PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

No. 22/PT-2026

SOCIAL REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Ho Chi Minh City, Jan 29th 2025

PERIODIC FINANCIAL STATEMENTS DISCLOSURE

To: Ha Noi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the stock market, Phuc Thinh Design – Construction - Trading Corporation hereby discloses its financial statements (FS) Quarter 4 for 2024 to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: PTD
- Address: 361 Le Trong Tan, Tan Son Nhi Ward, Ho Chi Minh City, Viet Nam
- Tel: : 028 3811 6823 - Fax: 028 38116843
- Email: phucthinh@phucthinh.com.vn Website: www.phucthinh.com.vn

2. Contents of disclosed information:

- **Financial Statement quarter 4 for year 2025**

☑ Separate Financial Statements (The listed company does not have subsidiaries and the parent accounting entity has no subordinate units);

☑ Consolidated financial statements (The listed company has subsidiaries)

☐ Combined Financial Statements (The listed company has subordinate accounting units with independent accounting systems).

- Circumstances requiring explanation:

+ The auditing organization provides a non-unqualified opinion on the financial statements (for audited FS quarter of 2025)

☐ Yes ☐ No

Explanation document provided in case of ticking yes:

☐ Yes ☐ No

+ The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, there is a change from a loss to profit or vice versa (for the audited FS annual of 2025):

☑ Yes ☐ No

Explanation document provided in case of ticking yes:

☑ Yes ☐ No

+ The profit after tax in the income statement of reporting period changes by 10% or more compared to the same period of the previous year:

☑ Yes ☐ No

Explanation document provided in case of ticking yes:

☑ Yes ☐ No

+ The profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes ☐ No

Explanation document provided in case of ticking yes:

☐ Yes ☐ No

This information has been disclosed on the company website on 30/01/2026 at the following link: https://phucthinh.com.vn/

3. Report on Transactions Valued at 35% or more of Total Assets in six month of 2025

In the case of the listed company having conducted transactions, the following details are required to be reported:

- Transaction Contents: *No*
- Proportion of Transaction Value to Total Asset Value (%) (based on the most recent financial statements): …….
- Transaction Completion Date:……..

We hereby certify that the information provided above is true and correct and we take full responsibility to the law for our information disclosure.

Attached documents:
- *Separate and Consolidated Financial Statements quarter 4 for year 2025*
- *Explanation document.*

REPRESENTATIVE OF THE ORGANIZATION
Legal Representative/ Authorized Person for Information Disclosure
(Signature, full name, title, and official seal)

M.S.D.N:0302365984 - C.T.C.P ★ CÔNG TY CỔ PHẦN THIẾT KẾ XÂY DỰNG THƯƠNG MẠI PHÚC THỊNH ★ Q.TÂN PHÚ - T.P HỒ CHÍ MINH

VŨ TRẦN VĨNH THỤY

CÔNG TY CỔ PHẦN THIẾT KẾ XÂY DỰNG THƯƠNG MẠI PHÚC THỊNH

Digitally signed by CÔNG TY CỔ PHẦN THIẾT KẾ XÂY DỰNG THƯƠNG MẠI PHÚC THỊNH
DN: C=VN, L=TPHCM, CN=CÔNG TY CỔ PHẦN THIẾT KẾ XÂY DỰNG THƯƠNG MẠI PHÚC THỊNH, OID.0.9.2342.19200300.100.1.1=MST:0302365984, E=PHUCTHINH@PHUCTHINH.COM.VN
Reason: I am the author of this document
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PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

361 LE TRONG TAN, TAN SON NHI WARD, HO CHI MINH CITY

TAX CODE: 0302365984 - STOCK CODE: **PTD**

Tel: 028 3811 6823 - Fax: 028 3811 6843

Website: www.phucthinh.com.vn - Email: phucthinh@phucthinh.com.vn

Q4 FINANCIAL STATEMENTS SEPARATE

YEAR 2025

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

361 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City, Vietnam

Form No. B 01 - DN

(Issued in accordance with Circular No. 200/2014/TT-BTC at December 22, 2014, by the Ministry of Finance)

INTERIM BALANCE SHEET (PARENT COMPANY)

(Full format)

Quarter IV, Year 2025

(As of Dec 31, 2025)

Unit: VND

	ITEMS	Code	Notes	End of Q4/2025	Opening balance
	1	2	3	4	5
	A - SHORT-TERM ASSET	100		**639.950.748.723**	**156.530.536.317**
I.	**Cash & cash equivalents**	**110**		**167.310.769.864**	**25.025.703.711**
1.	Cash	111		165.440.769.864	21.725.703.711
2.	Cash equivalents	112		1.870.000.000	3.300.000.000
II.	**Short-term investments**	**120**		-	-
1.	Trading securities	121			
2.	Provision for decline in value of trading securities (*)	122			
3.	Held-to-maturity investments	123			
III.	**Short-term receivables**	**130**		**386.053.345.962**	**69.865.656.785**
1.	Short-term trade receivables	131	V.3a.1	413.438.091.560	84.848.711.117
2.	Short-term prepayment to suppliers	132	V.3a.2	4.352.033.793	6.707.464.896
3.	Short-term Intra-company receivables	133			
4.	Receivables based on construction contract progress	134			
5.	Short-term loan receivables	135			
6.	Other receivables	136	V.4a	563.392.501	1.249.497.363
7.	Short-term allowances for doubtful debts	137		(32.300.171.892)	(22.940.016.591)
8.	Assets awaiting settlement	139			
IV.	**Inventories**	**140**		**52.298.933.410**	**35.371.344.056**
1.	Inventories	141	V.7	52.298.933.410	35.371.344.056
2.	Provision for inventory devaluation (*)	149			
V.	**Other Current Assets**	**150**		**34.287.699.487**	**26.267.831.765**
1.	Short-term prepaid expenses	151		61.253.753	46.656.000
2.	Deductible value added tax	152	V.17b	34.226.445.734	26.221.175.765
3.	Taxes and other receivables from the State	153			
4.	Repurchase agreements of government bonds	154			
5.	Other short-term assets	155			
	B - LONG-TERM ASSETS	**200**		**44.579.984.567**	**46.967.458.414**
I.	**Long-Term receivables**	**210**		-	-
1.	Long-term receivables from customers	211			
2.	Advances to suppliers (long-term)	212			
3.	Capital invested in subsidiaries	213			
4.	Long-term intra-company receivables	214			
5.	Long-term loan receivables	215			

6.	Other long-term receivables	216	V.4b		
7.	Provision for doubtful long-term receivables (*)	219			
II.	**Fixed Assets**	**220**		**498.631.218**	**756.108.023**
1.	Tangible fixed assets	221	V.9	498.631.218	756.108.023
	- Historical cost	222		10.756.203.103	10.756.203.103
	- Accumulated depreciation (*)	223		(10.257.571.885)	(10.000.095.080)
2.	Fixed assets of leasing	224		-	-
	- Historical cost	225			
	- Accumulated depreciation (*)	226			
3.	Intangible fixed assets	227	V.10	-	-
	- Historical cost	228		553.940.120	553.940.120
	- Accumulated amortization (*)	229		(553.940.120)	(553.940.120)
III.	**Investment Properties**	**230**		**37.366.289.037**	**39.355.518.669**
	- Historical cost	231		54.274.740.909	54.274.740.909
	- Accumulated depreciation (*)	232		(16.908.451.872)	(14.919.222.240)
IV.	**Long-term assets in Progress**	**240**		-	-
1.	Long-term production and business in progress	241			
2.	Long-term construction in progress	242	V.8		
V.	**Long-term investments**	**250**		**6.405.511.330**	**6.459.835.016**
1.	Investments in subsidiaries	251	V.2c	6.261.000.000	6.261.000.000
2.	Investments in joint ventures and associates	252		16.200.000.000	16.200.000.000
3.	Investments in other entities	253			
4.	Allowances for long-term financial investments (*)	254		(16.055.488.670)	(16.001.164.984)
5.	Held-to-maturity investments	255			
VI.	**Other long-term assets**	**260**		**309.552.982**	**395.996.706**
1.	Long-term prepaid expenses	261	V.13b	309.552.982	395.996.706
2.	Deferred tax assets	262			
3.	Long-term capital spare parts	263			
4.	Other long-term assets	268			
	TOTAL ASSETS (270 = 100 + 200)	**270**		**684.530.733.290**	**203.497.994.731**

