued during the equitization process of the State-owned enterprise. The cost and accumulated amortization have been adjusted based on the revaluation results, which were approved by the competent authorities in accordance with regulations.

Investment Properties

Investment properties include land use rights, factories, and structures held by the Corporation with the purpose of generating rental income or capital appreciation. Investment properties that are leased are presented at cost, less accumulated depreciation. Investment properties held for capital appreciation are presented at cost, less impairment. The cost of investment properties purchased includes the purchase price and related costs, such as legal consulting fees, registration taxes, and other related transaction costs.

The cost of self-constructed investment properties is the final settlement amount of the construction project or the directly related costs of the investment property.

Prepaid Expenses

Prepaid expenses include actual costs incurred that are related to the results of the Corporation's operations over multiple accounting periods. Prepaid expenses include prepayments for land rental, business advantages when determining the value of the enterprise for equitization, and other prepaid costs.

Land rental represents the amount of land rent paid in advance. Prepaid land rent is allocated to the income statement using the straight-line method over the lease term.

The business advantage when determining the enterprise value for equitization is based on the valuation document for the transformation of a 100% state-owned enterprise into a joint-stock company as of December 31, 2012. The business advantage for equitization is amortized over a period of 3 years from the date the joint-stock company officially commenced operations.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid Expenses (Continued)

Other prepaid expenses include the value of small tools, equipment, and components that have been used, advertising costs, software royalties, and insurance costs for the gas pipeline system. These costs are capitalized as prepaid expenses and are amortized to the income statement using the straight-line method in accordance with current accounting regulations.

Provisions

Provisions are recognized when the Corporation has a current legal or constructive obligation arising from past events; the settlement of the obligation is expected to result in an outflow of economic benefits, and the amount of the obligation can be reliably estimated. Provisions are not recognized for future operating losses.

Provisions are calculated based on estimated costs required to settle the obligation. If the time value of money is significant, the provision is calculated using the present value, discounted at a pre-tax rate, reflecting current market assessments of the time value of money and the specific risks of the obligation. The increase in value due to the time factor is recognized as borrowing costs.

Payable provisions

As of September 30, 2026, the Board of Directors assessed that the liabilities arising from past events do not have a significant impact. Therefore, the Board of Directors decided not to recognize any provisions.

Accrued Expenses

Accrued expenses are recognized based on reasonable estimates of amounts payable for goods and services used during the period..

Accrued expenses include interest expenses, construction project expenses, and other accrued costs.

Interest expenses are estimated based on the borrowed amount, loan term, and actual interest rates for each period.

Accrued expenses for construction projects are recognized in accordance with the revenue from construction contracts, which is recorded based on the completion report of the work volume agreed between the Corporation and the client.

Equity

The shareholders' contributed capital is recognized based on the actual amount contributed by the shareholders. The owners' capital is reflected at the par value of the shares.

Other capital of the owners: reflects the value of other capital contributions from the owners at the reporting date.

Retained earnings: reflects the profit or loss after income tax of the Corporation as of the reporting date.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue Recognition

Sales Revenue

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

(a) The Corporation has transferred to the buyer the significant risks and rewards of ownership of the goods;

(b) The Corporation retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold;

(c) The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the products or goods, purchased under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to pay return products and goods (except for cases where customers have the right to return goods in the form of exchange for other goods or services

(d) The Corporation has obtained or will receive economic benefits from the sale transaction; and

(e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Service Revenue

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) The amount of revenue can be measured reliably; When the contract stipulates that the buyer is entitled to return the products or goods, purchased under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to pay return products and goods;

(b) It is probable that the economic benefits associated with the transaction will flow to the Corporation;

(c) The percentage of completion of the transaction at the balance sheet date can be measured reliably; and

(d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from construction contracts of the Corporation is recognized in accordance with the Corporation's accounting policy for construction contracts (details provided below).

Interest income from investments is recognized when the Corporation has the right to receive the interest.

Construction contracts

When the outcome of a construction contract can be reliably estimated and confirmed by the customer, revenue and related costs are recognized in accordance with the work completed and confirmed by the customer during the period.

When the outcome of a construction contract cannot be reliably estimated, revenue is only recognized to the extent of the contract costs incurred that are likely to be recoverable.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue Recognition (Continued)

Revenue from real estate sales by the Corporation, as the investor, is recognized when all five of the following conditions are met:

(a) The real estate has been fully completed and delivered to the buyer, and the risks and rewards associated with the ownership of the real estate have been transferred to the buyer;

(b) The Corporation no longer retains control or management rights over the real estate, as the owner;

(c) The revenue can be reliably measured;

(d) The Corporation has received or will receive economic benefits from the real estate sale transaction;

(e) The costs associated with the real estate sale transaction can be reliably estimated.

Unearned revenue

Unearned revenue mainly represents advance payments received under labor export contracts between the Corporation and its customers.

Foreign Currency

The Corporation applies exchange rate differences according to the guidelines of Vietnamese Accounting Standard No. 10 (VAS 10) "Effects of Changes in Exchange Rates." Accordingly, transactions in foreign currency are converted at the exchange rate on the transaction date. The balances of monetary items in foreign currency at the end of the reporting period are converted at the exchange rate on that date. Exchange rate differences are recognized in the Profit and Loss Statement. Exchange rate gains arising from the revaluation of balances at the end of the reporting period are not distributed to shareholders.

Borrowing Costs

Borrowing costs are recognized as production and business expenses in the period when they occur, unless capitalized according to the provisions of Vietnamese Accounting Standard No. 16 "Borrowing Costs."
Accordingly, borrowing costs directly related to the purchase, construction, or production of assets that take a relatively long time to complete and put into use or operation are added to the asset's cost until the asset is put into use or operation. Income from temporary investments of borrowings is deducted from the cost of the related asset.
For borrowings specifically used for the construction of fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months.
Other borrowing costs are recognized as an expense in the Profit and Loss Statement when incurred.

