

FECON CORPORATION

15th Floor CEO Tower, Plot HH2-1, Me Tri Ha Urban Area, Pham Hung Road, Tu Liem Commune,
Hanoi City, Viet Nam

FINANCIAL STATEMENTS

For the accounting period from 1st January 2025 to 30th September 2025

Security symbol: FCN

This report includes:

Balance Sheet

Income Statement

Cash Flow Statement

Notes to Financial Statements

Hanoi, October 2025



FECON CORPORATION

15th Floor CEO Tower, Plot HH2-1, Me Tri Ha
Urban Area, Pham Hung Road, Tu Liem
Commune, Hanoi City, Viet Nam

Form B 01 - DN

Issued under Circular No. 200/2014/TT-BTC
December 22nd, 2014 of the Ministry of Finance

BALANCE SHEET
As at 30th September 2025

ASSETS	Code	Note	30/09/2025 VND	01/01/2025 VND
A - CURRENT ASSETS	100		4,786,387,446,157	4,216,414,231,306
(100 = 110+120+130+140+150)				
I- Cash and cash equivalents	110	5.1	139,171,973,334	173,235,794,964
1 Cash	111		92,228,460,363	158,404,023,931
2 Cash equivalents	112		46,943,512,971	14,831,771,033
II- Short-term financial investments	120		6,593,589,590	19,579,802,760
3 Held-to-maturity investments	123		6,593,589,590	19,579,802,760
III- Short-term receivables	130		3,003,265,359,350	2,697,922,401,859
1 Short-term receivables from customers	131		1,798,442,427,965	1,509,186,468,409
2 Short-term advances to suppliers	132		748,825,574,116	746,264,471,263
5 Short-term loan receivables	135		13,050,000,000	28,050,000,000
6 Other short-term receivables	136	5.2	446,307,747,016	417,781,851,934
7 Short-term allowances for doubtful debts	137		(3,360,389,747)	(3,360,389,747)
IV- Inventories	140		1,591,819,113,596	1,299,879,812,978
1 Inventories	141	5.3	1,591,819,113,596	1,299,879,812,978
V- Other current assets	150		45,537,410,287	25,796,418,745
1 Short-term prepaid expenses	151		19,928,018,192	14,133,258,990
2 Deductible value added tax	152	5.4	7,930,955,799	-
3 Tax and other receivables from government budget	153	5.4	17,678,436,296	11,663,159,755
B - LONG-TERM ASSETS	200		1,593,031,848,676	1,625,905,428,186
(200 = 210+220+230+240+250+260)				
I Long-term receivables	210		20,363,361,848	16,127,276,531
6 Other long-term receivables	216	5.5	20,363,361,848	16,127,276,531
II Fixed assets	220		214,411,539,361	251,142,575,106
1 Tangible fixed assets	221	5.6	55,987,284,202	104,174,867,199
- Historicals costs	222		158,545,663,164	241,830,218,861
- Accumulated depreciation	223		(102,558,378,962)	(137,655,351,662)
2 Finance lease fixed assets	224	5.7	154,665,321,722	140,515,548,321
- Historicals costs	225		191,349,064,110	167,623,868,167
- Accumulated depreciation	226		(36,683,742,388)	(27,108,319,846)
3 Intangible fixed assets	227	5.8	3,758,933,437	6,452,159,586
- Historicals costs	228		30,944,035,939	30,858,535,939
- Accumulated amortization	229		(27,185,102,502)	(24,406,376,353)
IV Long-term assets in progress	240		1,043,428,000	1,043,428,000
2. Construction in progress	242	5.9	1,043,428,000	1,043,428,000
V. Long-term financial investments	250		1,287,429,837,722	1,287,355,874,722
1. Investments in subsidiaries	251		1,223,094,909,275	1,223,094,909,275
3. Other long-term investments	253		60,810,027,447	60,810,027,447
5. Held to maturity investments	255		3,524,901,000	3,450,938,000
VI. Other long-term assets	260		69,783,681,745	70,236,273,827
1. Long-term prepaid expenses	261		69,783,681,745	70,236,273,827
TOTAL ASSESTS (270 = 100+200)	270		6,379,419,294,833	5,842,319,659,492

FECON CORPORATION

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Urban Area, Pham Hung Road, Tu Liem
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Form B 01 - DN

Issued under Circular No. 200/2014/TT-BTC
December 22nd, 2014 of the Ministry of Finance