	C - LIABILITIES	**300**		**512.736.075.907**	**182.966.958.586**
I.	**Short-term liabilities**	**310**		**438.999.571.511**	**166.544.296.103**
1.	Short-term trade payables	311	V.16a.1	122.483.893.073	55.308.382.851
2.	Short-term payables from customers	312	V.16a.2	-	4.607.600.000
3.	Taxes and other payables to the government budget	313	V.17a	78.890.501	584.771.044
4.	Payables to employees	314		5.361.593.047	4.434.357.000
5.	Short-term accrued expenses	315		167.573.145	135.491.060
6.	Short-term intra-company payables	316			
7.	Payables based on construction contract progress	317			
8.	Short-term unearned revenue	318		1.512.000.000	2.400.000.000
9.	Other short-term payments	319	V.19a	165.477.593.463	2.069.036.816
10.	Short-term borrowings and finance lease liabilities	320	V.15	139.372.087.255	92.458.716.305
11.	Provision for short-term payables	321			

12.	Bonus and welfare fund	322		4.545.941.027	4.545.941.027
13.	Price stabilization fund	323			
14.	Repurchase agreements of government bonds	324			
II.	**Long-term Liabilities**	**330**		**73.736.504.396**	**16.422.662.483**
1.	Long-term trade payables	331			
2.	Advances from customers (long-term)	332			
3.	Accrued long-term expenses	333			
4.	Long-term intra-company business capital payables	334			
5.	Long-term intra-company payables	335			
6.	Long-term unearned revenue	336			
7.	Other long-term payables	337	V.19b	636.504.396	366.222.483
8.	Long-term borrowings and financial lease liabilities	338		73.100.000.000	16.056.440.000
9.	Convertible bonds	339			
10.	Preferred shares	340			
11.	Deferred tax liabilities	341	V.24b		
12.	Provision for long-term payables	342			
13.	Science and technology development fund	343			
	D - OWNER'S EQUITY	**400**		**171.794.657.383**	**20.531.036.145**
I.	**Owner's Equity**	**410**	**V.25**	**171.794.657.383**	**20.531.036.145**
1.	Contributed capital	411		199.999.330.000	49.999.330.000
	- Ordinary shares with voting rights	411a	V.25b	199.999.330.000	49.999.330.000
	- Preferred shares	411b			
2.	Capital surplus	412	V.25a		
3.	Bond conversion options	413			
4.	Other owner's equity	414			
5.	Treasury shares (*)	415			
6.	Asset revaluation reserve	416			
7.	Foreign exchange differences	417			
8.	Development and investment fund	418	V.25a	651.903.866	651.903.866
9.	Enterprise reorganization support fund	419			
10.	Other equity funds	420			
11.	Undistributed profit after tax	421	V.25a	(28.856.576.483)	(30.120.197.721)
	- Undistributed profit after tax brought previous year	421a		(30.665.197.721)	3.541.890.146
	- Undistributed profit after tax brought current year	421b		1.808.621.238	(33.662.087.867)
12	Capital for construction investment	422			
II.	**Funding sources and other funds**	**430**		-	-
1.	Funds	431			
2.	Funds used to form fixed assets	432			
	TOTAL SOURCES (440 = 300 + 400)	**440**		**684.530.733.290**	**203.497.994.731**

Ho Chi Minh City, Dec 31, 2025

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
TRAN HUYNH TRUC PHUONG	NGUYEN HOANG VU	TRAN MINH TRUC

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

361 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City, Vietnam

Form No. B 02 - DN

'ssued in accordance with Circular No. 200/2014/TT-BT

at December 22, 2014, by the Ministry of Finance)

INTERIM INCOME STATEMENT (PARENT COMPANY)

(Full format)

QUARTER IV, YEAR 2025

Unit: VND

ITEMS		Code	Notes	Quarter IV		Cumulative from the beginning of the year to the end of this quarter	
				Current Year	Previous Year	Current Year	Previous Year
1		2	3			4	5
1.	Revenue from sales and services rendered	01	VI.1	359.246.513.956	88.934.723.829	517.558.681.291	250.104.305.668
2.	Revenue deduction	02					
3.	**Net Revenue from sales and services rendered (10 = 01 - 02)**	**10**		**359.246.513.956**	**88.934.723.829**	**517.558.681.291**	**250.104.305.668**
4.	Cost of Goods Sold	11		337.272.247.608	92.967.415.185	468.647.160.241	233.642.629.118
5.	**Gross Profit from sales and services rendered (20 = 10 - 11)**	**20**		**21.974.266.348**	**(4.032.691.356)**	**48.911.521.050**	**16.461.676.550**
6.	Financial Income	21	VI.4	120.957.949	20.475.957	685.635.486	577.321.398
7.	Financial expenses	22	VI.5	3.210.858.952	1.812.036.820	9.941.445.000	8.780.032.613
	- Including: Interest Expenses	*23*		*2.883.414.698*	*2.012.757.841*	8.998.812.982	*8.705.672.233*
8.	Selling Expenses	25		1.201.812.000	637.183.840	3.609.896.593	3.005.450.037
9.	General administration Expenses	26	VI.8	16.331.760.445	14.098.826.110	34.476.283.913	41.795.766.645
10.	**Net profit from operating activities**	**30**		**1.350.792.900**	**(20.560.262.169)**	**1.569.531.030**	**(36.542.251.347)**
	(30 = 20 + (21 - 22) - (25 + 26))						
11.	Other Income	31	VI.6	20.690	1.802.713.128	1.509.211.811	3.640.497.246
12.	Other expenses	32	VI.7	38.156.273	182.792.388	1.270.121.603	349.819.766
13.	**Other Profit (40 = 31 - 32)**	**40**		**(38.135.583)**	**1.619.920.740**	**239.090.208**	**3.290.677.480**
14.	**Total net profit before tax (50 = 30 + 40)**	**50**		**1.312.657.317**	**(18.940.341.429)**	**1.808.621.238**	**(33.251.573.867)**
15.	Current corporate income tax expenses	51	VI.10				
16.	Deferred corporate income tax expenses	52					
17.	**Profit after enterprise income tax (60 = 50 - 51 -52)**	**60**		**1.312.657.317**	**(18.940.341.429)**	**1.808.621.238**	**(33.251.573.867)**
18.	Basic Earnings Per Share (*)	70					
19.	Diluted Earnings Per Share (*)	71					

(*) Applicable only to joint-stock companies

Ho Chi Minh City, Dec 31, 2025

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
TRAN HUYNH TRUC PHUONG	NGUYEN HOANG VU	TRAN MINH TRUC

M.S.D.N: 0302366... CÔNG TY CỔ PHẦN THIẾT KẾ XÂY DỰNG THƯƠNG MẠI PHÚC THỊNH Q.TÂN PHÚ - T.P HỒ CHÍ MINH

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION
Address: 361 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City, Vietnam

Form No. B 03a - DN

CASH FLOWS STATEMENT (PARENT COMPANY)
(Indirect method)
QUARTER IV, YEAR 2025

Unit: VND

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this quarter	
			Current Period	Previous Period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit Before Tax	**01**		1.808.621.238	(33.251.573.867)
2. Adjustments for:				
Depreciation of fixed assets and investment properties	02	4.25	2.246.706.437	2.307.725.895
Provisions	03		54.323.686	-
Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign curriencies	04		(115.561.021)	(374.875.199)
Gains (losses) from investment activities	05		(490.755.240)	(577.321.398)
Interest expenses	06	4.23	14.946.638.121	8.780.032.613
Other adjustments	07		-	-
3. Operating profit before changes in working capital	**08**		**18.449.973.221**	**(23.116.011.956)**
Increase (decrease) in receivables	09		(324.096.914.906)	13.532.732.114
Increase (decrease) in inventories	10		(16.927.589.354)	34.973.685.020
Increase (decrease) in payables (exclusive of interest	11		375.841.289.852	(29.270.122)
Increase (decrease) in prepaid expenses	12		71.845.971	45.644.451
Increase (decrease) in trading securities	13		-	-
Interest paid	14		(14.946.638.121)	(8.780.032.613)
Corporate income tax paid	15	4.14	-	(1.780.321.290)
Other receipt for operating activities	16		-	-
Other payments for operating activities	17		(445.000.000)	(555.000.000)
Net cash flows from operating activities	**20**		**37.946.966.663**	**14.291.425.604**
II. CASH FLOW FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		-	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Loans and purchase of debt instruments from other entities	23		-	-
4. Collection of loans and repurchase of debt instruments of other entities	24		-	-
5. Equity investment in other entities	25		-	-
6. Proceed from equity investment in other entities	26		-	-
7. Interest and dividend received	27		490.755.240	577.321.398
Net cash flows from investing activities	**30**		**490.755.240**	**577.321.398**
III. CASH FLOW FROM FINANCIAL ACTIVITIES				
1. Proceeds from issuance of shares and receipt of contributed capital	31		-	-
2. Repayment of contributed capital and repurchase of stock issued	32		-	(11.512.000.000)
3. Proceed from borrowings	33	4.27	309.766.548.170	175.645.994.974
4. Repayment of principal	34	4.28	(205.809.617.220)	(164.906.072.916)
5. Repayment of financial principal	35		-	-
6. Dividends and profits paid to owners	36		(115.520.000)	(438.171.350)

