MINISTRY OF CONSTRUCTION
CONSTRUCTION MACHINERY CORPORATION - JSC
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CONSOLIDATED FINANCIAL STATEMENT
CONSTRUCTION MACHINERY CORPORATION – JSC
THE FIRST QUARTER OF 2026

Hanoi, April 2026

CONSOLIDATED BALANCE SHEET

As at 31st March 2026

Unit: VND

ITEMS	Code	Note	31/03/2026	01/01/2026
A. CURRENT ASSETS	**100**		**580.505.816.469**	**624.657.791.385**
I. Cash and cash equivalents	**110**	**V.1**	**10.597.532.410**	**19.614.465.838**
1. Cash	111		10.597.532.410	17.901.665.321
2. Cash equivalents	112		-	1.712.800.517
II. Short-term financial investments	**120**	**V.11**	**6.327.742.853**	**2.614.942.336**
3. Short - term held to maturity Investments	123		6.327.742.853	2.614.942.336
III. Short-term receivables	**130**		**215.404.942.598**	**259.274.898.905**
1. Short-term receivables from customers	131	V.2	193.880.577.917	212.493.257.907
2. Prepayments to sellers in short-term	132	V.3	34.050.071.788	40.174.969.520
3. Short-term intra-company receivables	133		320.000.000	320.000.000
5. Other short-term receivables	135	V.4	157.804.552.530	176.936.931.115
6. Short-term allowances for doubtful debts (*)	136		(172.717.103.431)	(172.717.103.431)
7. Other short-term receivables	137	V.5	2.066.843.794	2.066.843.794
IV. Inventories	**140**	**V.6**	**331.583.359.968**	**324.630.527.462**
1. Inventories	141		332.118.813.975	325.165.981.469
2. Allowances for devaluation of inventories (*)	149		(535.454.007)	(535.454.007)
VI. Other current assets	**160**		**16.592.238.640**	**18.522.956.844**
1. Short-term prepaid expenses	161		5.291.650.966	6.689.904.964
2. Deductible value added tax	162		8.756.600.520	9.288.626.526
3. Taxes and other receivables from government bud	163	V.15	2.543.987.154	2.544.425.354
B. LONG-TERM ASSETS	**200**		**242.946.630.877**	**245.525.303.146**
II. Fixed assets	**220**		**218.492.940.184**	**220.255.999.911**
1. Tangible fixed assets	221	V.7	195.602.114.443	197.354.474.210
- *Historical costs*	*222*		*410.489.358.559*	*410.685.458.559*
- *Accumulated depreciation (*)*	*223*		*(214.887.244.116)*	*(213.330.984.349)*
3. Intangible fixed assets	227	V.8	22.890.825.741	22.901.525.701
- *Historical costs*	*228*		*28.827.587.580*	*28.827.587.580*
- *Accumulated amortization (*)*	*229*		*(5.936.761.839)*	*(5.926.061.879)*
IV. Investment properties	**240**	**V.9**	**500.857.746**	**500.857.746**
1. Historical costs	241		1.743.917.180	1.743.917.180
2. Accumulated depreciation (*)	242		(1.243.059.434)	(1.243.059.434)
V. Long-term assets in progress	**250**	**V.10**	**3.297.011.280**	**3.297.011.280**
1. Long-term work in progress	251		2.598.766.083	2.598.766.083
2. Construction in progress	252		698.245.197	698.245.197
VI. Long-term investments	**260**	**V.11**	**3.740.918.187**	**3.740.918.187**
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		1.886.898.887	1.886.898.887
3. Investments in equity of other entities	263		2.965.047.311	2.965.047.311
4. Allowances for long-term investments (*)	264		(1.111.028.011)	(1.111.028.011)
VII. Other long-term assets	**270**		**16.914.903.480**	**17.730.516.022**
1. Long-term prepaid expenses	271	V.12	16.914.903.480	17.730.516.022
TOTAL ASSETS	**280**		**823.452.447.346**	**870.183.094.531**

CONSOLIDATED BALANCE SHEET

As at 31st March 2026

(Continued)

Unit: VND

ITEMS	Code	Note	31/03/2026	01/01/2026
C. LIABILITIES	**300**		**846.578.463.752**	**896.794.207.245**
I. Short-term liabilities	**310**		**795.291.067.041**	**843.505.048.961**
1. Short-term trade payables	311	**V.13**	86.188.753.291	93.830.657.516
2. Short-term prepayments from customers	312	**V.14**	173.598.596.188	175.057.233.171
3. Taxes and other payables to government budget	313		162.037.098	-
4. Payables to employees	314	**V.15**	102.437.575.024	98.643.548.502
5. Short-term accrued expenses	315		4.947.967.901	9.299.804.395
6. Short-term intra-company payables	316	**V.16**	174.739.237.512	175.357.588.675
9. Other short-term payments	319	**V.18**	7.456.565.680	15.955.877.755
10. Short-term borrowings and finance lease liabiliti	320	**V.17**	153.482.249.410	178.111.507.609
11. Short-term provisions	321	**V.19**	91.593.615.965	96.554.272.366
12. Bonus and welfare fund	322		542.368.459	547.458.459
13. Price stabilization fund	323		142.100.513	147.100.513
II. Long-term liabilities	**330**		**51.287.396.711**	**53.289.158.284**
6. Long-term intra-company payables	336		818.438.472	900.000.045
7. Long-term deferred revenues	337		10.801.634.488	10.421.834.488
8. Other long-term payables	338		37.780.000.000	40.080.000.000
12. Deferred income tax payables	342		1.887.323.751	1.887.323.751
13. Long-term provisions	343		-	-
D. OWNERS' EQUITY	**400**	**V.20**	**(23.126.016.406)**	**(26.611.112.714)**
1. Contributed capital	411		238.500.000.000	238.500.000.000
- *Ordinary shares with voting rights*	*411a*		*238.500.000.000*	*238.500.000.000*
- *Preference shares*	*411b*		-	-
5. Treasury shares	415		-	-
6. Differences upon asset revaluation	416		(6.603.261.351)	(6.603.261.351)
7. Exchange rate differences	417		-	-
8. Development and investment funds	418		7.264.312.501	7.264.312.501
9. Other equity funds	419		2.876.607.322	2.876.607.322
10. Undistributed profit after tax	420		(270.591.290.860)	(273.286.218.891)
- *Undistributed profit after tax brought forward*	*420a*		*(272.876.268.157)*	*(286.171.229.580)*
- *Undistributed profit after tax for the current yea*	*420b*		*2.284.977.297*	*12.885.010.689*
11. Capital expenditure funds	421		64.000.000	64.000.000
12. Non-controlling interest	422		5.363.615.982	4.573.447.705
TOTAL LIABILITIES AND OWNERS' EQUIT'	**440**		**823.452.447.346**	**870.183.094.531**

Note: Indicators with negative figures are shown in parentheses. ( )

Hanoi, 28th April 2026

Preparer	Chief Accountant	General Director
Kieu Thi Nguyet Nga	Nguyen Ngoc Hai	Dao Duc Tho