BALANCE SHEET (Continued)As at 30th September 2025

RESOURCES	Code	Note	30/09/2025 VND	01/01/2025 VND
A- LIABILITIES (300 = 310+330)	300		3,935,089,914,573	3,399,596,965,049
I- Short-term liabilities	310		3,808,362,429,954	3,259,229,192,075
1. Short-term trade payables	311		1,163,110,559,346	834,947,102,207
2. Short-term advances from customers	312		598,684,658,539	617,827,651,122
3. Taxes and other payables to government budget	313	5.11	2,946,222,227	9,917,501,040
4. Payables to employees	314		10,956,660	10,333,921,002
5. Short-term accrued expenses	315	5.12	162,592,019,496	213,658,096,181
8. Doanh thu chưa thực hiện ngắn hạn	318		6,700,000,000	-
9. Other short-term payments	319	5.13	231,268,275,429	227,747,013,509
10. Short-term borrowings and finance lease liabilities	320	5.10	1,643,049,738,257	1,344,797,907,014
II- Long-term liabilities	330		126,727,484,619	140,367,772,974
6. Long-term unearned revenue	336		1,749,561,645	2,607,506,089
8. Long-term borrowings and finance lease liabilities	338	5.14	124,977,922,974	137,760,266,885
B- OWNERS' EQUITY (400 = 410+430)	400		2,444,329,380,260	2,442,722,694,443
I- Owners' equity	410	5.15	2,444,329,380,260	2,442,722,694,443
1. Contributed capital	411		1,574,390,050,000	1,574,390,050,000
Ordinary shares with voting rights	411a		1,574,390,050,000	1,574,390,050,000
2. Share premium	412		517,556,564,217	517,556,564,217
8. Development and investment funds	418		297,446,985,202	297,446,985,202
11. Undistributed profit after tax	421		54,935,780,841	53,329,095,024
Undistributed profit after tax brought forward	421a		52,665,224,959	46,690,394,377
Undistributed profit after tax for the current period	421b		2,270,555,882	6,638,700,647
TOTAL RESOURCES (440 = 300+400)	440		6,379,419,294,833	5,842,319,659,492

Hanoi, 30th October 2025

Preparer

Chief Accountant

Chairman



Tran Thu Trang



Pham Van Tung



Pham Viet Khoa

FECON CORPORATION

15th Floor CEO Tower, Plot HH2-1, Me Tri Ha Urban Area, Pham Hung Road, Tu Liem Commune,
Hanoi City, Viet Nam

Form B 02 - DN
Issued under Circular No. 200/2014/TT-BTC
December 22nd, 2014 of the Ministry of Finance

INCOME STATEMENT
For the period ended 30th September 2025

ITEMS	Code	Note	3 rd Quarter		Accumulated from the beginning of year to the end of this quarter	
			2025	2024	2025	2024
1. Revenues from sales and provision of services	01	5.16	738,721,567,449	526,447,454,086	2,356,176,605,166	1,363,370,893,804
2. Revenue deductions	02	-	-	-	-	-
3. Net sales of goods and services (10 = 01 - 02)	10		738,721,567,449	526,447,454,086	2,356,176,605,166	1,363,370,893,804
4. Cost of goods sold	11	5.17	690,065,417,036	471,646,658,448	2,194,514,096,384	1,239,979,973,147
5. Gross profit from sales of goods and services (20 = 10 - 11)	20		48,656,150,413	54,800,795,638	161,662,508,782	123,390,920,657
6. Financial income	21	5.18	15,872,341,930	769,977,414	37,423,329,085	27,297,393,113
7. Financial expenses	22	5.19	37,548,386,925	24,337,277,739	116,829,622,229	69,817,181,939
<i>In which: Interest expenses</i>	23		36,318,290,621	23,471,511,085	103,368,697,254	67,619,835,317
8. Selling expenses	25	5.20	2,598,850,014	2,224,626,250	7,061,416,438	5,847,163,785
9. General and administrative expenses	26	5.20	24,043,239,674	22,267,579,772	71,814,435,078	66,063,072,885
10. Net profits from operating activities {30 = 20 + (21 - 22) - (24 + 25)}	30		338,015,730	6,741,289,291	3,380,364,122	8,960,895,161
11. Other income	31	5.21	333,819,717	782,796,347	696,159,627	3,416,945,032
12. Other expenses	32	5.21	600,785,062	1,387,334,070	1,796,827,931	1,509,228,643
13. Other profit/loss (40 = 31 - 32)	40		(266,965,345)	(604,537,723)	(1,100,668,304)	1,907,716,389
14. Profit from other activities (50 = 30 + 40)	50		71,050,385	6,136,751,568	2,279,695,818	10,868,611,550
15. Current corporate income tax	51	5.22	9,139,936	775,189,690	9,139,936	1,131,560,689
16. Deferred corporate income tax	52	-	-	-	-	-
17. Profit after tax (60 = 50 - 51 - 52)	60		61,910,449	5,361,561,878	2,270,555,882	9,737,050,861

Preparer



Tran Thu Trang

Chief Accountant



Pham Van Tung



SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the period ended 30th September 2025

