

VIETNAM PETROLEUM CONSTRUCTION JOINT
STOCK CORPORATION
PETROLEUM INDUSTRIAL AND CIVIL
CONSTRUCTION JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No. : 321/CNDD-TCKT

Ho Chi Minh, day 14 month 10 year 2025

Periodic Disclosure of Financial Reports

To: Hanoi the 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, providing guidance on information disclosure in the securities market, PetroVietnam Industrial and Civil Construction Joint Stock Company (Stock Code: PXI) Financial Statements of Quarter III/2025 to the Hanoi Stock Exchange as follows:

1. Company Name: PETROLEUM INDUSTRIAL AND CIVIL CONSTRUCTION JOINT STOCK COMPANY

- Stock Code: PXI
- Add: 35D, 30/4 Street, Ward Tam Thang, Ho Chi Minh City
- Tel: +084 02543834784 Fax: +084 02543839925
- Email: hoanglnpvcic@gmail.com Website: <https://www.pvc-ic.com.vn>

2. Content of the disclosed information:

- Financial Statements of Quarter III/2025

☒ Separate Financial Statements (The Public Company has no subsidiaries, and the superior accounting entity has affiliated units);

☐ Consolidated Financial Statements (The Public Company has subsidiaries);

☐ Aggregated Financial Statements (The Public Company has affiliated accounting units with independent accounting systems).

- Cases Requiring Explanation of Causes:

+ The auditing organization issued a qualified opinion or other than an unqualified opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes

☐ No

Explanation Document in Case of a Qualified Opinion:

☐ Yes

☐ No

+ Post-tax profit in the reporting period has a difference of 5% or more before and after the audit, or shifts from loss to profit or vice versa (for reviewed/audited financial statements):



☐ Yes

☐ No

Explanation Document in Case of a Qualified Opinion:

☐ Yes

☐ No

+ *Post-tax profit on the income statement of the reporting period changes by 10% or more compared to the same period of the previous year:*

☒ Yes

☐ No

Explanation Document in Case of a Qualified Opinion:

☒ Yes

☐ No

+ *The post-tax profit in the reporting period shows a loss, shifting from profit in the same period of the previous year to a loss in the current period, or vice versa.*

☐ Yes

☐ No

Explanation Document in Case of a Qualified Opinion:

☐ Yes

☐ No

This information was published on the company's website on 14/10/2025 at the following link: <https://www.pvc-ic.com.vn/tin-tuc.html>



Representative of the Organization

Legal Representative/Authorized Information Disclosure Officer

Attached Documents:
- Financial Statements QIII/2025
- Explanation Document



LÊ NGỌC HOÀNG

PETROVIETNAM CONSTRUCTION JSC
PETROLEUM INDUSTRIAL AND CIVIL
CONSTRUCTION JOINT STOCK
COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Liberty – Happiness

Ho Chi Minh, 14 October 2025

No. 320 /CNDD-TCKT

Re: Explanation of the Difference in After-Tax Profit
in 3rd quarter of 2025 compared to 3rd quarter of 2024

To: - State Securities Commission of Vietnam (SSC)
 - Hanoi Stock Exchange (HNX)

Pursuant to Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure in the securities market.

Petroleum Industrial and Civil Construction Joint Stock Company (“the Company”) would like to provide the following explanations:

The Company's business performance in 3rd quarter of 2025 compared to 3rd quarter of 2024 is reflected through the following key indicators:

1. Explanation of the Difference in After-Tax Profit Exceeding 10% :

* Total revenue and income in 3rd quarter of 2025 increased by VND 1,076,025,420 compared to 3rd quarter of 2024, equivalent to a increase of 37.82%, as detailed below:

- Revenue from construction and asset leasing increased by VND 1,903,425,133, equivalent to 145.79%. This was mainly due to the Company generating revenue from leasing assets, machinery, and equipment, as well as completing the acceptance procedures for the Thai Binh 2 Thermal Power Plant project in the 3rd quarter of 2025. Therefore, revenue in the 3rd quarter of 2025 was higher than in the 3rd quarter of 2024.

- Finance income increased by VND 199,041,222, equivalent to 63.85%, primarily because deposit interest in the 3rd quarter of 2025 covered an additional one month compared to the 3rd quarter of 2024.

- Other income decreased by VND 1,026,440,935, equivalent to 83.60%. The decline was mainly attributable to proceeds from the disposal of fixed assets amounting to VND 879,563,636 and reductions in certain payables recorded in the 3rd quarter of 2024.

* Total expenses in the 3rd quarter of 2025 increased by VND 586,868,685 compared to the 3rd quarter of 2024, equivalent to an increase of 15.90%, as detailed below:

- Cost of goods sold increased by VND 1,921,319,917, equivalent to 355.45%. This was mainly due to the additional cost recognized from the Thai Binh 2 Thermal Power Plant project in the 3rd quarter of 2025. Therefore, the cost of goods sold in the 3rd quarter of 2025 was higher than in the 3rd quarter of 2024.

- General and administrative expenses decreased by VND 73,563,514, equivalent to 4.18%, primarily because in 2025 certain tax, fee, and other charge expenses were reduced.

- Other expenses decreased by VND 1,260,887,718, equivalent to 91.08%. The decline was mainly due to the Company having already paid taxes and land rental fees during the first nine months of 2025, which resulted in a reduction in late payment penalties compared to the 3rd quarter of 2024.

* Profit after tax in the 3rd quarter of 2025 differed by more than 10% compared to the 3rd quarter of 2024. The main reasons were the increase in finance income, the decrease in general and administrative expenses, and the significant reduction in other expenses as mentioned above. Accordingly, the loss after corporate income tax in the 3rd quarter of 2025 decreased by VND 489,156,735, equivalent to 57.82%, compared to the 3rd quarter of 2024.



2. Explanation of Net Loss in the 3rd t Quarter of 2025:

In the 3rd quarter of 2025, as the Company did not have new construction projects, revenue was mainly generated from leasing assets, machinery, and equipment. Although general and administrative expenses and other expenses decreased, they remained high, resulting in an overall business loss.

The above is the explanation provided by Petroleum Industrial and Civil Construction Joint Stock Company. We respectfully submit this to the State Securities Commission of Vietnam, the Hanoi Stock Exchange, and investors for their information.

Sincerely!

Recipients:

- As stated above;
- Board of Directors, Board of Supervision (e-copy),
- Filed at Administration, Finance & Accounting Department (Inh. 6).