CONSOLIDATED INCOME STATEMENT

For the year from 01/01/2026 to 31/03/2026

Unit: VND

ITEMS	Code	Note	Quarter 01		Cumulative from the beginning of the year to	
			Quarter 01 - 2026	Quarter 01 - 2025	Year 2026	Year 2025
1. Revenues from sales and services rendered	**01**	**VI.1**	**78.839.953.400**	**61.175.565.968**	**78.839.953.400**	**61.175.565.968**
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services	**10**		**78.839.953.400**	**61.175.565.968**	**78.839.953.400**	**61.175.565.968**
4. Cost of goods and services	11	VI.2	61.277.230.149	46.501.551.716	61.277.230.149	46.501.551.716
5. Gross revenues from sales and services	**20**		**17.562.723.251**	**14.674.014.252**	**17.562.723.251**	**14.674.014.252**
6. Gain/(loss) on sale and disposal of investment	21	VI.3	69.175.102	36.458.681	69.175.102	36.458.681
7. Financial expenses	22	VI.4	2.209.727.500	2.348.753.117	2.209.727.500	2.348.753.117
8. Financial expenses	23	VI.5	-	-	-	-
- In which: interest expenses	*24*		*2.209.727.500*	*2.348.753.117*	*2.209.727.500*	*2.348.753.117*
9. Profit/(loss) in joint ventures and associates	25		-	-	-	-
10. Selling expenses	26	VI.6	493.671.434	513.466.190	493.671.434	513.466.190
11. General administrative expenses	27	VI.7	8.762.142.289	8.896.877.350	8.762.142.289	8.896.877.350
12. Net profits from operating activities	**30**		**6.166.357.130**	**2.951.376.276**	**6.166.357.130**	**2.951.376.276**
13. Other income	31	VI.8	588.744.056	116.885.022	588.744.056	116.885.022
14. Other expenses	32	VI.9	3.024.508.395	1.265.120.103	3.024.508.395	1.265.120.103
15. Other profits	**40**		**(2.435.764.339)**	**(1.148.235.081)**	**(2.435.764.339)**	**(1.148.235.081)**
16. Total net profit before tax	**50**		**3.730.592.791**	**1.803.141.195**	**3.730.592.791**	**1.803.141.195**
17. Current corporate income tax expenses	51	VI.11	655.447.217	173.776.349	655.447.217	173.776.349
18. Deferred corporate income tax expenses	52		-	-	-	-
19. Profits after corporate income tax	**60**		**3.075.145.574**	**1.629.364.846**	**3.075.145.574**	**1.629.364.846**
20. Profit after tax of parent company	61		2.284.977.297	1.391.974.531	2.284.977.297	1.391.974.531
21. Profit after tax of non-controlling shareholders	62		790.168.277	237.390.315	790.168.277	237.390.315
22. Basic earnings per share	70	VI.12	96	58	96	58
23. Diluted earnings per share	71	VI.12	96	58	96	58

Hanoi, 28th April 2026

Preparer	Chief Accountant	General Director
Kieu Thi Nguyet Nga	Nguyen Ngoc Hai	Dao Duc Tho

CONSOLIDATED STATEMENT OF CASH FLOWS

Indirect method

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

Unit: VND

ITEMS	Code	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
I. Cash flows from operating activities			
1. Profit before tax	**01**	**3.730.592.791**	**1.803.141.195**
2. Adjustments for items			
- Depreciation of fixed assets	02	1.763.059.721	3.333.187.805
- Provisions	03	-	-
- Exchange rate gains and losses due to the revaluation of	04	-	-
- Profit and loss from investment activities	05	(69.175.102)	(63.850.681)
- Interest expense	06	2.300.000.000	2.348.753.117
- Other adjustments	07	641.871.217	(7.531.874.892)
3. Operating profit before changes in working capital	**08**	**8.366.348.627**	**(110.643.456)**
- Increase, decrease receivables	09	43.028.747.910	41.362.688.828
- Increase, decrease inventory	10	(6.952.832.506)	980.013.776
- Increase, decrease in payables (excluding interest payable,	11	(40.921.558.770)	(39.215.410.039)
- Increase, decrease prepaid expenses	12	(2.213.866.540)	(2.302.371.816)
- Paid interests	14	(2.300.000.000)	(2.276.265.497)
- Paid enterprise income tax	15	(2.080.146.734)	(402.334.009)
- Other receipts from operating activities	16	-	-
- Other expenditures on operating activities	17	-	-
Net cash flows from operating activities	***20***	***(3.073.308.013)***	***(1.964.322.213)***
II. Cash flows from investing activities			
1. Expenditures on purchase and construction of fixed assets an	21	-	-
3. Expenditures on loans and purchase of debt instruments from	23	-	-
4. Proceeds from lending or repurchase of debt instruments fror	24	(3.712.800.517)	(1.975.000.000)
3. Expenditures on equity investments	25	-	-
5. Expenditures on equity investments in other entities	26	-	-
6. Proceeds from interests, dividends and distributed profits	27	69.175.102	36.458.681
Net cash flows from investing activities	***30***	***(3.643.625.415)***	***(1.938.541.319)***
III. Cash flows from financial activities			
1. Proceeds from issuance of shares and receipt of	31		-
2. Repayment of contributed capital and repurchase of stock	32		-
3. Proceeds from borrowings	33	172.931.074.318	176.007.257.281
4. Repayment of principal	34	(175.231.074.318)	(172.931.074.318)
5. Payment for finance leasing debts	35		
6. Dividends and profits paid to the owner	36	-	-
Net cash flows from financial activities	***40***	***(2.300.000.000)***	***3.076.182.963***
Net cash flows during the period	**50**	**(9.016.933.428)**	**(826.680.569)**
Cash and cash equivalents at the beginning of the period	**60**	**19.614.465.838**	**9.995.041.321**
Effect of exchange rate fluctuations	61	-	-
Cash and cash equivalents at the end of the period	**70**	**10.597.532.410**	**9.168.360.752**

Hanoi, 28th April 2026

Preparer	Chief Accountant	General Director
Kieu Thi Nguyet Nga	Nguyen Ngoc Hai	Dao Duc Tho

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

I. CORPORATION INFORMATION

1. Ownership Structure

Construction Machinery Corporation - JSC formerly known as the Construction Mechanical Corporation - One Member Limited Liability Corporation. It operates under the business registration certificate No. 0100106553 issued by the Hanoi Department of Planning and Investment, initially issued on 29th November, 2010 and amended for the 5th time on 8th November, 2016. The Corporation underwent equitization and transitioned into a joint-stock Corporation in accordance with Decision No. 2368/QĐ-TTg dated 23rd December, 2015 by the Prime Minister of Vietnam, approving the equitization plan and the transformation of the Construction Machinery Corporation - JSC. The plan was further amended by Decision No. 863/QD-BXD dated 1st September, 2016, by the Ministry of Construction regarding the adjustment of the scale and the structure of charter capital in the equitization plan.

