



Số: BCTC_9th.2025

No.: BCTC_9th.2025

Hà Nội, ngày 15 tháng 10 năm 2025

Hanoi, October 15, 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội
To: Hanoi Stock Exchange

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty cổ phần Sông Đà 6 thực hiện công bố thông tin báo cáo tài chính (BCTC) 9 tháng đầu năm 2025 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the stock market, Song Da 6 Joint Stock Company discloses financial statement information (FS) for the first nine months of 2025 with the Hanoi Stock Exchange as follows:

1. Tên tổ chức: CÔNG TY CỔ PHẦN SÔNG ĐÀ 6.

Name of organization: SONG DA 6 JOINT STOCK COMPANY.

- Mã chứng khoán: SD6

Stock symbol: SD6

- Địa chỉ: Tầng 1&2 nhà TM, khu đô thị Văn Khê, Phường Hà Đông, TP. Hà Nội.

Address: 1st & 2nd floor of TM building, Van Khe urban area, Ha Dong ward, Ha Noi city.

- Điện thoại liên hệ: 02422.253.666

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- E-mail: Congtycophansongda6@songda6.com.vn

- Website: <https://www.songda6.com.vn>

2. Nội dung thông tin công bố/ Contents of disclosure:

- BCTC 9 tháng đầu năm 2025/ *The first nine months of 2025 Financial Statements.*



Báo cáo tài chính riêng.

Separate financial statements.



Báo cáo tài chính hợp nhất.

Consolidated Financial Statements.



Báo cáo tài chính tổng hợp.

Combined Financial Statement.

- Các trường hợp thuộc diện phải giải trình nguyên nhân:

Cases subject to explanation of causes:

❖ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

Profit after corporate income tax at the statement of business results of the reporting period changed by 10% or more compared to the same period of the previous year:



☒ Có/ Yes.

☐ Không/ No.

Văn bản giải trình trong trường hợp tích có:
Explanatory document in the case of ticking "yes":

☒ Có/ Yes.

☐ Không/ No.

- ❖ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:
Profit after tax in the reporting period is lost, transferred from profit in the same period of the previous year to loss in this period or vice versa:

☐ Có/ Yes.

☒ Không/ No.

Văn bản giải trình trong trường hợp tích có:
Explanatory document in the case of ticking "yes":

☐ Có/ Yes.

☒ Không/ No.

- Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 14/08/2025 tại đường dẫn <https://www.songda6.com.vn>.
This information has been published on the company's website on: 14/08/2025 at the link <https://www.songda6.com.vn/>
- 3. Báo cáo về các giao dịch có giá trị từ 35% tổng tài sản trở lên (Các giao dịch này làm thay đổi hoặc có giá trị đạt tỷ lệ từ 35% tổng tài sản trở lên trong thời gian từ tháng 01/2025 đến thời điểm này nếu có):
Report on transactions valued at 35% or more of total assets (These transactions result in changes or have a value equal to or exceeding 35% of the total assets during the period from January 2025 to the present, if any)
 - Nội dung giao dịch: Không.
Trading Content: No.
 - Tỷ trọng giá trị giao dịch/tổng giá trị tài sản của doanh nghiệp (%): Không.
Proportion of transaction value/total asset value of the enterprise (%): No.
 - Ngày hoàn thành giao dịch: Không.
Transaction completion date: No.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin công bố.

We hereby commit that the information disclosed above is true and take full responsibility before the law for the content disclosed information.

Tài liệu đính kèm:

Attachments:

- BCTC: 9th đầu năm 2025
FS: the first nine months of 2025.
- Văn bản giải trình:
Số: 218/CV-TCKT
Explanatory Documents: No.: 218/CV-TCKT

ĐẠI DIỆN TỔ CHỨC

ORGANIZATION REPRESENTATIVE

(Người UQCBTT)

(Persons authorized to disclose information)

Trần Ngọc Ánh

NOTES TO THE FINANCIAL STATEMENT

Cumulative for nine months of 2025

I. ENTERPRISE INFORMATION:

1. Form of ownership:

Song Da 6 Joint Stock Company is a shareholding company incorporated under Enterprise Law No.59/2020/QH14 dated 17/06/2020, with a charter capital of VND 347.716.110.000. The Song Da Corporation – JSC contributed VND 226.015.400,000, accounting for 65% of the charter capital, while other shareholders contributed VND 121.700.710.000, representing 35% of the charter capital.

2. Business Field:

According to the Enterprise Registration Certificate of Song Da 6 Joint Stock Company, tax code 4400135552 (converted from business registration number 0103034287), issued by the Hanoi Department of Planning and Investment, first registered on January 3, 2006, and registered for the 20th amendment on September 17, 2025.

3. Business lines:

- Construction of civil, industrial, transportation, irrigation, hydropower, infrastructure, technical systems, and electrical substations.
- Production, supply, and trading of construction materials, concrete structures, roads, and water systems; manufacturing and trading in asphalt, sand, and real estate.
- Mining and processing of construction materials.
- Import and export of materials, equipment, and machinery for construction.
- Electricity generation.
- Quarrying of stones, sand, gravel, and soil.