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this quarter	
			Current Period	Previous Period
Net cash flows from financing activities	**40**		**103.841.410.950**	**(1.210.249.292)**
NET CASH FLOWS DURING THE PERIOD (50 = 20 + 30 + 40)	**50**		**142.279.132.853**	**13.658.497.710**
Cash and cash equivalents at the beginning of the period	60		25.025.703.711	11.366.982.609
Effect of exchange rate fluctuations on cash and cash equivalents	61		5.933.300	223.392
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD (70 = 50 + 60 + 61)	**70**	4.1	**167.310.769.864**	**25.025.703.711**

Ho Chi Minh City, Dec 31, 2025

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
TRAN HUYNH TRUC PHUONG	NGUYEN HOANG VU	TRAN MINH TRUC

NOTES TO THE FINANCIAL STATEMENTS (PARENT COMPANY)

QUARTER IV, YEAR 2025

I- COMPANY INFORMATIONS

1- Form of Ownership: Joint-stock.

2- Fields: Design - Construction - Trading - Real Estate Business.

3- Business lines: 4100 - Construction of all types of buildings; 4312 - Site preparation. Including: land levelling; 3312 - Repair of machinery and equipment. Including: Repair of construction machinery and equipment (excluding mechanical processing, waste recycling, and electroplating); 7110 - Architectural and related technical consultancy activities. Including: Design of civil and industrial architectural works; Design of urban infrastructure technical works; Structural design for civil and industrial construction; Electrical system design for civil and industrial buildings; Supervision of civil and industrial construction projects. Construction consultancy (excluding construction surveys); 4210 - Construction of railways and roads. Including: bridge and road construction; 7410 - Specialized design activities. Including: repair and interior decoration (excluding mechanical processing, waste recycling, and electroplating at the office); 4290 - Construction of other civil engineering works. Including: civil, industrial, and hydraulic construction; 3314 - Repair of electrical equipment. Including: Repair and maintenance of electrical appliances (excluding mechanical processing, waste recycling, and electroplating); 4610 - Agency, brokerage, and auction activities. Including: agency services; 4321 - Installation of electrical systems. Including: mechanical and electrical systems, and fire protection systems (excluding mechanical processing, waste recycling, and electroplating at the office).; 4322 - Installation of water supply, drainage, heating, and air-conditioning systems. Including: Construction of water supply and drainage systems (excluding mechanical processing, waste recycling, and electroplating at the office); 4659 - Wholesale of machinery, equipment, and other accessories; 7730 - Rental of machinery, equipment, and other tangible goods. Including: Rental of construction machinery and equipment. 4662 - Wholesale of metals and metal ores. Including: Wholesale of iron and steel (excluding the trading of gold bars). 6810 - Real estate business, land use rights of owners, users, or lessees. Including: Real estate business (only conducted in accordance with Clause 1, Article 10 of the Law on Real Estate Business); 2511 - 2511 - Manufacture of metal structures. Including: Manufacture and installation of steel trusses and frames (not conducted at the office); Wholesale of construction materials and installation equipment. Including: Wholesale of machinery, electrical equipment, and electrical materials

4- Ordinary course of business: 12 months.

5- Characteristics of the Company's activities in the period affecting financial statement: Profit activity

6- Corporate's structure:

Subsidiary: PHUC THINH (CAMBODIA) CORPORATION (Registered cessation of operations in November 2021, but no decision has been issued by the local tax authority.)

- The company established a subsidiary named PHUC THINH (CAMBODIA) CORPORATION under the Foreign Investment Certificate No. 567/BKHĐT-ĐTRNN issued by the Ho Chi Minh City Department of Planning and Investment on November 12, 2012.
- Address: National No.1 Way, Bavet Kangdal Village, Sangkat Bavet, Bavet City, Svay Rieng Province, Cambodia.
- Business Activities: Design and construction of civil works, trading, and import/export of construction materials, machinery, equipment, and tools for the construction industry.
- Mr. To Khai Dat is the legal representative and represents a 60% equity contribution on behalf of Phuc Thinh Design Construction Trading Joint Stock Company to Phuc Thinh (Cambodia) Corporation.

Associate/Joint Venture: BOI LONG JOINT STOCK COMPANY

- Business Registration Certificate No. 0312104565, first issued on January 2, 2013, and amended on December 5, 2017.
- Address: Land Lot No. 84, Map Sheet No. 50, Binh Chanh Dong Quarter, Khanh Binh Ward, Tan Uyen Town, Binh Duong Province, Vietnam.
- Business Activities: Stone cutting, shaping, and finishing, among others.
- Mr. To Khai Dat, who also represents 45% of the capital contribution from Phuc Thinh Construction Design and Trading Joint Stock Company to Boi Long Joint Stock Company.

7- Statement on Comparability of Information in the Financial Statements: The information in the financial statements is comparable with the same period of the previous year:

II- ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1- Accounting period: From January 1 to December 31.

2- Accounting Currency: Vietnamese Dong (VND).

III- ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1- Accounting System: Circular No. 200/2014/TT-BTC.

2- Declaration of adherence to Accounting Standards and Accounting system: The financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regulations.

IV- ACCOUNTING POLICIES (in case the business operates continuously)

1- Principles for Conversion of Financial Statements Prepared in Foreign Currencies to Vietnamese Dong: The exchange rates applied for the conversion of financial statements are in accordance with the guidance of t

2- Exchange Rates Applied in Accounting: Rates provided by Asia Commercial Bank (ACB), Military Bank (MB), and Vietnam International Bank (VIB), based on actual identified rates and FIFO method.

3- Principles for Determining Effective Interest Rates for Discounting Cash Flows: Not incurred.

4- Cash and cash equivalents:

- Bank deposits, including term and demand deposits.
- Cash equivalents are determined in accordance with the Accounting Standard "Cash Flow Statements."

5- Accounting rules for financial investment:

a Trading Securities: Not incurred;

b Held-to-Maturity Investments: Not incurred;

c Loans Granted: Not incurred;

d Investment in subsidiaries, joint ventures, affiliations, and co-controlled businesses

- For subsidiaries established during the period, the initial recognition occurs upon obtaining the Certificate of Overseas Investment. Compliance with business combination accounting standards is ensured for investments made during the period;
- The determination of subsidiaries is based on the parent company's equity ownership ratio;
- The carrying value of the investment in subsidiaries is measured at historical cost;
- The basis for provisioning investment losses in subsidiaries, joint ventures, and associates is the consolidated financial statements used to determine such losses;

đ Investments in equity instruments of other entities: Not incurred

e Accounting methods for other transactions related to financial investments: Not incurred.

6- Accounting rules for receivables:

- Criteria for classifying receivables: Trade receivables, other receivables, and Intra-company receivables;
- Monitored in detail by original currency and by each entity;
- Revaluation of items meeting the definition of monetary items denominated in foreign currencies. The revaluation exchange rate is the rate at the bank with which the Company transacts the most;
- Method for provisioning doubtful receivables: In compliance with applicable accounting standards and regulations.

7- Rules for recording inventories:

- Principles for inventory recognition: Recognized at historical cost;
- Method of calculating inventory value: Specific identification method;
- Methods for recording inventories: regular declaration method;
- Methods for creating allowances for decline in value of inventories: In compliance with the accounting standard "Inventories."

8- Rules for recording depreciation of fixed assets, finance lease fixed assets, investment properties

a Rules for accounting for tangible and intangible fixed assets:

- The carrying value of fixed assets is based on historical cost;
- Subsequent expenditures (upgrades, renovations, maintenance, and repairs) are recorded as production and business expenses;
- Depreciation method for fixed assets: a Straight-line basis; depreciation is based on historical cost;

- Other regulations regarding the management, use, and depreciation of fixed assets comply with Vietnamese accounting standards and regulations.

b Rules for accounting for finance lease fixed assets

- Recognition of finance lease fixed assets: Not incurred
- Depreciation method for finance lease fixed assets: Not incurred

c Rules for accounting for investment properties:

- Recognition of investment properties: Not incurred
- Depreciation method for investment properties: Not incurred

9- Principles for accounting for business cooperation contracts: Not incurred.

