
CONSTRUCTION JOINT STOCK COMPANY NO. 1

FINANCIAL STATEMENTS

For the accounting period from 01/07/2025 to 30/09/2025



BALANCE SHEET

As at 30 September 2025

Unit: VND

ASSETS	Code	Notes	30/09/2025	01/01/2025
A. CURRENT ASSETS	100		675.854.207.734	625.839.347.014
I. Cash and cash equivalents	110	V.01	22.039.894.474	427.854.451
1. Cash	111		12.289.894.474	427.854.451
2. Cash equivalents	112		9.750.000.000	-
II. Short-term financial investment	120		29.029.530.909	29.938.642.192
1. Held-to-maturity investments	123	V.02	29.029.530.909	29.938.642.192
III. Accounts receivable: Short-term	130		426.480.195.729	347.705.794.904
1. Accounts receivables from customers	131	V.03	285.128.434.094	285.126.518.832
2. Prepayments to suppliers	132	V.04	15.651.946.129	9.725.538.591
3. Other receivables	136	V.05	210.669.022.371	137.845.788.995
4. Allowance for doubtful debts (*)	137	V.06	(84.969.206.865)	(84.992.051.514)
IV. Inventories	140	V.07	198.304.586.622	247.767.055.467
1. Inventories	141		198.304.586.622	247.767.055.467
V. Other current assets	150		-	-
1. Taxes and other receivables from State Treasury	153	V.16	-	-
B. LONG-TERM ASSETS	200		79.486.250.498	82.427.861.703
I.Account receivable: Long-term	210		50.000.000	50.000.000
1. Other long-term receivables	216	V.05	50.000.000	50.000.000
II. Fixed assets	220		10.790.662.850	11.400.489.854
1. Tangible fixed assets	221	V.10	10.790.662.850	11.400.489.854
- Cost	222		51.688.564.669	51.688.564.669
- Accumulated depreciation(*)	223		(40.897.901.819)	(40.288.074.815)
III. Investment property	230	V.11	66.968.284.495	68.422.434.853
- Cost	231		139.269.771.390	139.269.771.390
-Accumulated depreciation (*)	232		(72.301.486.895)	(70.847.336.537)
IV. Long-term assets in progress	240	V.12	-	-
1. Long-term work in progress	241		-	-
V. Long-term financial investments	250	V.13	1.350.000.000	-
1. Equity investments in other entities	253		200.000.000	200.000.000
2. Provision for long-term investments (*)	254		(200.000.000)	(200.000.000)
3. Investments held to maturity	255		1.350.000.000	-
VI. Other long-term assets	260		327.303.153	2.554.936.996
1. Long-term prepaid expenses	261	V.8	327.303.153	2.554.936.996
TOTAL ASSETS	270		755.340.458.232	708.267.208.717

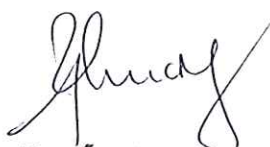
BALANCE SHEETAs at 30 September 2025
(Continue)

Unit: VND

QUOTA	Code	Notes	30/09/2025	01/01/2025
C. LIABILITIES	300		500.567.384.187	456.860.161.522
I. Current liabilities	310		499.810.372.704	456.695.871.522
1. Accounts payable to suppliers	311	V.14	155.463.890.322	175.936.153.301
2. Advances from customers	312	V.15	234.441.218.237	52.182.283.939
3. Taxes Payable to State Treasury	313	V.16	11.755.060.540	7.301.823.513
4. Payables to employees	314		25.575.230.791	32.873.159.664
5. Accrued expenses	315	V.17	2.251.617.499	3.329.021.594
6. Other payables - short-term	319	V.18	25.785.713.417	41.617.676.165
7. Short-term borrowings	320	V.19	43.666.852.097	142.157.963.545
8. Bonus and welfare fund	322		870.789.801	1.297.789.801
II. Long-term liabilities	330		757.011.483	164.290.000
1. Other payables - long-term	337	V.18	164.290.000	164.290.000
12. Dự phòng phải trả dài hạn	342	V.44	592.721.483	-
D. EQUITY	400		254.773.074.045	251.407.047.195
I. Owners' equity	410	V.20	254.773.074.045	251.407.047.195
1. Share capital	411		120.000.000.000	120.000.000.000
- Ordinary shares with voting rights	411a		120.000.000.000	120.000.000.000
2. Capital surplus	412		86.000.164	86.000.164
3. Investment and development fund	418		70.020.770.628	70.020.770.628
4. Retained profits	421		64.666.303.253	61.300.276.403
- Retained profits brought forward	421a		61.300.276.403	57.712.338.787
- Retained profit for the current year	421b		3.366.026.850	3.587.937.616
5. Capital expenditure fund	422		-	-
II. Budget sources and other funds	430		-	-
TOTAL RESOURCES	440		755.340.458.232	708.267.208.717