4. Characteristics of the business activities in the fiscal year that affect the financial statement:

In the first nine months of 2025, Song Da 6 Joint Stock Company focused on construction activities at the Thac Ba 2 Hydropower Project in Yen Bai Province. At the same time, the Company mobilized construction forces and built temporary camps in preparation for production and construction activities at the Bac Ai Pumped Storage Hydropower Project.

Construction work at the Lower Sekong A Hydropower Project in Laos was temporarily suspended due to the investor's lack of payment capacity. Additionally, the Company terminated its construction contract with Bach Dang Construction Corporation – JSC at the Dak Mi 1 Hydropower Project.

The Company continued finalization and settlement works for the Dong Nai 5 Hydropower Project, the Xekaman 3, Xekaman 1 – Xansay Hydropower Projects in the Lao People's Democratic Republic, as well as the Hoi Quang, Nam Luc, Pac Ma, Nam Cum 1, and Nam Ban 1 Hydropower Projects, among others.

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Fiscal year: From January 1 to December 31.

2. Accounting currency: Vietnamese Dong (VND)

- Principles and methods of converting other currencies: All converted to VND, the exchange rate is taken according to the buying rate of the Bank at the time of accounting.

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting system: The Company applies Corporate Accounting System issued under the Circular No.200/2014/TT-BTC dated December 22, 2014, by the Minister of Finance.

2. Declaration of adherence/ compliance to Accounting Standards and Accounting system: Financial Statements are prepared based on compliance with Vietnamese Accounting Standards and Accounting Regime.

3. Applicable accounting form: General journal accounting form.

IV. ACCOUNTING POLICIES:

1. Rules for recording cash and cash equivalents:

- Principles and methods of converting other currencies: All converted to VND, the exchange rate is taken according to the buying rate of the Bank at the time of accounting.

2. Rules for recording inventory:

- Rules for recording inventories: Original price

- Methods for calculating value of inventories: According to the average method after each import.

- Methods for recording inventories: According to the periodic declaration method

- Methods for creating allowances for decline in value of inventories: Based on the difference between market price and book value of inventory.

3. Rules for recording depreciation of fixed assets, finance lease fixed assets, investment properties:

- Rules for recording tangible and intangible fixed assets: Recorded at original price and reflected in the balance sheet according to 3 indicators: Original price, accumulated depreciation, and residual value.

- Rules for recording financial leased fixed assets: Recorded at original cost and reflected in the Balance Sheet according to 3 indicators: Original price, accumulated depreciation, and residual value.

- Fixed asset depreciation method: According to the straight-line depreciation method, the depreciation period of fixed assets is applied according to Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Minister of Finance.

4. Rules for recording and depreciating investment real estate:

- Rules for recording investment real estate: Original price, accumulated depreciation, remaining value.

- Investment real estate depreciation method: applied according to Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Minister of Finance.

5. Rules for recording financial investments:

- Investments in Subsidiaries and Jointly Controlled Companies: These investments are reflected in the enterprise's separate financial statements for purchase price.

- Long-term investments: Recorded at purchase price at the time of investment.

6. Rules for recording and capitalizing borrowings:

- Rules for recording borrowing costs: Borrowing costs are recorded in production and business expenses (when they arise).
- Capitalization rate used to determine borrowing costs during the period: 11,01%/year (= Actual interest amount of loans during the period/ Weighted average balance of actual principal loans).

7. Rules for recording and capitalizing other expenses:

- Short-term period expenses and long-term prepaid expenses: Include costs of long-term used tools and expenses that do not correspond to output in the period.
- Method of allocating short-term prepaid expenses and long-term prepaid expenses: Straight-line method.
- Method and time of allocating commercial advantage: Straight-line method.

8. Rules for recording payable expenses:

- Costs are estimated to be recorded in production and business expenses during the period.

9. Rules for recording payable expenses:

- Expenses that are certain to arise in the future related to the output of the period.

10. Rules for recording owner's equity:

- Rules for recording owner's capital, equity surplus, and other owner's capital.
- + Owner's capital: Recorded according to the actual capital contributed by the owner.
- + Surplus equity: Recorded as the larger difference between the actual issuance price and the par value of shares when issuing shares to the public to increase charter capital.
- + Other capital of owners: Annually set aside enterprise funds not invested in reproduction.
- Rules for recording differences upon asset revaluation: The unit does not record the asset revaluation differences in accounting books at the time of inventory.
- Rules for recording exchange differences: Unit does not arise in the period.
- Rules for recording undistributed profit: Recorded based on "Revenue and other income" (-) "Total cost incurred during the period and corporate income tax expense". Recording undistributed profits after tax reflected on the Balance Sheet is the profit from production and business activities.