The Corporation's charter capital, as per the business registration certificate amended for the fifth time on 1st September, 2016, is VND 238,500,000,000 with a total of 23,850,000 shares at a par value of VND 10,000 per share, of which:

	Number of Shares	Corresponding Amount	Ratio/Charter Capital
State capital contribution (Ministry of Construction)	23,555,200	235,552,000,000	98.76 %
Capital contributed by other shareholders	294,800	2,948,000,000	1.24 %
	23,850,000	**238,500,000,000**	**100 %**

The headquarters of the Corporation is located at 125D Minh Khai, Bạch Mai Ward, Hanoi City.

2. Business Activities

The main activities of the Corporation are construction and office leasing.

3. Corporate Structure

As at 31st March, 2026, the Corporation has 06 subsidiaries, 02 joint-venture companies, and 04 branches, specifically:

Subsidiaries:

- Coma 2 - Construction Mechanical Corporation No. 2 Ha Bac Joint Stock Corporation
- Coma 16 - Thai Binh Mechanical and Construction Joint Stock Corporation
- Minh Khai Lock Joint Stock Corporation
- Comael - Mechanical Construction and Electrical & Water Installation Joint Stock Corporation
- Coma 27 - One Member Limited Liability Corporation for Construction and Business of Materials and Equipment No. 27

- Decoimex - One Member Limited Liability Corporation for Manufacturing, Import-Export, and Rural Development Services

Joint Venture Companies:

- Zenner-Coma Water Meter Joint Venture Corporation
- Coma 17 - Song Chu Mechanical and Construction Joint Stock Corporation

Branches:

- Coma 1 - Branch of Construction Mechanical Corporation
- Coma 15 - Branch of Construction Mechanical Corporation
- Import-Export Center
- Quang Minh Mechanical Factory

4. Consolidated Financial Statements

The consolidated financial statements of the Corporation reflect the overall financial position and business results related to the Corporation's production and business activities. The financial statements of the units used to prepare and present the consolidated financial statements include:

Corporation Name	Headquarters	Ownership Ratio	Actual Contributed Charter Capital As at 31st March, 2026	Main Business Activities
Parent Corporation				
Construction Mechanical Corporation - Joint Stock Corporation	Ha Noi	100%	238,500,000,000	Construction
Subsidiaries				
Ha Bac Construction Mechanical Joint Stock Corporation	Bac Ninh	51.38%	8,797,500,000	Construction
Thai Binh Mechanical and Construction Joint Stock Corporation	Hưng Yên	53.61%	3,216,600,000	Construction
Minh Khai Lock Joint Stock Corporation	Ha Noi	67.47%	4,453,020,000	Manufacturing
Mechanical Construction and Electrical & Water Installation Joint Stock Corporation	Ha Noi	51.54%	5,669,400,000	Construction
One Member Limited Liability Corporation for Construction and Business of Materials and Equipment No. 27	Ha Noi	100%	12,938,190,118	Construction
One Member Limited Liability Corporation for Manufacturing, Import-Export, and Rural Development Services	Vung Tau	100%	127,295,272	Construction
Joint Venture Companies				
Song Chu Mechanical and Construction Joint Stock Corporation	Thanh Hoa	48,39%	6.744.598.200	Construction
Zenner-Coma Water Meter Joint Venture Corporation	Ha Noi	31%	929,418,854	Manufacturing

II. FISCAL YEAR AND ACCOUNTING CURRENCY

Accounting period, accounting currency

The Corporation's fiscal year begins on 1st January and ends on 31st December each year.

The currency unit used for accounting entries is the Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Corporation applies the Vietnamese accounting system issued under Circular No. 99/2025/TT-BTC dated 27th Octoberr, 2025, by the Ministry of Finance, which provides guidelines on the corporate accounting system; Circular No. 99/2025/TT-BTC dated 27th October, 2025, by the Ministry of Finance, which provides guidelines on the preparation and presentation of consolidated financial statements; and other legal documents as prescribed by the government.

2. Statements for the compliance with Accounting Standards and System

The Corporation has applied the Vietnamese Accounting Standards and the guidelines issued by the government. The financial statements are prepared and presented in full compliance with the provisions of each applicable standard, the guiding circulars for implementation, and the current accounting regulations in force.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of Preparation of Consolidated Financial Statements

The consolidated financial statements of the Corporation are prepared on the basis of consolidating the financial statements of the Corporation and the financial statements of its subsidiaries under the control of the Corporation (subsidiaries) as at 31st March 2026. Control is achieved when the Corporation has the ability to govern the financial and operating policies of the investee companies to obtain benefits from their activities.

The financial statements of the subsidiaries are prepared for the same fiscal year as the Corporation's financial statements, applying consistent accounting policies with those of the Corporation. Where necessary, the financial statements of the subsidiaries are adjusted to ensure consistency with the accounting policies applied by the Corporation and its subsidiaries.

The results of operations of subsidiaries acquired or disposed of during the period are presented in the consolidated financial statements from the acquisition date or up to the date of sale of the investment in those subsidiaries.

Non-controlling interests represent the share of profit or loss and net assets not held by the Corporation's shareholders and are presented separately in the consolidated balance sheet and consolidated income statement.

Equitization Finalization

The Corporation officially transitioned to a joint-stock Corporation model on 8th November, 2016. The consolidated financial statements for the fiscal year ending on as at 31st March 2026, do not include adjustments related to the equitization finalization, as the Corporation has not yet received approval for the equitization finalization from the relevant authorities at the time of officially transitioning to a joint-stock Corporation.

2. Cash and cash equivalents

Transactions in foreign currencies are converted into Vietnamese Dong based on the actual exchange rate at the time the transaction occurs. At the time of preparing the financial statements, monetary items denominated

in foreign currencies are converted at the buying exchange rate of the commercial bank where the Corporation holds its accounts, as published at the time of preparing the financial statements.

Cash equivalents are short-term investments with a maturity of no more than 3 months, easily convertible into cash, and with minimal risk of changes in value since the investment was made, at the time of the reporting.

3. Receivables

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

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

4. Financial Investments

Investment in Joint Ventures

A joint venture is an entity established based on an agreement, where the Corporation and other participants engage in economic activities under joint control. Joint control is defined as the ability to make strategic decisions related to the operational and financial policies of the joint venture with the consent of all participating parties.

Investment in Associates

An associate is a Corporation in which the Corporation has significant influence but does not control or jointly control the Corporation. Significant influence is indicated by the Corporation's ability to participate in decisions regarding the financial and operational policies of the investee, without having control or joint control over these policies.

The Corporation initially recognizes investments in joint ventures and associates at cost. The Corporation records its share of the investee's accumulated net profit in the income statement after the investment date. Other amounts received by the Corporation, beyond its share of profits, are considered as recoveries of the investment and are recognized as reductions in the investment's book value.

Investments in joint ventures and associates are presented in the balance sheet at cost, less any provision for impairment (if applicable). Provisions for impairment of investments in joint ventures and associates are made in accordance with current accounting regulations.

Investment in Equity Instruments of Other Entities

Investment in equity instruments of other entities reflects investments in equity securities where the Corporation does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are recorded at cost, less any provision for impairment.