ITEMS	Code	Note	For the period from	For the period from
			01/01/2025 to 30/09/2025 VND	01/01/2024 to 30/09/2024 VND
I. Cash flows from operating activities				
1. Profit before tax	01		2,279,695,818	10,868,611,550
2. Adjustments for				
- Depreciation and amortization	02		28,412,266,917	27,622,521,713
- Gain, loss from investment activities	05		(22,926,650,723)	(26,747,945,262)
- Interest expenses	06		103,368,697,254	67,619,835,317
3. Operating profit before changes in working capital	08		111,134,009,266	79,363,023,318
- (Increase) decrease receivables	09		(315,347,015,451)	(403,824,580,789)
- (Increase) decrease inventories	10		(291,939,300,618)	(77,598,183,398)
- (Increase) decrease accounts payable	11		248,586,730,882	96,576,144,471
- (Increase) decrease prepaid expenses	12		(6,486,526,688)	(11,720,352,227)
- Interest paid	14		(98,848,455,752)	(84,309,980,851)
- Corporate income tax paid	15		(6,512,148,114)	(14,181,802,895)
- Other payments for operating activities	17		(416,067,689)	(413,314,000)
<i>Net cash from operating activities</i>	20		(359,828,774,164)	(416,109,046,371)
II. Cash flows from investing activities				
1. Payments for acquisition, construction of fixed assets and other long-term assets	21		(5,373,489,470)	(1,263,452,299)
2. Receipts from disposal or sale of fixed assets and other long-term assets	22		49,602,075,239	72,359,263,893
3. Payment for lending, purchasing debt instruments of other entities	23		(90,714,059,215)	(10,750,000,000)
4. Recovery of loans, reselling debt instruments of other entities	24		118,626,309,385	5,184,344,902
7. Interest income, dividends received	27		7,801,019,188	10,536,004,983
<i>Net cashflow from investing activities</i>	30		79,941,855,127	76,066,161,479
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		2,050,669,020,720	973,211,538,277
4. Repayment of loan principal	34		(1,771,269,518,993)	(964,944,698,420)
5. Payment for finance leasing debts	35		(33,576,404,320)	(26,506,631,903)
6. Dividends and profits paid to the owner	36		-	(15,739,345,400)

SEPARATE CASH FLOW STATEMENT (Continued)
(Indirect method)

For the period ended 30th September 2025

ITEMS	Code	Note	For the period from	For the period from
			01/01/2025 to 30/09/2025 VND	01/01/2024 to 30/09/2024 VND
<i>Net cash flows from financial activities</i>	40		245,823,097,407	(33,979,137,446)
Net cash flows during the period (50 = 20+30+40)	50		(34,063,821,630)	(374,022,022,338)
Cash and cash equivalents at the beginning of the period	60		173,235,794,964	446,521,979,042
Effects of changes in foreign exchange rates	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	5.1	139,171,973,334	72,499,956,704

Hanoi, 30th October 2025

Preparer



Tran Thu Trang

Chief Accountant



Pham Van Tung

Chairman



Pham Viet Khoa

FECON CORPORATION

15th Floor CEO Tower, Plot HH2-1, Me Tri Ha
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Hanoi City, Viet Nam

Form B 09 - DN

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December 22nd, 2014 of the Ministry of Finance

NOTE TO THE SEPARATE FINANCIAL STATEMENT

For the year ended 30th September 2025

1. COMPANY INFORMATION**1.1. Structure of ownership**

FECON Corporation was established and operated under Business Registration Certificate No. 0103004661 firstly issued by Hanoi Department of Planning and Investment dated 18th June 2004, registered to change many times, the 8th change dated 17th November 2010 was about the change of company code into 0101502599 and the 20th change dated 6th May 2016 for change the name from "FECON Foundation Engineering and Underground Construction Joint Stock Company" to "FECON CORPORATION" and the 34th change dated 21th July 2025 on increasing charter capital.

Charter capital of the Company according to the 32nd Business Registration Certificate dated 34th July 2025 is: VND 1,574,390,050,000 (*In words: One trillion five hundred and seventy four billion, three hundred and ninety million, and fifty thousand Vietnam dong*).

Foreign Name: FECON CORPORATION; Abbreviations: FECON CORP.

The Company's stock is currently listed on Ho Chi Minh Stock Exchange with stock code: FCN.

Registered Address: 15th Floor CEO Tower, Plot HH2-1, Me Tri Ha Urban Area, Pham Hung Road, Tu Liem Commune, Hanoi City, Viet Nam.