11. Rules and methods for recording revenues:

- Revenue from sales: The recognition of the unit's revenue fully complies with the conditions for revenue recognition according to accounting Standard No.14 "Revenue and other income". The value of goods sold during the period and the buyer's acceptance of payment is recorded, regardless of whether the revenue has been collected or will be collected.
- Revenue from services: Recorded immediately after providing sales services and receiving payment acceptance from the buyer.
- Financial revenue: Interest on bank deposits, dividends, and shared profits.

12. Rules and methods for recording financial expenses:

- Financial expenses are recorded as expenses incurred during the period payable to banks and other credit institutions based on outstanding balance (x) interest rate (x) Number of days of debt.

13. Rules and methods for recording current corporate income tax expenses and deferred corporate income tax expenses:

- Current corporate income tax is determined according to the following principle: Profit from production, business, and financial investment (multiplied by) (x) 20%.

14. Foreign Exchange risk hedging transactions: No occurrence during the period.

15. Other accounting principles and methods: None

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

1 - Cash and cash equivalents:

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
Cash	1.535.890.142	113.407.998
Cash in bank	9.525.109.434	3.018.882.683
Cash in transit		
Cash equivalents		
Total	11.060.999.576	3.132.290.681

2 - Short-term financial investment: (No occurrence during the period)

3 - Receivables:

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
Short-term receivables from customers	335.924.440.997	414.606.218.468
Long-term receivables from customers	25.416.907.572	30.667.016.335
Advanced payments to suppliers	1.043.270.078	700.096.419
Total	362.384.618.647	445.973.331.222

4 - Other short-term receivables:

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
Receivables from dividends and distributed profits	1.086.029.000	1.086.029.000
Employee receivables	1.084.787.888	1.299.677.688
Other receivables	1.874.357.211	2.490.936.253
Total	4.045.174.099	4.876.642.941

5 - Allowance for doubtful receivables:

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
Allowance for doubtful receivables	34.513.494.508	34.513.494.508
Total	34.513.494.508	34.513.494.508

6 - Inventories:

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
Purchased goods in transit		
Raw materials and materials	6.947.654.417	7.682.455.512
Instruments and tools	5.764.415.538	5.767.158.379
Work in progress	338.801.944.992	377.898.265.692
Finished products		
Merchandise		
Goods in transit for sale		
Total	351.514.014.947	391.347.879.583

7 - Taxes and other receivables from the State Budget:

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
VAT deducted	5.218.105.955	4.012.604.064
Overpaid income tax		
Other receivables from the state		
Total	5.218.105.955	4.012.604.064

8 - Other short-term assets:

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
Advances to employees	3.305.476.503	3.098.787.831
Shortage of assets awaiting resolution	5.003.470.888	4.907.090.460
Short-term mortgages, collateral, deposits		
Total	8.308.947.391	8.005.878.291

9 - Other long-term receivables:

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
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Long-term collateral, deposits	-	-
Entrusted funds		
Other long-term receivables		
Total	-	-

10 - Increase or decrease in tangible fixed assets:

Item	Buildings and structures	Machinery or equipment	Means of transportation and transmitters	Instruments & tools for management	Total
I. Fixed asset costs					
1. Opening balance (of fiscal year)	19.292.803.248	276.392.217.975	59.585.054.233	0	355.270.075.456
2. Increase during the period			7.028.402.725		7.028.402.725
In which:					
- Purchases					
- Construction					
- Other additions			7.028.402.725		7.028.402.725
3. Decrease during the period		14.783.643.809	4.041.975.070		18.825.618.879
Sale, liquidation		14.783.643.809	4.041.975.070		18.825.618.879
Other					
4. Closing balance (of fiscal year)	19.292.803.248	262.165.717.023	62.571.481.888	0	344.030.002.159
In which:					
Unused					
Fully depreciated					
Pending liquidation					
Not usable					

II. Accumulated depreciation					
1. Opening balance	7.730.381.071	264.890.371.896	59.399.651.832	0	332.020.404.799
2. Increase during the period	385.856.064	3.123.170.780	5.434.391.901		8.943.418.745
3. Decrease during the period		14.688.874.183	4.041.975.070		18.730.849.253
4. Closing balance	8.116.237.135	253.324.668.493	60.792.068.663	0	322.232.974.291
III. Net book value					
1. At the beginning of period	11.562.422.177	11.501.846.079	185.402.401	0	23.249.670.657
2. At the end of period	11.176.566.113	8.283.905.673	1.779.413.225	0	21.239.885.011

- The closing balance of fully depreciated fixed assets still in use: 273.727.992.007 VND.

- Commitments to the purchase and sale of valuable tangible fixed assets in the future. According to the approval resolution of Board of Directors.

- New purchases in 2025: According to the investment plan to enhance equipment capacity, as approved by Board of Directors.

- Net book value of fixed assets to be liquidated in 2025: As approved by Board of Directors.

- Other changes in fixed assets: None.