Cost of Goods Sold

The cost of goods sold and services provided is the total cost of goods, materials sold, and services provided to customers during the period, recognized in accordance with revenue.

Financial Expenses

Financial expenses reflect the costs arising from financial activities during the period, primarily including interest expenses and foreign exchange losses

Business Administration Expenses

Business administration expenses reflect the general management costs of the Corporation, mainly including employee salaries in the management department; social insurance, health insurance, union fees, and unemployment insurance for management staff; office materials, labor tools, depreciation of fixed assets used for business administration; outsourced services; and other cash expenses.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and are accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Corporation intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control or are controlled by, or under common control with, the Corporation, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Corporation. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Corporation that gives them significant influence over the enterprises, key management personnel, including directors and officers of the Corporation and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each related party relationship, attention is paid to the nature of the relationship, not the legal form.

In considering the relationships with related parties, the Corporation bases its assessment on the substance of the relationship, rather than just the legal form of those relationships.

5. CASH

	30/09/2026 VND	01/01/2026 VND
Cash	39.672.702	26.123.784
Cash in bank	36.951.056.026	63.850.784.683
Cash equivalents	-	17.000.000.000
	36.990.728.728	**80.876.908.467**

6. SHORT-TERM FINANCIAL INVESTMENTS

	30/09/2026 VND	01/01/2026 VND
Short-term investments held until maturity		
Time deposits	1.800.000.000	11.700.000.000
Receivables from short-term loans	211.799.623.180	199.883.623.180
Total	**213.599.623.180**	**211.583.623.180**

7. FINANCIAL INVESTMENTS

	30/09/2026			01/01/2026		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Investments in Subsidiaries:	**1.448.580.147.489**	**1.339.242.477.539**	**(109.337.669.950)**	**1.448.580.147.489**	**1.376.888.144.553**	**(108.440.367.368)**
Đông Anh Construction and Building Materials Joint Stock Company	34.476.838.106	34.476.838.106	-	34.476.838.106	34.476.838.106	-
Đông Anh Licogi Mechanical Joint Stock Company	300.945.730.000	300.945.730.000	-	300.945.730.000	300.945.730.000	-
LICOGI Consulting Joint Stock Company	3.177.150.487	3.177.150.487	-	3.177.150.487	3.177.150.487	-
Construction and Mechanical No. 9 Joint Stock Company	38.178.368.992	38.178.368.992	-	38.178.368.992	38.178.368.992	-
LICOGI Quang Ngai Joint Stock Company	16.855.532.723	-	(16.855.532.723)	16.855.532.723	-	(16.855.532.723)
Construction and Mechanical No. 10 Joint Stock Company	10.110.056.968	-	(10.110.056.968)	10.110.056.968	10.110.056.968	(10.110.056.968)
LICOGI 15 Joint Stock Company	6.593.800.000	-	(6.593.800.000)	6.593.800.000	-	(6.593.800.000)
LICOGI 17 Joint Stock Company	10.393.670.213	-	(10.393.670.213)	10.393.670.213	-	(10.393.670.213)
Licogi Urban and Housing Development One Member Limited Liability Company	900.000.000.000	900.000.000.000	-	900.000.000.000	900.000.000.000	-
Stock Company	22.571.500.000	-	(22.571.500.000)	22.571.500.000	-	(22.571.500.000)
Company	10.277.500.000	-	(10.277.500.000)	10.277.500.000	-	(10.277.500.000)
Licogi No. 2 Investment and Construction One Member Limited Liability Company	90.000.000.000	57.661.874.104	(32.338.125.896)	90.000.000.000	90.000.000.000	(30.769.402.827)
Licogi General Export and Import One Member Limited Liability Company	5.000.000.000	4.802.515.850	(197.484.150)	5.000.000.000	-	(868.904.637)
Investments in Associates:	**321.547.551.645**	**321.547.551.645**	-	**321.547.551.645**	**321.547.551.645**	-
LICOGI 14 Joint Stock Company	38.822.653.946	38.822.653.946	-	38.822.653.946	38.822.653.946	-
LICOGI 19 Joint Stock Company	1.999.068.969	1.999.068.969	-	1.999.068.969	1.999.068.969	-
Bac Ha Hydropower Joint Stock Company	280.725.828.730	280.725.828.730	-	280.725.828.730	280.725.828.730	-
Investments in Other Entities:	**49.181.108.701**	**33.453.980.509**	**(15.727.128.192)**	**49.181.108.701**	**46.012.592.192**	**(15.395.083.592)**
Licogi 12 Joint Stock Company	7.895.068.192	2.849.839.200	(5.045.228.992)	7.895.068.192	13.349.633.384	(5.454.565.192)
Licogi 13 Joint Stock Company	16.239.671.600	6.857.772.400	(9.381.899.200)	16.239.671.600	7.599.153.200	(8.640.518.400)
Investment and Construction No. 18 Joint Stock Company	9.212.563.301	9.212.563.301	-	9.212.563.301	10.530.000.000	-
Dakdrinh Hydropower Joint Stock Company	13.753.805.608	13.753.805.608	-	13.753.805.608	13.753.805.608	-
Company	780.000.000	780.000.000	-	780.000.000	780.000.000	-
Stock Company	1.000.000.000	-	(1.000.000.000)	1.000.000.000	-	(1.000.000.000)
Stock Company	300.000.000	-	(300.000.000)	300.000.000	-	(300.000.000)
Held-to-maturity Investments:	-	-	-	-	-	-
Total	**1.819.308.807.835**	**1.694.244.009.693**	**-125.064.798.142**	**1.819.308.807.835**	**1.744.448.288.390**	**-123.835.450.960**

7.FINANCIAL INVESTMENT (CONTINUED)

The Corporation is presenting the fair value of its investments in subsidiaries, affiliates, capital contributions, and other entities based on the original cost transferred from the State-owned Enterprises.