DIRECTOR

Lê Minh Hải



WM

STATEMENT OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2025

Currency: VND

ITEMS	Code	Note	ENDING BALANCE 30/09/2025	BEGINNING BALANCE 01/01/2025
A - CURRENT ASSETS (100 = 110+120+130+140+150)	100		291,398,065,152	300,454,540,059
I. Cash and cash equivalents	110	VI.1	3,682,080,434	257,882,027
1. Cash	111		1,082,080,434	257,882,027
2. Cash equivalents	112		2,600,000,000	
II. Short-term investments	120	VI.2	45,316,000,000	45,316,000,000
1. Trading securities	121			
2. Provision for diminution in value of trading securities (*)	122			
3. Held-to-maturity investments	123		45,316,000,000	45,316,000,000
III. Short-term receivables	130		73,921,078,670	85,484,166,110
1. Short-term trade receivables	131	VI.3	108,813,999,099	125,682,089,591
2. Short-term prepayments to suppliers	132		2,104,586,965	2,117,086,965
3. Short-term intra-company receivables	133			
4. Receivables according to the progress of construction contracts	134	VI.3	4,353,034,395	
5. Short-term loan receivable	135			
6. Other short-term receivables	136	VI.4	29,837,202,222	29,265,158,497
7. Provision for short-term doubtful debts (*)	137		(71,187,744,011)	(71,580,168,943)
8. Shortage of assets awaiting resolution	139	VI.5		
IV. Inventories	140		165,917,851,059	167,022,607,429
1. Inventories	141	VI.7	166,199,336,489	167,304,092,859
2. Provision for devaluation of inventories (*)	149		(281,485,430)	(281,485,430)
V. Other short-term assets	150		2,561,054,989	2,373,884,493
1. Short-term prepaid expenses	151	VI.13		
2. Deductible VAT	152	VI.14	2,561,054,989	2,373,884,493
3. Taxes and other receivables from State budget	153		0	
4. Purchase and resale of Government bonds	154			
5. Other current assets	155			
B - NON-CURRENT ASSETS (200 = 210+220+240+250+260)	200		14,702,521,806	14,870,098,709
I. Long-term receivables	210		12,897,200,000	12,897,200,000
1. Long-term trade receivables	211			
2. Long-term prepayments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Long-term intra-company receivables	214			
5. Long-term loan receivable	215			
6. Other long-term receivables	216		12,897,200,000	12,897,200,000
7. Provision for long-term doubtful debts (*)	219			
II. Fixed assets	220	VI.9	37,620,000	205,196,903
1. Tangible fixed assets	221		37,620,000	205,196,903
- Historical cost	222		49,829,876,885	56,248,486,430
- Accumulated depreciation (*)	223		(49,792,256,885)	(56,043,289,527)
2. Finance lease fixed assets	224			
- Historical cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227			
- Historical cost	228			
- Accumulated amortization (*)	229			
III. Investment properties	230	VI.12	-	0
- Historical costs	231			
- Accumulated depreciation (*)	232			
IV. Long-term assets in progress	240			0
1. Long-term work in progress	241	VI.8		

2. Construction in progress	242	VI.8		
V. Long-term investments	250		1,767,701,806	1,767,701,806
1. Investments in subsidiaries	251			
2. Investments in joint ventures and associates	252			
3. Equity investments in other entities	253		2,940,000,000	2,940,000,000
4. Provision for devaluation of long-term investments (*)	254		(1,172,298,194)	(1,172,298,194)
5. Held-to-maturity investments	255			
VI. Other long-term assets	260		-	0
1. Long-term prepaid expenses	261	VI.13	0	0
2. Deferred income tax assets	262			
3. Long-term equipment, supplies and spare parts	263			
4. Other long-term assets	268			
TOTAL ASSETS (270 = 100 + 200)	270		306,100,586,958	315,324,638,768
C - LIABILITIES (300 = 310 + 330)	300		170,947,024,103	178,859,878,922
I. Current liabilities	310		166,113,549,059	173,992,964,878
1. Short-term trade payables	311	VI.16	66,743,792,398	70,047,680,996
2. Short-term prepayments from customers	312	VI.16	27,500,461,311	18,874,297,405
3. Taxes and other payables to State budget	313	VI.17	32,171,597,996	44,993,258,416
4. Payables to employees	314		0	
5. Short-term accrued expenses	315	VI.18	21,649,509,642	21,873,132,369
6. Short-term intra-company payables	316			
7. Payables according to the progress of construction contracts	317			
8. Short-term unearned revenue	318			
9. Other short-term payables	319	VI.19	18,045,339,718	18,201,747,698
10. Short-term borrowings and finance lease liabilities	320	VI.15	-	
11. Provisions for short-term payables	321		-	
12. Bonus and welfare fund	322		2,847,994	2,847,994
13. Price stabilization fund	323			
14. Purchase and resale of Government bonds	324			
II. Non-current liabilities	330	VI.19	4,833,475,044	4,866,914,044
1. Long-term trade payables	331			
2. Long-term prepayments from customers	332			
3. Long-term accrued expenses	333			
4. Intra-company payables on operating capital	334			
5. Long-term intra-company payables	335			
6. Long-term unearned revenue	336			
7. Other long-term payables	337			
8. Long-term borrowings and finance lease liabilities	338			
9. Convertible bonds	339			
10. Preference shares	340			
11. Deferred income tax liabilities	341			
12. Provisions for long-term payables	342		4,833,475,044	4,866,914,044
13. Science and technology development fund	343			
D - OWNER'S EQUITY (400 = 410 + 430)	400		135,153,562,855	136,464,759,846
I. Owner's equity	410	VI.25	135,153,562,855	136,464,759,846
1. Contributed capital	411		300,000,000,000	300,000,000,000
Ordinary shares with voting rights	411a		300,000,000,000	300,000,000,000
Preference shares	411b			
2. Share Premium	412			
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			
7. Exchange rate differences	417			
8. Development and investment funds	418		14,519,193,263	14,519,193,263
9. Enterprise reorganization assistance fund	419			
10. Other reserves	420			
11. Retained earnings	421		(179,365,630,408)	(178,054,433,417)
Retained earnings accumulated till the end of the previous year	421a		(178,054,433,417)	(178,424,187,892)
Retained earnings of the current year	421b		(1,311,196,991)	369,754,475
12. Capital expenditure fund	422			
II. Non-business funds and other funds	430			
1. Non-business funds	431			
2. Funds that form fixed assets	432			
TOTAL CAPITAL (440 = A+B+C)	440		306,100,586,958	315,324,638,768

OFF STATEMENT OF FINANCIAL POSITION ITEMS

Currency: VND

ITEMS	Code	Note	ENDING BALANCE 30/09/2025	BEGINNING BALANCE 01/01/2025
1. Outsourced assets				
2. Materials and goods held under trust				
3. Goods are sold on behalf of customers, consignments, and deposits				
4. Doubtful debts written-off				
5. Foreign currencies				
6. Estimates of public service and project expenses				

PREPARER



Nguyen Thi Nga

CHIEF ACCOUNTANT



Le Ngoc Hoang

14 October 2025

DIRECTOR



Le Minh Hai

Dated December 22, 2014 by the Minister of Ministry of Finance

STATEMENT OF INCOME
THIRD QUARTER 2025

Currency: VND

No.	ITEMS	Code	Note	This year		Previous year	
				THIRD QUARTER 2025	Acumulated	THIRD QUARTER 2024	Acumulated
1	Revenue from sales of goods and rendering of services	01	VII.1	3,209,015,850	4,958,065,439	1,305,590,717	3,598,633,265
-	Construction			3,209,015,850	4,958,065,439	1,305,590,717	3,598,633,265
-	Real estate				-	-	-
2	Revenue deductions	02			-		-
3	Net revenue from sales of goods and rendering of services	10		3,209,015,850	4,958,065,439	1,305,590,717	3,598,633,265
-	Construction			3,209,015,850	4,958,065,439	1,305,590,717	3,598,633,265
-	Real estate				-	-	-
4	Cost of goods sold and services rendered	11	VII.3	2,461,853,967	3,072,843,904	540,534,050	2,472,524,084
-	Construction			2,461,853,967	3,072,843,904	540,534,050	2,472,524,084
-	Real estate				-	-	-
5	Gross profit from sales of goods and rendering of services	20		747,161,883	1,885,221,535	765,056,667	1,126,109,181
-	Construction			747,161,883	1,885,221,535	765,056,667	1,126,109,181
-	Real estate				-	-	-
6	Financial income	21	VII.4	510,789,117	1,476,302,384	311,747,895	1,093,371,639
7	Financial expense	22	VII.5	7,636,363	7,636,363	7,636,363	7,636,363
	<i>In which: Interest expense</i>	23			-	7,636,363	7,636,363
8	Selling expense	24			-		-
9	General and administrative expense	25	VII.8	1,685,040,936	5,573,898,371	1,758,604,450	5,557,246,514
10	Net profit from operating activities	30		(434,726,299)	(2,220,010,815)	(689,436,251)	(3,345,402,057)
11	Other income	31		201,419,384	1,372,022,514	1,227,860,319	2,486,747,784
-	Construction			201,419,384	1,372,022,514	1,227,860,319	2,486,747,784
-	Real estate				-	-	-
12	Other expense	32	VII.7	123,537,157	463,208,690	1,384,424,875	2,249,846,900
-	Construction			123,537,157	463,208,690	1,384,424,875	2,249,846,900
-	Real estate				-	-	-
13	Other profit	40		77,882,227	908,813,824	(156,564,556)	236,900,884
-	Construction			77,882,227	908,813,824	(156,564,556)	236,900,884
-	Real estate				-	-	-
14	Total net profit before tax	50	VII.10	(356,844,072)	(1,311,196,991)	(846,000,807)	(3,108,501,173)
	Excluded expenses from corporate income tax calculation				-		-
15	Current corporate income tax expense	51			-		-
16	Deferred corporate income tax expense	52			-		-
17	Profit after corporate income tax	60		(356,844,072)	(1,311,196,991)	(846,000,807)	(3,108,501,173)
17.1	Profit after tax attributable to owners of the parent				-		-
17.2	Profit after tax attributable to non-controlling interest				-		-
18	Basic earnings per share (*)	70		(12)	(44)	(28)	(104)
19	Diluted earnings per share (*)	71					-