11 - Increase or decrease in finance lease fixed assets:

Item	Buildings and structures	Machinery or equipment	Means of transportation and transmitters	Instruments & tools for management	Total
I. Fixed asset costs					
1. Opening balance (of fiscal year)		19.081.818.182	6.991.652.725		26.073.470.907
2. Increase during the period					
In which:					
- Purchases					
- Construction					
- Other additions					
3. Decrease during the period			6.991.652.725		6.991.652.725
Sale, liquidation					
Other			6.991.652.725		6.991.652.725

4. Closing balance (of fiscal year)		19.081.818.182	0		19.081.818.182
In which:					
Unused					
Fully depreciated					
Pending liquidation					
Not usable					
II. Accumulated depreciation					
1. Opening balance		9.032.015.824	4.588.272.045		13.620.287.869
2. Increase during the period		1.244.466.405	364.148.575		1.608.614.980
3. Decrease during the period			4.952.420.620		4.952.420.620
4. Closing balance		10.276.482.229	0		10.276.482.229
III. Net book value					
1. At the beginning of period		10.049.802.358	2.403.380.680		12.453.183.038
2. At the end of period		8.805.335.953	0		8.805.335.953

12 - Increase/Decrease in Intangible Fixed Assets *(No transactions occurred during the period)*

13 - Construction in Progress

14 - Increase/Decrease in Investment Properties *(No transactions occurred during the period)*

15 - Long-term Financial Investments:

Item	Shares at End of Period	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Other Long-term Investments		3.102.000.000	3.102.000.000
1. Van Phong Investment & Development JSC	300.000	3.000.000.000	3.000.000.000
2. Vinh Son Investment JSC	10.000	102.000.000	102.000.000
Total		3.102.000.000	3.102.000.000

16 - Provision for Long-term Investments devaluation:

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
Van Phong Investment & Development JSC	1.634.828.819	1.634.828.819
Vinh Son Investment JSC	17.118.047	22.474.964
Total	1.651.946.866	1.657.303.783

17 - Capital construction in process:

Code	Closing balance (of fiscal year)	Opening balance (of fiscal year)
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Major Repairs of Fixed Assets		
-		
Total		

18 - Long-term prepaid expenses:

Code	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Administrative Tools	86.599.394	11.421.212
- Production Tools		
- Costs for Moving Equipment, Land Leases, and Support	3.647.734.694	
- Equipment Insurance Costs	2.675.430.895	
- Construction Costs: Office Buildings, Houses, and Warehouses		
- Software and Accounting Program Costs		
- Temporary Equipment Costs		
- Other Long-term Prepaid Expenses		
Total	6.409.764.983	11.421.212

19 - Short-term Loans and Debt:

Code	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Short-term Loans	185.926.014.974	245.472.076.051
- Long-term Loans Due	3.333.889.655	5.404.192.553
Total	189.259.904.629	250.876.268.604

20 - Payables:

Code	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Payables to Short-term Suppliers	111.230.901.840	126.327.658.423
- Advances from Customers	57.871.700.853	43.941.433.813
Total	169.102.602.693	170.269.092.236

21 - Taxes and amounts payable to the state budget

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Value Added Tax	29.304.475.257	32.001.360.115
- Corporate Income Tax	7.663.180.516	7.663.180.516
- Personal Income Tax	848.596.984	1.008.740.239

- Natural resource taxes and environmental fees	201.537.000	201.537.000
- Other taxes	20.110.273.272	17.365.858.157
Total	58.128.063.029	58.240.676.027

22 - Costs to be paid

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Construction electricity		
- Money for the supply of machine shifts		1.323.018.767
- Guarantee fee		
- Advance deduction of loan interest expenses		
- Other costs		
Total		1.323.018.767

23 - Other short-term payables

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Excess assets pending settlement		
- Trade union funding	2.784.742.665	2.980.433.760
- Social insurance, health, unemployment	21.739.992.516	22.878.930.256
- Payable to shareholders	86.101.556.459	86.101.556.459
- Loan interest payable to credit institutions	85.027.520.502	68.529.586.712
- Other payables	3.946.411.608	9.486.678.378
Total	199.600.223.750	189.977.185.565

24 - Other short-term payable provisions

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Other long-term payables	0	0
Total	0	0

25 - Welfare Reward Fund

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Welfare Reward Fund	4.174.681	4.174.681
Total	4.174.681	4.174.681

26 - Other long-term payables

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Other payable provisions	80.000.000	80.000.000
Total	80.000.000	80.000.000

27 - Long-term loans and long-term debt

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
a. Long-term loans		
- Bank Loans		
b. Financial lease debt	0	0
Total	0	0

28 - Financial lease debts**29a - Deferred income tax assets**

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)

29b - Income tax assets payable

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Deferred income tax arising from taxable temporary differences		
- Deferred income tax refunds payable have been recorded from previous years		
- Deferred income tax payable		