During the privatization period from January 1, 2013, to December 31, 2015, the Corporation followed the guidance of Article 10 - Financial treatment at the time of privatization when the state-owned enterprise officially becomes a joint-stock company, as specified in Circular No. 127/2014/TT-BTC dated September 5, 2014, issued by the Ministry of Finance, regarding the financial treatment and determination of enterprise value when converting a 100% state-owned enterprise into a joint-stock company. Therefore, the Corporation did not consider making provisions for financial investments at the time it officially became a joint-stock company. The Corporation officially became a joint-stock company on December 31, 2015.

From the date it officially became a joint-stock company, the Corporation began making provisions for financial investments in accordance with the guidelines of Circular No. 228/2009/TT-BTC issued by the Ministry of Finance on December 7, 2009, which provides guidance on the establishment and use of provisions for the impairment of inventory, losses from financial investments, bad debts, and warranty for products, goods, and construction works at enterprises, as well as Circular No. 89/2013/TT-BTC issued by the Ministry of Finance on June 28, 2013, amending certain provisions of Circular No. 228/2009/TT-BTC.

The performance of subsidiaries and affiliates during the period from July 1, 2026, to September 30, 2026, is as follows:

	Operating period from July 1, 2026, to September 30, 2026.
Subsidiaries:	
Dong Anh Investment, Construction and Building Materials Joint Stock Company	Profitable business operations
Dong Anh Licogi Mechanical Joint Stock Company	Profitable business operations
LICOGI Consulting Joint Stock Company	Profitable business operations
Mechanical and Construction Joint Stock Company No. 9	Profitable business operations
LICOGI Quang Ngai Joint Stock Company	Profitable business operations
Mechanical and Construction Joint Stock Company No. 10	Loss-making business operations
LICOGI 15 Joint Stock Company	Loss-making business operations
LICOGI 17 Joint Stock Company	Profitable business operations
Foundation and Construction Technique 20 Joint Stock Company	Loss-making business operations
Water and Electrical Installation Joint Stock Company	Loss-making business operations
Licogi Housing and Urban Development Limited Liability Company	Profitable business operations
Licogi No. 2 Investment and Construction One Member Limited Liability Company	Loss-making business operations
Licogi General Import-Export One Member Limited Liability Company	Loss-making business operations
Associates:	
LICOGI 14 Joint Stock Company	Profitable business operations
LICOGI 19 Joint Stock Company	Profitable business operations
Bac Ha Hydroelectric Joint Stock Company	Profitable business operations

8. RECEIVABLES

	30/09/2026 VND	01/01/2026 VND
a. Short-term receivables from customers	**125.999.386.019**	**119.364.094.473**
Investment and Construction Joint Stock Company No. 8	21.261.594.839	21.261.594.839
578 Construction Investment and Development Joint Stock Company	10.453.806.049	10.653.806.049
Management Board of the National University of Hanoi Construction Investment Project	8.548.827.170	8.548.827.170
Hoa Binh Construction Group Joint Stock Company	705.589.620	705.589.620
Others	85.029.568.341	78.194.276.795
	125.999.386.019	119.364.094.473
Provision (*)	(34.596.105.068)	(34.596.105.068)
	91.403.280.951	84.767.989.405

9. SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2026 VND	01/01/2026 VND
Construction Company No. 19	3.695.789.577	3.695.789.577
Licogi 15 Joint Stock Company	10.813.710.792	10.813.710.792
Electrical and Water Equipment Installation Joint Stock Company	38.472.872.158	38.472.872.158
Underground Construction Joint Stock Company (VINAVICO)	1.107.739.074	1.107.739.074
B.A.S.S Limited Liability Company	1.398.119.956	1.398.119.956
Tung Quan Trading and Services Limited Liability Company	913.926.682	913.926.682
Other entities	66.158.815.207	8.308.540.225
Total	122.560.973.446	64.710.698.464
Short-term provision for prepayments to suppliers	(7.008.842.817)	(7.008.842.817)
Total	**115.552.130.629**	**57.701.855.647**

10. OTHER RECEIVABLES	30/09/2026 VND	01/01/2026 VND
Receivables from the internal account of Dung Quat Shipbuilding Management Board	25.493.403.949	25.493.403.949
Receivables from employees of Licogi 1 Construction Company	2.672.948.504	2.672.948.504
Internal receivables from LICOGI Housing & Investment One Member Limited Liability Company	267.732.749.228	242.285.359.870
Receivables for dividends and profits to be distributed	46.075.727.636	4.186.154.386
Receivables for advances	22.017.608.834	24.129.879.320
Other receivables	260.770.515.204	222.829.158.618
Total	**624.762.953.355**	**521.596.904.647**
Provision for doubtful receivables (*)	**(62.110.316.068)**	**(62.110.316.068)**
Total	**562.652.637.287**	**459.486.588.579**

11. BAD DEBTS

During the process of equitization, the Corporation followed the guidance of Article 10 - Financial handling at the time of equitization of a state-owned enterprise into a joint-stock company, as specified in Circular No. 127/2014/TT-BTC dated September 5, 2014, by the Ministry of Finance, which provides instructions on financial handling and determining the value of an enterprise when converting a 100% state-owned enterprise into a joint-stock company. Therefore, the Corporation did not consider creating provisions for receivables at the time of officially converting into a joint-stock company on December 31, 2015.