1.2. Operating industries and principal activities

- Construction of foundation and underground structure for high building, industrial, transportation, irrigation structures;
- Construction of engineering infrastructure of Industrial and urban zones;
- Testing foundation bearing capacity by static load & Pile Dynamic analysis (PDA) method;
- Testing for integrity and homogeneity of pile, foundation and reinforcement concrete structures by ultra-sonic test (SONIC) and pile integrity test (PIT);
- Construction geological survey, topographic survey, construction hydrogeological survey;
- Performance of geotechnical experiments for survey and design service, quality management and monitoring of the foundation construction and underground works (not including construction design services);
- Business in car renting services;
- Testing and analysing technique.

The Company's main activities during the period: Construction of foundation and underground structure for high building, industrial, transportation, irrigation structures.

1.3. Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 Statement of information comparability on the separate financial statements

The Board of Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22nd December 2014 and Circular No. 53/2016/TT-BTC on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated December 22nd, 2014 issued by the Ministry of Finance. Therefore, the information and figures presented in the separate financial statements are comparable.

2. FISCAL YEAR AND ACCOUNTING CURRENCY**Fiscal year**

The Company's fiscal year applicable for the preparation of its financial statements starts on 1st January and ends on 31st December of solar year.

Accounting currency

The accompanying separate financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM**Accounting System**

The Company applied to Vietnamese Accounting System promulgated under Circular No. 200/2014/TT-BTC dated 22nd December 2014 issued by the Ministry of Finance and Circular No. 53/2016/TT- BTC dated March 21st, 2016 amending and supplementing a number of articles of Circular 200/2014/TT- BTC dated December 22nd, 2014.

Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Separate Financial Statements.

Accounting form applied

The company uses general journal accounting using ERP SAP FPT Accounting System software.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Basis of preparation of the separate financial statements**

The attached separate financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of separate financial statements.

The accompanying separate financial statements are the Company's ones, therefore, they do not include the financial statements of subsidiaries. Users of the separate financial statements should read them together with the Company's consolidated financial statements for the year ended 30th September 2025 to obtain full information of the Company's financial position as well as the results of operations and cash flows during the year.

The accompanying separate financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdiction other than Vietnam.

Foreign exchange rates applied in accountingTransactions in foreign currencies

Transactions in foreign currencies are translated at the rates ruling at the transaction date, foreign exchange differences arising from these transactions are recognized as income and expenses in the Separate Income Statement.

Revaluation of monetary items denominated in foreign currencies at the date of the

- (i) The items denominated in foreign currencies are classified as assets (cash, receivables, ...):
Revaluation under the buying rate of the bank, which the Company opens, its account as at 30th September 2025.
- (ii) The items denominated in foreign currencies are classified as liabilities (payable, debts, ..):
Revaluation under the selling rate of the bank, which the Company opens, its account as at 30th September 2025.

Foreign exchange differences arising from the revaluation are transferred to accounts - 413 Exchange rate differences, the account balance will be transferred to financial income or expense at the time of separate financial statements.

Accounting estimates

The preparation of separate financial statements in conformity with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and other prevailing accounting regulations in Vietnam requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial investments***Held to maturity investments***

Held to maturity investments includes: term bank deposits with original maturities of more than 3 months, held-to-maturity loans for the purpose of earning periodic interest and other held-to-maturity investments.

Held-to-maturity investments are stated at cost and are measured at fair value based on the recoverability of the investment.

Held-to-maturity investments are stated at cost less allowance for bad debts.

Allowance for bad debts of held-to-maturity investments is made in conformity with current accounting regulations.

Loans

Loans under contracts between the parties but not allowed to buy, sell on the stock market.

All loans classified as monetary items denominated in foreign currencies will be revaluated at actual exchange rates at the reporting date.

Allowance for doubtful loans is made for each of the doubtful debts based on the overdue payment of principal under the original debt commitment (regardless of debt extension between parties), or based on expected loss level may occur.

Investments in subsidiaries and other investments

- Investments in subsidiaries: Investments in subsidiaries over which the Company has control are stated at cost method in the separate financial statements.

Profit distributions that Company received from the accumulated profits of the subsidiaries after the Company obtains control right are recognized in income statement. Other distributions are considered a recovery of investment and are deducted to the investment value.

- Other investments: are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for loss of investments

Allowance for losses of investments in subsidiaries, contributions to joint ventures, investments in associates and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the balance sheet date.

Receivables

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

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

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions. Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The Company uses the perpetual inventory method. The cost is calculated via specific identification method.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	<u>Years</u>
Buildings, structures	10 – 20
Machinery and equipment	05 – 20
Motor vehicles	06 – 10
Office equipment	03 – 08
Others	03 – 10

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Intangible fixed assets and Amortization

Copyrights, patents, computer software and others are stated at cost less than accumulated amortization.

Copyrights, patents, computer software and others are amortized on a straight-line basis over their estimated useful lives of 3 - 10 years.

Finance leases as lessee

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessee. All other leases are considered operating leases.