5. Inventories

Inventory is valued at cost; however, if the net realizable value is lower than the cost, it is valued at the net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition;

The cost of sales is determined using the weighted average method;
Inventory is accounted for using the perpetual inventory method;

The provision for inventory devaluation is made in accordance with current accounting regulations. Accordingly, the Corporation is allowed to make provisions for inventory that is obsolete, damaged, or of inferior quality, and in cases where the cost of inventory exceeds its net realizable value at the end of the fiscal year.

6. Fixed Assets and Depreciation

Tagible and Intangible Fixed Assets

Tangible and intangible fixed assets are recognized at cost. During their usage, fixed assets are recorded at their original cost, accumulated depreciation, and their remaining value.

Fixed assets acquired before 30th June, 2014, are revalued during the equitization process of state-owned enterprises. The original cost and accumulated depreciation are adjusted based on the revaluation results, which must be approved by the competent authorities according to regulations. The remaining value of these assets is depreciated based on the remaining useful life of the assets.

Depreciation is calculated using the straight-line method. The depreciation period is determined according to the depreciation schedule specified in Circular No. 45/2013/TT-BTC dated 25th April, 2013, by the Ministry of Finance and other amendments or supplementary legal documents as per state regulations.

7. Prepaid Expenses

Prepaid expenses that only relate to the current financial year's production and business activities are recognized as short-term prepaid expenses and recorded as production and business costs within the financial year.

Expenses incurred during the financial year but allocated to long-term prepaid expenses are gradually amortized into the operating results over multiple years.

The calculation and allocation of long-term prepaid expenses to production and business costs in each accounting period are based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to production and business costs using the straight-line method.

8. Payables

Criteria for Classifying Payables

- Trade Creditors: These include amounts owed arising from transactions related to the purchase of goods, services, or assets. Payables also include amounts due when importing through an agent.
- IntraCorporation Payables: These refer to amounts owed between the parent Corporation and its subsidiaries or branches that do not have legal status and are dependent entities for accounting purposes.
- Other Payables: These include any payables not classified as trade payables or interCorporation payables.

Each payable is recorded in detail for each payee and type of payable, with tracking of the repayment terms and the corresponding currency.

Payables with remaining maturities of less than 12 months (within one business cycle) at the reporting date are classified as short-term liabilities. All other payables not classified as short-term are classified as long-term liabilities. At the reporting date, payables are reclassified according to this principle.

The Corporation revalues payables in foreign currencies at each financial statement date. The exchange rate used to revalue foreign currency payables is the selling exchange rate of the commercial bank designated by the Corporation for customer payments at the reporting date, or the bank with which the Corporation frequently transacts.

The Corporation will immediately recognize a payable when there is evidence indicating a probable loss, in accordance with the prudence principle.

Liabilities must not be recognized below their settlement value.

Provisions for payables are recognized at the reporting date in accordance with applicable regulations.

9. Loans and finance lease liabilities

The value of loans is recorded based on each disbursement and repayment. The value of finance lease liabilities is the total amount payable, calculated as the present value of minimum lease payments or the fair value of the leased asset remaining at the financial statement date.
Loans and finance lease liabilities are accounted for in detail and tracked by each lender, borrower, loan agreement, type of borrowed asset, loan term, and currency of the loan.

When preparing financial statements, the balances of loans and finance lease liabilities denominated in foreign currencies are revalued at the selling exchange rate of the bank with which the Corporation conducts its loan or finance lease transactions.

10. Recognition and and capitalization of Borrowing costs

Borrowing costs are recognized as an expense in the production and business costs of the period in which they are incurred, unless capitalized in accordance with the Accounting Standard on "Borrowing Costs." Accordingly, borrowing costs directly related to the purchase, construction, or production of assets that require a relatively long time to complete and ready for use or operation are capitalized into the asset's cost until the asset is ready for use or operation. Any income generated from the temporary investment of borrowed funds is deducted from the asset's cost.

For borrowings specifically related to the construction of fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months.

The capitalization rate for borrowing costs during the period is 0%.

11. Accrued Expenses

Accrued expenses reflect amounts owed for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or insufficient accounting documents. These expenses are recognized as production and business costs based on the matching principle between revenue and expenses. When the necessary accounting documents are obtained, any discrepancies between the estimated amounts and the actual expenses are adjusted by either adding or reducing the corresponding costs based on the difference.

12. Owners' equity

Owner's Contributed Capital, Share Premium, and Other Owner's Capital

The owner's investment is recognized based on the actual capital contributed by the owner.

Share premium is recognized as the difference between the actual issue price and the par value of the shares at the time of the initial share issuance, additional issuances, or the reissuance of treasury shares.

Other owner's equity is recognized as the remaining value after deducting (-) any taxes payable (if applicable) related to donated assets from the fair value of assets received by the business from other organizations or individuals, as well as any additions from the business's operating results.

Undistributed Profits

Retained earnings represent the profits from the Corporation's activities after tax, less any adjustments for retroactive application of changes in accounting policies and adjustments for material errors from previous years.

Profits are distributed to shareholders according to the annual resolutions passed by the general shareholders' meeting.

13. Revenue

Revenue from Sale of Goods

Revenue from the sale of goods is recognized when the following conditions are met simultaneously:

- The majority of the risks and benefits associated with the ownership of the product or goods have been transferred to the buyer;
- The Corporation no longer retains control over the goods as the owner or has control over the goods;
- The revenue is reasonably certain;
- The Corporation has received or will receive economic benefits from the sale transaction;
- The costs associated with the sale transaction can be determined.

Revenue from Provision of Services

Revenue from the provision of services is recognized when the outcome of the transaction can be reliably determined. If the service provision spans multiple periods, revenue is recognized in the period corresponding to the completed work as of the balance sheet date for that period. The outcome of the service provision transaction is determined when the following conditions are met:

- The revenue is reasonably certain;
- There is a likelihood of receiving economic benefits from the service transaction;
- The portion of the work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service provision can be determined.

The portion of the work completed for the provision of services is determined using the method of assessing the work completed.

Revenue from Financial Activities

Revenue from interest, royalties, dividends, profits, and other financial revenues is recognized when the following two conditions are met simultaneously:

- There is a likelihood of receiving economic benefits from the transaction;

- The revenue is reasonably certain.

Dividends and profit distributions are recognized when the Corporation has the right to receive the dividend or profit from its investment.

Revenue from Construction Contracts

Revenue from construction contracts is recognized when the outcome of the construction contract can be reliably determined and is confirmed by the customer. The revenue and costs related to the contract are recognized in proportion to the work completed during the period, reflected on the issued invoice.

14. Cost of Goods Sold

When recognizing revenue, a corresponding expense (cost of goods sold) is also recognized, which is related to generating that revenue. This expense includes the costs incurred in the period that generated the revenue, as well as costs from previous periods or accrued expenses that are related to the revenue of that period.

15. Financial expenses

The financial costs recognized include:

- Borrowing costs and interest expenses on loans;
- Losses arising from exchange rate fluctuations related to transactions involving foreign currencies.