Hanoi, October 20th, 2025

Prepared by



Nguyễn Thụy Phương

Chief Accountant



Nguyễn Văn Hà

General Director



Hoàng Văn Trình

CONSTRUCTION JOINT STOCK COMPANY NO. 1

D9, Khuat Duy Tien Street, Thanh Xuan Bac Ward, Thanh Xuan District, Hanoi

FINANCIAL STATEMENTS

For the accounting period from July 1, 2025 to September 30, 2025

INCOME STATEMENT

For the accounting period from July 1, 2025 to September 30, 2025

Unit: VND

QUOTA	Code	Note	The 3rd quarter of 2025	The 3rd quarter of 2024	Accum from beginning of year to the end of period (Current year)	Accum from beginning of year to the end of period (Previous year)
1. Revenue from sales of goods and rendering of services	01	VI.1	60.786.198.676	85.241.257.466	334.397.094.424	264.751.844.645
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and rendering of services	10		60.786.198.676	85.241.257.466	334.397.094.424	264.751.844.645
4. Cost of goods sold and services rendered	11	VI.2	55.515.752.134	77.757.754.034	314.588.534.552	246.760.152.293
5. Gross profit from sales of goods and rendering of services	20		5.270.446.542	7.483.503.432	19.808.559.872	17.991.692.352
6. Financial income	21	VI.3	248.054.212	179.407.934	492.967.452	482.833.341
7. Financial expenses	22	VI.4	1.728.753.447	2.629.629.768	6.890.305.103	7.836.553.928
- In which: Interest expense	23		1.728.753.447	2.629.629.768	6.890.305.103	7.731.248.757
8. Selling expenses	24		0	22.090.909	0	22.090.909
9. General and administration expenses	25	VI.7	2.182.451.419	3.140.353.933	8.084.667.047	3.397.518.083
10. Net operating profit	30		1.607.295.888	1.870.836.756	5.326.555.174	7.218.362.773
11. Other income	31	VI.5	0	100.000	0	10.100.000
12. Other expenses	32	VI.6	175.513.320	116.421.356	307.957.685	1.879.120.699
13. Net other expenses	40		-175.513.320	-116.321.356	-307.957.685	-1.869.020.699
14. Net accounting profit before tax	50		1.431.782.568	1.754.515.400	5.018.597.489	5.349.342.074
15. Business income tax ("BIT")- current	51	VI.8	436.063.149	649.968.203	1.652.570.639	2.026.061.338
16. BIT - deterred	52		-	-	-	-
17. Net profit after tax	60		995.719.419	1.104.547.197	3.366.026.850	3.323.280.736
18. Basic earnings per share	70	VI.9	83	92	281	277

Prepared by



Nguyễn Thụy Phương

Chief Accountant



Nguyễn Văn Hà

Hanoi, October 20th, 2025

General Director



Hoàng Văn Trinh

CASH FLOW

(Indirect Method)

For the accounting period from July 1, 2025 to September 30, 2025

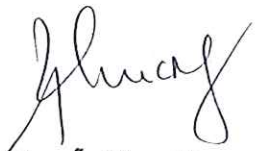
QUOTA	Code	Unit: VND	
		Accum from beginning of year to the end of period (Current year)	Accum from beginning of year to the end of period (Previous year)
I. Cash flows from operating activities			
1. <i>Net accounting profit before tax</i>	01	5.018.597.489	5.349.342.074
2. <i>Adjustments for</i>		9.031.191.847	(1.217.778.297)
- Depreciation and amortisation	02	2.063.977.362	1.907.393.428
- Provisions		569.876.834	(10.373.587.141)
- Unrealised foreign exchange losses	04	(459.176)	-
- Profits from investing activities	05	(492.508.276)	(482.833.341)
- Interest expense	06	6.890.305.103	7.731.248.757
3. <i>Operating profit before changes in working capital</i>	08	14.049.789.336	4.131.563.777
- increase, decrease in receivables	09	(78.834.909.104)	6.846.053.744
- Increase, decrease in inventories	10	49.462.468.845	(76.300.898.697)
- Increase, decrease in payables (not including interest payables, CIT payables)	11	143.131.100.387	66.713.609.291
- Increase, decrease in prepaid expenses	12	2.227.633.843	(2.776.104.704)
- Interest paid	14	(7.020.414.127)	(7.838.653.674)
- BIT paid	15	(2.575.810.172)	(6.648.330.416)
- Other income from business activities	16	-	-
- Other cash inflows/(outflows) from operating activities	17	(427.000.000)	-
<i>Net cash inflows from operating activities</i>	20	120.012.859.008	(15.872.760.679)
II. Cash flows from investing activities			
1. Purchases of fixed assets	21	-	-
2. Proceeds from disposals of assets	22	-	-
3. Loans provided to related parties and other	23	(18.040.888.717)	(22.688.642.192)
4. Collection of loans provided to related parties and other	24	17.600.000.000	-
5. Proceed from collection investment in other entity	26	-	-
6. Interest and dividend received	27	575.861.204	407.409.079
<i>Net cash outflows from investing activities</i>	30	134.972.487	(22.281.233.113)
III. Net cash outflows from financing activities			
1. Proceeds from bond issuance and borrowings	33	159.171.266.321	220.138.702.365
2. Repayments of borrowings	34	(257.662.377.769)	(183.250.417.047)
3. Dividend paid to owner	36	-	-
<i>Net cash outflows from financing activities</i>	40	(98.491.111.448)	36.888.285.318
Net increase in cash	50	21.656.720.047	(1.265.708.474)
Cash at beginning of year	60	427.854.451	8.551.092.862
Effect of foreign exchange differences	61	459.176	-
Cash at end of year	70	22.085.033.674	7.285.384.388

Hanoi, October 20th, 2025

Prepared by

Chief Accountant

General Director


 Nguyễn Thụy Phương


 Nguyễn Văn Hà


 Hoàng Văn Trình

EXPLANATORY NOTE TO THE FINANCIAL STATEMENTS

For the accounting period from 01/07/2025 to 30/09/2025

I. CHARACTERISTICS OF BUSINESS ACTIVITY

1. Form of capital ownership

Construction Joint Stock Company No. 1 (hereinafter referred to as the "Company") is a joint-stock company established under the Decision No. 1173/QĐ-BXD dated August 29, 2003 of the Minister of Construction on the transfer of Construction Company No. 1 - a State-owned enterprise under the Vietnam Import-Export and Construction Corporation (now the Import-Export Joint Stock Corporation and Vietnam Construction) into Construction Joint Stock Company No. 1. The Company operates under the Business Registration Certificate No. 0103002982 first registered on January 6, 2003, amended for the 15th time on September 03, 2025 issued by the Department of Planning and Investment of Hanoi City. The Company officially listed its shares on the Hanoi Stock Exchange on May 14, 2009 with the stock code VC1.