A finance lease is recognized as a finance lease asset or finance lease liability on the balance sheet based on the lower value of the fair value of the leased asset and the present minimum value of the lease liability at the initial time of the lease.

Payments for finance leases are divided into finance charges and principal payables. Financial expenses are calculated for each accounting period during the lease term at a fixed rate of interest on the remaining outstanding balance.

Financial leased assets are depreciated in accordance with the straight-line method over their estimated useful lives like the Company owned assets or over the leased term in case the leased term is shorter, in details:

	<u>Years</u>
Machinery and equipment	08-20
Motor vehicles	09-10

Business cooperation contract (BCC)The Company as capital contributor

Cash and asset contributions under BCC are recognized as receivables in the financial statements.

Recognition of revenue and expenses according to BCC: One-time revenue recognition upon the expiration of the business cooperation term as prescribed in the contract.

Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods and the transfer of these expenses to operating expenses of subsequent accounting periods.

Prepaid expenses are stated at cost and are classified under short-term and long-term on the balance sheet based on time payment up front of each contract.

Prepaid expenses are amortized on a straight line basis over the lease term (for the cost of rent, lease or an operating lease, ...), according to the useful time but no more than 3 years.

Land use right value at office building in Tower CEO, Lot HH2-1, Me Tri Ha New Urban Area, Pham Hung Road, Tu Liem Commune, Hanoi in 48 year is amortized over 48 years..

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Company's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: includes commercial payables arising from the purchase of goods, services and assets between the Company and the seller (independent entity with the Company, including amounts payable between the Holding company and its subsidiaries).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Borrowings and financial leasing liabilities

Borrowings and financial leasing liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Company monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of Borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

The Company recognizes Accrued expenses as follows: For construction works when having volumes acceptance.

Unrealized revenues

Unearned revenue includes: the difference between the selling price and the sublease price of the financial leased asset amortized on a straight-line basis over the lease term.

Owners' equity

Capital is recorded according to the actual amounts invested by shareholders.

Share premium is recognised by the difference between the actual price and face value of the shares when firstly issued, additionally issued or when the Company reissue treasury share.

Treasury shares are recognized at actual value and presented in the Balance Sheet as a decrease in equity.

Profit after tax of the Company is used to pay dividends to shareholders after having the approval of the Shareholders at the Annual General Meeting and after allocations to the reserve fund under the Company's Charter.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders/ Members' Council.

Revenue and other income

The Company's revenue includes revenue from sales of goods, revenue from construction and installation, provision.

Revenue from sale of goods

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- The Company has transferred to the buyer the significant risks and reward of ownership of the goods;
- Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The company will benefit economically from the sales transaction; and
- Costs related to transactions can be determined.

Revenue from services

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year 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:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- Identify the completed work as at the balance sheet date; and

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- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue of construction

Revenues of construction are reliably recognized in the following cases:

- For construction contracts stipulating that the contractor is paid according to the planned schedule, the revenue and expenses related to the contract are recognized in equivalent proportion to the completed work determined by the Company as at the balance sheet date.
- For construction contracts stipulating that the contractor is paid according to the value of the volume performed, the revenue and expenses related to the contract are recognized in equivalent proportion to the completed work confirmed by the customer and reflected on the issued invoice.

Increases and decreases in construction volume, compensation and other revenues are recognized as revenue only when agreed with the customer.

Revenues of construction are not recognized in the following cases:

- Revenue is recognized in equivalent proportion to contract costs which is probable to be paid.
- The contract costs are recognized to expenses only when they actually incur.

The difference between the total accumulated revenue of the recognized construction contract and the accumulated amount recorded on the payment invoice according to the planned progress of the contract is recorded as a receivable or payable amount according to the planned progress of construction contracts.

Revenue and other income (Continued)***Revenue from interest income, dividends and profits received and other income:***

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

Cost of goods sold

Cost of goods sold including of cost of products, goods and services, real estate sold in the period are recognized in accordance with revenue in the period.

For the cost of direct materials consumed exceeds normal levels, labour costs, fixed general administration expense which are not allocated to finished goods will be recognized in cost of sales (after minus the amount of compensation, if any) even if the goods have not been determined to be consumed.

Financial expenses

- Cost borrowing: Recorded monthly based on the loan principles, the interest rate and number of actual borrowing days
- Foreign exchange loss: Recognized when there is a difference between the actual exchange rate and the bookkeeping rate and when there is a loss when revaluation of monetary items denominated in foreign currencies.

Current corporate income tax expense and deferred corporate income tax expense/ Current and deferred corporate income tax expenses

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period..

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

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- Deferred income tax expenses: is corporate income tax payable in the future arising from: recognising deferred income tax payable during the year; reversing deferred tax assets recognised in previous years/periods; not recognising deferred tax assets or deferred tax liabilities raising from transactions that directly recorded to equity.