These costs are recognized in full for the period and are not offset against financial income.

16. Administrative Expenses

Administrative expenses reflect the total general expenses of the Corporation, such as: salaries and related insurance for management personnel, depreciation of fixed assets used for corporate management, land lease, business license tax, provision for doubtful debts, and outsourced services for the management function of the Corporation.

17. Current corporate income tax expense and deferred corporate income tax expense

Current income tax expense is determined based on taxable income and the applicable corporate income tax rate for the current year.

Deferred income tax expense is determined based on the temporary differences that are deductible, taxable temporary differences, and the corporate income tax rate.

18. Related Parties

Parties are considered related to another party if they have direct or indirect relationships that allow them to control or have significant influence over the other parties, either through regular control or the ability to significantly influence. Transactions with related parties are disclosed by the Corporation in the notes to the consolidated financial statements.

V. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE BALANCE SHEET

Unit: VND

1. Cash and cash equivalents	31/03/2026	01/01/2026
- Cash(*)	3.098.944.023	3.090.837.156
- Non-term bank deposits	7.498.588.387	14.810.828.165
+ *Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ba Dinh Branc*	*2.720.295.692*	*5.651.909.583*
+ *Saigon – Hanoi Commercial Joint Stock Bank – Ha Dong Branch*	*647.649.406*	*1.117.203.012*
+ *Vietnam Joint Stock Commercial Bank for Industry and Trade – Hai Ba Trung Branch*	*363.128.406*	*555.496.763*
+ *Other demand deposits at banks*	*3.767.514.883*	*7.486.218.807*
- Cash equivalents	-	1.712.800.517
Total	**10.597.532.410**	**19.614.465.838**

2. Accounts receivable	31/03/2026	01/01/2026
a) Short-term trade receivables		
- General contractor (EPC) joint venture contractor SINOMA - BAT	34.472.561.394	34.472.561.394
- Other customers	159.408.016.523	178.020.696.513
b) Long-term trade receivables	-	-
Total	**193.880.577.917**	**212.493.257.907**

3. Prepayment to seller	31/03/2026	01/01/2026
- Mechanical Construction and Infrastructure Development Company (COMA 18)	3.482.461.246	3.482.461.246
- Mechanical and Construction Joint Stock Company No. 7 (COMA 7)	4.101.685.856	4.101.685.856
- Construction Mechanical Joint Stock Company No. 26 (COMA 26)	10.817.600.674	15.920.756.412
- Prepay to other sellers	15.648.324.012	16.670.066.006
Total	**34.050.071.788**	**40.174.969.520**

4. Other short-term receivables	31/03/2026		01/01/2026	
	Giá trị	Dự phòng	Giá trị	Dự phòng
a) Short - term	**159.178.225.133**	**(67.330.763.794)**	**176.936.931.115**	**(69.540.763.794)**
- Other receivables	136.529.545.015	(63.565.823.520)	155.407.447.234	(65.775.823.520)
+ *Mechanical and Construction Joint*	*34.782.164.150*	*(34.782.164.150)*	*34.782.164.150*	*(36.992.164.150)*
+ *Mechanical and Electrical Installation Joint Stock Company No. 3*	*41.882.768.212*	*(28.783.659.370)*	*41.882.768.212*	*(28.783.659.370)*
+ *Mechanical Construction and Infrastructure Development Joint Stock*	*21.145.227.969*	-	*21.145.227.969*	-
+ *Minh Khai Lock Joint Stock Company*	*19.614.551.402*	-	*19.614.551.402*	-
+ *Receivable from construction team of Mechanical and Electrical*	*14.682.430.584*	-	*14.682.430.584*	-
+ *Coma 25 Construction and Trading Joint Stock Company*	*2.151.270.689*	-	*2.151.270.689*	-
- *Other receivables*	*2.271.132.009*	-	*21.149.034.228*	-
- Advance	20.964.445.452	(3.764.940.274)	19.914.299.960	(3.764.940.274)
- Pledge, deposit and deposit	1.684.234.666	-	1.615.183.921	-
b) Long term	-	-	-	-
- Pledge, deposit, bet	-	-	-	-
Total	**159.178.225.133**	**(67.330.763.794)**	**176.936.931.115**	**(69.540.763.794)**

5. Assets missing pending resolution

	31/03/2026	01/01/2026
- Construction Mechanical Corporation - JSC	79.761.661	79.761.661
- Comael Mechanical and Electrical Construction Joint Stock Company	1.389.485.642	1.389.485.642
- Minh Khai Lock Joint Stock Company	597.596.491	597.596.491
Total	**2.066.843.794**	**2.066.843.794**

6. Inventory

	31/03/2026		01/01/2026	
	Original price	Preventive	Original price	Preventive
- Raw materials	9.925.376.458	(532.051.451)	9.128.839.941	(532.051.451)
- Tools, instruments	165.644.348	(3.402.556)	199.188.272	(3.402.556)
- Work in progress(**)	311.466.596.369	-	309.100.667.919	-
- Finished product	7.016.570.903	-	3.192.659.440	-
- Real estate goods (***)	3.511.726.377	-	3.511.726.377	-
- Goods for sale	32.899.520	-	32.899.520	-
Total	**332.118.813.975**	**(535.454.007)**	**325.165.981.469**	**(535.454.007)**

7. Increase, decrease tangible fixed assets

Item	Buildings Structures	Machinery equipment	Transportation means	Office equipment	Other	Total
Original price of fixed assets						
Opening balance	**331.503.699.978**	**54.223.741.328**	**14.941.664.143**	**9.964.673.927**	**51.679.183**	**410.685.458.559**
Increase in period	-	-	-	-	-	-
- *Purchase during the pe*	-	-	-	-	-	-
- *Completed construction*	-	-	-	-	-	-
- *Reclassify*	-	-	-	-	-	-
Decrease in period	-	196.099.994	-	-	-	196.099.994
- *Liquidation, sale*	-	*196.099.994*	-	-	-	*196.099.994*
- *Reclassify*	-	-	-	-	-	-
Closing balance	**331.503.699.978**	**54.027.641.334**	**14.941.664.143**	**9.964.673.927**	**51.679.183**	**410.489.358.559**
Accumulated depreciatio						
Opening balance	**139.665.557.494**	**49.344.083.451**	**14.479.661.920**	**9.790.002.302**	**51.679.183**	**213.330.984.349**
Increase in period	1.530.094.039	172.384.191	22.822.666	27.058.866	-	1.752.359.761
- *Depreciation during the*	*1.530.094.039*	*172.384.191*	*22.822.666*	*27.058.866*	-	*1.752.359.761*
- *Reclassify*	-	-	-	-	-	-
Decrease in period	-	196.099.994	-	-	-	196.099.994
- *Liquidation, sale*	-	*196.099.994*	-	-	-	*196.099.994*
- *Reclassify*	-	-	-	-	-	-
Closing balance	**141.195.651.533**	**49.320.367.648**	**14.502.484.586**	**9.817.061.168**	**51.679.183**	**214.887.244.116**
Residual value						
At the beginning of the pe	**191.838.142.484**	**4.879.657.878**	**462.002.223**	**174.671.625**	**-**	**197.354.474.210**
At the end of the period	**190.308.048.445**	**4.707.273.686**	**439.179.558**	**147.612.759**	**-**	**195.602.114.443**