The charter capital of the Company according to the 15th amended Business Registration Certificate dated September 03, 2025 is VND 120,000,000,000.

The total number of employees of the Company as at September 30, 2025 is 122 (December 31, 2024 is 120). The Company's head office is located at D9, Khuat Duy Tien Street, Thanh Xuan Bac Ward, Thanh Xuan District, Hanoi City, Vietnam.

2. Business Area

The Company is mainly engaged in the construction of industrial and civil works

3. Business Scope

The Company's business activities includes:

Construction of civil and industrial buildings;

Construction of infrastructure works: Transport, irrigation, water supply and drainage and environmental treatment;

New urban area development business, industrial park infrastructure and real estate business;

Production and trading of building materials;

Investment consultancy for the implementation of construction investment projects, project formulation, bidding consultancy, project supervision and management consultancy;

Travel hotel business;

Agents for domestic and foreign companies trading in items for production and consumption;

Design of total floor plan, interior and exterior architecture for civil and industrial construction works;

Design of water supply and drainage systems in urban and rural areas, treatment of wastewater and domestic water;

Structural design for civil, industrial and technical construction works of urban infrastructure and industrial parks;

Construction of bridges and roads;

Surveying and surveying the topography, geology and hydrology in service of the design of works and formulation of investment projects;

Urban housing and office management services;

Production, processing and installation of mechanical products;

Warehouse leasing services; transportation, loading and unloading of goods;

Demolition of civil and industrial works;

Leasing construction equipment and machinery; formwork scaffolding;

Financial business.

4. Ordinary production and business cycle

The Company's ordinary production and business activities are 12 months.

Average production and business cycle of sectors and fields are 12 months.

5. Characteristics of the enterprise's operation in the accounting period affecting the Financial Statements

During the accounting period, the Company's operation no longer have any significant characteristics that affect the Financial Statements. The Company's operation took place usually in all periods of the year.

II. ACCOUNTING PERIODS, MONETARY UNITS USED IN ACCOUNTING

1. Annual Accounting Period

The Company's annual accounting period starts from January 1 and ends on December 31 of every calendar year.

2. Currency used in accounting

The currency used in accounting is the Vietnamese dong (the national symbol is "đ"; the international symbol is "VND").

III. APPLICABLE ACCOUNTING STANDARD AND REGIME

1. Applicable accounting regime

The Company applies the Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance guiding the Corporate Accounting Regime and Circular 53/2016/TT-BTC dated 21/03/2016, which amended and supplemented a number of articles of Circular No. 200/2014/TT-BTC dated 22/12/2014.

2. Statement of compliance with Accounting Standards and Regimes

The Company has applied the Vietnam Accounting Standards and guiding documents issued by the State. Financial statements shall be prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of standards and the current applicable accounting regime.

IV. APPLICABLE ACCOUNTING POLICY

1. Principle of recording cash and cash equivalents

Cash and cash equivalents include cash at the fund, bank deposits, short-term investments with a maturity period of not more than 03 months, high liquidity, easy conversion into defined amounts of cash and not much risk in converting into cash.

Amounts deposited and deposited by other enterprises and individuals at the Company shall be managed and accounted as the Company's cash.

2. Principle for recording receivables

The classification of receivables as customer receivables and other receivables shall be carried out according to the following principles

a. Receivables of customers include receivables of a commercial nature arising from transactions of a buy-sale nature, such as Receivables for sale, provision of services, liquidation, sale of assets (fixed assets, financial investments) between the Company and the buyer (which is an independent unit from the seller, including receivables between parent companies and subsidiaries, joint ventures and associates). This receivable includes receivables from the sale of export goods of the entrusting party through the entrusted party.

b. Other receivables include receivables that are not commercial and not related to purchase and sale transactions, such as

- Receivables that generate revenue from financial activities, such as receivables from loan interest, deposits, dividends and profits distributed
- Third-party payments that are entitled to be reimbursed Amounts payable by the export entrustee for the entrusting party
- Non-commercial receivables such as lending assets, receivables in terms of fines, compensation, pending assets, etc.

When preparing Financial statements, accountants base on the remaining term of receivables to classify them as long-term or short-term. The receivables indicators of the Balance sheet may include amounts reflected in accounts other than accounts receivable, such as Loans reflected in A/C 1283, deposits and bets reflected in A/C 244, advances in A/C 141..

3. Principle for recording inventory

a. Principles for recording inventory

The Company's inventory is assets purchased for production or for sale in the ordinary production and business period. For unfinished products, if the production and turnover time exceeds a normal business cycle, they are not presented as inventories on the balance sheet but as long-term assets.

All kinds of products, goods, supplies, and assets that are kept on their behalf, consigned, entrusted for import and export, processed, etc. not under the ownership and control of the Company, it is not reflected as inventory

Inventory is calculated at the cost price. In case the net realizable value is lower than the original price, the inventory is calculated according to the net realizable value. The cost of inventory includes the cost of purchase, processing costs, and other directly related costs incurred to obtain inventory in its current location and state.

The unfinished production and business expenses at the end of the period are of the construction and installation works implemented by the Company and of real estate business projects in which the Company is the investor, including direct raw material costs, direct labor costs, etc costs for using construction machines, costs for site clearance, and general production costs are collected for each work and project corresponding to the volume of implementation that has not yet been accepted or the area of real estate that has not yet been sold to customers.

b. Inventory Value Calculation Method

The value of inventory is determined according to the weighted average method.

c. Inventory accounting method

Inventory shall be accounted according to the method of regular declaration.

d. Inventory price reduction provisioning method

The provision for inventory price reduction established at the end of the year is the difference between the original price of inventory and the net realizable value.

4. Principle of recording and depreciation of fixed assets

Tangible fixed assets and intangible fixed assets are recorded at the original price. In the course of use, tangible fixed assets and intangible fixed assets are recorded at historical cost, accumulated depreciation and residual value.