From the date of officially becoming a joint-stock company, the Company has implemented the provision for doubtful debts as required.

The details of the provisions for doubtful debts are presented as follows:

		As of September 30, 2026 Provision VND
The total value of overdue receivable		
i)	Receivable from customers	(34.596.105.068)
ii)	Short-term advances to suppliers	(7.008.842.817)
iii)	Other short-term receivables	(62.110.316.068)
		(103.715.263.953)

12. INVENTORIES

	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Inventory of raw materials	1.388.724.779	867.221.325	1.388.724.779	867.221.325
Tools and supplies in stock	630.027.690	-	630.027.690	-
Inventory of finished goods	2.556.329	-	2.556.329	-
inventory materials	-	-	-	-
Work in progress (*)	25.496.980.371	-	43.591.135.974	-
	27.518.289.169	**867.221.325**	**45.612.444.772**	**867.221.325**

(*) Work in progress costs refer to expenses incurred for projects that are still under construction. The details are as follows:

	30/09/2026	01/01/2026
	VND	VND
BIDV Project Package 10	-	-
Minh Khai Project 423	-	-
Golden Palace A-Mik Residential and Commercial Complex Project	-	-
National University Project - Line 3	10.781.434.769	10.781.434.769
Parahills Resort Area Project	-	-
Transportation Road Package - Lien Ha Thai Industrial Park Project	13.839.233.471	13.538.932.526
Infrastructure construction contract for the Ha Phong project.	-	11.258.950.429
Golden Palace A park, school, residential and commercial project	-	7.135.506.119
Other projects	876.312.131	876.312.131
	25.496.980.371	**43.591.135.974**

13. SHORT-TERM ALLOCATION PAYMENT COSTS

	30/09/2026	01/01/2026
	VND	VND
Tools and supplies awaiting allocation	-	-
Other short-term prepaid expenses	2.574.074	-
	2.574.074	**-**

14. LONG-TERM ALLOCATION-BACK COSTS

	30/09/2026	01/01/2026
	VND	VND
Tools and supplies awaiting allocation	-	-
Other long-term prepaid expenses	107.591.907	107.591.907
	107.591.907	**107.591.907**

15. INCREASES AND DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Transport and transmission vehicles	Office equipment	Total
COST					
At 01/01/2026	**42.880.296.049**	**277.307.050.241**	**11.019.333.980**	**1.940.569.147**	**333.147.249.417**
Addition	-	-	-	-	-
Purchased during the year	-	-	-	-	-
Completed basic construction investment	-	-	-	-	-
Acquisition of fixed assets under finance lease	-	-	-	-	-
Other increases	-	-	-	-	-
Decreases during the year	-	-	-	-	-
Disposals, sales	-	-		-	-
another reduction	-	-	-	-	
At 30/09/2026	**42.880.296.049**	**277.307.050.241**	**11.019.333.980**	**1.940.569.147**	**333.147.249.417**
CUMULATIVE DEPRECIATION VALUE					
At 01/01/2026	**38.553.053.335**	**223.516.758.167**	**11.019.333.980**	**1.940.569.147**	**275.029.714.629**
Increases during the year	599.351.292	7.148.036.676	-	-	7.747.387.968
Depreciation for the year	599.351.292	7.148.036.676	-	-	7.747.387.968
Acquisition of fixed assets under finance lease					-
Other increases			-		-
Decreases during the year	-	-	-	-	-
Disposals, sales	-	-	-	-	-
Other decreases	-	-	-	-	-
At 30/09/2026	**39.152.404.627**	**230.664.794.843**	**11.019.333.980**	**1.940.569.147**	**282.777.102.597**
REMAINING VALUE					
At 01/01/2026	**4.327.242.714**	**53.790.292.074**	-	-	**58.117.534.788**
At 30/09/2026	**3.727.891.422**	**46.642.255.398**	-	-	**50.370.146.820**

16. INCREASES AND DECREASES IN INTANGIBLE FIXED ASSETS

Unit: VND

	Computer software	Total
COST		
At 01/01/2026	**366.000.000**	**366.000.000**
Increases during the year	-	-
Decreases during the year	-	-
At 30/09/2026	**366.000.000**	**366.000.000**
CUMULATIVE DEPRECIATION VALUE		
At 01/01/2026	**199.599.999**	**199.599.999**
Increases during the year	54.900.000	54.900.000
Depreciation for the year	54.900.000	54.900.000
Decreases during the year	-	-
At 30/09/2026	**254.499.999**	**254.499.999**
REMAINING VALUE		
At 01/01/2026	**166.400.001**	**166.400.001**
At 30/09/2026	**111.500.001**	**111.500.001**

17. LONG-TERM WORK IN PROGRESS ASSETS

	30/09/2026	01/01/2026
	VND	VND
a) Long-term work in progress costs		
Cam Thuy 2 Hydropower Investment Project	-	-
	-	-
b) Long-term unfinished construction costs		
- Long-term basic construction		
Including:		
Office headquarters and rental office at Lot E7, Pham Hung Street	-	-
Repair of BG40 drilling machine	99.000.000	99.000.000
Licogi office and residential building project	583.545.455	583.545.455
Others	-	
Total	**682.545.455**	**682.545.455**

18. PAYABLES TO SUPPLIERS

	30/09/2026	01/01/2026
	VND	VND
Short-term payables to suppliers		
9	4.832.839.402	4.832.839.402
Licogi 10 Joint Stock Company	1.641.878.246	2.517.470.347
Licogi 13 Joint Stock Company	25.347.072.557	25.187.989.423
Licogi 16 Joint Stock Company	11.424.415.535	11.424.415.535
Licogi 17 Joint Stock Company	-	11.828.188.393
Licogi 18 Joint Stock Company	24.266.010.896	24.266.010.896