8. Increase, decrease intangible fixed assets

Item	Land use right	Trademark trade name	Computer software	Total
Original price of fixed assets				
Opening balance	**27.860.977.260**	**650.000.000**	**316.610.320**	**28.827.587.580**
Increase in period	-	-	-	-

- *Purchase during the period*	-			
Decrease in period	-	-	-	-
- *Liquidation, sale*	-	-	-	-
Closing balance	**27.860.977.260**	**650.000.000**	**316.610.320**	**28.827.587.580**
Accumulated amortization				
Opening balance	**4.959.451.559**	**650.000.000**	**316.610.320**	**5.926.061.879**
Increase in period	10.699.960	-	-	10.699.960
- *Depreciation during the period*	*10.699.960*	-	-	10.699.960
Decrease in period	-	-	-	-
Closing balance	**4.970.151.519**	**650.000.000**	**316.610.320**	**5.936.761.839**
Residual value				
At the beginning of the period	**22.901.525.701**	-	-	**22.901.525.701**
At the end of the period	**22.890.825.741**	-	-	**22.890.825.741**

9. Investment real estate

Item	01/01/2026	During the period		31/03/2026
		Increase	Decrease	
Original price of fixed assets	1.743.917.180	-	-	1.743.917.180
Accumulated depreciation	1.243.059.434	-	-	1.243.059.434
Residual value	500.857.746	-	-	500.857.746

10. Long-term assets in progress

	31/03/2026		01/01/2026	
	Original value	Recoverable amount	Original value	Recoverable amount
- Long-term work in progress(*)	2.598.766.083	2.598.766.083	2.598.766.083	2.598.766.083
- Construction in progress	698.245.197	698.245.197	698.245.197	698.245.197
+ *Clean water project 71 Co Bi*	*60.000.000*	*60.000.000*	*60.000.000*	*60.000.000*
+ *Renovation and upgrade of the 14th floor, COMA office Buiding*	*583.291.726*	*583.291.726*	*583.291.726*	*583.291.726*
+ *Major repairs to fixed assets*	*54.953.471*	*54.953.471*	*54.953.471*	*54.953.471*
Total	**3.297.011.280**	**3.297.011.280**	**3.297.011.280**	**3.297.011.280**

11. Financial investment

13.1 Held to maturity investment

	31/03/2026		01/01/2026	
	Original price	Book value	Original price	Book value
- Term deposit	6.327.742.853	6.327.742.853	2.614.942.336	2.614.942.336
Total	**6.327.742.853**	**6.327.742.853**	**2.614.942.336**	**2.614.942.336**

13.2 Long-term financial investment

a) Investment in joint ventures and

	31/03/2026	01/01/2026
	Value	Value
Zenner-Coma Water Meter Joint Venture Company	1.886.898.887	1.886.898.887
Total	**1.886.898.887**	**1.886.898.887**

b) Investment in other entities

	31/03/2026		01/01/2026	
	Value	Allowances	Value	Allowances
Coma Real Estate Investment and Trading Joint Stock Company (Comare)	562.478.011	(562.478.011)	562.478.011	(562.478.011)
Construction Mechanical Joint Stock Company No. 10	500.000.000	-	500.000.000	-
Huong Son Hydropower Joint Stock Company(2)	1.107.569.300	-	1.107.569.300	-

Hong Phong Cement Joint Stock Company(3)	795.000.000	(548.550.000)	795.000.000	(548.550.000)
Total	**2.965.047.311**	**(1.111.028.011)**	**2.965.047.311**	**(1.111.028.011)**

List of important joint ventures and affiliated companies

Company Name	Relationship	Charter capital	ıtributed capital at par value until 31/12/2025	Actual capital ratio
Zenner-Coma Water Meter Joint Venture Company	Joint venture company	2.998.125.337	1.836.527.663	31,00%
Song Chu Construction and Machinery JSC	Associate	13.938.000.000	7.997.198.432	48,39%

12. Deferred expenses

	31/03/2026 Value	01/01/2026 Value
a) Short-term	**5.291.650.966**	**6.689.904.964**
- Tools, instruments and equipment	-	40.706.479
- Factory rental expenses	2.745.949.092	6.327.621.819
- Other short-term deferred expenses	2.545.701.874	321.576.666
b) Long-term	**16.914.903.480**	**17.730.516.022**
- Tools, instruments and equipment	589.197.384	1.165.332.722
- Repair expenses	592.606.379	1.190.879.825
- Quang Minh Industrial Park infrastructure fee	4.406.596.974	4.571.754.798
- Additional tax assessments and tax administrative penalties	9.230.122.561	9.230.122.561
- Other long-term deferred expenses	2.096.380.182	1.572.426.116
Cộng	**22.206.554.446**	**24.420.420.986**

13. Trade payables

	31/03/2026 Value	31/03/2026 Repayable amount	01/01/2026 Value	01/01/2026 Repayable amount
a) Trade payables	**86.188.753.291**	**86.188.753.291**	**93.830.657.516**	**93.830.657.516**
- Ha Bac Construction Mechanical Joint Stock Company No. 2 (COMA 2)	2.632.992.850	2.632.992.850	5.461.189.542	5.461.189.542
- Thai Binh Mechanical and Construction Joint Stock Company (COMA 16)	1.650.392.216	1.650.392.216	1.950.392.216	1.950.392.216
- Song Chu Mechanical and Construction Joint Stock Company (COMA 17)	1.617.157.390	1.617.157.390	1.617.157.390	1.617.157.390
- Construction Mechanical Joint Stock Company No. 26 (COMA 26)	5.776.406.496	5.776.406.496	7.904.094.257	7.904.094.257
- Construction Mechanical and Electrical Installation Joint Stock Company	3.870.617.564	3.870.617.564	3.870.617.564	3.870.617.564
- Other short-term trade payables	70.641.186.775	70.641.186.775	73.027.206.547	73.027.206.547
b) Other trade payable	-	-	-	-
Total	**86.188.753.291**	**86.188.753.291**	**93.830.657.516**	**93.830.657.516**

14. Prepayments from customers

	31/03/2026	01/01/2026
a) Short-term advance payment buyer	**173.598.596.188**	**175.057.233.171**
- Customers buy real estate in the housing project at the Production - Import - Export and Rural Development Services Company Limited (Decoilmex)	145.860.615.644	142.916.725.644

- Other objects	27.737.980.544	32.140.507.527
b) Long term advance to customers	-	-
Total	**173.598.596.188**	**175.057.233.171**