Fixed assets leased finance shall be recorded at historical cost at the fair value or present value of the minimum rent payment (excluding VAT) and direct expenses initially incurred related to the financial leased fixed assets. In the course of use, financial leased fixed assets are recorded at historical cost, accumulated depreciation and residual value.

The depreciation of the Company's fixed assets is estimated appropriately and implemented according to the straight-line method as prescribed in the Circular No. 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance promulgating the regime of management, use and depreciation of fixed assets, specifically as follows

Houses and Architectural Objects:	3 – 50 years
Means of transport:	4 – 6 years
Machinery and equipment:	4 – 10 years
Management equipment and instruments:	3 – 6 years

5. Principle of recording upfront cost

Prepaid expenses only related to the production and business expenses of a fiscal year or a business cycle are recorded as short-term prepaid expenses and are included in the production and business expenses in the fiscal year. Expenses incurred in the fiscal year but related to the results of production and business activities of many accounting years shall be accounted into long-term prepaid expenses for gradual allocation to the results of business activities in the following accounting years.

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

6. Principle of recording liabilities

The classification of payables as payables to sellers and other payables shall be carried out according to the following principles

a. Payables to sellers include payables of a commercial nature arising from the purchase of goods, services, assets and sellers (being independent units from buyers, including payables between parent companies and subsidiaries, joint ventures and associates). This payable includes amounts payable when importing through a trustee (in a consignment import transaction)

b. Other payables include non-commercial payables not related to the purchase, sale and supply of goods and services

Payables related to financial expenses, such as payables on loan interest, dividends and payable profits, payable financial investment activities

- Payables covered by third parties. Amounts of money received by the trustee from related parties for payment as specified in the import-export entrustment transaction
- Non-commercial payables such as payable due to borrowing property, payable fines, compensation, surplus pending assets, payable social insurance, health insurance, unemployment insurance, unemployment insurance, etc.

When making financial statements, the accountant shall base on the remaining term of the payables to classify them as long-term or short-term. When there is evidence that a loss is likely to occur, the accountant immediately records an amount payable on the principle of prudence.

Accounts payable of foreign currency origin shall be re-evaluated at the end of the period when making financial statements. The actual transaction rate when re-evaluating repayables of foreign currency origin at the time of making financial statements is the exchange rate announced by the commercial bank where the enterprise regularly conducts transactions (chosen by the Company itself when dealing with payables).

7. Principles for recording loans

Loans with a repayment period of more than 12 months from the time of making financial statements, the accountant presents them as long-term loans and financial lease debts. Amounts due within the next 12 months from the time of making financial statements, the accountant presents as short-term loans and financial leases to have a payment plan.

Borrowing costs are directly related to the loan (in addition to interest payable), such as appraisal, audit, loan dossier preparation, etc. shall be accounted into financial expenses. In case these expenses arise from a separate loan for the purpose of investment, construction or production of unfinished assets, they shall be capitalized.

When making financial statements, the balance of loans in foreign currencies shall be re-evaluated according to the actual exchange rate at the time of making the financial statements. Exchange rate differences arising from the payment and revaluation of loans in foreign currencies at the end of the period shall be accounted into revenues or expenses for financial activities.

8. Principles of recording and capitalizing borrowing expenses

Borrowing expenses shall be recorded in production and business expenses in the period when they are incurred, except for borrowing expenses directly related to the construction investment or production of unfinished assets, which are included in the value of such assets (capitalized) when they fully meet the conditions specified in Vietnam Accounting Standard No. 16 "Borrowing expenses".

Borrowing expenses directly related to the investment in construction or production of unfinished assets that need to be long enough (over 12 months) to be put into use for predetermined purposes or sold shall be included in the value of such assets (capitalized). Including loan interests, allocation of discounts or surcharges when issuing bonds, and additional costs incurred related to the loan procedure.

For private loans for the construction of fixed assets and investment real estate, the loan interest is capitalized even if the construction period is less than 12 months.

9. Principles for recording expenses payable

Amounts payable for goods and services received from the seller or provided to the buyer in the reporting period but not yet paid due to lack of invoices or insufficient accounting documents and documents, shall be recorded in the production and business expenses of the reporting period.

The accounting of payable expenses into production and business expenses in the period must comply with the principle of consistency between turnover and expenses incurred in the period.

Expenses to be paid must be finalized with the actual expenses incurred. The difference between the previous deduction and the actual cost will be refunded

10. Principles for recording equity

a. Principles for recording the owner's contributed capital

The owner's investment capital is recorded according to the owner's actual contributed capital.

b. Principles for recording undistributed profits

Undistributed profit after tax is the amount of profit from the Company's activities after deducting (-) adjustments due to retroactive application of changes in accounting policies and retroactive adjustments to material errors of previous years. Undistributed after-tax profits may be distributed to investors based on the capital contribution ratio after being approved by the Board of Directors and after setting aside reserve funds in accordance with the Company's Charter and the provisions of Vietnamese law.

11. Principles and methods of recording revenue.

a. Revenue from Real estate business

Revenue from real estate business is recorded when the following conditions are satisfied at the same time.

- The real estate has been fully completed and handed over to the buyer, the enterprise has transferred the risk and benefits associated with real estate ownership to the buyer.
- The Company no longer holds the right to manage the property as the owner of the property or control of the property.
- Revenue is determined with relative certainty.
- The Company has obtained or will derive economic benefits from the sale of real estate.
- Determine the costs associated with the sale.

Revenue from the Company's construction contracts is recorded according to the Company's accounting policies on construction contracts.

b. Construction Contract

When the results of the construction contract performance can be reliably estimated, the revenue and costs related to the contract are recorded in proportion to the part of the work completed at the end of the accounting year, which is calculated as a percentage of the costs incurred of the completed part of the work at the end of the accounting year compared to the total estimated cost of the contract, except for the case where this cost is not equivalent to the completed construction and installation volume. This expense may include ancillary costs, compensation and performance bonuses as agreed with the client.