PREPARER



Nguyen Thi Nga

CHIEF ACCOUNTANT



Le Ngoc Hoang

14 October 2025

DIRECTOR



Le Minh Hai

STATEMENT OF CASH FLOWS
(THIRD QUARTER 2025)
(Indirect method)

Currency: VND

Items	Code	For the period from January 1, 2025 to September 30, 2025	For the period from January 1, 2024 to September 30, 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	(1,311,196,991)	(3,108,501,173)
2. Adjustment for:			
- Depreciation and amortization of fixed assets and investment properties	02	167,576,903	535,043,837
- Provisions	03	(425,863,932)	(414,775,785)
- Exchange gains / losses from retranslation of monetary items denominated in foreign currency	04		
- Gains / losses from investment	05	(1,926,449,005)	(1,390,047,260)
- Interest expense	06		
- Other adjustments			
3. Operating profit before changes in working capital	08	(3,495,933,025)	(4,378,280,381)
- Increase or decrease in receivables	09	11,563,087,440	10,116,114,505
- Increase or decrease in inventories	10	(1,104,756,370)	(1,047,996,887)
- Increase or decrease in payables (exclude interest payables and corporate income tax payable)	11	(5,501,521,861)	(9,206,532,942)
- Increase or decrease in prepaid expenses	12	0	0
- Increase or decrease in trading securities			
- Interest paid	13		(53,953,131)
- Corporate income tax paid	14	0	(497,536,232)
- Other receipts from operating activities	16	0	0
- Other payments on operating activities	15	0	(4,200,000)
Net cash flow from operating activities	20	1,460,876,184	(5,072,385,068)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchase or construction of fixed assets and other long-term assets	21	0	0
2. Proceeds from disposals of fixed assets and other long-term assets	22	764,545,454	296,675,621
3. Loans and purchase of debt instruments from other entities	23	(300,000,000)	
4. Collection of loans and resale of debt instrument of other entities	24	0	0
5. Equity investments in other entities	25	0	0
6. Proceeds from equity investment in other entities	26	0	0
7. Interest and dividend received	27	1,498,776,769	1,945,142,466
Net cash flow from investing activities	30	1,963,322,223	2,241,818,087
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from issuance of shares and receipt of contributed capital	31	0	0
2. Repayment of capital contributions and repurchase of stock issued	32		
3. Proceeds from borrowings	33	0	0
4. Repayment of principal	34		(217,079,697)
5. Repayment of financial principal	35	0	
6. Dividends or profits paid to owners	36	0	0
Net cash flow from financing activities	40	0	(217,079,697)
Net cash flows in the period (20 + 30 + 40)	50	3,424,198,407	(3,047,646,678)
Cash and cash equivalents at the beginning of the period	60	257,882,027	5,007,476,750
Effect of exchange rate fluctuations	61	0	0
Cash and cash equivalents at the end of the period (50 + 60 + 61)	70	3,682,080,434	1,959,830,072

PREPARER

CHIEF ACCOUNTANT

14 October 2025

DIRECTOR



Nguyen Thi Nga



Le Ngoc Hoang



 Le Minh Hai

NOTES TO THE FINANCIAL STATEMENTS

This period from 01/07/2025 to 30/09/2025

I. Operating characters of the Company

Form of ownership

Petroleum Industrial and Civil Construction Joint Stock Company ("the Company") is a joint stock company established in Vietnam under Business Registration Certificate No. 3500832971 dated November 26, 2009 issued by the Department of Planning and Investment of Ba Ria - Vung Tau province.

The Company's charter capital is VND 300,000,000,000, divided into 30,000,000 common shares, each share has a par value of VND 10,000.

Total number of employees of the Company as of 30 September 2025: 16 people (as of 30 September 2024: 20 people).

Main business field and activities

Business activities:

- Civil and industrial construction;
- Construction of infrastructure works, bridges, ports, real estate investment and business, auxiliary infrastructure;
- Investing in construction of industrial production facilities, energy, and material production and trading;
- Investing in construction of specialized oil and gas projects; and
- Investment in construction and business of urban areas.

The main activity of the Company is construction of industrial and civil works.

Normal business and production cycle

Due to the nature of the Company's operations, which are mainly in the construction and installation sector, the Company does not have a fixed production and business cycle but depends on each contract and project that the Company implements

Thuyết minh về khả năng so sánh thông tin trên báo cáo tài chính

As stated in Note 3, from 01 January 2015, the Company has applied Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 ("Circular 200"), guiding the accounting regime for enterprises. This Circular is effective for fiscal years beginning on or after 01 January 2015. Circular 200 replaces the provisions on the accounting regime for enterprises issued under Decision No. 15/2006/QĐ-BTC dated 20 March 2006 of the Ministry of Finance and Circular No. 244/2009/TT-BTC dated 31 December 2009 of the Ministry of Finance. However, the application of Circular 200 does not have a material impact on the comparability of the figures in the financial statements.

II. Accounting period and accounting currency

Currency: The accompanying financial statements are presented in Vietnamese Dong (VND), using the historical cost principle and in accordance with Vietnamese accounting standards, corporate accounting regimes and legal regulations related to the preparation and presentation of financial statements.

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

Accounting period

Annual accounting period commences from 01 January and ends as at 31 December.

The 3rd quarter financial statements are prepared for the accounting period from July 1, 2025 to September 30, 2025.

III. Standards and Applicable Accounting Policies

Applicable Accounting Policies: On December 22, 2014, the Ministry of Finance issued Circular No. 200/2014/TT-BTC (“Circular 200”) providing guidance on the accounting regime for enterprises. This Circular is effective for fiscal years beginning on or after January 1, 2015. Circular 200 replaces the provisions on the accounting regime for enterprises issued under Decision No. 15/2006/QĐ-BTC dated March 20, 2006 of the Ministry of Finance and Circular No. 244/2009/TT-BTC dated December 31, 2009 of the Ministry of Finance. The Board of Directors has applied Circular 200 in preparing and presenting the financial statements for the period from 01 July 2025 to 30 September 2025.