15. Taxes and payables to State Treasury	01/01/2026	Additions	Paid	31/03/2026
a) Must be paid				
- *Output VAT*	*19.808.224.253*	*830.589.219*	*1.349.831.308*	*19.288.982.164*
- *Value Totaled tax on imported goods*	-	-	-	-
- *Excise duty*	-	-	-	-
- *Import and export tax*	-	-	-	-
- *Corporate income tax*	*2.691.464.360*	*655.447.217*	*2.080.146.734*	*1.266.764.843*
- *Personal income tax*	*455.368.076*	*143.995.466*	*292.897.287*	*306.466.255*
- *Environmental protection tax and other ta*	*280.000*	*67.117.109*	-	*67.397.109*
- *Real estate tax, land rent*	*17.112.590.816*	*6.223.718.027*	*392.719.846*	*22.943.588.997*
- *Fees, charges and other payables*	*58.575.620.997*	*795.644.368*	*806.889.709*	*58.564.375.656*
Total	**98.643.548.502**	**8.716.511.406**	**4.922.484.884**	**102.437.575.024**
b) Receivables				
- *Output VAT*	*838.378*	*438.200*	-	*400.178*
- *Import and export tax*	-	-	-	-
- *Corporate income tax*	*2.536.701.727*	-	-	*2.536.701.727*
- *Personal income tax*	*5.882.669*	-	-	*5.882.669*
- *Fees, charges and other payables*	*1.002.580*	-	-	*1.002.580*
Total	**2.544.425.354**	**438.200**	-	**2.543.987.154**

16. Short-term payable expenses	31/03/2026	01/01/2026
- Project land use fee at Production - Import - Export and Rural Development Services Company Limited(*)	136.995.808.755	136.995.808.755
- Interest expense provision	13.772.315.436	13.772.315.436
- Advance deduction of Skylight building project costs	12.855.180.917	12.855.180.917
- Other expenses provision	11.115.932.404	11.734.283.567
Total	**174.739.237.512**	**175.357.588.675**

17. Other accrued expenses	31/03/2026	01/01/2026
a) Short - term	**135.324.098.313**	**157.416.781.851**
- Union dues	3.510.470.688	3.584.112.510
- Social insurance	17.985.753.213	20.538.154.250
- Health insurance	118.539.117	107.668.224
- Unemployment insurance	53.858.767	48.903.284
- Insurance premiums payable	18.158.151.097	20.694.725.758
- Receive deposits, short-term bets	944.850.959	886.359.659
- Must return equitization	-	162.037.098
- Other payables	112.710.625.569	132.089.546.826
+ *Payable to joint venture partner of Skylight project*	*26.873.546.977*	*26.873.546.977*
+ *Profit payable to the city - Skylight project*	*60.298.264.897*	*60.298.264.897*
+ *Maintenance fee for Skylight apartment building*	*515.521.845*	*715.521.845*
+ *Raising funds to purchase a townhouse*	*2.677.500.000*	*2.677.500.000*
+ *Raising capital to buy shares of Dong Bang Cement*	*4.444.000.000*	*4.505.000.000*
+ *Capital mobilization for Huong Son Hydropower Plant*	*560.000.000*	*560.000.000*

+ Interest payable on personal capital mobilization	*2.577.229.670*	*3.261.444.000*
+ Other payables	*14.764.562.180*	*33.198.269.107*
b) Long - term	**10.801.634.488**	**10.421.834.488**
- Receive deposits, long-term bets	10.801.634.488	10.421.834.488
Total	**146.125.732.801**	**167.838.616.339**

18. Deferred revenue

	31/03/2026	01/01/2026
a) Short-term	**7.456.565.680**	**15.955.877.755**
- Factory rental revenue	5.637.058.818	14.750.567.922
- Other short-term revenue	1.819.506.862	1.205.309.833
b) Long-term	**818.438.472**	**900.000.045**
- Skylight Office Building rental revenue	818.438.472	823.709.836
- Other long-term revenue	-	76.290.209
Cộng	**8.275.004.152**	**16.855.877.800**

19. Loans and financial leasing debt

	31/03/2026	During the year		01/01/2026
		Increase	Decrease	
a) Short-term loan and payable for finance leasing	**91.593.615.965**	**172.931.074.318**	**172.931.074.318**	**96.554.272.366**
a.1) Short-term loans	**70.726.445.511**	**152.063.903.864**	**152.063.903.864**	**75.687.101.912**
+ Short - term bank loans	**56.352.063.921**	**17.371.680.714**	**21.017.337.115**	**59.997.720.322**
- Saigon Hanoi Commercial Joint Stock Bank - Ha Dong Branch	945.212.930	-	2.011.640.998	2.956.853.928
- Saigon – Hanoi Commercial Joint Stock Bank - Ha Dong Branch	18.285.850.991	6.352.404.473	8.129.231.638	20.062.678.156
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bac Giang	12.000.000.000	1.504.415.400	1.504.415.400	12.000.000.000
- Military Commercial Joint Stock Bank - Bac Giang Branch	20.000.000.000	7.547.754.741	7.404.942.979	19.857.188.238
- Vietnam Maritime Commercial Joint Stock Bank (MSB) - Bac Giang Branch	5.120.000.000	1.967.106.100	1.967.106.100	5.120.000.000
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thai Binh	1.000.000	-	-	1.000.000
+ Short-term loans to related parties	**14.374.381.590**	**74.406.138.082**	**74.406.138.082**	**15.689.381.590**
- Ministry of Construction	761.000.000	-	-	761.000.000
- Other personal short term loans	13.613.381.590	2.557.106.100	3.872.106.100	14.928.381.590
a.2) Long-term loans and debts due for	**20.867.170.454**		-	**20.867.170.454**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch	20.867.170.454	-	-	20.867.170.454
b) Long-term loans and debt	**37.780.000.000**	-	**2.300.000.000**	**40.080.000.000**
- Thai Binh Provincial Financial Reserve Fund	1.000.000.000	-	-	1.000.000.000
- Agricultural extension capital	300.000.000	-	-	300.000.000
- Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch	180.000.000	-	-	180.000.000
- Long-term borrowings from other organizations	1.720.000.000			1.720.000.000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ba Dinh Branch	34.580.000.000	-	2.300.000.000	36.880.000.000
Total	**129.373.615.965**	**172.931.074.318**	**175.231.074.318**	**136.634.272.366**

20. Owner's equity

a) Equity Fluctuation Reconciliation Table

See attached appendix 01 for details.

b) Details of owner's capital contribution	31/03/2026	01/01/2026
- State capital contribution (Ministry of Construction)	235.552.000.000	235.552.000.000
- Capital contributions of other shareholders	2.948.000.000	2.948.000.000
Total	**238.500.000.000**	**238.500.000.000**

c) Capital transactions with owners and dividend distribution	Year 2026	Year 2025
+ Owner's equity		
- Beginning capital contribution	238.500.000.000	238.500.000.000
- Capital increase during the period	-	-
- Capital contribution decreased during the period	-	-
- Ending capital	238.500.000.000	238.500.000.000
+ Dividends, distributed profits	-	-

d) Shares	31/03/2026	01/01/2026
Number of shares registered for issuance	23.850.000	23.850.000
Number of shares sold to the public	23.850.000	23.850.000
- Common stock	*23.850.000*	*23.850.000*
Number of shares bought back	-	-
Number of shares outstanding	23.850.000	23.850.000
- Common stock	*23.850.000*	*23.850.000*