When the result of the construction contract performance cannot be reliably estimated, the enterprise is only recorded as equivalent to the cost of the contract incurred, and the reimbursement is relatively certain.

c. Revenue from financial activities.

Revenue arising from interest, dividends, divided profits and other revenues from financial activities shall be recognized when the following two (2) conditions are satisfied at the same time:

- Revenue arising from interest, dividends, divided profits and other revenues from financial activities shall be recognized when the following two (2) conditions are satisfied at the same time.
- Revenue is determined relatively certainly.

Dividends and profits are recorded when the Company is entitled to receive dividends or is entitled to receive profits from capital contribution

d. Other income

Reflecting incomes other than production and business activities of enterprises, including:

- Income from the sale and liquidation of fixed assets;
- Income from the sale and sublease of assets;
- Taxes payable when selling goods or providing services but then reduced or refunded (export tax refunded, VAT, SCT and environmental protection tax payable but then reduced);
- Collect compensation from third parties to compensate for lost assets (e.g., collection of indemnified insurance money, compensation for relocation of business establishments, and amounts of similar nature);
- Collect fines due to the customer's breach of contract;
- Other incomes other than those mentioned above.

12. Accounting principle for revenue deductions

Amounts that are adjusted and deducted from sales and service provision revenue incurred in the period, including: Trade discounts, discounts on goods sold and returned goods.

In case products, goods and services have been consumed from the previous periods to the next period before commercial discounts or discounts on sale or goods sold are returned, the Company shall record a decrease in turnover on the following principles:

- If products, goods or services that have been consumed from the previous periods, to the next period, must be discounted, must be traded, returned but arise before the time of issuance of the financial statements, the accountant shall consider this as an event that needs to be adjusted arising after the date of making the balance sheet and recording a decrease in revenue. on the financial statements of the reporting period (previous period).
- In case products, goods or services have to be reduced in price, subject to commercial discounts, or returned after the time of issuance of financial statements, the enterprise shall record a decrease in revenue of the arising period (the following period).

13. Accounting principle for cost of goods sold

Reflecting the cost value of products, goods and services sold in the period.

The provision for inventory depreciation is included in the cost of goods sold on the basis of the amount of inventory and the difference between the net realizable value is less than the original price of the inventory.

For the value of lost or lost inventory, the accountant shall immediately calculate it in the cost of goods sold (after deducting compensations, if any).

For the cost of raw materials directly consumed in excess of the normal level, labor costs, fixed general production costs not allocated to the value of warehousing products, accounting shall be immediately included in the cost of goods sold (after deducting compensations, if any) even if the products, goods that have not been determined to be consumed

Import taxes, excise taxes and environmental protection taxes have been included in the value of purchased goods, if such taxes are refunded when selling goods, they shall be recorded as reduced in the cost of goods sold.

Costs of goods sold are not considered as CIT calculation expenses according to the provisions of the Tax Law but have full invoices and vouchers and have been accounted in accordance with the accounting regime The Company does not record a decrease in accounting expenses but only adjusts in the CIT finalization to increase the payable CIT amount.

14. Principle of accounting for financial expenses

Reflecting expenses of financial activities, including expenses or losses related to financial investment activities, expenses for lending and borrowing capital, expenses for capital contribution to joint ventures, associations, short-term securities transfer losses, expenses for securities sale transactions; Provision for depreciation of trading securities, provision for investment losses in other units, losses incurred when selling foreign currency, exchange rate losses, etc.

Financial expenses that are not considered CIT calculation expenses under the provisions of the Tax Law but have full invoices and vouchers and have been accounted in accordance with the accounting regime The Company does not record a decrease in accounting expenses but only adjusts in the CIT finalization to increase the payable CIT amount.

15. Principle of accounting for selling expenses and business management expenses

Expenses recorded as selling expenses include: Actual expenses incurred in the process of selling products, goods or providing services, including costs of pitching, product introduction, product advertising, sales commissions, product warranty costs, goods, expenses for preservation, packaging and transportation...

Expenses recorded as enterprise management expenses include: Expenses on salaries of employees of the enterprise management department (salaries, wages, allowances,...); social insurance, health insurance, trade union funding, unemployment insurance of enterprise managers; expenses for office materials, labor tools, depreciation of fixed assets used for enterprise management; land rent, license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion...); other monetary expenses (reception, customer conferences, etc.)

Expenses for sale and management of enterprises are not considered as CIT calculation expenses according to the provisions of the Tax Law but have full invoices and vouchers and have been accounted in accordance with the accounting regime The Company does not record a decrease in accounting expenses but only adjusts them in the CIT finalization to increase the payable CIT amount.

16. Principles and methods of recording corporate income tax expenses

The current enterprise income tax expense is the payable enterprise income tax amount calculated on the taxable income in the year and the current enterprise income tax rate. Currently, the Company is applying the CIT rate of 20%.

Deferred income tax is calculated on the differences between the book value and the basis for calculating income tax on asset or debt items in the financial statements and is recorded according to the balance sheet method. Deferred income tax payable must be recognized for all temporary differences, while deferred income tax assets are recognized only when there is certainty of sufficient future taxable profits to deduct temporary differences.

Deferred income tax is determined by the estimated tax rate that will apply to the period in which the property is recovered or the liabilities are paid. Deferred income tax is recorded in the statement of business results and is recorded in equity only when such tax is related to items recorded directly in equity.

Deferred income tax assets and deferred tax liabilities payable are cleared when the Company has a legal right to clear between the prevailing income tax assets and the prevailing income tax payable and when the deferred income tax assets and deferred income tax liabilities payable in relation to corporate income tax are administered by the same tax authority and the Company intends to pay the current income tax on a net basis

17. Other accounting principles and methods

a. Financial instruments

Initial Recording

Financial assets

The Company's financial assets include cash and cash equivalents, customer receivables and other receivables, loans, short-term and long-term investments. At the time of initial recognition, financial assets are determined according to the purchase price/issuance cost plus other expenses directly related to the purchase and issuance of such financial assets.