30a. Equity Volatility Reconciliation

Item	Contributed capital	Share premium	Development Investment Fund	Undistributed profit after tax	Total
Opening balance (of previous fiscal year)	347.716.110.000	31.336.985.455	76.802.853.978	(277.757.183.501)	178.098.765.932
- Capital increase in the previous period					
- Profit increased in the previous period				2.690.793.682	2.690.793.682
- Dividend payment for the previous period					
- Setting up the fund					
- Adjustment of value-added tax, personal income tax and other amounts					
Closing balance (of previous fiscal year)	347.716.110.000	31.336.985.455	76.802.853.978	(275.066.389.819)	180.789.559.614
.					
Opening balance (of this fiscal year)	347.716.110.000	31.336.985.455	76.802.853.978	(275.066.389.819)	180.789.559.614
- Capital increase in this period					
- Profit increased in this period				(54.996.061.612)	(54.996.061.612)
- Dividend distribution for this period					
- Setting up funds					
- Other increases and decreases					
- Adjustment of VAT, personal income tax and other amounts					
Closing balance (of this fiscal year)	347.716.110.000	31.336.985.455	76.802.853.978	(330.062.451.431)	125.793.498.002

29b. Owner's equity details

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
Contributed capital of Song Da Corporation - JSC	226.015.400.000	226.015.400.000
Contributed capital of other subjects	121.700.710.000	121.700.710.000
Share premium	31.336.985.455	31.336.985.455
Total	379.053.095.455	379.053.095.455

* The value of bonds converted into shares in the year

* Treasury shares:

29c. Capital transactions with owners and dividend distributions

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
Contributed capital		
- Contributed capital at the beginning of the period	379.053.095.455	379.053.095.455
- Contributed capital increased in the period		
- Contributed capital decreased in the period		
- Contributed capital at the end of the period	379.053.095.455	379.053.095.455
Dividends, profits distributed		

29d – Dividends

Item	Data
- Dividends announced after the end of the reporting period	
+ Dividends announced on common shares	
+ Dividends announced on preferred shares	
- Dividends of unrecorded accumulated preferred stocks	

29dd – Stock

Item	Closing balance	Opening balance
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	(of fiscal year)	(of fiscal year)
- Number of shares registered for issuance	34.771.611	34.771.611
- Number of shares sold to the public	34.771.611	34.771.611
+ Common Stocks	34.771.611	34.771.611
+ Preferred Stocks		
- Number of shares repurchased		
+ Common Stocks		
+ Preferred Stocks		
- Number of shares outstanding	34.771.611	34.771.611
+ Common Stocks	34.771.611	34.771.611
+ Preferred Stocks		

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

29e – Corporate funds

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Development Investment Fund	76.802.853.978	76.802.853.978
- Other equity funds		

* Purpose of setting up and using funds of enterprises: Serving investment in re-expansion of production, provision of financial loss risks, commendation and reward of officials and employees and social work.

30 – Funding sources

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
- Funding sources allocated in the year		
- Career expenses		
- Remaining funding sources in the year		

31 – Outsourced assets

Item	Closing balance (of fiscal year)	Opening balance (of fiscal year)
(1) – Value of outsourced assets		
- Outsourced fixed assets		
- Other assets outsourced		
(2) – The total minimum future rent of the non-irrevocable asset operating lease by term		
- 1 year or less		
- Over 1 year to 5 years		

- Over 5 years		
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VI. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE STATEMENT OF RESULTS OF BUSINESS

32- Revenues from sales of goods and rendering of services

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
Revenues from sales of goods and rendering of services	28.775.574.847	88.564.615.498
In which:		
- Industrial Production Revenue		88.079.680
- Revenue from service provision	3.293.887.113	4.072.479.411
- Construction Contract Revenue	25.481.687.734	84.404.056.407
Total	28.775.574.847	88.564.615.498

33 - Revenue deductions

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
Revenue deductions		
In which:		
- Sale discounts		
- Returned sales		
Total		

34 - Net revenue from sales of goods and rendering of services

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
Net revenue from sales of goods and rendering of services	28.775.574.847	88.564.615.498
In which:		
- Industrial Production Revenue		88.079.680
- Revenue from rendering of services	3.293.887.113	4.072.479.411
- Construction Contract Revenue (For corporate with construction activities)	25.481.687.734	84.404.056.407
Total	28.775.574.847	88.564.615.498

35 - Cost of goods sold

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
- Cost of Industrial Production	1.374.758.804	286.432.939

- Cost of rendering of services	397.893.871	2.993.776.840
- Construction contract cost (For corporate with construction activities)	55.104.287.494	49.987.097.566
- Investment real estate business expenses		
- Inventory loss		
- Expenses more than normal		
- Inventory price reduction provision		
- Cost of other goods sold		
Total	56.876.940.169	53.267.307.345

36 – Financial income

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
- Interest from loans	10.735.033	3.091.311
- Interest on investment in bonds, signed bills, bills		
- Dividends to be distributed		
- Realized exchange rate difference interest	1.991.885.113	
- Unrealized interest on exchange rate difference		
- Revenue from other financial activities		
Total	2.002.620.146	3.091.311