Par value of outstanding shares is VND 10,000 /share

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

Unit: VND

1. Net revenue from sales and services

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
a) Revenue		
- Construction revenue	53.597.068.649	34.926.222.284
- Service business revenue	20.857.727.290	17.080.666.029
- Revenue from sales of goods and materials	4.222.952.876	8.919.348.074
- Other revenue	162.204.585	249.329.581
Total	**78.839.953.400**	**61.175.565.968**

b) Revenue deductions	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Returned goods	-	-
Total	-	-

c) Net revenue	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Construction revenue	53.597.068.649	34.926.222.284
- Service business revenue	20.857.727.290	17.080.666.029
- Revenue from sales of goods and materials	4.222.952.876	8.919.348.074
- Other revenue	162.204.585	249.329.581
Total	**78.839.953.400**	**61.175.565.968**

2. Cost of goods sold

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Cost of construction activities	47.385.713.644	30.044.676.988

- Cost of service and other business	9.662.615.863	7.805.953.986
- Cost of goods sold	4.204.287.923	8.582.371.374
- Provision for inventory write-down	24.612.719	68.549.368
Total	**61.277.230.149**	**46.501.551.716**

3. Gain/Loss on sale and disposal of investment property

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
a) Doanh thu	-	-
- Costs of sale and disposal of investment	-	-
Gain/(loss) on sale and disposal of investment properties	-	-

4. Financial income

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Interest on deposits and loans	69.175.102	36.458.681
- Dividends, profits shared	-	-
- Profit from sale of investments	-	-
- Exchange rate differential profit	-	-
Total	**69.175.102**	**36.458.681**

5. Financial expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Interest expense	2.209.727.500	2.348.753.117
- Interest on late payment	-	-
- Exchange rate difference loss	-	-
- Reversal of provisions for losses on financial investments	-	-
- Other financial operating expenses	-	-
Total	**2.209.727.500**	**2.348.753.117**

6. Selling expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Employee expenses	130.987.573	433.227.655
- Outsourcing expenses	328.132.996	80.238.535
- Other expenses	34.550.865	-
Total	**493.671.434**	**513.466.190**

7. General and administrative expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Employee expenses	5.874.034.659	5.838.330.937
- Materials expenses	170.613.136	144.051.765
- Office supplies expenses	464.386.357	191.496.865
- Amortization and Depreciation expenses	114.375.540	350.693.221
- Charges and fee	831.994.589	1.182.116.820
- Provision expenses	-	-
- Outsourcing expenses	828.179.677	610.783.414
- Other cash expense	478.558.331	579.404.328
Total	**8.762.142.289**	**8.896.877.350**

8. Other income

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Income from liquidation of fixed assets	-	27.392.000
- Refund of construction costs in advance	-	-
- Exemption from late payment of land rent	-	-
- Income from liquidation of fixed assets and construction works	-	-
- Other income	588.744.056	89.493.022

Total	**588.744.056**	**116.885.022**

9. Other expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Late payment of taxes and insurance	1.099.705.238	553.456.712
- Residual value of liquidated fixed assets	-	-
- Debt settlement	-	-
- Cost of liquidation of fixed assets	-	-
- Other expenses	1.924.803.157	711.663.391
Total	**3.024.508.395**	**1.265.120.103**

10. Production and business expenses by factors

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Cost of raw materials	39.149.734.573	19.801.533.015
- Labor costs	15.417.808.963	13.991.758.784
- Fixed asset depreciation costs	1.499.793.926	2.627.787.634
- Cost/(Reversal) provision cost	-	15.657.885
- Outsourcing service costs	16.288.212.761	5.251.183.923
- Other expenses in cash	7.537.883.853	20.256.968.173
Total	**79.893.434.076**	**61.944.889.414**

11. Current corporate income tax expense

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Current corporate income tax expense	655.447.217	173.776.349
Total	**655.447.217**	**173.776.349**

12. Basic earnings per share

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
- Profit after corporate income tax	3.075.145.574	1.629.364.846
- Minority shareholder interests	790.168.277	237.390.315
- Adjustments (i)		
+ *Adjustments to increase*		
+ *Adjustments for reduction*		
- Loss attributable to common stockholders of the parent company của Công ty mẹ	2.284.977.297	1.391.974.531
- Average common shares outstanding during the period	23.850.000	23.850.000
- Basic earnings per share	96	58
- Number of Totalitional common shares expected to be issued	-	-
- Declining earnings per share	96	58

VII. OTHER INFORMATION

1. Comparison information

Comparative figures on the consolidated financial statements of corporation for the year ended 31 December 2025 which are audited by CPA VIETNAM Auditing Company Limited – A Member of INPACT.

Hanoi, 28th April 2026

Preparer	Chief Accountant	General Director
Kieu Thi Nguyet Nga	Nguyen Ngoc Hai	Dao Duc Tho

Appendix 01: Equity fluctuation comparison table

Unit: VND

Target	Owner's equity	Asset revaluation difference	Source of capital for basic construction investment	Development Investment Fund	Other equity funds	Undistributed profit after tax	Non-controlling interest	Total
Last year's opening balance	**238.500.000.000**	**(6.603.261.351)**	**64.000.000**	**7.255.895.251**	**2.876.607.322**	**(286.136.930.351)**	**4.573.447.705**	**(39.470.241.424)**
Capital increase in previous year	-	-	-	8.417.250	-	12.885.010.689	-	12.893.427.939
- Profit distribution	-	-	-	-	-	-	-	-
- Other increases	-	-	-	*8.417.250*	-	*12.885.010.689*	-	*12.893.427.939*
Capital reduction in previous year	-	-	-	-	-	34.299.229	-	34.299.229
- Loss in previous year	-	-	-	-	-	-	-	-
- Profit distribution	-	-	-	-	-	-	-	-
- Other discounts	-	-	-	-	-	*34.299.229*	-	*34.299.229*
Last year ending balance	**238.500.000.000**	**(6.603.261.351)**	**64.000.000**	**7.264.312.501**	**2.876.607.322**	**(273.286.218.891)**	**4.573.447.705**	**(26.611.112.714)**
Capital increase during the period	-	-	-	-	-	2.284.977.297	-	2.284.977.297
- Profit this year	-	-	-	-	-	*2.284.977.297*	-	*2.284.977.297*
- Profit distribution	-	-	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-	-	-
Capital reduction during the period	-	-	-	-	-	409.950.734	790.168.277	1.200.119.011
- Loss in period	-	-	-	-	-	-	*790.168.277*	*790.168.277*
- Profit distribution	-	-	-	-	-	-	-	-
- Other discounts	-	-	-	-	-	*409.950.734*	-	*409.950.734*
Closing balance	**238.500.000.000**	**(6.603.261.351)**	**64.000.000**	**7.264.312.501**	**2.876.607.322**	**(270.591.290.860)**	**5.363.615.982**	**(23.126.016.406)**