Financial liabilities

The Company's financial liabilities include loans, seller payables and other payables, expenses payable. At the time of initial recognition, financial liabilities are determined according to the issuance price plus expenses directly related to the issuance of such financial liabilities.

The following values were initially recorded

Currently, there are no regulations on the re-evaluation of financial instruments after initial recognition.

b. Stakeholders

Businesses, individuals, directly or indirectly through one or more intermediaries, who control or are under the control of the Company, or share control with the Company, including the parent company, subsidiaries and affiliates who are related parties. Affiliates, individuals who directly or indirectly hold voting rights of the Company that have a significant influence on the Company, key management personnel including the Board of Directors, officers of the Company, close family members of these individuals or these affiliates or companies affiliated with individuals is also considered a stakeholder.

In considering each relationship of the parties involved, it is necessary to pay attention to the nature of the relationship, not just the legal form of those relationships

V. ADDITIONAL INFORMATION ON THE ITEMS OF BALANCE SHEET

		Unit: VND	
		30/09/2025	01/01/2025
1 . Cash and cash equivalents			
Cash on hand		1.859.385.859	58.302.230
Cash in banks		10.430.508.615	369.552.221
Total		22.039.894.474	427.854.451
2 . Held-to-maturity investments			
		30/09/2025	01/01/2025
		Historical cost Carrying amount	Historical cost Carrying amount
Term deposit (under 12 months)		29.029.530.909 29.029.530.909	29.938.642.192 29.938.642.192
Total		29.029.530.909 29.029.530.909	29.938.642.192 29.938.642.192

(*) As of the reporting date, the Company maintains several term deposits as follows:

VND 2,000,000,000 – 12-month term deposit at BIDV Bank with an annual interest rate of 4.2%, under Term Deposit Contract No. 01/2023/HDTG-Vinaconex 1 dated June 23, 2023, which has been extended to June 23, 2026.

VND 1,863,765,164 – 12-month term deposit at BIDV Bank with an annual interest rate of 4.2%, under Term Deposit Contract No. 02/2023/HDTG-Vinaconex 1 dated September 8, 2023, which has been extended to September 8, 2026.

VND 500,000,000 – 6-month term deposit at MB Bank with an annual interest rate of 4.0%, under Term Deposit Contract No. 1007 dated January 25, 2024, which has been extended to January 26, 2026.

VND 1,000,000,000 – 6-month term deposit at MB Bank with an annual interest rate of 4.0%, under Term Deposit Contract No. 1175 dated January 29, 2024, which has been extended to February 2, 2026.

VND 1,200,000,000 – 6-month term deposit at MB Bank with an annual interest rate of 4.0%, under Term Deposit Contract No. 1392 dated February 1, 2024, which has been extended to February 2, 2026.

VND 3003 – 6-month term deposit at MB Bank with an annual interest rate of 4.0%, under Term Deposit Contract No. 3003 dated March 27, 2024, which has been extended to March 27, 2026.

VND 00141 – 6-month term deposit at MB Bank with an annual interest rate of 4.95%, under Term Deposit Contract No. 00141 dated September 10, 2025, maturing on March 10, 2026.

VND 47528 – 4-month term deposit at MB Bank with an annual interest rate of 4.75%, under Term Deposit Contract No. 47528

		30/09/2025	01/01/2025
3 . Short-term trade accounts receivable			
a) Receivables		253.163.993.580	244.871.384.339
- Thanh Cong Viet Hung Technology industrial complex JSC		23.903.430.269	27.258.447.315
- Tan Hung Management & Construction Co., Ltd.		69.252.679.694	-
- Hateco Hai Phong International Container Terminal Co., Ltd		24.005.057.490	-
- Ha Tay Branch - Nam Cuong Group Corporation		35.412.016.769	45.009.165.940
- Pros construction and trading JSC		34.784.248.760	41.473.132.834
- Thanh Xuan hospital JSC		17.680.237.852	41.330.680.407
- Other customers		48.126.322.746	89.799.957.843
b) Receivables from customers who are related parties		31.964.440.514	40.255.134.493
- Vietnam Construction and Import-Export Joint Stock Corporation		19.325.966.168	21.444.855.084
- VIMECO Joint Stock Company		6.154.899.472	6.154.899.472
- Construction and investment JSC No. 4		1.066.138.000	1.066.138.000
- Vinaconex construction one member company limited		5.417.436.874	11.589.241.937
Total		285.128.434.094	285.126.518.832
4 . Short-term prepayments to suppliers		30/09/2025	01/01/2025

For the accounting period from July 1, 2025 to
September 30, 2025

a) Advanced payments to suppliers	17.951.946.129	9.725.538.591
- Anh Ngoc Trading Co., Ltd.	2.300.000.000	-
- Bien Bac Law Co., Ltd.	1.190.000.000	-
- Hieu Kien Co., LTD	1.801.291.220	1.801.291.220
- Others	12.660.654.909	7.924.247.371
b) Advance payments to sellers are related parties	-	-
Total	17.951.946.129	9.725.538.591

5 . Orther receivable

	30/09/2025		01/01/2025	
	Values	Provisions	Values	Provisions
a. Short-term orther receivable	210.669.022.371	(49.795.792.193)	137.845.788.995	(41.848.825.532)
- Advances for construction teams (*)	193.625.754.634	(46.944.440.796)	128.390.880.317	(38.997.474.135)
- Advances for individuals	12.699.861.576	(851.351.397)	2.661.630.355	(851.351.397)
- Short-term other receivable	1.278.993.700	-	1.644.754.579	-
- Collateral Long-term deposits	3.064.412.461	(2.000.000.000)	5.148.523.744	(2.000.000.000)
In which: Other receivables are related parties	500.000.000	-	500.000.000	-
- Vinaconex mechanical & electrical engineering JSC	500.000.000	-	500.000.000	-
b, Long-term orther receivable	50.000.000	-	50.000.000	-
Collateral Long-term deposits	50.000.000	-	50.000.000	-
Total	210.719.022.371	(49.795.792.193)	137.895.788.995	(41.848.825.532)

(*) Advances for construction teams are advances to the Company's Project Managers, based on the contract signed between the Manager and the Company, related to construction projects for which the Company is the contractor. These advances will be transferred to unfinished production and business expenses when the incurred expenses have sufficient valid documents and are approved by the Company.