37 – Financial expenses

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
- Interest expense	18.132.455.862	21.565.114.922
- Realized exchange rate difference loss		
- Unrealized exchange rate loss		
- Provision for depreciation of short-term and long-term investments		
- Other financial costs	461.921.025	
Total	18.594.376.887	21.565.114.922

38 – General and Administration expenses

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
- General and Administration expenses	10.822.207.182	12.611.302.732
Total	10.822.207.182	12.611.302.732

39 - Other income

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
- Other income	5.149.963.654	3.088.115.183
Total	5.149.963.654	3.088.115.183

40 - Other expenses

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
- Other expenses	4.630.696.021	3.909.240.248
Total	4.630.696.021	3.909.240.248

41 – Current corporate income tax expense

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
- Expenses for corporate income tax calculated on taxable income in the current year	0	219.233.068
- Adjustment of corporate income tax expenses of previous years to current income tax expenses of this year		
- Calculation of additional corporate income tax according to the Government's Decree 132/2020/ND-CP dated 11/05/2020 for enterprises with related-party transactions		
Total	0	219.233.068

42 - Deferred corporate income tax expense *(No transactions occurred during the period)***43 – Cost of production and business by component**

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
a. Cost of sales		
b. Management costs		
- Management staff costs	7.341.810.434	8.718.240.245
- Management material costs	467.959.278	491.782.157
- The cost of office supplies	244.144.907	153.940.519
- Fixed asset depreciation costs	484.348.514	547.208.541
- Taxes, fees and charges	58.348.790	54.463.117
- Contingency expenses		0
- Outsourced services costs	904.698.833	1.369.838.685

- Other monetary expenses	1.320.896.426	1.275.829.468
Total	10.822.207.182	12.611.302.732
c. Production and business costs by factors		
- Cost of raw materials	310.782.372	4.709.426.714
- Labor costs	1.077.854.771	10.980.576.545
- Fixed asset depreciation costs	5.213.757.041	6.452.987.816
- Construction cost	18.928.605	3.124.203.733
- Outsourced services costs	11.225.152.879	8.156.332.538
Total	17.846.475.668	33.423.527.346

VII. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE CASH FLOW TABLE

Item	Cumulative for nine months of 2025	Cumulative for nine months of 2024
- Purchase and liquidation of subsidiaries or other business units in the reporting period		

VIII. OTHER INFORMATION

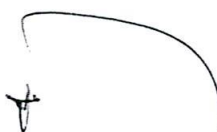
- 1 – Potential debts, commitments, and other financial information:
- 2 – Events arising after the end of the annual accounting period:
- 3 – Information about the stakeholders:
- 4 – Presentation of assets, revenue, business results by division (by business field or geographical area) in accordance with the provisions of Accounting Standard No. 28 "Segment report": Not applicable to unlisted companies:
- 5 – Comparative information (Changes in information in the financial statements of previous accounting years).
- 6 – Information on ongoing operations.
- 7 – Other information:

Prepared by



Tran Ngoc Anh

Chief accountant



Nguyen Van Ngan

Ha Noi, October 15, 2025

General Director



Le Tien Thu

BALANCE SHEET
As of September 30, 2025

Asset	Code	Notes	Ending balance	Opening balance
A-Current assets	100		682.601.458.535	792.168.115.939
I- Cash and cash equivalents	110		11.060.999.576	3.132.290.681
1. Cash	111	V1	11.060.999.576	3.132.290.681
2. Cash equivalents	112			
II-Short-term financial investments	120			
1. Trading securities	121			
2. Provision for devaluation of trading securities(*)	122			
III- Short-term receivables	130		309.804.867.169	388.768.251.151
1. Short-term receivables from customers	131	V3	335.924.440.997	414.606.218.468
2. Advances to suppliers in short-term	132		1.043.270.078	700.096.419
3. Intra-company receivables	133			
4. Receivables from construction contract	134			
5. Short-term loan receivables	135			
6. Other receivables	136	V4	7.350.650.602	7.975.430.772
7. Provision for bad debts(*)	137		(34 513 494 508)	(34 513 494 508)
8. Shortage of assets awaiting resolution	139	V5		
IV- Inventories	140		351.514.014.947	391.347.879.583
1. Inventories	141	V7a	351.514.014.947	391.347.879.583
2. Provision for devaluation of inventories (*)	149			
V- Other current assets	150		10.221.576.843	8.919.694.524
1. Short-term prepaid expenses	151	V13	5.003.470.888	4.907.090.460
2. Deductible VAT	152		5.218.105.955	4.012.604.064
3. Taxes and other receivables from the State	153	V17		
4. Trading government bonds	154			
5. Other short-term assets	155	V14a		
B-Non - Current assets	200		63.321.946.653	67.825.987.459
I- Long-term receivables	210		25.416.907.572	30.667.016.335
1. Long-term receivables from customers	211		25.416.907.572	30.667.016.335
2. Advances to suppliers in long-term	212			
3. Other long-term receivables	216			
II- Fixed assets	220		30.045.220.964	35.702.853.695
1. Tangible fixed assets	221	V9	21.239.885.011	23.249.670.657
- Cost	222		343.472.859.302	355.270.075.456
- Accumulated depreciation (*)	223		(322 232 974 291)	(332 020 404 799)
2. Financial leasehold of fixed assets	224	V11	8.805.335.953	12.453.183.038
- Cost	225		19.081.818.182	26.073.470.907
- Accumulated depreciation (*)	226		(10 276 482 229)	(13 620 287 869)
III- Investment properties	230	V12		
IV- Long-term assets in progress	240			
1. Work in progress expenses	241	V8a		
2. Construction in progress expenses	242	V8b		
V- Long-term financial investments	250	V2c	1.450.053.134	1.444.696.217
1. Investments in subsidiaries	251			
2. Investments in joint-venture, associates	252			
3. Other long-term investments	253		3.102.000.000	3.102.000.000
4. Provision for long-term financial investments (*)	254		(1 651 946 866)	(1 657 303 783)
5. Held-to-maturity investments	255			
VI- Other long-term assets	260		6.409.764.983	11.421.212
1. Long-term prepaid expenses	261	V13	6.409.764.983	11.421.212
2. Deferred income tax assets	262			
3. Long-term equipment, materials, and spare parts	263			
Total assets (270=100+200)	270		745.923.405.188	859.994.103.398