Declaration of compliance with Accounting Standards and Accounting System: The preparation of financial statements in accordance with Vietnamese accounting standards, accounting regimes for enterprises and legal regulations related to the preparation and presentation of financial statements requires the Board of Directors to make estimates and assumptions that affect the reported figures on liabilities, assets and the presentation of contingent liabilities and assets at the date of the financial statements as well as the reported figures on revenues and expenses during the accounting period. Although accounting estimates are made with all the knowledge of the Board of Directors, the actual figures may differ from the estimates and assumptions made.

IV. Applicable Accounting Policies

Financial Instruments

Initial recognition

Financial assets: At initial recognition, financial assets are identified by purchasing price cost plus other expenses directly related to the purchase and issuance of those assets. Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments.

Financial liabilities.: At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities. Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses

Subsequent measurement after initial recognition

Currently, there are no regulations on revaluation of financial instruments after initial recognition.

Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits, short-term, highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

Receivables

Accounts receivable are amounts that are recoverable from customers or other entities. Accounts receivable are presented at book value less allowances for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more, or for receivables that are unlikely to be paid by the debtor due to liquidation, bankruptcy or similar difficulties.

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost includes direct materials, direct labor and, if any, overheads that have been incurred in bringing the inventories to their present location and condition. Cost is determined using the weighted average method. Net realizable value is determined as the estimated selling price less the estimated costs of completion and the estimated costs to be incurred in marketing, selling and distribution.

Principles of recognition and depreciation of fixed assets, financial lease fixed assets, investment real estate

Tangible fixed assets are stated at cost less accumulated depreciation.

The initial cost of tangible fixed assets comprises the purchase price and any other costs directly attributable to bringing the assets to working condition for their intended use.

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

	From 01/07/2025 to 30/09/2025
	Estimated year
Buildings, structures	10 - 12
Machinery, equipment	3 - 15
Vehicles, Transportation equipment	4 - 10

Gains and losses arising from the liquidation or sale of assets are the difference between the proceeds from the liquidation and the carrying amount of the assets and are recorded in the income statement.

Investment properties

Investment real estate includes land use rights and factories, structures held by the Company for the purpose of earning rental income.

Investment properties held for lease are stated at cost less accumulated depreciation. The cost of a purchased investment property comprises its purchase price and any directly attributable costs such as legal fees, property transfer taxes and other transaction costs. The cost of a self-constructed investment property is the final settlement value of the construction or directly attributable costs of the investment property.

Investment properties held for lease are depreciated using the straight-line method over their estimated useful lives of 25 years.

Construction in progress

Assets under construction for production, rental, administrative purposes or for other purposes are stated at cost. This includes service costs and related interest costs in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Financial investments

Financial investments are recorded from the date of purchase and are initially measured at cost plus any transaction costs incurred in connection with the purchase of the investments. In subsequent periods, investments are measured at cost less any impairment losses.

Provision for diminution in value of financial investments is made in accordance with current accounting regulations.

Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the business performance of many accounting periods. Prepaid expenses include the business advantage of land lots contributed by the parent company when equitizing the Company and the value of small tools, equipment and spare parts issued for use, which are considered to be able to bring future economic benefits to the Company for a period of one year or more. The above small tools, equipment and spare parts issued for use are capitalized as long-term prepayments and are allocated to the income statement using the straight-line method over 2 to 3 years in accordance with current accounting regulations.

Accrued expenses

Accrued expenses arise from accounting estimates due to incomplete cost accumulation at the date of acceptance of completed volume. These accrued expenses will ensure that the project is fully costed in the event that parts of the project have been completed but have not yet been settled with subcontractors, suppliers or construction teams. The accrual of project costs is in accordance with current accounting regulations.

Provisions for payables

Provisions are recognised when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured based on management's best estimate of the expenditure required to settle the obligation at the balance sheet date.

Revenue recognition

Sales revenue is recognized when all five (5) following conditions are satisfied:

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- (b) The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) Identify the costs associated with the sales transaction.

Revenue from a transaction involving the rendering of services is recognised when the outcome of the transaction can be measured reliably. Where a transaction involving the rendering of services is spread over several periods, revenue is recognised in each period based on the results of the stage of completion of the work at the balance sheet date of that period. The outcome of a transaction involving the rendering of services is recognised when all four (4) of the following conditions are met:

- (a) The amount of revenue can be measured reliably;

- (b) ~~It is probable that the economic benefits associated with the transaction will flow to the entity;~~
- (c) The stage of completion of the transaction at the balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from the Company's construction contracts is recognised in accordance with the Company's accounting policy for construction contracts. Interest on deposits is recognised on an accrual basis, taking into account the outstanding amounts and the applicable interest rate. Interest on investments is recognised when the Company's right to receive the payment is established.

Construction contract

Construction contracts stipulate that contractors are paid according to the value of the performed volume. When the results of the construction contract are reliably determined and confirmed by the customer, revenue and costs related to the contract are recorded corresponding to the completed work confirmed by the customer during the year and reflected on the issued invoices.

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

All interest expenses are recognized in the income statement when incurred.

Tax

Corporate income tax represents the sum of current and deferred tax liabilities.

The tax currently payable is based on taxable profit for the period. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and it further excludes items that are not taxable or deductible.

Deferred income tax is calculated on the differences between the carrying amount and the tax base of assets and liabilities in the financial statements and is recorded under the balance sheet method. Deferred income tax liabilities should be recognized for all temporary differences while deferred income tax assets are recognized only when it is probable that future taxable profits will be available against which the temporary differences can be used.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled. Deferred tax is recognised in the income statement and is denominated in equity except when it relates to items charged or credited directly to equity.

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

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

Other taxes are applied according to current tax laws in Vietnam.

Items	30/09/2025	01/01/2025
VI. Additional information for items presented in the Balance Sheet		
1. CASH AND CASH EQUIVALENTS		
Cash on hand	44,916,155	36,854,751
Demand deposits	1,037,164,279	221,027,276
Cash equivalents	2,600,000,000	
Total	3,682,080,434	257,882,027
Items	30/09/2025	01/01/2025
2. FINANCIAL INVESTMENTS		
a) Trading Securities	Original cost	Provision
- Total value of stocks;		
- Total value of bonds;		
- Other investment items;		
- Reasons for changes in each investment/stock/bond type:		
+ In terms of quantity		
+ In terms of value		
Items	Ending of quarter	Beginning of the year
	Original cost	Original cost
	Book value	Book value
b) Investments held to maturity	45,316,000,000	45,316,000,000
b1) Short term	45,316,000,000	45,316,000,000
- Term deposits	45,316,000,000	45,316,000,000
- Bonds		
- Others		
b2) Long term		
- Term deposits		
- Bonds		
- Others		
Items	Ending of quarter	Beginning of the year
	Original cost	Original cost
	Book value	Book value
c) Equity investments in other entities (details of each investment by ownership percentage and voting rights percentage)		
- Investments in subsidiaries		
- Investments in joint ventures and associates		
- Investments in other entities	2,940,000,000	2,940,000,000
- Summary of operations of subsidiaries, joint ventures and associates during the period;		
- Significant transactions between the enterprise and subsidiaries, joint ventures and associates during the period.		
- If the fair value cannot be determined, explain the reason.		
Items	30/09/2025	01/01/2025
3. SHORT TERM TRADE RECEIVABLES		
a) Others	44,785,834,086	45,179,225,398
Thai Son Investment Development Joint Stock Company	21,519,494,013	21,759,494,013
Vung Tau Tourism Nursing Joint Stock Company: Back Beach Tourism Agency	3,458,295,925	3,458,295,925
Others	19,808,044,148	19,961,435,460
b) Long term trade receivables		
- Details of customer receivables accounting for 10% or more of total customer receivables		0
- Others		
b) Related parties	68,381,199,408	80,502,864,193
PETROVIETNAM CONSTRUCTION JOINT STOCK CORPORATION	37,598,122,849	49,792,947,309
SAI GON PETROLEUM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY	26,096,125,925	26,096,125,925