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits, The contractor tax rate on CIT for income received from foreign investment is 25%.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities..

Related parties

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

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

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5. NOTES TO THE FINANCIAL STATEMENT**5.1 Cash and cash equivalents**

	30/09/2025	01/01/2025
	VND	VND
Cash on hand	2,791,804,383	3,244,696,351
Cash at bank	89,436,655,980	155,159,327,580
Cash equivalents	46,943,512,971	14,831,771,033
Total	139,171,973,334	173,235,794,964

5.2 Other short-term receivables

	30/09/2025	01/01/2025
	VND	VND
Advances	350,675,089,472	335,868,482,804
Short-term deposits	20,000,000	20,000,000
Others	95,612,657,544	81,893,369,130
Total	446,307,747,016	417,781,851,934

5.3 Inventories

	30/09/2025	01/01/2025
	VND	VND
Raw materials	7,710,400,588	7,900,013,447
Instrument & tools	706,330,012	717,388,694
Cost for work in process	1,533,563,257,729	1,258,333,676,176
Goods	49,839,125,267	32,928,734,661
Total	1,591,819,113,596	1,299,879,812,978

5.4

	30/09/2025	01/01/2025
	VND	VND
Deductible value added tax	7,930,955,799	-
Value added tax	17,678,436,296	11,663,159,755
Total	25,609,392,095	11,663,159,755

5.5 Other long-term receivables

	30/09/2025	01/01/2025
	VND	VND
Long-term deposits, other receivables	20,363,361,848	16,127,276,531
Total	20,363,361,848	16,127,276,531

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5.6 Tangible fixed assets*Unit: VND*

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Others	Total
HISTORY COST						
As at 01/01/2025	23.780.948.400	182.573.682.679	14.154.444.231	1.997.395.854	19.323.747.697	241.830.218.861
Increase	-	16.310.913.424	-	101.371.111	304.500.000	16.716.784.535
Purchase	-	90.921.359	-	101371111	304.500.000	496.792.470
Acquisition of financial lease assets	-	16.219.992.065	-	-	-	16.219.992.065
Decrease	-	95.984.162.059	89.000.000	-	3.928.178.173	100.001.340.232
Transfer to financial lease assets	-	73.789.434.431	-	-	-	73.789.434.431
Disposals	-	22.194.727.628	89.000.000	-	3.928.178.173	26.211.905.801
As at 30/09/2025	23.780.948.400	102.900.434.044	14.065.444.231	2.098.766.965	15.700.069.524	158.545.663.164
ACCUMULATED DEPRECIATION						
As at 01/01/2025	6.832.180.976	102.707.715.215	10.821.216.576	1.471.353.565	15.822.885.330	137.655.351.662
Increase	792.257.996	12.772.417.079	567.449.914	142.793.803	671.816.121	14.946.734.913
Depreciation	792.257.996	6.471.296.130	567.449.914	142.793.803	671.816.121	8.645.613.964
Acquisition of financial lease assets	-	6.301.120.949	0	0	-	6.301.120.949
Decrease	-	46.963.381.706	50.894.822	-	3.029.431.085	50.043.707.613
Transfer to financial lease assets	-	33.918.856.008	-	0	-	33.918.856.008
Disposals	-	13.044.525.698	50.894.822	0	3.029.431.085	16.124.851.605
As at 30/09/2025	7.624.438.972	68.516.750.588	11.337.771.668	1.614.147.368	13.465.270.366	102.558.378.962
NET BOOK VALUE						
As at 01/01/2025	16.948.767.424	79.865.967.464	3.333.227.655	526.042.289	3.500.862.367	104.174.867.199
As at 30/09/2025	16.156.509.428	34.383.683.456	2.727.672.563	484.619.597	2.234.799.158	55.987.284.202

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5.7 Financial leasing fixed assets*Unit: VND*

	Machinery, equipment	Transportation means	Total
HISTORY COST			
As at 01/01/2025	159.851.024.451	7.772.843.716	167.623.868.167
Increase	39.945.188.008	-	39.945.188.008
Leasing	39.945.188.008	-	39.945.188.008
Decrease	16.219.992.065	-	16.219.992.065
Acquisition of financial lease assets	16.219.992.065	-	16.219.992.065
As at 30/09/2025	<u>183.576.220.394</u>	<u>7.772.843.716</u>	<u>191.349.064.110</u>
ACCUMULATED DEPRECIATION			
As at 01/01/2025	25.231.910.731	1.876.409.115	27.108.319.846
Increase	15.175.538.447	701.005.044	15.876.543.491
Depreciation	15.175.538.447	701.005.044	15.876.543.491
Decrease	6.301.120.949	-	6.301.120.949
Acquisition of financial lease assets	6.301.120.949	-	6.301.120.949
As at 30/09/2025	<u>34.106.328.229</u>	<u>2.577.414.159</u>	<u>36.683.742.388</u>
NET BOOK VALUE			
As at 01/01/2025	<u>134.619.113.720</u>	<u>5.896.434.601</u>	<u>140.515.548.321</u>
As at 30/09/2025	<u>149.469.892.165</u>	<u>5.195.429.557</u>	<u>154.665.321.722</u>