10- Principles for accounting for deferred corporate income tax:

- In compliance with deferred income tax standards.

11- Prepaid expenses:

- Prepaid expenses are allocated gradually to production and business costs;
- Method and period of allocating prepaid expenses: Straight-line method.
- Prepaid expenses are monitored in detail by their terms.

12- Payables:

- Classification of liabilities: By debtor;
- Revaluation of liabilities that meet the definition of monetary items denominated in foreign currencies;
- Provisioning for liabilities: In compliance with applicable accounting standards and regulations.

13- Borrowings and finance lease liabilities:

- Loan value is recognized based on the actual loan amount;
- Monitored by each debtor and loan term.

14- Capitalizing borrowings:

- Rules for recording borrowing costs: Borrowing costs are recognized as production and business expenses in the period they are incurred;
- The capitalization rate used to determine the borrowing costs capitalized during the period follows the circular guiding the accounting standard "Borrowing Expenses."

15- Accrued expenses:

- Actual expenses not yet incurred but accrued as production and business costs during the period are allocated to prevent sudden spikes in production and business costs, ensuring compliance with the matching principle between revenue and expenses. When these expenses are incurred, any discrepancies between the actual amount and the accrued amount are adjusted by recording additional costs or reducing costs corresponding to the difference.

16- Principles and methods for recognizing provisions for liabilities

- Principle for recognizing provisions for liabilities: Provisions are recognized when the conditions stipulated in the accounting standard "Provisions, Contingent Assets, and Contingent Liabilities" are met.

17- Rules for recording unearned revenue

- Unearned revenue is recognized based on incomplete projects and recorded in account 3387;
- The method for allocating unearned revenue corresponds to the progress of completion and costs incurred.

18- Rules for recording convertible bonds

- Separate recognition of the debt and equity components: Not incurred.

19- Owner's equity:

- Owner's investment capital is recognized according to the actual capital contributed of the owner;
- The share capital surplus is recognized according to the larger or lesser difference between the actual price of the share issuance and the par value;
- Profit after corporate income tax is allocated to reserves in accordance with the Company's charter and applicable legal regulations, following approval by the Board of Directors. The remaining profit is distributed as dividends based on resolutions of the General Meeting of Shareholders and the Board of Directors.
- Undistributed profit after tax represents the profit from the Company's activities after deducting adjustments for retrospective application of changes in accounting policies and retrospective corrections of material errors from prior years.
- Principles for allocating reserves from profit after tax: Reserves are allocated in accordance with the Company's charter and the profit distribution plan approved annually by the General Meeting of Shareholders.

20- Revenue:

a Revenue from sale of goods

Revenue from sale of goods is recognized when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flown to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

b Revenue from rendering services

Revenue from rendering service is recognized when the outcome of the transaction can be reliably measured. If the service provision spans multiple periods, revenue is recognized for each period based on the work completed as of the balance sheet date for that period. The outcome of a service transaction is determined when the following conditions are met.

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flown to the Company;
- The portion of work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The completed portion of the service is determined using the work-completed evaluation method.

c Financial income

Revenue from interest, royalties, dividends, profit sharing, and other financial activities is recognized when the following two (2) conditions are simultaneously satisfied:

- It is probable that the economic benefits associated with the transaction will be collected;
- The amount of revenue can be measured reliably;

d Revenue from construction contracts

The portion of the construction contract completed, serving as the basis for determining revenue, is assessed based on the work completed and accepted by the investor and supervisory consultant.

e Other income

Includes amounts that do not meet the conditions specified above.

21- Revenue deductions:

- Revenue deductions: Include non-refundable taxes, sales discounts, trade discounts, and sales returns
- Revenue adjustments comply with the accounting standard "Events after the Balance Sheet Date."

22- Cost of goods sold:

- Ensure compliance with the matching principle for revenue;
- Ensure prudence, recognizing costs exceeding normal levels of inventory on the date they occur;

23- Financial expenses.

- Monitor actual transactions based on contracts and loan agreements as notified by the lending bank.

24- Selling and general administration expenses:

- Fully recognize selling expenses and general administration expenses incurred during the period.

25- Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses

- Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate applicable in the current year. Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences, and the applicable corporate income tax rate. Current corporate income tax expenses are not offset against deferred corporate income tax expenses.

26- Other accounting principles and methods

- The accounting principles and methods are designed to help users understand that the financial statements of the enterprise have been prepared in compliance with the Vietnamese Accounting Standards issued by the Ministry of Finance.

V- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INTERIM BALANCE SHEET

Unit: VND

1- Cash	End of Q4/2025	Opening balance
- Cash on hand	74.430.808	451.012.170
- Cash in banks (demand deposits)	165.366.339.056	21.274.691.541
- Cash equivalents	1.870.000.000	3.300.000.000
Total	**167.310.769.864**	**25.025.703.711**

Unit: VND

2- Financial investment	End of Q4/2025			Opening balance		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
a Trading securities						
- Total value of shares;	-	-	-	-	-	-
(Details of each type of share accounting for 10% or more of total share value)						
- Total value of bonds;	-	-	-	-	-	-
(Details of each type of bond accounting for 10% or more of total bond value)						
- Other investments;						
- Reason for changes in each investment/type of share, bond						
+ In terms of quantity						
+ In terms of value						
Total	-	-	-	-	-	-

b Held-to-maturity investments	End of Q4/2025		Opening balance	
	Cost	Carrying amount	Cost	Carrying amount
- Short-term	-	-	-	-
+ Term deposits		-		-
+ Bonds				
+ Other investments	-	-	-	-
- Long-term	-	-	-	-
+ Term deposits				
+ Bonds				
+ Other investments				
Total	-	-	-	-

c Equity investments in other entities	End of Q4/2025			Opening balance		
	Cost	Fair value	Provisions	Cost	Fair value	Provisions
- Investment in Subsidiary PHUC THINH (CAMBODIA) CORPORATION with 60% ownership interest	6.261.000.000	6.261.000.000	6.235.082.671	6.261.000.000	6.261.000.000	6.235.082.671
- Investment in Joint Ventures and Associates	16.200.000.000	16.200.000.000	9.820.405.999	16.200.000.000	16.200.000.000	9.766.082.313
- Investment in other entities						
Total	**22.461.000.000**	**22.461.000.000**	**16.055.488.670**	**22.461.000.000**	**22.461.000.000**	**16.001.164.984**

- The operations of the subsidiary "PHUC THINH (CAMBODIA) CORPORATION," specializing in the design and construction of residential and commercial buildings, as well as the import and export of construction materials, machinery, equipment, and tools for the construction industry.

- The company registered to cease operations in November 2021 but has not yet received a decision from the local tax authority.

Unit: VND

3- TRADE RECEIVABLES	End of Q4/2025	Opening balance
a Short-term	417.790.125.353	91.556.176.013
a.1 Short-term trade receivables	413.438.091.560	84.848.711.117
a.2 Other short-term trade receivables (Advances to suppliers)	4.352.033.793	6.707.464.896
b Long-term	-	-
b.1 Details of trade receivables accounting for 10% or more of total trade receivables		
b.2 Other trade receivables		
c Trade receivables from related parties	-	-
c.1 Details of each party		
Total	**417.790.125.353**	**91.556.176.013**

Unit: VND

4- OTHER RECEIVABLES	End of Q4/2025		Opening balance	
	Value	Provision	Value	Provision
a Short-term	563.392.501	-	1.249.497.363	-
- Receivables from equitization;				
- Receivables from dividends and profits distributed;				
- Receivables from employees (advances);	468.781.755		643.781.950	
- Deposits and collaterals;	-		271.631.743	
- Loans;				
- Disbursements on behalf of others;				
- Other receivables.	94.610.746		334.083.670	

b Long-term	-	-	-	-
- Receivables from equitization;				
- Receivables from dividends and profits distributed;				
- Receivables from employees;				
- Deposits and collaterals;				
- Loans;				
- Disbursements on behalf of others;				
- Other receivables.				
Total	**563.392.501**	**-**	**1.249.497.363**	**-**

Unit: VND

5- ASSETS AWAITING SETTLEMENT	End of Q4/2025		Opening balance	
	Quantity	Value	Quantity	Value
- Cash;				
- Inventories;				
- Fixed assets;				
- Other assets.				
Total	-	-	-	-