PETROVIETNAM GAS JOINT STOCK CORPORATION	71,488,482	71,488,482
PETROLEUM INTERNAL AND EXTERNAL EQUIPMENT JOINT STOCK COMPANY	2,068,344,626	2,068,344,626
PETROLEUM PIPELINE & TANK CONSTRUCTION COMPANY	2,547,117,526	2,473,957,851

Total Items	113,167,033,494	125,682,089,591
	30/09/2025	01/01/2025

4. OTHERS SHORT TERM RECEIVABLES

a) Others	6,648,570,417	6,254,831,152
Vung Tau Tourism Nursing Joint Stock Company	3,268,873,511	3,268,873,511
Advance	1,867,239,119	1,554,442,235
Others receivables	1,512,457,787	1,431,515,406

b) Related parties	23,188,631,805	23,010,327,345
PETROVIETNAM CONSTRUCTION JOINT STOCK CORPORATION	379,178,000	379,178,000

SAI GON PETROLEUM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY: Petroleum Institute Phase 1 Project	21,447,520,000	21,447,520,000
PETROLEUM PIPELINE & TANK CONSTRUCTION COMPANY	1,361,933,805	1,183,629,345

Total	29,837,202,222	0 29,265,158,497
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b) Long term	12,897,200,000	12,897,200,000
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- Receivables from equitization;	-	-
- Dividends and distributed profits;	-	-
- Mortgages	-	-
- Loan;	-	-
- Payments on behalf of others;	-	-
- Others receivables	12,897,200,000	12,897,200,000

Total	12,897,200,000	12,897,200,000
Items	Quantity at Ending of year	Value at Ending of year

5. SHORTAGE OF ASSETS AWAITING RESOLUTION

a) Cash	-	-
b) Fixed assets	-	-
c) Other assets	-	-

	Items	30/09/2025	01/01/2025	
		Original cost	Recoverable value	Original cost
6. DOUBTFUL DEBTS				Recoverable value
Receivable		62,753,664,253	-	63,171,303,375
SAI GON PETROLEUM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY		26,096,125,925		26,096,125,925
Vietnam Cuba Hospital		3,819,490,482		3,819,490,482
Vung Tau Tourism Nursing Joint Stock Company		3,458,295,925		3,458,295,925
PETROLEUM INTERNAL AND EXTERNAL EQUIPMENT JOINT STOCK COMPANY		2,068,344,626		2,068,344,626
Thai Son Investment Development Joint Stock Company		21,519,494,013		21,759,494,013
Others		5,791,913,282		5,969,552,404
Others receivables		8,434,079,758		8,408,865,568
Vung Tau Tourism Nursing Joint Stock Company		3,268,873,511		3,268,873,511
SAI GON PETROLEUM CONSTRUCTION AND INVESTMENT JOINT STOCK COMPANY: Petroleum Institute Phase 1 Project		3,716,247,633		3,716,247,633
Others		1,448,958,614		1,423,744,424
Total		71,187,744,011	0	71,580,168,943
		30/09/2025		01/01/2025
		Original cost	Provision	Original cost
				Provision

7. INVENTORIES

- Raw materials	281,485,430	281,485,430	281,485,430	281,485,430
- Tools, supplies				

- Work in progress	165,917,851,059		167,022,607,429	
- Goods			-	
Total	166,199,336,489	281,485,430	167,304,092,859	281,485,430

Items	30/09/2025	01/01/2025
8. LONG-TERM WORK IN PROGRESS		
Total	0	0
- Work in progress		
Petroleum Institute Phase 2 Project	1,890,619,220	1,890,619,220
Building No. 33A, 30/4 Street, Ward 9, Vung Tau City	32,986,594,500	32,986,594,500
Thai Binh 2 Thermal Power Plant	90,186,263,784	91,342,828,483
Song Hau 1 Thermal Power Plant	40,854,373,555	40,802,565,226
Car Parking Space for Rent at Basement of Apartment Building 33A	0	
Total	165,917,851,059	167,022,607,429

9. TANGIBLE FIXED ASSETS

Item	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Office equipment	Others	Total
Historical cost						
Beginning balance (01/01/2025)	18,094,843,621	31,637,931,530	6,245,428,000	270,283,279	-	56,248,486,430
- Purchase in the year						-
- Completed construction investment						-
- Other increase					-	-
In which: Due to revaluation of assets						-
- Transfer to investment properties						-
- Decrease due to shortage/damage						-
- Liquidation, disposal		6,378,903,545		39,706,000		6,418,609,545
- Other decrease					-	-
In which: Due to revaluation of assets						-
Ending balance (30/09/2025)	18,094,843,621	25,259,027,985	6,245,428,000	230,577,279	-	49,829,876,885
Accumulated depreciation						
Beginning balance (01/01/2025)	18,094,843,621	31,432,734,627	6,245,428,000	270,283,279	-	56,043,289,527
- Depreciation in the year		167,576,903				167,576,903
- Other increase						-
In which: Due to revaluation of assets						-
- Transfer to investment properties						-
- Decrease due to shortage/damage						-
- Liquidation, disposal		6,378,903,545		39,706,000		6,418,609,545
- Other decrease						-
In which: Due to revaluation of assets						-
Ending balance (30/09/2025)	18,094,843,621	25,221,407,985	6,245,428,000	230,577,279	-	49,792,256,885
Net carrying amount						
Beginning balance (01/01/2025)	-	205,196,903	-	-	-	205,196,903
Ending balance (30/09/2025)	-	37,620,000	-	-	-	37,620,000

10. INVESTMENT PROPERTIES

Item	Beginning balance		Increase	Decrease	Ending balance of the quarter
Historical cost					
- Land use rights					
- House					
- House and Land use rights					
- Infrastructure					
Accumulated depreciation					
- Land use rights					
- House					
- House and Land use rights					
- Infrastructure					
Net carrying amount					
- Land use rights					
- House					
- House and Land use rights					
- Infrastructure					

Item	30/09/2025	01/01/2025
13. PREPAID EXPENSES		
a) Short term		
- Dispatched tools and supplies	0	0
- Others		
Total	<u>0</u>	<u>0</u>
b) Long term		
- Dispatched tools and supplies		
Total	<u>0</u>	<u>0</u>
14. OTHERS ASSET		
a) Short term		
- VAT deductible	2,561,054,989	0
- Taxes and government receivables	0	
Total	<u>2,561,054,989</u>	<u>0</u>
15. BORROWINGS AND FINANCE LEASE LIABILITIES		

Item	30/09/2025		Incurred during the period		01/01/2025	
	Value	Amount can be paid	Increase	Decrease	Value	Amount can be paid
a) Short-term loans	0	0	0	0	0	0
Other Loans	0	0		0	0	0
a) Long-term loans						
Total	0	0	0	0	0	0