18. PAYABLES TO SUPPLIERS (CONTINUED)

Licogi 18.1 Joint Stock Company	15.930.964.213	15.930.964.213
Representative Office of Song Da Corporation - Management Board of Lai Chau Hydropower Project	3.769.937.577	3.769.937.577
Management Board of Son La Hydropower Project	2.997.112.020	2.997.112.020
Song Da 7 Joint Stock Company	2.093.680.987	2.093.680.987
Hoang Anh Construction Investment and Trading Joint Stock Company	6.599.505.614	6.599.505.614
Song Da Investment and Trading Joint Stock Company (SODIC)	1.363.953.614	1.363.953.614
Others	102.601.133.156	91.097.152.903
	202.868.503.817	**203.909.220.924**

19. ADVANCES FROM CUSTOMERS

	30/09/2026	01/01/2026
	VND	VND
Mechanization and Construction Joint Stock Company No. 9	39.260.200.174	46.601.095.341
MIK Group Viet Nam Join Stock Company	91.503.454.097	64.357.586.387
Green i-Park Joint Stock Company - Thai Binh Project	17.789.739.995	17.789.739.995
Favorite Song Real Estate Services and Development Limited Liability Company	32.295.760.000	32.295.760.000
Stock Company	1.005.045.418	7.705.648.000
Licogi Housing and urban development company Limited	72.000.000.000	72.000.000.000
Others	11.500.899.376	12.588.145.746
Total	**265.355.099.060**	**253.337.975.469**

20. TAXES AND OTHER PAYABLES TO THE STATE BUDGET

Items	01/01/2026 VND	Amount payable VND	Amount paid VND	30/09/2026 VND
Value-added tax (VAT)	16.285.982.040	24.622.160.502	24.654.974.374	16.253.168.168
Special consumption tax	-	-	-	-
Export and import tax	-	-	-	-
Corporate income tax	1.061.151.956	-	-	1.061.151.956
Personal income tax	381.187.283	201.591.048	185.667.421	397.110.910
Resource tax	-	-	-	-
Land tax, land rental fees	23.189.987	426.409.012	426.409.012	23.189.987
Other types of taxes	21.723.455.069	-	-	21.723.455.069
Fees and charges	7.749.309.704	-	-	7.749.309.704
Total	**47.224.276.039**	**25.250.160.562**	**25.267.050.807**	**47.207.385.794**

21. ACCRUED EXPENSES

	30/09/2026 VND	01/01/2026 VND
Provision for interest expenses	280.125.250.482	207.839.448.555
Provision for project costs	68.166.627.103	67.384.062.136
- Ban Chat Hydropower Project	7.343.716.979	7.343.716.979
- Dakrinh Hydropower Project	309.405.353	309.405.353
- Suoi Chan 2 Project	26.794.598.660	26.794.598.660
- Dong Lam Cement Project	2.039.604.140	2.039.604.140
- T5 Hill Residential Project, Quang Ninh	2.577.824.265	2.577.824.265
- Package 33 – MDF Wood Plant Project, VRG Kiên Giang	1.500.000.000	1.500.000.000
- Avuong Hydropower Project	371.299.686	371.299.686
- GT 1B – Urban Railway Line 1 Construction Project in Ho Chi M	246.900.000	246.900.000
- Thinh Liet Concrete Mixing Station	530.416.250	530.416.250
- Tung Feng Project	1.572.560.428	1.572.560.428
- Other projects	24.880.301.342	24.097.736.375
Other expenses	1.284.097.747	2.411.322.448
Total	**349.575.975.332**	**277.634.833.139**

22. OTHER PAYABLES

	30/09/2026 VND	01/01/2026 VND
Other short-term payables	**57.717.513.098**	**64.699.739.654**
Trade union funds	1.677.125.180	1.637.551.016
Social insurance, health insurance, unemployment insurance	12.106.344.284	11.970.102.405
Other short-term payables	43.934.043.634	51.092.086.233
Other long-term payables	**156.998.028.150**	**156.998.028.150**
East Area Real Estate Investment and Business Limited Liability Co	156.998.028.150	156.998.028.150
Total	**214.715.541.248**	**221.697.767.804**

23. SHORT-TERM LOANS AND DEBTS	**30/09/2026**	**01/01/2026**
	VND	**VND**
Short-term loans	**895.925.755.194**	**884.178.385.304**
Vietnam Bank for Agriculture and Rural Development – Hanoi West Branch	7.294.167.616	7.444.167.616
Vietnam Investment and Development Bank – Thanh Xuan Branch	215.832.386.685	218.592.421.084
Vietnam Prosperity Joint Stock Commercial Bank	38.200.000.000	43.198.896.659
Loans from other units and organizations	592.734.030.864	574.313.759.777
In there:		
MBN JUPITER Joint Stock Company	312.262.473.437	312.262.473.437
Xuan Cau Investment Joint Stock Company	85.000.000.000	85.000.000.000
East Area Real Estate Investment and Business Limited Liability Cc	141.282.797.156	122.302.197.156
Personal loans	41.865.170.029	40.629.140.168
Long-term loans due for repayment	-	-
Total	**895.925.755.194**	**884.178.385.304**

24. LONG-TERM LOANS AND DEBTS	**30/09/2026**	**01/01/2026**
	VND	**VND**
Long-term loans	**626.161.500.000**	**626.161.500.000**
East Area Real Estate Investment and Business Limited Liability Cc	461.161.500.000	461.161.500.000
Hai Duong Investment and Consulting Limited Liability Company	165.000.000.000	165.000.000.000
Amount payable within 12 months	-	-
Long-term finance lease liabilities due after 12 months	**626.161.500.000**	**626.161.500.000**