Unit: VND

6- Bad debts	End of Q4/2025		Opening balance		
	Historical cost	Recoverable amount	Historical cost	Recoverable amount	Debtor
- Total value of overdue receivables or loans, or those not overdue but unlikely to be recovered;					
- Information on penalties, late payment interest receivables, etc., arising from overdue debts but not recognized as revenue;					
- Recoverability of overdue receivables					
+ Khanh Phat Wood Working Co., Ltd	127.877.365	-	127.877.365	-	
+ Pha Dinh Construction Co., Ltd	211.093.899	-	211.093.899	-	
+ Giga Resource (Cambodia) Co., Ltd	278.160.000	-	278.160.000	-	
+ Long Vinh Phat Export Import Co., Ltd	7.193.839	-	7.193.839	-	
+ Martland Joint Stock Company	2.703.934	-	2.703.934	-	
Total	**627.029.037**	**-**	**627.029.037**	**-**	**-**

Unit: VND

7- Inventories	End of Q4/2025		Opening balance	
	Historical cost	Provision	Historical cost	Provision
- Goods in transit				
- Raw materials;	1.627.273		20.438.183	
- Tools and supplies;	104.690.300		126.334.852	
- Work in progress;	218.739.831.164		35.224.571.021	
- Finished goods;				
- Merchandise inventories;	12.307.273			
- Goods on consignment;				
- Bonded warehouse goods;				
Total	**218.858.456.010**	**-**	**35.371.344.056**	**-**

- Value of stagnant, inferior, or unsellable inventory at the end of the period: Not incurred;
- Value of inventory used as collateral or pledged to secure payables at the end of the period: Not incurred;

Unit: VND

8- Construction in progress	End of Q4/2025		Opening balance	
	Historical cost	Recoverable value	Historical cost	Recoverable value
- Long-term work-in-progress production and business expenses	-	-	-	-
(Details for each type)				
- Construction in progress	-	-	-	-
Procurement;				
Construction				
Repairs				
Total	-	-	-	-

9- INCREASE OR DECREASE IN TANGIBLE ASSETS:

Unit: VND

Item	Building and structures	Machinery, equipment	Transportation equipment	Office equipment	Other assets	Total
Historical cost						
Opening balance		3.398.778.229	5.812.581.819	1.544.843.055		10.756.203.103
- Additions		-		-		-
- Finished capital investment						-
- Other increases						-
- Conversion into investment properties						-
- Disposals						-
- Other decreases						-
Closing balance	-	3.398.778.229	5.812.581.819	1.544.843.055	-	10.756.203.103
Accumulated depreciation						

Opening balance	-	3.001.847.670	5.544.625.315	1.453.622.095		10.000.095.080
- Depreciation		82.922.616	131.457.221	43.096.968		257.476.805
- Other increases						-
- Conversion into investment properties						-
- Disposals						-
- Other decreases						-
Closing balance	-	3.084.770.286	5.676.082.536	1.496.719.063	-	10.257.571.885
Residual value						
- Opening balance	-	396.930.559	267.956.504	91.220.960	-	756.108.023
- Closing balance	-	314.007.943	136.499.283	48.123.992	-	498.631.218

- Residual value at the end of the period of tangible fixed assets used as collateral or pledged to secure loans: Not incurred.
- Historical cost of fully depreciated tangible fixed assets still in use at the end of the year: 9.255.511.405 VND.
- Historical cost of tangible fixed assets awaiting disposal at the end of the year: Not incurred.
- Commitments for significant purchases or sales of tangible fixed assets in the future: Not incurred.
- Other changes in tangible fixed assets: Not incurred

10- INCREASE OR DECREASE IN INTANGIBLE ASSETS:

Unit: VND

Item	Land use rights	Copyrights	Patents, inventions	Computer software	Other assets	Total
Historical cost						
Opening balance				553.940.120		553.940.120
- Buying in this period						-
- Internal work creation						-
- Increase due to business consolidation						-
- Other increases						-
- Liquidation, sale						-
- Other decreases						-
Closing balance	-	-	-	553.940.120	-	553.940.120
Accumulated depreciation						
Opening balance				553.940.120		553.940.120
- Depreciation						-
- Other increases						-
- Disposals						-
- Other decreases						-
Closing balance	-	-	-	553.940.120	-	553.940.120
Residual value						
- Opening balance	-	-	-	-	-	-
- Closing balance	-	-	-	-	-	-

- Residual value at the end of the period of intangible fixed assets used as collateral or pledged to secure loans: None.
- Historical cost of fully amortized intangible fixed assets still in use: Not incurred.
- Explanations of figures and other disclosures: Not incurred.

11- INCREASE OR DECREASE IN FIXED ASSETS OF LEASING

Unit: VND

Items	Building and structures	Machinery, equipment	Transportation equipment	Office equipment	Other tangible fixed assets	Intangible fixed assets	Total
Historical cost							
Opening balance							-
- Finance leases during the year							-
- Acquisition of finance-leased fixed assets							-
- Other increases							-
- Return of finance-leased fixed assets							-
- Other decreases							-
Ending balance	-	-	-	-	-	-	-
Accumulated depreciation							
Opening balance							-
- Depreciation during the year							-
- Acquisition of finance-leased fixed assets							-
- Other increases							-
- Return of finance-leased fixed assets							-
- Other decreases							-
Ending balance	-	-	-	-	-	-	-
Residual value							
- At the beginning of the year	-	-	-	-	-	-	-
- At the end of the year	-	-	-	-	-	-	-

- Additional rental expenses recognized during the year: Not incurred;
- Basis for determining additional rental expenses: Not incurred;
- Lease renewal terms or purchase rights for assets: Not incurred.

12- INVESTMENT PROPERTIES

Unit: VND

Item	Opening balance	Increase	Decrease	Closing balance

a Investment real estate for rent				
Historical cost	54.274.740.909	-	-	54.274.740.909
- Land use rights	4.544.000.000			4.544.000.000
- Building	49.730.740.909			49.730.740.909
- Building and land use rights				
- Infrastructure				
Accumulated depreciation	14.919.222.240	1.989.229.632	-	16.908.451.872
- Land use rights				-
- Building	14.919.222.240	1.989.229.632		16.908.451.872
- Building and land use rights				-
- Infrastructure				-
Residual value	39.355.518.669	(1.989.229.632)	-	37.366.289.037
- Land use rights	4.544.000.000	-	-	4.544.000.000
- Building	34.811.518.669	(1.989.229.632)	-	32.822.289.037
- Building and land use rights				-
- Infrastructure				-
b Investment properties held for capital appreciation				
Historical cost	-	-	-	-
- Land use rights				
- Building				
- Building and land use rights				
- Infrastructure				
Impairment loss	-	-	-	-
- Land use rights				
- Building				
- Building and land use rights				
- Infrastructure				
Residual value	-	-	-	-
- Land use rights				
- Building				
- Building and land use rights				
- Infrastructure				

- Residual value at the end of the period of investment properties used as collateral or pledged to secure loans: Not incurred;
- Historical cost of fully depreciated investment properties still leased or held for value appreciation: Not incurred;
- Explanations of figures and other disclosures.

Unit: VND

13- PREPAID EXPENSES	End of Q4/2025	Opening balance
a Short-term	61.253.753	46.656.000
- Prepaid expenses for operating lease of fixed assets		
- Tools		
- Borrowing costs		
- Others	61.253.753	46.656.000
b Long-term	309.552.982	395.996.706
- Business establishment costs		
- Tools		
- Others	309.552.982	395.996.706
Total	**370.806.735**	**442.652.706**

Unit: VND

14- OTHER ASSETS	End of Q4/2025	Opening balance
a Short-term	-	-
- Other current assets		
b Long-term	-	-
Total	-	-

Unit: VND

15- BORROWINGS AND FINANCIAL LEASE LIABILITIES	End of Q4/2025		During the period		Opening balance	
	Value	Solvency	Increase	Decrease	Value	Solvency
a Short-term	139.364.087.255	139.364.087.255	169.801.414.202	122.896.043.252	92.458.716.305	92.458.716.305
- ACB - Tan Binh Branch	139.364.087.255	139.364.087.255	169.801.414.202	112.744.408.251	82.307.081.304	82.307.081.304
- MB Sai Gon Branch	-	-		10.151.635.001	10.151.635.001	10.151.635.001
b Long-term	73.100.000.000	73.100.000.000	126.488.050.000	69.444.490.000	16.056.440.000	16.056.440.000
- Loan from the General Director - To Khai Dat	43.100.000.000	43.100.000.000	96.488.050.000	69.444.490.000	16.056.440.000	16.056.440.000
- Loan from Trần Đức Vinh	30.000.000.000	30.000.000.000	30.000.000.000			
Total	**212.464.087.255**	**212.464.087.255**	**296.289.464.202**	**192.340.533.252**	**108.515.156.305**	**108.515.156.305**

c Financial lease liabilities

Unit: VND

Term	Current year			Previous year		
	Total finance lease payment	Lease interest payment	Principal payment	Total finance lease payment	Lease interest payment	Principal payment

Within 1 year						
Over 1 year to 5 years						
Over 5 years						
Total	-	-	-	-	-	-

Unit: VND

d Overdue loans and financial lease liabilities unpaid	End of Q4/2025		Opening balance	
	Principal	Interest	Principal	Interest
- Loans;				
- Financial lease liabilities;				
- Reason for non-payment;				
Total	-	-	-	-

d Detailed explanation of loans and financial lease liabilities with related parties: Not incurred.