Item	30/09/2025		01/01/2025	
	Value	Amount can be paid	Value	Amount can be paid
16. TRADE PAYABLES				
a) Short term trade payables	45,740,862,247	45,740,862,247	48,613,795,266	48,613,795,266
JOTUN PAINTS VIETNAM CO.,LTD	47,753,750	47,753,750	47,753,750	47,753,750
NGHIA THANH CO.,LTD	2,935,658,601	2,935,658,601	2,955,658,601	2,955,658,601
PHU PHU MY MY FIRE PROTECTION CO., LTD	685,240,186	685,240,186	732,137,357	732,137,357
PHU MY ENGINEERING CONSTRUCTION JOINT STOCK COMPANY	1,404,156,954	1,404,156,954	2,004,156,954	2,004,156,954
TRIU - PHU - BAI TRADING AND SERVICE CO.,LTD	282,460,001	282,460,001	282,460,001	282,460,001
HOANG DAT CONSTRUCTION AND TRADING COMPANY LIMITED	4,200,393,762	4,200,393,762	4,230,393,762	4,230,393,762
NHAT HOA INDUSTRIAL CONSTRUCTION TRADING COMPANY LIMITED	31,640,290	31,640,290	31,640,290	31,640,290
EUROWINDOW JOINT STOCK COMPANY	753,050,826	753,050,826	786,224,507	786,224,507
DAI PHU HIEP CO.,LTD	62,542,051	62,542,051	62,542,051	62,542,051
HO CHAU CO.,LTD	978,900,390	978,900,390	1,688,900,390	1,688,900,390
SOUTHERN INSTITUTE OF CONSTRUCTION SCIENCE AND TECHNOLOGY	195,416,000	195,416,000	195,416,000	195,416,000
VUNG TAU URBAN AND PARKS DEVELOPMENT JOINT STOCK COMPANY	126,946,000	126,946,000	126,946,000	126,946,000
TOAN TAM ENGINEERING COMPANY LTD	1,935,273,040	1,935,273,040	1,975,273,040	1,975,273,040
SOUTH CONSULTANCY AND CONSTRUCTION TECHNOLOGY APPLYING JOINT STOCK COMPANY	88,000,000	88,000,000	88,000,000	88,000,000
PHUC PHUONG GIA CO., LTD	75,151,619	75,151,619	75,151,619	75,151,619
DELOITTE VIET NAM CO., LTD	131,120,000	131,120,000	131,120,000	131,120,000
VIET NAM INDUSTRIES BUILDINGS SERVICES JOINT STOCK COMPANY	431,276,859	431,276,859	431,276,859	431,276,859
TAN QUOC HUNG CONSTRUCTION AND TRADING COMPANY LIMITED	27,601,200	27,601,200	27,601,200	27,601,200
SAI GON THANH LOI ARCHITECTURE INTERIOR CORPORATION	420,337,242	420,337,242	420,337,242	420,337,242
TAN HUNG HUNG TRADING CONSTRUCTION CORPORATION	390,617,081	390,617,081	720,617,081	720,617,081
SINH MAI THANH GRANITE CONSTRUCTION SERVICES TRADING PRODUCTION ONE MEMBER COMPANY LIMITED	228,854,777	228,854,777	228,854,777	228,854,777
VICTORY DESIGN - CONSTRUCTION AND TRADING COMPANY LIMITED	330,494,600	330,494,600	330,494,600	330,494,600
LUCKY CONSTRUCTION PRODUCTION TRADING ARCHITECTURE CONSULTING COMPANY LIMITED	1,195,043,117	1,195,043,117	1,195,043,117	1,195,043,117
TRUNG TIEN PHAT CONSTRUCTION TRADING SERVICE ONE MEMBER COMPANY LIMITED	172,911,617	172,911,617	172,911,617	172,911,617
IBS JSC	124,001,676	124,001,676	124,001,676	124,001,676
THE GIOI NHA CONSTRUCTION MATERIAL JOINT STOCK COMPANY	1,147,004,696	1,147,004,696	1,195,596,358	1,195,596,358
AN KHANG TECHNICAL INFRASTRUCTURE CONSTRUCTION & SURVEYING CO., LTD	105,600,000	105,600,000	105,600,000	105,600,000
MY KIM EQUIPMENT JOINT STOCK COMPANY	784,529,673	784,529,673	784,529,673	784,529,673
MINH HANH CONSTRUCTION JOINT STOCK COMPANY	46,696,651	46,696,651	46,696,651	46,696,651
MECHANICAL AND CONSTRUCTION JOINT STOCK COMPANY	1,025,732,471	1,025,732,471	1,025,732,471	1,025,732,471
COKYVINA JOINT STOCK COMPANY	1,602,042,465	1,602,042,465	1,671,817,766	1,671,817,766
DTS COMMUNICATION TECHNOLOGY JOINT STOCK COMPANY	267,089,731	267,089,731	267,089,731	267,089,731
SAIGON WINDOW ALUMINUM GLASS CO., LTD.	516,403,751	516,403,751	546,403,751	546,403,751
THUAN AN ELECTRICAL CONSTRUCTION CO., LTD.	507,372,047	507,372,047	622,372,047	622,372,047
B.S.B STEEL STRUCTURE CONSTRUCTION JOINT STOCK COMPANY	50,581,996	50,581,996	50,581,996	50,581,996
THANH DAT INTERIOR AND EXTERIOR SERVICE-TRADING-TRADING CO., LTD.	36,337,674	36,337,674	36,337,674	36,337,674
TRUONG THANH GENERAL TRADING CO., LTD.	86,556,700	86,556,700	86,556,700	86,556,700
KBC MECHANICAL & CONSTRUCTION CO., LTD.	45,617,000	45,617,000	45,617,000	45,617,000
DAI HOANG KIM VUNG TAU CO., LTD.	126,126,000	126,126,000	126,126,000	126,126,000
PHUONG NAM LIGHT CONSTRUCTION CONSULTING JOINT STOCK COMPANY	244,817,280	244,817,280	244,817,280	244,817,280
TUAN THAM TRADING CONSTRUCTION CO., LTD.	32,952,400	32,952,400	32,952,400	32,952,400
126 INVESTMENT & CONSTRUCTION JOINT STOCK COMPANY	347,855,000	347,855,000	347,855,000	347,855,000
KONE VIETNAM CO., LTD.	67,650,000	67,650,000	67,650,000	67,650,000
INSTITUTE OF IRRIGATION AND ENVIRONMENT	62,043,600	62,043,600	62,043,600	62,043,600
BINH AN CONSTRUCTION TRANSPORT AND TRADING CO., LTD.	48,648,600	48,648,600	48,648,600	48,648,600
MINH LONG CONSTRUCTION TRADING CO., LTD.	84,605,862	84,605,862	84,605,862	84,605,862
DAI DUNG CONSTRUCTION AND TRADING MECHANICAL JOINT STOCK COMPANY	685,500,000	685,500,000	685,500,000	685,500,000
NGHE AN PETROLEUM CONCRETE AND CONSTRUCTION JOINT STOCK COMPANY	107,864,304	107,864,304	107,864,304	107,864,304
LECMAX SAIGON JOINT STOCK COMPANY	315,689,694	315,689,694	315,689,694	315,689,694
PHU THINH THANG CO., LTD.	129,620,898	129,620,898	129,620,898	129,620,898
VAN TAM TOURISM TRADING AND SERVICE CO., LTD.	183,702,200	183,702,200	183,702,200	183,702,200
MS LE THI TO NGA	240,000,000	240,000,000	360,000,000	360,000,000
NGHIEM GIA INDUSTRIAL AND CIVIL CONSTRUCTION COMPANY LIMITED	71,773,680	71,773,680	71,773,680	71,773,680
TD GENERAL TRADING COMPANY LIMITED	40,818,019	40,818,019	40,818,019	40,818,019
SDT TECHNOLOGY DEVELOPMENT SUPPORT COMPANY LIMITED	78,459,260	78,459,260	78,459,260	78,459,260
THANH NAM CONCRETE JOINT STOCK COMPANY	6,650,312,248	6,650,312,248	6,650,312,248	6,650,312,248
THANH HUYEN VUNG TAU COMPANY LIMITED	2,007,479,806	2,007,479,806	2,007,479,806	2,007,479,806
KRETOP INTERNATIONAL CONSTRUCTION CHEMICAL COMPANY LIMITED	137,237,205	137,237,205	137,237,205	137,237,205
NGOC KIEN INVESTMENT AND TRADING JOINT STOCK COMPANY	27,500,000	27,500,000	27,500,000	27,500,000
THU DO SURVEY AND CONSTRUCTION JOINT STOCK COMPANY	535,504,954	535,504,954	535,504,954	535,504,954