	At 01/01/2026	**Incurred during the period**		**At 30/09/2026**
Short-term loans		**Increase**	**Decrease**	
Short-term bank loans	269.235.485.359	258.637.386.685	266.546.317.743	261.326.554.301
Short-term loans from third parties	614.942.899.945	114.380.823.500	94.724.522.552	634.599.200.893
Long-term loans due for repayment	-	-	-	-
	884.178.385.304	**373.018.210.185**	**361.270.840.295**	**895.925.755.194**
Long-term loans				
Long-term loans from third parties	626.161.500.000	-	-	626.161.500.000
Current portion of long-term debt (due within 12 months)	-	-	-	-
Non-current portion of long-term debt (due after 12 months)	**626.161.500.000**	-	-	**626.161.500.000**
Total loans	**1.510.339.885.304**	**373.018.210.185**	**361.270.840.295**	**1.522.087.255.194**

25. OWNERS' CONTRIBUTED CAPITAL

a/Number of shares	**30/09/2026**		**01/01/2026**	
	Common Shares	Preferred Shares	Common Shares	Preferred Shares
Number of registered shares	90.000.000		90.000.000	
Number of issued shares	90.000.000		90.000.000	
Number of outstanding shares	90.000.000		90.000.000	

The common shares have a par value of 10,000 VND. Each common share corresponds to one voting right at the General Shareholders' Meeting..

b/ The detailed capital contribution of the owners.

	30/09/2026		**01/01/2026**	
	Shares	**%**	**Shares**	**%**
State capital portion (SCIC)	36.640.691	40,71%	36.640.691	40,71%
Eastern Area Real Estate Investment and Business Limited Liability Company	31.500.000	35%	31.500.000	35%
Other shareholders	21.859.309	24,29%	21.859.309	24,29%
Number of outstanding shares	90.000.000	100%	90.000.000	100%

26. OWNER'S EQUITY

Statement of Changes in Owner's Equity

Diễn giải	Vốn đầu tư của chủ sở hữu	Vốn khác của chủ sở hữu	Chênh lệch đánh giá lại tài sản	Lợi nhuận sau thuế chưa phân phối	Cộng
Tại ngày 01/01/2025	900.000.000.000	-	-	(355.868.682.015)	544.131.317.985
Lãi trong kỳ	-	-	-	6.697.438.389	6.697.438.389
Tăng/(Giảm) khác (*)	-		-		-
Tại ngày 31/12/2025	**900.000.000.000**	**-**	**-**	**(349.171.243.626)**	**550.828.756.374**
Tại ngày 01/01/2026	900.000.000.000	-	-	(349.171.243.626)	550.828.756.374
Lãi trong kỳ	-	-	-	11.802.009.650	11.802.009.650
Tăng/(Giảm) khác (*)	-		-		-
Tại ngày 30/09/2026	**900.000.000.000**	**-**	**-**	**(337.369.233.976)**	**562.630.766.024**

27. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

REVENUE

	Third quarter of 2026 VND	Third quarter of 2025 VND
Sales and service revenue	**27.456.031.543**	**169.557.074.869**
Service revenue	20.081.816.661	167.081.086.194
Construction contract revenue	7.374.214.882	2.475.988.675
Net revenue from sales and services	**27.456.031.543**	**169.557.074.869**

28. COST OF GOODS SOLD AND SERVICES RENDERED

COST OF GOODS SOLD

	Third quarter of 2026 VND	Third quarter of 2025 VND
Cost of services provided	19.862.745.508	166.455.756.108
Cost of construction contracts	7.343.776.370	2.463.608.782
Provision for inventory write-down	-	-
Total	**27.206.521.878**	**168.919.364.890**

29. INCOME FROM FINANCIAL ACTIVITIES

FINANCIAL REVENUE

	Third quarter of 2026 VND	Third quarter of 2025 VND
Interest income from deposits and loans	8.931.174.203	8.665.831.882
Dividends and profit sharing	-	-
Other financial revenue	-	-
Total	**8.931.174.203**	**8.665.831.882**

30. EXPENSES FROM FINANCIAL ACTIVITIES

FINANCIAL EXPENSES

	Third quarter of 2026 VND	Third quarter of 2025 VND
Interest expenses	32.483.598.924	23.883.347.471
Provision	-	-
Others	-	-
Total	**32.483.598.924**	**23.883.347.471**

31. ADMINISTRATIVE EXPENSES

Administrative expenses incurred during the period	**Third quarter of 2026 VND**	**Third quarter of 2025 VND**
Management personnel expenses	2.679.268.302	2.820.071.105
Depreciation of fixed assets	172.868.272	266.565.114
Other administrative expenses	1.037.279.932	1.114.057.708
Reversal/Provision for doubtful receivables	-	-
Provision for bad debts	-	
	3.889.416.506	**4.200.693.927**

32. OTHER INCOME

	Third quarter of 2026 VND	**Third quarter of 2025 VND**
Income from asset disposals	-	-
Other income	225.524.000	135.940.000
Total	**225.524.000**	**135.940.000**

33. CURRENT CORPORATE INCOME TAX EXPENSE

OTHER EXPENSES

	Third quarter of 2026 VND	**Third quarter of 2025 VND**
Fines	368.895.577	1.765.507
Depreciation of fixed assets temporarily not in use	2.373.620.385	1.694.364.365
Other expenses	-	-
Total	**2.742.515.962**	**1.696.129.872**
Other Profit	**(2.516.991.962)**	**(1.560.189.872)**

34. NET PROFIT AFTER TAX

	Third quarter of 2026 VND	**Third quarter of 2025 VND**
Profit before tax	**(29.709.323.524)**	**(20.340.689.409)**
Current corporate income tax expenses	-	-
Including:		
Head office of the Corporation		
Licogi Branch No. 1		
Licogi Building Materials Production Branch		

35. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions and balances for the year:

Related party	Relationship
Dong Anh Investment and Construction Materials Joint Stock Company	Subsidiary Company
Dong Anh Licogi Mechanical Joint Stock Company	Subsidiary Company
Licogi Consulting Joint Stock Company	Subsidiary Company
Mechanized Construction and Installation Joint Stock Company No9	Subsidiary Company
Licogi Quang Ngai Joint Stock Company	Subsidiary Company
Licogi 10 Joint Stock Company	Subsidiary Company
Licogi 10.6 One Member Company Limited	Level 02 subsidiary
Licogi 15 Joint Stock Company	Subsidiary Company
Licogi 17 Joint Stock Company	Subsidiary Company
Foundation Engineering and Construction 20 Joint Stock Company	Subsidiary Company
Water Electrical System and Machinery Installation Licogi Joint Stock Company	Subsidiary Company
Licogi Housing and Urban Development Company Limited	Subsidiary Company
Licogi 2 Investment And Construction One Member Company Limited	Subsidiary Company
Licogi General Import Export One Member Company Limited	Subsidiary Company
Bac Ha Hydropower Joint Stock Company	Associated Company
Licogi 14 Joint Stock Company	Associated Company
Licogi 19 Joint Stock Company	Associated Company
Viet Nam MIK GROUP Joint Stock Company	Realated Company
Board of Directors, Management Board and major shareholders	Operating Company

During the year, the Company had the following main transactions with related parties:

	Current year VND	Prior year VND
Sales	**110.829.876.631**	**22.134.488.588**
Mechanized Construction and Installation Joint Stock Company No9	24.152.050.920	50.778.818
Licogi 10.6 One Member Company Limited	-	9.991.156.643
Viet Nam MIK GROUP Joint Stock Company	34.764.904.173	-
Licogi General Import Export One Member Company Limited	20.887.136.542	161.512.668
Licogi 15 Joint Stock Company	30.931.590	-
No10	20.446.708.499	-
Dong Anh Investment and Construction Materials Joint Stock Company	10.080.222.007	11.855.040.459
Licogi 17 Joint Stock Company	467.922.900	76.000.000
Purchases	**52.337.296.158**	**15.881.954.815**
Licogi 17 Joint Stock Company	43.725.929.678	9.961.217.005
Mechanized Construction and Installation Joint Stock Company No 9	-	105.324.272
Licogi Consulting Joint Stock Company	-	198.539.408
Licogi 10.6 One Member Company Limited	-	1.341.391.709
Dong Anh Investment and Construction Materials Joint Stock Company	8.611.366.480	4.275.482.421

Loan interest	**8.779.986.346**	**8.408.728.404**
Licogi Housing and Urban Development Company Limited	8.495.982.604	8.127.845.583
Water Electrical System and Machinery Installation Licogi Joint	231.173.186	228.632.821
Licogi 15 Joint Stock Company	52.830.556	52.250.000
Dividends, profits shared	**76.690.484.500**	**87.666.061.600**
Dong Anh Licogi Mechanical Joint Stock Company	27.609.700.000	57.980.370.000
Bac Ha Hydropower Joint Stock Company	40.594.474.500	27.062.983.000
Dong Anh Investment and Construction Materials Joint Stock Compa	7.800.796.800	2.294.352.000
Mechanized Construction and Installation Joint Stock Company No 9	512.713.200	256.356.600
Licogi Consulting Joint Stock Company	172.800.000	72.000.000
Interest expenses	**13.011.664.740**	**11.744.960.382**
Khu Dong Real Estate Investment and Trading Company Limited	12.168.248.443	10.742.063.324
Licogi 2 Investment And Construction One Member Company Limited	147.890.329	143.365.942
Dong Anh Licogi Mechanical Joint Stock Company	465.999.751	517.777.501
Dong Anh Investment and Construction Materials Joint Stock Company	144.085.000	250.685.000
Licogi 17 Joint Stock Company	33.816.231	33.816.231
Licogi General Import Export One Member Company Limited	51.624.986	57.252.384

The main balances with related parties at the end of the accounting period:

	Closing balance VND	Opening balance VND
Short-term trade receivables	**26.278.693.242**	**25.588.977.275**
Foundation Engineering and Construction 20 Joint Stock Company	13.783.807.403	13.783.807.403
Bac Ha Hydropower Joint Stock Company	4.804.043.818	4.804.043.818
Licogi 15 Joint Stock Company	2.078.932.517	2.073.231.417
Licogi Housing and Urban Development Company Limited	1.381.840.156	1.381.840.156
Licogi 2 Investment And Construction One Member Company Limited	1.554.663.771	1.554.663.771
Licogi 17 Joint Stock Company	615.022.680	421.333.140
Licogi General Import Export One Member Company Limited	798.447.610	505.206.984
Mechanized Construction and Installation Joint Stock Company No10	354.785.417	168.414.535
Licogi 10.6 One Member Company Limited	907.149.870	896.436.051
Short-term advances to suppliers	**112.728.624.546**	**53.047.831.094**
Water Electrical System and Machinery Installation Licogi Joint Stock Company	38.472.872.158	38.472.872.158
Licogi 17 Joint Stock Company	59.680.793.452	-
Licogi 15 Joint Stock Company	10.813.710.792	10.813.710.792
Licogi 19 Joint Stock Company	3.695.789.577	3.695.789.577
Mechanized Construction and Installation Joint Stock Company No10	65.458.567	65.458.567