Unit: VND

16- TRADE PAYABLES	End of Q4/2025		Opening balance	
	Value	Solvency	Value	Solvency
a Short-term	122.483.893.073	122.483.893.073	59.915.982.851	59.915.982.851
a.1 Payables to short-term suppliers	122.483.893.073	122.483.893.073	55.308.382.851	55.308.382.851
a.2 Payables to other parties (Advances from customers)		-	4.607.600.000	4.607.600.000
b Long-term	-	-	-	-
b.2 Detailed breakdown for each party accounting for 10% or more of the total payables;				
b.2 Payables to other parties				
c Overdue liabilities unpaid	-	-	-	-
c.1 Detailed breakdown for each party accounting for 10% or more of the total overdue liabilities;				
c.2 Other parties				
d Payables to suppliers that are related parties	-	-	-	-
d.1 Detailed for each related party				
Total	**122.483.893.073**	**122.483.893.073**	**59.915.982.851**	**59.915.982.851**

Unit: VND

17- TAXES AND OTHER PAYABLES TO THE STATE	Opening balance	Payable	Paid amount	End of Q4/2025
a Payables (detailed by tax type)	584.771.044	1.558.388.807	2.064.269.350	78.890.501
- Corporate income tax	-	-	-	-
- Personal income tax	584.771.044	919.196.152	1.425.076.695	78.890.501
- Land tax		1.363.200	1.363.200	
- Others		637.829.455	637.829.455	-
b Receivables (detailed by tax type)	26.221.175.765	-	-	34.226.445.734
- Deductible VAT	26.221.175.765			34.226.445.734
Total	**26.805.946.809**	**1.558.388.807**	**2.064.269.350**	**34.305.336.235**

Unit: VND

18- Accrued expenses	End of Q4/2025	Opening balance
a Short-term	167.573.145	135.491.060
- Accrued wages for leave periods;		
- Expenses during business suspension periods;		
- Provisionally accrued cost of goods sold, finished real estate products sold;		
- Other accrued expenses;	167.573.145	135.491.060
b Long-term	-	-
- Interest		
- Other items (detailed for each account)		
Total	**167.573.145**	**135.491.060**

Unit: VND

19- Other payables	End of Q4/2025	Opening balance
a Short-term	165.477.593.463	2.069.036.816
- Surplus assets awaiting resolution;		
- Funding of trade union;		
- Social insurance;		
- Health insurance;		
- Unemployment insurance;		
- Labor accident and occupational disease insurance;		
- Payables related to equitization;		
- Short-term deposits received;	102.343.806	102.343.806
- Dividend or profits payables		
- Others	165.375.249.657	1.966.693.010
b Long-term	636.504.396	366.222.483
- Long-term deposits received;	636.504.396	366.222.483
- Deferred corporate income tax payable		
- Others		
c Overdue unpaid debts	-	-
Detailed list of each item and reasons for non-payment of overdue debts		
Total	**166.114.097.859**	**2.435.259.299**

Unit: VND

20- UNEARNED REVENUE	End of Q4/2025	Opening balance
a Short-term	1.512.000.000	2.400.000.000
- Deferred revenue;	1.512.000.000	2.400.000.000
- Revenue from traditional customer programs;		
- Other unearned revenue.		
b Long-term	-	-
- Deferred revenue;		
- Revenue from traditional customer programs;		
- Other unearned revenue.		
c Inability to fulfil customer contract	-	-
Detailed breakdown of each item and reasons for inability to fulfil contracts		
Total	**1.512.000.000**	**2.400.000.000**

21- ISSUED BONDS: Not incurred.

22- PREFERRED SHARES CLASSIFIED AS LIABILITIES: Not incurred.

Unit: VND

23- PROVISIONS	End of Q4/2025	Opening balance
a Short-term	-	-
- Provision for product and merchandise warranty;		
- Provision for construction warranty;		
- Provision for restructuring;		
- Other provisions (e.g., periodic fixed asset repair costs, environmental restoration costs, etc.)		
- Accrued expenses		
b Long-term	-	-
- Provision for product and merchandise warranty;		
- Provision for construction warranty;	-	-
- Provision for restructuring;		
- Other provisions (e.g., periodic fixed asset repair costs, environmental restoration costs, etc.)		
Total	-	-

Unit: VND

24- DEFERRED INCOME TAX ASSETS AND DEFERRED INCOME TAX LIABILITIES	End of Q4/2025	Opening balance
a Deferred tax asset:	-	-
- Corporate income tax rate used to determine the value of deferred tax assets	20%	
- Deferred tax assets related to deductible temporary differences	-	
- Deferred tax assets related to unused tax losses		
- Deferred tax assets related to unused tax incentives		
- Amount offset with deferred tax liabilities		
b Deferred tax liabilities:	0	
- Corporate income tax rate used to determine the value of deferred tax liabilities	20%	
- Deferred tax liabilities arising from taxable temporary differences	-	
- Amount offset with deferred tax assets		
Total	**0**	

25- OWNER'S EQUITY

a Volatility of equity

Unit: VND

	Item under owner's equity								
	Contributed capital	Capital surplus	Bond conversion options	Development and investment funds	Differences upon asset revaluation	Foreign exchange differences	Undistributed profit after tax and funds	Capital for construction investment	Total
A	1	2	3	4	5	6	7	8	9
Beginning of last year	32.000.000.000	11.512.000.000		6.833.415.243			3.541.890.146		53.887.305.389
- Capital gains in th	17.999.330.000								17.999.330.000
- Profit after tax last year									-
- Other increases									-
- Issuance of Bonus Shares, Dividend Distribution, Fund Appropriations				305.818.623					305.818.623
- Loss during the prior year							(33.662.087.867)		(33.662.087 867)
- Other decreases		(11.512.000.000)		(6.487.330.000)					(17.999.330.000)
Beginning of the curre	49.999.330.000	-	-	651.903.866	-	-	(30.120.197.721)	-	20.531.036.145
- Capital increase	150.000.000.000								150.000.000.000
- Profit after tax current period							1.808.621.238		1.808.621.238
- Other increases									-
- Dividend Distribution, Fund Appropriations							(545.000.000)		(545.000.000)
- Loss during the current year									-
- Other decreases						-			-
Closing of current per	199.999.330.000	-	-	651.903.866	-	-	(28.856.576.483)	-	171.794.657.383

Unit: VND

b Details of the owner's capital	End of Q4/2025	Opening balance

- Capital contribution from the parent company (if a subsidiary)	150.000.000.000	
- Capital contributions from other entities	49.999.330.000	49.999.330.000
Total	**199.999.330.000**	**49.999.330.000**

Unit: VND

c Transactions in capital with owners and distribution of dividends, profit sharing	End of Q4/2025	Opening balance
- Contributed capital		
+ Capital contribution at the beginning of the year	49.999.330.000	49.999.330.000
+ Increase in capital contribution during the year	150.000.000.000	
+ Decrease in capital contribution during the year		
+ Capital contribution at the end of the year	199.999.330.000	49.999.330.000
- Dividends and profits distributed		

Unit: shares

d Stocks	End of Q4/2025	Opening balance
- Ordinary shares registered for issuance		
- Ordinary shares sold to the public	-	-
+ Common shares		
+ Preferred shares (classified as equity)		
- Number of shares repurchased (treasury shares)	-	-
+ Common shares		
+ Preferred shares (classified as equity)		
- Ordinary shares outstanding	19.999.933	4.999.933
+ Common shares	19.999.933	4.999.933
+ Preferred shares (classified as equity)		
* Par value share: 10.000 VND/share		

đ Dividend paid

- Dividends declared after the end of the fiscal year:
  + Dividends declared on common shares: Not incurred
  + Dividends declared on preferred shares: Not incurred
- Cumulative preferred share dividends not yet recognized: Not incurred

e Enterprise funds:

- Development and investment fund: 10% of profit after tax
- Bonus and welfare fund: 10% of profit after tax

g Income and expenses, gains or losses recognized directly in equity as prescribed by specific accounting standards.