HOA LU GOLDEN LOTUS COMPANY LIMITED	1,048,451,624	1,048,451,624	1,048,451,624	1,048,451,624
VIET MY CONSTRUCTION CONSULTING AND TRADING JOINT STOCK COMPANY	109,997,200	109,997,200	109,997,200	109,997,200
TUAN NGUYEN CONSTRUCTION MECHANICAL TRADING COMPANY LIMITED	93,380,101	93,380,101	93,380,101	93,380,101
TAN VIET PHONG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY	401,605,567	401,605,567	401,605,567	401,605,567
BACH NGOC CONSTRUCTION AND TRADING COMPANY LIMITED	156,069,760	156,069,760	156,069,760	156,069,760
QUANG DUC CONSTRUCTION MATERIALS COMPANY LIMITED	1,376,894,114	1,376,894,114	1,503,510,274	1,503,510,274
CHAU KHANG CONSTRUCTION AND TRADING ENGINEERING COMPANY LIMITED	40,000,000	40,000,000	40,000,000	40,000,000
HOAN CUU INTERIOR DECORATION SERVICE-TRADING-CONSTRUCTION COMPANY LIMITED	197,762,307	197,762,307	222,762,307	222,762,307
MR NGUYEN TAN DAT	733,552,574	733,552,574	733,552,574	733,552,574
THAI SON SECURITY SERVICES CO., LTD.	55,740,000	55,740,000	151,100,000	151,100,000
DUONG THINH PHAT CONSTRUCTION PRODUCTION AND TRADING CO., LTD.	1,426,579,304	1,426,579,304	1,426,579,304	1,426,579,304
HUNG MINH PRODUCTION AND TRADING JOINT STOCK COMPANY	344,702,565	344,702,565	409,702,565	409,702,565
ZIKA CONSTRUCTION AND MATERIALS JOINT STOCK COMPANY	200,171,730	200,171,730	200,171,730	200,171,730
NAM LONG ELEVATOR AND EQUIPMENT CO., LTD.	902,007,600	902,007,600	1,052,007,600	1,052,007,600
JD VIETNAM SWIMMING POOL JOINT STOCK COMPANY	723,965,656	723,965,656	723,965,656	723,965,656
OTHERS	2,227,414,641	2,227,414,641	2,444,933,685	2,444,933,685
b) Related parties	21,002,930,151	21,002,930,151	21,433,885,730	21,433,885,730
PETROVIETNAM CONSTRUCTION JOINT STOCK CORPORATION	922,914,972	922,914,972	922,914,972	922,914,972
THAI BINH 2 THERMAL POWER PLANT PROJECT MANAGEMENT BOARD	2,421,062,839	2,421,062,839	2,421,062,839	2,421,062,839
PETROLEUM ENGINEERING CONSULTING JOINT STOCK CORPORATION - JOINT STOCK COMPANY	259,778,108	259,778,108	259,778,108	259,778,108
PETROVIETNAM CONSTRUCTION JOINT STOCK CORPORATION: LABORATORY CENTER & OFFICE OF PETROLEUM INSTITUTE	372,021,942	372,021,942	372,021,942	372,021,942
THANH HOA PETROLEUM CONSTRUCTION JOINT STOCK COMPANY	5,942,387,706	5,942,387,706	6,273,343,285	6,273,343,285
PETROLEUM MECHANICAL EXECUTING AND ASSEMBLY JOINT STOCK COMPANY	2,675,388,658	2,675,388,658	2,775,388,658	2,775,388,658
PETROVIETNAM-NGHE AN CONSTRUCTION JOINT STOCK CORPORATION	2,106,049,522	2,106,049,522	2,106,049,522	2,106,049,522
PETROVIETNAM CONSTRUCTION JOINT STOCK CORPORATION: NORTHERN BRANCH	5,719,125,171	5,719,125,171	5,719,125,171	5,719,125,171
BRANCH OF PETRO VIETNAM TECHNICAL SERVICES CORPORATION-PTSC SUPPLY BASE	247,321,233	247,321,233	247,321,233	247,321,233
PETROVIETNAM MAINTENANCE AND REPAIR CORPORATION	336,880,000	336,880,000	336,880,000	336,880,000
Total	66,743,792,398	66,743,792,398	70,047,680,996	70,047,680,996

b) PREPAYMENTS FROM CUSTOMERS	30/09/2025	01/01/2025
PV Power PMC2	845,101,105	845,101,105
Vietnam University of Petroleum Construction Project Management Board	17,612,939,300	17,612,939,300
Others	9,042,420,906	948,751,804
Total	27,500,461,311	19,406,792,209

Item	01/01/2025	During the year		30/09/2025
		Amount payable during the year	Amount actually paid during the year	
17. TAX AND OTHER PAYABLES TO THE STATE BUDGET				
a) Must be paid				
- Value-added tax	2,895,606,078	502,446,486	3,302,916,669	95,135,895
- Special excise tax	-			0
- Export, import duties	-			0
- Corporate income tax	1,350,000,000	0	0	1,350,000,000
- Personal income tax	290,956,611	50,846,598	55,273,373	286,529,836
- Natural resource tax	-			0
- Land tax and land rental	15,629,890,104	3,061,912,581	10,919,010,752	7,772,791,933
- Environmental protection tax and other taxes	-			0
- Business license tax	-	3,000,000	3,000,000	0
- Fees, charges and other payables	24,826,805,623	672,928,644	2,832,593,935	22,667,140,332
Total	44,993,258,416	4,291,134,309	17,112,794,729	32,171,597,996

Item	30/09/2025	01/01/2025
18. ACCRUED EXPENSES		
a) Short term		
- Provisional provisional costs are included in the cost price of the Projects.	21,649,509,642	21,873,132,369
Total	21,649,509,642	21,873,132,369

19. OTHER PAYABLES

a) Short term

- Trade union fee	479,788,975	403,986,275
- Social insurance	(63,499,173)	0
- Health insurance	0	0
- Unemployment insurance	0	0
- Penalty value for delay in contract implementation of Petroleum Institute (Phase 1)	2,714,761,225	2,657,713,886
- Maintenance fee for apartment 33A 30/4 Street	8,547,398,195	10,727,767,930
- Personal loans and interest	1,246,252,165	1,807,577,406
- Fees for all types of Apartments 33A	533,543,913	5,868,998,042
- Others	4,587,094,418	4,819,917,374
Total	18,045,339,718	26,285,960,913

b) Long term

- Warranty reserve for construction works	4,833,475,044	4,866,914,044
- Long-term unrealized revenue;		
Total	4,833,475,044	4,866,914,044

25. OWNER'S EQUITY

	Contributed capital	Development and investment funds	Retained earnings	Total
	VND	VND	VND	VND
Balance at 01/01/2024	300,000,000,000	14,519,193,263	(178,424,187,892)	136,095,005,371
Increase in capital in previous year				-
Profit/(loss) for previous year			369,754,475	369,754,475
Fund allocation			-	-
Profit distribution				-
Fund using				-
				-
Balance at 01/01/2025	300,000,000,000	14,519,193,263	(178,054,433,417)	136,464,759,846
Increase in capital in previous year				-
Profit/(loss) for previous year			(356,844,072)	(356,844,072)
Fund allocation				-
Profit distribution				-
Fund using				-
				-
Balance at 30/09/2025	300,000,000,000	14,519,193,263	(178,411,277,489)	136,107,915,774