5.8 Intangible fixed assets*Unit: VND*

	License, patent	IT software	Others	Total
HISTORY COST				
As at 01/01/2025	241.800.000	28.217.343.384	2.399.392.555	30.858.535.939
Increase	-	85.500.000	-	85.500.000
Purchase	-	85.500.000	-	85.500.000
Decrease	-	-	-	-
As at 30/09/2025	<u>241.800.000</u>	<u>28.302.843.384</u>	<u>2.399.392.555</u>	<u>30.944.035.939</u>
ACCUMULATED AMORTIZATION				
As at 01/01/2025	173.814.452	23.448.882.698	783.679.203	24.406.376.353
Increase	22.606.644	2.598.904.172	157.215.333	2.778.726.149
Amortization	22.606.644	2.598.904.172	157.215.333	2.778.726.149
Decrease	-	-	-	-
As at 30/09/2025	<u>196.421.096</u>	<u>26.047.786.870</u>	<u>940.894.536</u>	<u>27.185.102.502</u>
NET BOOK VALUE				
As at 01/01/2025	<u>67.985.548</u>	<u>4.768.460.686</u>	<u>1.615.713.352</u>	<u>6.452.159.586</u>
As at 30/09/2025	<u>45.378.904</u>	<u>2.255.056.514</u>	<u>1.458.498.019</u>	<u>3.758.933.437</u>

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5.9 Construction in progress	30/09/2025	01/01/2025
	VND	VND
Purchase of fixed assets	1.043.428.000	1.043.428.000
Total	1.043.428.000	1.043.428.000
5.10 Short-term borrowings and finance lease liabilities	30/09/2025	01/01/2025
	VND	VND
Short-term borrowings and finance lease liabilities	1.444.634.806.052	1.344.797.907.014
5.11 Taxes and payables to the State Budget	30/09/2025	01/01/2025
	VND	VND
Corporate income tax	784.516.971	7.287.525.149
Personal income tax	2.161.705.256	2.629.975.891
Total	2.946.222.227	9.917.501.040
5.12 Short-term accrued expenses	30/09/2025	01/01/2025
	VND	VND
Cost of construction projects	162.592.019.496	213.658.096.181
Total	162.592.019.496	213.658.096.181
5.13 Other short-term Payables	30/09/2025	01/01/2025
	VND	VND
Trade union fee	1.210.547.754	1.148.388.303
Social insurance	-	-
Health insurance	-	2.149.302
Unemployment insurance	-	-
Other payables	230.057.727.675	226.596.475.904
Total	231.268.275.429	227.747.013.509
5.14 Long-term borrowings and finance lease liabilities	30/09/2025	01/01/2025
	VND	VND
Long-term borrowings and finance lease liabilities	323.392.855.179	137.760.266.885
Total	323.392.855.179	137.760.266.885

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5.15 Owners' equity**a. Changes of owners' equity**Unit: VND

	Share capital	Share premium	Investment and Development fund	Retained profits	Total
As at 01/01/2024	1,574,390,050,000	517,556,564,217	297,446,985,202	47,959,956,747	2,437,353,556,166
Net profit for the year	-	-	-	6,638,700,647	6,638,700,647
Appropriate Bonus and welfare funds	-	-	-	(1,269,562,370)	(1,269,562,370)
Payment of dividends in cash	-	-	-	-	-
As at 31/12/2024	1,574,390,050,000	517,556,564,217	297,446,985,202	53,329,095,024	2,442,722,694,443
As at 01/01/2025	1,574,390,050,000	517,556,564,217	297,446,985,202	53,329,095,024	2,442,722,694,443
Net profit for the period	-	-	-	2,270,555,882	2,270,555,882
Appropriate Bonus and welfare funds	-	-	-	(663,870,065)	(663,870,065)
As at 30/09/2025	1,574,390,050,000	517,556,564,217	297,446,985,202	54,935,780,841	2,444,329,380,260

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5.15 Owners' equity (Continued)**b. Capital transactions with shareholders and appropriation of profits and dividends**