Unit: VND

26- Differences upon asset revaluation	Current year	Previous year
- Reasons for changes between the beginning and end of the year		
(Revaluation circumstances, assets revalued, and under which decision?)		
Total		

Unit: VND

27- Foreign exchange differences	Current year	Previous year
- Exchange rate differences from the translation of financial statements prepared in foreign currencies into VND		
- Exchange rate differences arising from other reasons (specify reasons)		
Total	-	-

Unit: VND

28- Funding sources	Current year	Previous year
- Funding allocated during the year		
- Operating expenditures		
- Remaining funding at the end of the year		
Total	-	-

29- OFF-BALANCE SHEET ITEMS	End of Q4/2025	Opening balance
a Outsourced property		
- Within 1 year		
- Over 1 year to 5 years		
- Over 5 years		
b Assets to be kept		
c Foreign currencies		
- USD	2.292,80	200,00
- KHR		
d Monetary gold		
đ Bad debts written off	627.029.037	627.029.037
e Other information on off-balance sheet items		

30- OTHER INFORMATION DISCLOSED AND EXPLAINED BY THE ENTERPRISE

VI- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INTERIM INCOME STATEMENT

Unit: VND

1- REVENUE FROM SALES AND SERVICES RENDERED	Quarter IV	
	Current period	Previous period
a Revenue	359.246.513.956	88.934.723.829

- Sales revenue	10.927.405.065	
- Service provision revenue	2.156.479.619	1.690.216.517
- Real estate business revenue		
- Construction revenue	346.162.629.272	87.244.507.312
+ Revenue from construction contracts recognized during the period	346.162.629.272	87.244.507.312
+ Cumulative total revenue from construction contracts recognized up to the date of the financial statements		
b Revenue from related parties		
c If revenue from asset leasing is recognized as the total amount received in advance, the enterprise must provide additional disclosures to compare the differences between recognizing revenue using the allocation method over the lease term; the potential decline in future profit and cash flow due to recognizing revenue for the total amount		
Total	**359.246.513.956**	**88.934.723.829**

Unit: VND

2- REVENUE DEDUCTIBLE	Quarter IV	
	Current year	Previous year
- Sales discounts		
- Sales allowances		
- Sales returns		
- Import and export taxes		
Total	-	-

Unit: VND

3- COSTS OF GOODS SOLD	Quarter IV	
	Current year	Previous year
- Cost of goods sold	**337.272.247.608**	**92.967.415.185**
+ Merchandise	5.405.272.478	
+ Service provision	1.347.102.408	675.474.984
+ Real estate business		
+ Construction contracts	330.519.872.722	92.291.940.201
- Cost of finished goods sold		
Including: Pre-accrued costs of sold goods and real estate products:		
+ Pre-accrued cost items		
+ Accrued value of each cost item		
+ Estimated period for cost realization		
- Cost of services provided		
- Residual value, disposal, and liquidation costs of investment properties		
- Operating costs of investment properties		
- Value of lost inventory during the period		
- Value of each type of inventory shortage beyond allowable limits during the period		
- Other abnormal costs directly included in the cost of goods sold		
- Provisions for inventory devaluation		
- Cost of goods sold reductions		
Total	**337.272.247.608**	**92.967.415.185**

Unit: V

4- FINANCIAL INCOME	Quarter IV	
	Current year	Previous year
- Interest income	38.388.008	2.325.889
- Reversal of interest income from deposits and loans due to over-accrual as of June 30		
- Gains from the sale of investments		
- Dividends and profits received		1.838.768
- Gain from foreign exchange difference	5.654.316	16.311.300
- Unrealized exchange rate difference	76.915.625	
- Interest income from deferred sales, trade discounts		
- Revenue from other financial activities		
- Các khoản ghi giảm chi phí tài chính		(274.950.173)
Total	**120.957.949**	**20.475.957**

Unit: VND

5- FINANCIAL EXPENSES	Quarter IV	
	Current year	Previous year
- Interest expenses	2.715.841.553	2.012.757.841
- Trade discounts, interest from deferred sales		
- Loss on disposal of financial investments		
- Loss from foreign exchange difference		
- Loss from unrealized foreign exchange difference	167.573.145	74.229.152
- Provisions for devaluation of trading securities and investment losses		
- Accrued interest expenses		
- Other financial expenses	327.444.254	
- Financial expense reductions		(274.950.173)
Total	**3.210.858.952**	**1.812.036.820**

Unit: VND

6- OTHER INCOMES	Quarter IV	
	Current year	Previous year
- Disposal and sale of fixed assets		
- Gains from revaluation of assets		
- Fines collected		
- Tax reductions		

- Reversal of accrued warranty expenses in construction activities		
- Others	20.690	1.802.713.128
Total	**20.690**	**1.802.713.128**

Unit: VND

7- OTHER EXPENSES	Quarter IV	
	Current year	Previous year
- Residual value of fixed assets and disposal costs of fixed assets		
- Losses from asset revaluation		
- Penalties incurred		
- Others	361	
- Adjustments as per tax authority decisions		180.207.428
- Unreasonable and non-deductible expenses	38.155.912	2.584.960
Total	**38.156.273**	**- 182.792.388**

Unit: VND

8- SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES	Quarter IV	
	Current year	Previous year
a Corporate administrative expenses incurred during the period	16.331.760.445	14.098.826.110
- Details of items accounting for 10% or more of total administrative expenses	16.331.760.445	14.098.826.110
- Other administrative expenses		
b Selling expenses incurred during the period	1.201.812.000	637.183.840
- Details of items accounting for 10% or more of total selling expenses	1.201.812.000	637.183.840
- Other selling expenses		
c Reductions in selling and administrative expenses	-	-
- Reversal of provisions for product and goods warranties		
- Reversal of provisions for restructuring and other provisions		
- Other reductions		
Total	**17.533.572.445**	**14.736.009.950**

Unit: VND

9- BUSINESS OPERATING COST BY ELEMENTS	Quarter IV	
	Current year	Previous year
- Material expenses	91.899.124.709	21.432.350.004
- Labor cost	11.458.426.087	9.672.196.531
- Fixed asset depreciation	561.312.018	570.335.327
- Outsourcing service	69.872.194.366	23.382.461.145
- Other expenses by cash	7.967.627.517	7.058.665.293
Total	**181.758.684.697**	**62.116.008.300**

Unit: VND

10- CURRENT INCOME TAX EXPENSES	Quarter IV	
	Current year	Previous year
- Tax expenses in respect of the current taxable profit	-	
- Adjustment of tax expenses in the previous years to the current year		
- Total current corporate income tax expenses		
Total	**-**	

Unit: VND

11- Deferred corporate income tax expenses	Quarter IV	
	Current year	Previous year
- Deferred corporate income tax expenses arising from taxable temporary differences		
- Deferred corporate income tax expenses arising from the reversal of deferred tax assets		
- Deferred corporate income tax income arising from deductible temporary differences		
- Deferred corporate income tax income arising from unused tax losses and tax incentives		
- Deferred corporate income tax income arising from the reversal of deferred tax liabilities		
- Total deferred corporate income tax expenses		
Total	**-**	**-**

VII- ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOWS STATEMENT

Unit: VND

1- Non-cash transactions affecting future Cash Flows Statements	Accumulated from the beginning of the year to the end of this quarter	
	Current year	Previous year
- Acquisition of assets through direct debt obligations or finance leases		
- Acquisition of businesses through share issuance		
- Conversion of debt into equity		
- Other non-cash transactions		

2- Funds held by the enterprise but not available for use: Not incurred.