Item	30/09/2025	01/01/2025
Owner's equity details		
PETROVIETNAM CONSTRUCTION JOINT STOCK CORPORATION	153,000,000,000	153,000,000,000
Others	147,000,000,000	147,000,000,000
Total	300,000,000,000	300,000,000,000
Item	30/09/2025	01/01/2025
Capital transactions with owners and distribution of dividends and profits		
- Owner's equity	300,000,000,000	300,000,000,000
+ Beginning capital contribution		
+ Increase in year	-	-
+ Decrease in year	-	-
+ Ending capital contribution		
- Dividends, distributed profits	-	-
Item	30/09/2025	01/01/2025
Share		
- Quantity of Authorized issuing shares	30,000,000	30,000,000
- Quantity of issued shares	30,000,000	30,000,000
+ Common shares	30,000,000	30,000,000
+ Preference shares	-	-
- Quantity of outstanding shares in circulation	-	-
+ Common shares	30,000,000	30,000,000
+ Preference shares	-	-
* Par value per share: : 10,000 VND/Share	10,000	10,000
Dividends		
- Dividends declared after the end of the accounting year:	0%	0%
+ Dividends declared on common stock:	0%	0%
Corporate funds:		
- Development investment fund;	14,519,193,263	14,519,193,263
- Other equity funds	-	-

Item	30/09/2025	01/01/2025
26. Asset revaluation difference		
Reason for change between beginning and end of year numbers	-	-
27. Exchange rate difference		
- Exchange rate difference due to conversion of financial statements prepared in foreign currency into VND	-	-
- Exchange rate differences arising from other causes	-	-
28. Funding sources		
- Funding provided during the year	-	-
- Career expenses	-	-
- Remaining funds at the end of the year	-	-

Item	30/09/2025	01/01/2025
29. Off-Balance Sheet Items		
a) Operating asset for leasing : total future minimum lease income under operating lease contracts are presented as follows:		
- Under 1 year	-	-
- From 1 year to 5 years	-	-
- Over 5 years	-	-
b) Assets held under trust		
- Materials and goods held under trust or for processing, entrusting	-	-
- Goods held for sale, deposit, collateral	-	-
c) Foreign currencies		
d) Precious metal, jewels		
đ) Doubtful debts written-off		
e) Other information		
30. Other information is explained and explained by the Company		

VII. Additional information for items presented in the Income Statement

During the period, the Company mainly provided construction and installation services for civil and industrial projects, other types of business accounted for a small proportion. Therefore, the Company did not present segment reports by business segments. The Company's projects were only constructed in Vietnam.

	3rd Quarter of 2025	3rd Quarter of 2024
1. TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES		
a) Revenue		
- Revenue from construction contracts	2,271,262,086	484,204,124
- Revenue from rendering of services	937,753,764	821,386,593
Total	3,209,015,850	1,305,590,717
b) Revenues from Related Parties		
PETROVIETNAM CONSTRUCTION JOINT STOCK CORPORATION	2,271,262,086	0
c) Others	937,753,764	
An Lac Construction Company Limited		484,204,124
- Revenue from other services		821,386,593
Total	3,209,015,850	1,305,590,717
3. COST OF GOODS SOLD		
- Cost of construction contracts	2,271,262,086	469,679,921
- Cost of rendering of services	190,591,881	70,854,129
- Other cost of goods sold	-	
	2,461,853,967	540,534,050
4. FINANCIAL INCOME		
- Interest income	510,789,117	311,747,895
- Other financial income		
Total	510,789,117	311,747,895
5. FINANCIAL EXPENSES		
- Interest expenses	7,636,363	7,636,363
- Provision for diminution in value of trading securities and impairment loss from investment		
Total	7,636,363	7,636,363
6. OTHER INCOME		
- Gain from liquidation, disposal of fixed assets		879,563,636
- Gain from revaluation of assets		
- Others	201,365,384	348,296,683
Total	201,365,384	1,227,860,319
7. Other expenses		
- Loss from liquidation, disposal of fixed assets		582,888,015
- Loss from revaluation of assets		
- Fines	111,548,283	661,015,311
- Others	11,988,874	200,692,781
Total	123,537,157	1,444,596,107
8. SELLING AND GENERAL AND ADMINISTRATIVE EXPENSE		
a) ADMINISTRATIVE EXPENSES		

	3rd Quarter of 2025	3rd Quarter of 2024
- Details of items accounting for 10% or more of total business management costs;		
Labour expenses	748,171,251	749,037,677
Raw materials	19,497,821	8,285,289
Other expenses in cash	145,262,031	48,774,721
Provision expenses/ Reversal of provision expenses	(140,690,908)	
Tax, Charge, Fee	758,907,746	669,671,394
Depreciation expenses	0	
Expenses of outsourcing services	153,892,995	142,861,998
Others		139,973,371
Total	1,685,040,936	1,758,604,450
c) Amounts recorded to reduce selling expenses and business management expenses		
- Reversal of product and goods warranty provisions;	-	-
- Reversal of restructuring provisions and other provisions;		
- Others		
Total	-	-
9. BUSINESS AND PRODUCTIONS COST BY ITEMS		
Raw materials	19,497,821	24,093,994
Labour expenses	694,571,143	1,001,468,218
Depreciation expenses	40,139,015	63,718,944
Tax, Charge, Fee	758,907,746	669,671,394
Expenses of outsourcing services	470,272,907	696,004,634
Provision expenses/ Reversal of provision expenses	(140,690,908)	
Other expenses in cash	145,262,031	223,195,092
Total	1,987,959,755	2,678,152,276
10. CURRENT CORPORATE INCOME TAX EXPENSES		
- Corporate income tax expense calculated on current year taxable income		
- Adjust corporate income tax expenses of previous years to this year		
- Total current corporate income tax expense		
11. DEFERRED CORPORATE INCOME TAX EXPENSE		

VIII. Additional information for items presented in the Cash Flow Statement

1. Non-cash transactions affecting the statement of cash flow in the future

Purchasing assets by receiving direct debts or through finance lease

Purchasing enterprises by issuing shares

Converting debts into owner's equity

Other non-monetary transactions

2. Cash and cash equivalents held by the Company but unused

3. Proceeds from borrowings during the year

Proceeds from ordinary contracts;

Proceeds from issuance of common bonds;

Proceeds from issuance of convertible bonds;

Proceeds from issuance of preferential shares classified as liabilities;

Proceeds from government bond REPO and security REPO;

Proceeds from borrowings under other forms;

4. Actual repayments on principal during the year

0

0

Repayment on principal from ordinary contracts;

Repayment on principal of common bonds;

Repayment on principal of convertible bonds;

Repayment on principal of preference shares classified as liabilities;

Repayment on government bond REPO and security REPO;

0

0

Repayments on borrowings under other forms.

IX. OTHER INFORMATION

1. Contingent liabilities, commitments and other financial information:

2. Subsequent Events After the End of the Fiscal Year:

3. Information about related parties (in addition to the information explained in the above sections).

4. Present assets, revenue, and business results by segment (by business sector or geographical area) in accordance with Accounting Standard No. 28 "Segment reporting" (1):

5. Information on continuing operations:

6. Other information.

14 October 2025

PREPARER**CHIEF ACCOUNTANT****DIRECTOR**

Nguyen Thi Nga



Le Ngoc Hoang



Le Minh Hai