Capital sources	Code	Notes	Ending balance	Opening balance
C-Liabilities	300		620.129.907.186	679.204.543.784
I- Current liabilities	310		620.049.907.186	679.124.543.784
1. Short-term supplier payables	311	V16a	111.230.901.840	126.327.658.423
2. Advances from customers	312		57.871.700.853	43.941.433.813
3. Taxes and other payables to government	313	V17	58.128.063.029	58.240.676.027
4. Payables to employees	314		3.954.938.404	8.434.127.904
5. Short-term payable expenses	315	V18a		1.323.018.767
6. Short-term intra-company payables	316			
7. Payables from construction contract	317			
8. Short-term deferred revenue	318	V20a		
9. Other short-term payables	319	V19a	199.600.223.750	189.977.185.565
10. Short-term loan and payable for finance lease	320	V15	189.259.904.629	250.876.268.604
11. Provision for short-term payables	321	V23a		
12. Reward and welfare fund	322		4.174.681	4.174.681
13. Stabilization fund	323			
14. Trading government bonds	324			
II- Non-current liabilities	330		80.000.000	80.000.000
1. Long-term suppliers payables	331			
2. Advances from customers	332			
3. Long-term expenses payable	333	V18b		
4. Intra-company payables on working capital	334			
5. Long-term intra-company payables	335			
6. Long-term deferred revenues	336	V20b		
7. Other long-term payables	337	V19b	80.000.000	80.000.000
8. Long-term loans and finance lease liabilities	338	V21		
9. Convertible bonds	339			
10. Preference shares	340			
D-Owner's Equity	400		125.793.498.002	180.789.559.614
I- Owner's Equity	410	V25	125.793.498.002	180.789.559.614
1. Contributed capital	411		347.716.110.000	347.716.110.000
- Ordinary shares with voting rights	411a		347.716.110.000	347.716.110.000
- Preference shares	411b			
2. Share premium	412		31.336.985.455	31.336.985.455
3. Conversion options on convertible bonds	413			
4. Other capital of owners	414			
5. Treasury shares (*)	415			
6. Asset revaluation differences	416			
7. Foreign exchange rate differences	417			
8. Development investment fund	418		76.802.853.978	76.802.853.978
9. Enterprise reorganization assistance fund	419			
10. Other equity funds	420			
11. Retained earnings	421		(330 062 451 431)	(275 066 389 819)
- Retained earnings at the end of previous period	421a		(275 066 389 819)	(277 757 183 501)
- Retained earnings this period	421b		(54 996 061 612)	2.690.793.682
12. Construction investment fund	422			
II - Reserves and other funds	430			
Total liabilities and owner's equity (440=300+430)	440		745.923.405.188	859.994.103.398