6 . Provisions of bad receivables (Details in Appendix 01)

7 . Inventories

	30/09/2025		01/01/2025	
	Values	Provisions	Values	Provisions
Work in process	198.304.586.622	-	247.767.055.467	-
Total	198.304.586.622	-	247.767.055.467	-

(*) Cost of production and business in progress reflects the construction costs of projects in progress that have not been handed over to Investors, in which some projects have large balances as follows:

	30/09/2025	01/01/2025
- Building C1, Vinaconex1 office and luxury housing area	113.570.103.793	123.879.209.799
- Structural Construction and Finishing Works for Adjacent Houses - Le Ho Project, Ha Nam Province	14.795.616.791	-
- Construction Works for Thai Nguyen University Project	9.609.448.146	-
- Package C.XD.032 CT: Thanh Cong Viet Hung Automobile Factory	8.425.483.869	26.805.199.943
- Others	51.903.934.023	97.082.645.725
Total	198.304.586.622	247.767.055.467

8 . Prepaid expenses

	30/09/2025	01/01/2025
a, Short - term	-	-
b, Long - term	327.303.153	2.554.936.996
Office management equipment waiting for allocation	186.753.514	157.253.058
Circulating materials	-	2.210.108.999
Fixed asset repair costs	140.549.639	187.574.939

	Total		327.303.153		2.554.936.996
9 . Increases /(decreases) of tangible fixed assets					
Item	Building and structures	Machinery and equipment	Vehicles	Office equipment	Total
Cost					
Beginning balance	17.939.739.694	31.211.309.727	2.077.069.101	460.446.147	51.688.564.669
Increase	-	-	-	-	-
New purchases	-	-	-	-	-
Decrease	-	-	-	-	-
Liquidation and sale	-	-	-	-	-
Closing balance	17.939.739.694	31.211.309.727	2.077.069.101	460.446.147	51.688.564.669
Depreciation					
Beginning balance	7.339.221.345	31.211.309.727	1.277.097.596	460.446.147	40.288.074.815
Increase	452.649.501	-	157.177.503	-	609.827.004
Depreciation	452.649.501	-	157.177.503	-	609.827.004
Decrease	-	-	-	-	-
Liquidation and sale	-	-	-	-	-
Closing balance	7.791.870.846	31.211.309.727	1.434.275.099	460.446.147	40.897.901.819
Net book values					
Beginning balance	10.600.518.349	-	799.971.505	-	11.400.489.854
Closing balance	10.147.868.848	-	642.794.002	-	10.790.662.850

In which:

The remaining value of tangible fixed assets as of September 30, 2025 has been used as collateral to secure loans:	10.587.387.182
Original price of tangible fixed assets at September 30, 2025 that have been fully depreciated but are still in use:	33.543.186.100

11 . Increase, decrease investment real estate

Item	Beginning	Increase	Decrease	Ending
Original price	139.269.771.390	-	-	139.269.771.390
- Building & architectonic model	139.269.771.390	-	-	139.269.771.390
Accumulated depreciation	70.847.336.537	1.454.150.358	-	72.301.486.895
- Building & architectonic model	70.847.336.537	1.454.150.358	-	72.301.486.895
Residual value	68.422.434.853	-	-	66.968.284.495
- Building & architectonic model	68.422.434.853	-	-	66.968.284.495

The Company's investment real estate includes the value of the 1st Floor, Building 19, Khuat Duy Tien Street, Thanh Xuan District, Hanoi City, the provisional value of the Basement and Buildings D, E of the Vinaconex 1 Office and Luxury Housing Project at 289 Khuat Duy Tien Street, Cau giay District, Hanoi City. This value may change up or down after settlement and 02 shop houses at Sunshine City Project.

According to the provisions of Vietnamese Accounting Standard No. 05 - Investment Property, the fair value of investment property as at 30 June, 2025 must be presented. However, the Company has not yet determined this fair value, so the fair value of investment property as at 30 June, 2025 has not been presented in the Notes to the financial statements. To determine this fair value, the Company will have to hire an independent consulting company to assess the fair value of investment property. Currently, the Company has not found a suitable consulting company to perform this work.

Remaining value of investment real estate as of September 30, 2025 used as mortgage, securing loans: VND 42.529.712.228 (as of January 1, 2025: VND 43,846,761,380)

Original price of investment real estate as of September 30, 2025, fully depreciated but still in use: VND 52,063,789,385 (as of January 1, 2025: VND 52,063,789,385)

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12 . Long-term financial investment
a. Investing capital in other units

	30/09/2025			01/01/2025		
	Original price	Provisions	Fair value	Original price	Provisions	Fair value
- Vietnam COMMERCE Import-Export and SUPERMARKET Joint Stock COMPANY	200.000.000	(200.000.000)		200.000.000	(200.000.000)	
Total	200.000.000	(200.000.000)		200.000.000	(200.000.000)	

b. Held-to-maturity investments

	30/09/2025		01/01/2025	
	Original price	Book value	Original price	Book value
+ Term deposits	1.350.000.000	1.350.000.000	-	-
Total	1.350.000.000	1.350.000.000	-	-

(*) VND 1,350,000,000 – 18-month term deposit at BIDV Bank with an annual interest rate of 4.2%, under Term Deposit Contract No. 01/2019/HDTG-Vinaconex 1 dated September 13, 2019, which has been extended to March 13, 2027.