Short-term loan receivables	**211.799.623.180**	**199.883.623.180**
Water Electrical System and Machinery Installation Licogi Joint Stock Company	1.600.000.000	1.600.000.000
Licogi Housing and Urban Development Company Limited	210.199.623.180	198.283.623.180
Long-term loan receivables	**20.580.000.000**	**20.580.000.000**
Licogi Housing and Urban Development Company Limited	20.580.000.000	20.580.000.000
Total other receivables	**285.825.613.222**	**226.450.729.717**
Receivable related to equitisation	**2.462.878.435**	**3.628.215.586**
Water Electrical System and Machinery Installation Licogi Joint Stock Company	3.916.293	3.916.293
Licogi 19 Joint Stock Company	2.458.962.142	3.624.299.293
Receivable related to dividends and profits received	**44.533.651.836**	**3.425.264.136**
Licogi Quang Ngai Joint Stock Company	2.207.520.000	2.207.520.000
Bac Ha Hydropower Joint Stock Company	40.595.674.500	-
Licogi Consulting Joint Stock Company	-	-
Mechanized Construction and Installation Joint Stock Company No 9	1.527.885.336	1.015.172.136
Licogi 10 Joint Stock Company	202.572.000	202.572.000
Advances receivable from related parties	**12.246.724.610**	**11.394.713.383**
Water Electrical System and Machinery Installation Licogi Joint Stock Company	9.084.942.841	8.391.423.282
Licogi 15 Joint Stock Company	2.385.821.126	2.227.329.458
Licogi 19 Joint Stock Company	713.413.162	713.413.162
Licogi Housing and Urban Development Company Limited	42.077.600	42.077.600
Licogi Quang Ngai Joint Stock Company	8.548.434	8.548.434
Licogi 2 Investment And Construction One Member Company Limited	11.921.447	11.921.447
Other receivables	**271.116.010.177**	**245.668.620.819**
Licogi Housing and Urban Development Company Limited	267.732.749.228	242.285.359.870
Foundation Engineering and Construction 20 Joint Stock Company	3.383.260.949	3.383.260.949
Short-term trade payables	**24.894.061.843**	**37.785.550.755**
Licogi 17 Joint Stock Company	-	11.854.882.644
Foundation Engineering and Construction 20 Joint Stock Company	14.301.804.379	14.301.804.379
Licogi 10 Joint Stock Company	1.641.878.246	2.517.470.347
Mechanized Construction and Installation Joint Stock Company No 9	4.832.839.402	4.832.839.402
Licogi Quang Ngai Joint Stock Company	1.609.145.615	1.609.145.615
Licogi 10.6 One Member Company Limited	1.201.268.427	1.362.282.594
Licogi Consulting Joint Stock Company	987.917.088	987.917.088
Licogi 9.2 Joint Stock Company	280.000.000	280.000.000
Licogi 15 Joint Stock Company	39.208.686	39.208.686

Short-term advances from customers	**202.763.654.271**	**182.958.681.728**
Licogi Housing and Urban Development Company Limited	72.000.000.000	72.000.000.000
Mechanized Construction and Installation Joint Stock Company No9	39.260.200.174	46.601.095.341
Viet Nam MIK GROUP Joint Stock Company	91.503.454.097	64.357.586.387
Accrued expenses	**233.063.302.654**	**211.017.461.873**
Khu Dong Real Estate Investment and Trading Company Limited	195.133.234.436	158.665.702.448
Water Electrical System and Machinery Installation Licogi Joint Stock Company	30.541.489.500	30.541.489.500
Foundation Engineering and Construction 20 Joint Stock Company	352.223.216	14.796.165.969
Dong Anh Licogi Mechanical Joint Stock Company	491.705.982	312.373.460
Licogi 15 Joint Stock Company	3.384.919.688	3.384.919.688
Licogi 2 Investment And Construction One Member Company Limited	1.917.798.088	1.479.259.789
Licogi 10 Joint Stock Company	998.613.914	998.613.914
Licogi 10.6 One Member Company Limited	-	595.619.275
Mechanized Construction and Installation Joint Stock Company No 9	243.317.830	243.317.830
Others payables	**193.746.172.170**	**193.406.907.429**
Khu Dong Real Estate Investment and Trading Company Limited	156.998.028.150	156.998.028.150
Licogi 2 Investment And Construction One Member Company Limited	24.697.922.808	24.809.903.700
Mechanized Construction and Installation Joint Stock Company No9	8.997.094.408	8.997.117.452
Dong Anh Investment and Construction Materials Joint Stock Company	1.831.886.200	1.640.448.000
Licogi General Import Export One Member Company Limited	817.132.492	658.750.684
Licogi 17 Joint Stock Company	404.108.112	302.659.443
Short-term loans and obligations under finance leases	**183.171.557.427**	**164.751.286.340**
Khu Dong Real Estate Investment and Trading Company Limited	141.282.797.156	122.302.197.156
Dong Anh Licogi Mechanical Joint Stock Company	29.601.029.012	28.361.776.925
Licogi 2 Investment And Construction One Member Company Limited	8.263.007.389	9.562.588.389
Licogi General Import Export One Member Company Limited	2.429.000.000	2.929.000.000
Licogi 17 Joint Stock Company	1.595.723.870	1.595.723.870
Long-term loans and obligations under finance leases	**461.161.500.000**	**461.161.500.000**
Khu Dong Real Estate Investment and Trading Company Limited	461.161.500.000	461.161.500.000

COMPARATIVE FIGURES

The Group present comparative figures; the opening balance is the data from the audited financial statements as of December 31, 2025, audited by the International Auditing Company.

Tran Thi Thu Hang	**Do Thi Thu Ha**	
Preparer	Chief Accountant	**General Director**
October 30, 2026		

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY
LICOGI - CTCP
TỔNG GIÁM ĐỐC
Phan Thanh Hải