Unit: VND

3- The amount borrowed actually collected during the period	
- Proceeds from loans under standard agreements	169.801.414.202
- Proceeds from the issuance of ordinary bonds	
- Proceeds from the issuance of convertible bonds	
- Proceeds from the issuance of preferred shares classified as liabilities	
- Proceeds from government bond repurchase agreements and REPO securities	
- Proceeds from other forms of borrowing	96.488.050.000
Total	**266.289.464.202**

Unit: VND

4- The amount actually repaid the loan principal for the period	
- Repayment of loan principal under standard agreements	122.896.043.252
- Repayment of ordinary bond principal	
- Repayment of convertible bond principal	
- Repayment of preferred share principal classified as liabilities	
- Payments for government bond repurchase agreements and REPO securities	
- Repayment of loan principal under other forms	69.444.490.000
Total	**192.340.533.252**

VIII. OTHER INFORMATIONS

1- Contingent liabilities, commitments, and other financial information

2- Events occurring after the end of the fiscal year

3- Relevant entities information

4- Presentation of assets, revenue, and business results by segment (According to business sectors or geographical areas) in compliance with Accounting Standard No. 28 "Segment Reporting" (1)

5- Comparative information (Changes in information in the financial statements of previous fiscal years)

6- Information on going concern

7- Other information

HO CHI MINH CITY, DEC 31, 2025

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
TRAN HUYNH TRUC PHUONG	NGUYEN HOANG VU	TRAN MINH TRUC

M.S.D.N: 0302365990 C.T.C.P. CÔNG TY CỔ PHẦN THIẾT KẾ XÂY DỰNG THƯƠNG MẠI PHÚC THỊNH Q. TÂN PHÚ - T.P HỒ CHÍ MINH

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

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THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

No: 19/PTD-2026

Re: Explanation for the change from post-tax loss in Q4 2024 to post-tax profit in Q4 2025

Ho Chi Minh City, Jan 29, 2026

To: - State Securities Commission
- Hanoi Stock Exchange

Organization name:	**PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION**
Stock code:	**PTD**
Address:	361 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City, Viet Nam
Tax code:	0302365984
Representative:	Mr. Tran Minh Truc Position: Permanent Deputy General Director

Based on Circular No. 96/2020/TT-BTC, effective from January 1, 2021, issued by the Ministry of Finance regarding the periodic disclosure of listed organizations, which stipulates the explanation for the Explanation for the change from post-tax loss in Q4 2024 to post-tax profit in Q4 2025

Phuc Thinh Design Construction and Trading Corporation provides an explanation for theExplanation for the change from post-tax loss in Q4 2024 to post-tax profit in Q4 2025.

Unit: VND

ITEMS		Code	PARENT COMPANY			
			QUARTER IV			
			Current Year	Previous Year	Increase/Decrease	Percentage (%)
1		2	3	4	5=3-4	6=5/4
1.	Revenue from sales and services rendered	01	359.246.513.956	88.934.723.829	270.311.790.127	
2.	Revenue deduction	02				
3.	**Net Revenue from sales and services rendered**	**10**	**359.246.513.956**	**88.934.723.829**	**270.311.790.127**	**304%**
	(10 = 01 - 02)					
4.	Cost of Goods Sold	11	337.272.247.608	92.967.415.185	244.304.832.423	
5.	**Gross Profit from sales and services rendered**	**20**	**21.974.266.348**	**(4.032.691.356)**	**26.006.957.704**	**-645%**
	(20 = 10 - 11)					
6.	Financial Income	21	120.957.949	20.475.957	100.481.992	
7.	Financial expenses	22	3.210.858.952	1.812.036.820	1.398.822.132	
	- Including: Interest Expenses	*23*	*2.883.414.698*	*2.012.757.841*	*870.656.857*	
8.	*Gain or loss in associates*					
9.	Selling Expenses	25	1.201.812.000	637.183.840	564.628.160	
10.	General administration Expenses	26	16.331.760.445	14.098.826.110	2.232.934.335	
11.	**Net profit from operating activities**	**30**	**1.350.792.900**	**(20.560.262.169)**	**21.911.055.069**	**-107%**
	(30 = 20 + (21-22) - (25+26))					
12.	Other Income	31	20.690	1.802.713.128	(1.802.692.438)	
13.	Other expenses	32	38.156.273	182.792.388	(144.636.115)	
14.	**Other Profit (40 = 31 - 32)**	**40**	**(38.135.583)**	**1.619.920.740**	**(1.658.056.323)**	**102%**
15.	**Total net profit before tax (50 = 30 + 40)**	**50**	**1.312.657.317**	**(18.940.341.429)**	**20.252.998.746**	**-107%**
16.	Current corporate income tax expenses	51			-	
17.	Deferred corporate income tax expenses	52			-	
18.	**Profit after enterprise income tax**	**60**	**1.312.657.317**	**(18.940.341.429)**	**20.252.998.746**	**-107%**

SEPARATE FINANCIAL STATEMENTS

Revenue in Q4/2025 increased significantly compared to Q4/2024 as the site management teams, in accordance with directives from the Executive Board, accelerated construction progress to record a larger volume of completed works. As a result, the Company recorded a profit in this quarter.

CONSOLIDATED FINANCIAL STATEMENTS

Subsidiary: PHUC THINH (CAMBODIA) CORPORATION registered cessation of operations in November 2021, but no decision has been issued by the local tax authority.

Respectfully!

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

PERMANENT DEPUTY GENERAL DIRECTOR

TRAN MINH TRUC

Recipients:

- As above;

- Archive: Accounting Department.

'HUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

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No. 20/PT-2026

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Re: Explanation of the net profit after tax in the Q4/2025 Income Statement changing by 10% or more compared to the Q4/2024.

Ho Chi Minh City, Jan 29, 2026

To: - State Securities Commission
- Hanoi Stock Exchange

Organization name:	**PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATI(**
Stock code:	**PTD**
Address:	361 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City, Viet Nam
Tax code:	0302365984
Representative:	Mr. Tran Minh Truc Position: Permanent Deputy General Director

Pursuant to Circular No. 96/2020/TT-BTC effective from January 1, 2021, issued by the Ministry of Finance regarding the disclosure of periodic information by listed organizations, which requires an explanation of net profit before tax in the Q4/2025 Financial Report if it changes by 10% or more compared to the Q4/2024 report.

Phuc Thinh Design Construction Trading Corporation explain of the Net profit after tax in the Q4/2025 Income Statement changing by 10% or more compared to the Q4/2024.

Unit: VND

ITEMS		Code	PARENT COMPANY			
			QUARTER IV			
			Current Year	Previous Year	Increase/Decrease	Percentage (%)
	1	2	3	4	5=3-4	6=5/4
1.	Revenue from sales and services rendered	01	359.246.513.956	88.934.723.829	270.311.790.127	
2.	Revenue deduction	02				
3.	**Net Revenue from sales and services rendered**	**10**	**359.246.513.956**	**88.934.723.829**	**270.311.790.127**	**304%**
	(10 = 01 - 02)					
4.	Cost of Goods Sold	11	337.272.247.608	92.967.415.185	244.304.832.423	**263%**
5.	**Gross Profit from sales and services rendered**	**20**	**21.974.266.348**	**(4.032.691.356)**	**26.006.957.704**	**-645%**
	(20 = 10 - 11)					
6.	Financial Income	21	120.957.949	20.475.957	100.481.992	
7.	Financial expenses	22	3.210.858.952	1.812.036.820	1.398.822.132	
	- Including: Interest Expenses	*23*	*2.883.414.698*	*2.012.757.841*	*870.656.857*	
8.	Selling Expenses	25	*1.201.812.000*	*637.183.840*	564.628.160	
9.	General administration Expenses	26	16.331.760.445	14.098.826.110	2.232.934.335	
10.	**Net profit from operating activities**	**30**	**1.350.792.900**	**(20.560.262.169)**	**21.911.055.069**	**-107%**
	(30 = 20 + (21-22) - (25+26))					
11.	Other Income	31	20.690	1.802.713.128	(1.802.692.438)	
12.	Other expenses	32	38.156.273	182.792.388	(144.636.115)	
13.	**Other Profit (40 = 31 - 32)**	**40**	**(38.135.583)**	**1.619.920.740**	**(1.658.056.323)**	**102%**
14.	**Total net profit before tax (50 = 30 + 40)**	**50**	**1.312.657.317**	**(18.940.341.429)**	**20.252.998.746**	**-107%**
15.	Current corporate income tax expenses	51			-	
16.	Deferred corporate income tax expenses	52			-	
17.	**Profit after enterprise income tax**	**60**	**1.312.657.317**	**(18.940.341.429)**	**20.252.998.746**	**-107%**
	(60 = 50 - 51 -52)					
18.	Basic and diluted Earnings Per Share (*)	**70**				

SEPARATE FINANCIAL STATEMENTS

Revenue increased by 304%, cost of goods sold increased by 263%, and administrative expenses increased by 16%. These results indicate a strong recovery of Phuc Thinh Design – Construction – Trading Joint Stock Company (PTD) in its efforts to remediate the losses incurred in the previous year.

CONSOLIDATED FINANCIAL STATEMENTS

Subsidiary: PHUC THINH (CAMBODIA) CORPORATION registered cessation of operations in November 2021, but no decision has been issued by the local tax authority.

Respectfully!

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION
PERMANENT DEPUTY GENERAL DIRECTOR

M.S.D.N: 0302385984 - C.T.C.P
CÔNG TY CỔ PHẦN THIẾT KẾ XÂY DỰNG THƯƠNG MẠI PHÚC THỊNH
Q. TÂN PHÚ - T.P HỒ CHÍ MINH

TRAN MINH TRUC

Recipients:

- As above;

- Archive: Accounting Department.