	For the period from 01/01/2025 to 30/09/2025 VND	For the period from 01/01/2024 to 30/09/2024 VND
Owner's equity		
Capital contributed at the beginning of the period	1,574,390,050,000	1,574,390,050,000
Capital contributed at the end of the period	1,574,390,050,000	1,574,390,050,000

c. Shares

	For the period from 01/01/2025 to 30/09/2025 VND	For the period from 01/01/2024 to 30/09/2024 VND
Number of shares registered for issuance	157,439,005	157,439,005
Number of shares sold to the public	157,439,005	157,439,005
Common shares	157,439,005	157,439,005
Number of outstanding shares	157,439,005	157,439,005
Common shares	157,439,005	157,439,005
Par value of outstanding share (VND/per share)	10,000	10,000

d. Funds

	30/09/2025 VND	01/01/2025 VND
Development and investment funds	297,446,985,202	297,446,985,202
Total	297,446,985,202	297,446,985,202

5.16 Revenue from sales of goods and provision of services

	For the period from 01/01/2025 to 30/09/2025 VND	For the period from 01/01/2024 to 30/09/2024 VND
Sales of goods and provision of services	2,356,176,605,166	1,363,370,893,804
Total	2,356,176,605,166	1,363,370,893,804

5.17 Cost of goods sold

	For the period from 01/01/2025 to 30/09/2025 VND	For the period from 01/01/2024 to 30/09/2024 VND
Cost of goods sold, construction, services	2,194,514,096,384	1,239,979,973,147
Total	2,194,514,096,384	1,239,979,973,147

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5.18 Financial income

	For the period from 01/01/2025 to 30/09/2025 VND	For the period from 01/01/2024 to 30/09/2024 VND
Interest income from deposits and loans	2,240,374,447	1,236,004,983
Realized gain on exchange difference	14,275,454,638	622,263,130
Dividend, profit received	20,907,500,000	25,439,125,000
Interest income from disposal of investments	-	-
Payment discount	-	-
Others	-	-
Total	37,423,329,085	27,297,393,113

5.19 Financial expenses

	For the period from 01/01/2025 to 30/09/2025 VND	For the period from 01/01/2024 to 30/09/2024 VND
Interest expenses	103,368,697,254	67,619,835,317
Foreign exchange losses	9,979,565,485	297,302,712
Loss of disposal of financial investments	-	-
Others	3,481,359,490	1,900,043,910
Total	116,829,622,229	69,817,181,939

5.20 Selling expenses and General and administrative expenses

	For the period from 01/01/2025 to 30/09/2025 VND	For the period from 01/01/2024 to 30/09/2024 VND
Selling expenses	7,061,416,438	5,847,163,785
Employee expenses	5,664,719,720	5,218,211,353
Cost of tools and supplies	16,246,073	28,257,294
Depreciation expenses	82,607,894	82,683,955
Outsourcing expenses	1,110,469,801	451,228,528
Other expenses in cash	187,372,950	66,782,655
General and administrative expenses	71,814,435,078	66,063,072,885
Employee expenses	46,638,663,780	44,426,477,410
Material expenses	1,294,107,843	536,221,487
Office supplies expenses	4,387,699,429	3,448,252,440
Depreciation expenses	3,844,059,031	3,937,852,598
Tax charges and fees	1,071,584,456	526,796,420
Outsourcing expenses	10,486,510,583	10,598,357,971
Other expenses in cash	4,091,809,956	2,589,114,559

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5.21 Other income/ Other expenses

	For the period from 01/01/2025 to 30/09/2025 VND	For the period from 01/01/2024 to 30/09/2024 VND
Other income		
Gain from disposal of fixed assets	-	72,815,279
Gain from disposal of Tools and supplies	168,405,556	535,462,864
Compensation and penalties	468,813,233	2,699,884,847
Others	58,940,838	108,782,042
Total	696,159,627	3,416,945,032
Other expenses		
Loss from disposals of fixed assets	221,223,724	-
Net book value of Tools and supplies disposed	-	29,873,409
Penalty for breach of contract	1,307,091,195	841,115,596
Fine of late payment of social insurance and tax, administrative penalty	257,275,533	618,239,601
Others	11,237,479	20,000,037
Total	1,796,827,931	1,509,228,643
Net other profit	(1,100,668,304)	1,907,716,389

5.22 Current corporate income tax expense

	For the period from 01/01/2025 to 30/09/2025 VND	For the period from 01/01/2024 to 30/09/2024 VND
Accounting profit before tax	2,279,695,818	10,868,611,550
Increased adjustments	2,166,622,680	3,831,155,847
Decreased adjustments	20,907,500,000	25,439,125,000
Taxable income	(16,461,181,502)	(10,739,357,603)
Corporate Income Tax rate	20%	20%
Collecting corporate Income Tax arrears from previous year adjusted in this period	9,139,936	1,131,560,689
Current corporate income tax expense	9,139,936	1,131,560,689

Preparer



Tran Thu Trang

Chief Accountant



Pham Van Tung

Hanoi, 30th October 2025

Chairman



Pham Viet Khoa