Prepared by

Ngan

Tran Ngoc Anh

Chief Accountant

Nguyen Van Ngan

Nguyen Van Ngan



INCOME STATEMENT - THIRD QUARTER AND CUMULATIVE 2025

ITEMS	Code	Notes	Third Quarter		Accumulation from the beginning of the fiscal year to the end of current quarter	
			Current year	Previous year	Current year	Previous year
1. Revenue	01	VI.25	4.442.017.032	30.878.154.679	28.775.574.847	88.564.615.498
2. Deductions	02	VI.26				
3. Net revenue (10=01-02)	10	VI.27	4.442.017.032	30.878.154.679	28.775.574.847	88.564.615.498
4. Cost of goods sold	11	VI.28	4.136.345.233	7.051.530.426	56.876.940.169	53.267.307.345
5. Gross profits (20=10-11)	20		305.671.799	23.826.624.253	(28.101.365.322)	35.297.308.153
6. Financial income	21	VI.29	9.870.027	627.959	2.002.620.146	3.091.311
7. Financial expenses	22	VI.30	5.358.833.482	6.565.132.155	18.594.376.887	21.565.114.922
.- In which: Interest expenses	23		5.358.833.482	6.565.132.155	18.132.455.862	21.565.114.922
8. Selling expenses	24	VI.33				
9. General and Administration expenses	25	VI.33	2.939.694.510	3.992.857.043	10.822.207.182	12.611.302.732
10. Net operating profit {30=20+(21-22)-(24+25)}	30		(7.982.986.166)	13.269.263.014	(55.515.329.245)	1.123.981.810
11. Other income	31		119.304.284	115.108.368	5.149.963.654	3.088.115.183
12. Other expenses	32		1.314.594.407	1.342.294.850	4.630.696.021	3.909.240.248
13. Net other income (40=31-32)	40		(1.195.290.123)	(1.227.186.482)	519.267.633	(821.125.065)
14. Net profit before tax (50=30+40)	50		(9.178.276.289)	12.042.076.532	(54.996.061.612)	302.856.745
15. Current corporate income tax expense	51	VI.31				219.233.068
16. Deferred corporate income tax expense	52	VI.32				
17. Profit after tax (60=50-51-52)	60		(9.178.276.289)	12.042.076.532	(54.996.061.612)	83.623.677
18. Basic earnings per share			(264)	346	(1.582)	2

Ha Noi, October 15, 2025

Prepared by

Ngan

Tran Ngoc Anh

Chief Accountant

Nguyen Van Ngan

Nguyen Van Ngan

General Director



Le Tien Thu

CASH FLOW STATEMENT

(Applying indirect method)
Cumulative for nine months of 2025

Unit: VND

ITEMS	Co de	Notes	Cumulative for nine months of 2025	Cumulative for nine months of 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit/(loss) before tax	01		(54.996.061.612)	302.856.745
2. Adjustments for:				
- Depreciation and amortisation	02	V.8	5.599.613.105	6.838.843.880
- Provisions	03	V.2	(5.356.917)	
- Unrealized foreign exchange gains/losses	04		(1.991.885.113)	
- Gain/ Loss from investment	05		(1.813.326.734)	(1.378.777.602)
- Interest expenses	06	VI.5	18.132.455.862	21.565.114.922
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		(35.074.561.409)	27.328.037.945
- Increase/ (decrease) in account receivables	09		83.007.990.854	(9.270.953.959)
- Increase/ (decrease) in inventories	10		39.833.864.636	19.587.407.025
- Increase/ (decrease) in account payables	11		(11.955.875.923)	(28.468.463.367)
- Increase/ (decrease) in prepaid expenses	12		(6.494.724.199)	5.425.021.868
- Increase (decrease) in trading securities	13			
- Interest paid	14		(1.786.492.492)	(2.574.731.256)
- Business income tax paid	15	V.12		(219.233.068)
- Other income from operating activities	16			
- Other payments for operating activities	17	V.16		
Net cash flows from operating activities	20		67.530.201.467	11.807.085.188
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for acquisitions, constructions of fixed assets and other long-term assets	21			
2. Proceeds from disposal and liquidation of fixed assets and other long-term	22		2.004.136.370	1.441.977.302
3. Loans given and purchases of debt instruments of other entities	23		-	
4. Recovery of loans given and disposal of debt instruments of other entities	24		-	-
5. Investment in other entities	25		-	-
6. Withdrawals of investments in other entitites	26			
7. Interest, dividends and profit distribution received	27		10.735.033	3.091.311
Net cashflows from investing activities	30		2.014.871.403	1.445.068.613

ITEMS	Co de	Notes	Cumulative for nine months of 2025	Cumulative for nine months of 2024
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares, capital contribution from shareholders	31		-	-
2. Payments of capital contribution to owners, repurchases of issued shares	32		-	-
3. Proceeds from borrowing	33	V.15	2.617.928.924	12.669.024.990
4. Payments of loans principal	34	V.15	(62.163.990.001)	(27.746.137.220)
5. Payments for finance lease liabilities	35		(2.070.302.898)	(222.727.272)
6. Dividends paid, profits shared to shareholders	36		-	-
7. Proceeds from contributions by non-controlling share	37			
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>(61.616.363.975)</i>	<i>(15.299.839.502)</i>
 Net cash flows during the period	 50		 7.928.708.895	 (2.047.685.701)
 Cash and cash equivalents at the beginning of the year	 60	 V.1	 3.132.290.681	 4.794.564.307
Effects of changes in foreign exchange rates	61			
 Cash and cash equivalents at end of the period	 70	 V.1	 11.060.999.576	 2.746.878.606

Hà Nội, October 15, 2025

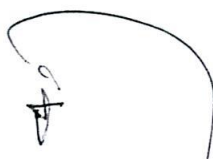
Prepared by

Chief Accountant

General Director



Tran Ngoc Anh



Nguyen Van Ngan



Le Tien Thu