The Company has pledged this term deposit as collateral to secure its bank borrowings.

13 . Short-term trade accounts payables

	30/09/2025		01/01/2025	
	Value	Number capable of repaying debt	Value	Number capable of repaying debt
a) Short-term payables to suppliers	147.704.112.331	147.704.112.331	167.869.706.002	167.869.706.002
- Quang Minh Construction and Trading Investment Joint Stock Company	3.844.191.683	3.844.191.683	14.104.566.962	14.104.566.962
- 179 Construction Joint Stock Company	68.605.458.000	68.605.458.000	-	-
- An Phat Investment, Construction and Services Company Limited	2.310.580.933	2.310.580.933	2.537.391.216	2.537.391.216
- Other short-term payables to suppliers	72.943.881.715	72.943.881.715	151.227.747.824	151.227.747.824
b) Payable to related parties	7.759.777.991	7.759.777.991	8.066.447.299	8.066.447.299
- Vietnam Construction and Import-Export Joint Stock Corporation	7.177.404.698	7.177.404.698	7.177.404.698	7.177.404.698
- Vinaconex Joint Stock Company design and inte	370.688.830	370.688.830	677.358.138	677.358.138
- Vinaconex 25 Joint Stock Company	9.380.155	9.380.155	9.380.155	9.380.155
- Vinaconex Construction Company Limited	202.304.308	202.304.308	202.304.308	202.304.308
Total	155.463.890.322	155.463.890.322	175.936.153.301	175.936.153.301

14 . Short-term advance payment buyer

	30/09/2025	01/01/2025
a) Short-term prepayment by buyer	140.509.241.447	57.638.634.151
- Flamingo Hai Tien Co., Ltd	55.801.489.849	-
- Thai Nguyen University	10.408.887.169	-
- Thanh Xuan Hospital JSC	69.778.000.000	8.163.210.415
- Investment Consulting, Design and Services Joint Stock Company (INFISCO)	2.565.258.678	6.115.959.009
- Others	1.955.605.751	43.359.464.727
b) The prepaid buyer is a related party	93.931.976.790	659.608.797
- Vietnam Construction Import-Export Joint Stock Corporation	93.931.976.790	659.608.797
- Vinaconex Construction Company Limited	-	-
Total	234.441.218.237	58.298.242.948

15 . Taxes and other payables to the State Budget

	01/01/2025	Amount payable	Amount paid	30/09/2025
a. Accounts receivable				
b. Payables				
VAT	1.020.322.243	9.425.900.107	5.470.475.884	4.975.746.466
Business income tax- current	5.708.898.095	1.652.570.639	2.575.810.172	4.785.658.562
Personal income tax	258.746.808	356.159.814	354.548.110	260.358.512
Resource tax	-	2.040.548	2.040.548	-
Land rent, land tax	282.405.178	1.894.605.937	475.165.304	1.701.845.811
Orther fee, tax	31.451.189	6.656.319	6.656.319	31.451.189
Total	7.301.823.513	13.337.933.364	8.884.696.337	11.755.060.540

The Company's tax settlement is subject to examination by the tax authorities. Since the application of tax laws and regulations to various types of transactions is susceptible to varying interpretations, the tax amounts presented in the Financial Statements may be subject to change at the discretion of the tax authorities.

16 . Short-term accrued expenses	30/09/2025	01/01/2025
- Advance provision of interest expense of Vinaconex building main	106.329.488	39.907.251
- Interest expense provision	176.973.931	373.505.192
- Advance provision for construction costs	1.968.314.080	2.915.609.151
Total	2.251.617.499	3.329.021.594
17 . Other payable	30/09/2025	01/01/2025
a. Other short-term payable	25.785.713.417	41.617.676.165
- Union fees	311.999.865	375.236.855
- Social insurance, health insurance, unemployment insurance	282.984.888	272.346.567
- Other:	14.639.924.316	23.303.065.479
+ Payable construction teams	3.703.931.589	4.045.693.436
+ Maintenance costs	6.008.454.262	7.853.523.889
+ Dividend payable	-	45.139.200
+ Other	4.927.538.465	11.358.708.954
- Accept short-term deposits and deposits	303.160.000	243.860.000
- Other short-term payables are related parties	10.247.644.348	17.423.167.264
+ Operating support payable to Vietnam Construction and Import-Export Joint Stock Corporation	10.247.644.348	17.423.167.264
b. Long - term	164.290.000	164.290.000
- Accept long-term deposits and deposits	164.290.000	164.290.000
Total	25.950.003.417	41.781.966.165

18 . Borrowings and short-term finance lease liabilities	30/09/2025	Increase	Decrease	01/01/2025
18.1 Short-term borrowings	43.666.852.097	159.171.266.321	257.662.377.769	142.157.963.545
Bank (*)	43.666.852.097	158.051.266.321	254.742.377.769	140.357.963.545
Short-term loans to organizations and related parties	-	1.120.000.000	1.120.000.000	
Personal Loan	-	-	1.800.000.000	1.800.000.000
18.2 Amount of debt repayment capacity	43.666.852.097			142.157.963.545

Short term loan 43.666.852.097

142.157.963.545

Details regarding short term loans:

(*) As at September 30, 2025, the Bank loans have a term of less than 12 months, interest rates of 7.3% and 7.56%/year. These loans are secured by certain fixed assets, investment real estate and term bank deposits of the Company.

19 . Owner's equity

19.1. Statement of fluctuations in owner's equity (Details in Appendix 02)

19.2. Details of owner's investment capital	30/09/2025	01/01/2025
Vietnam Construction and Import-Export Joint Stock Corporation	66.162.160.000	66.162.160.000
MB Bond Investment Fund	142.000.000	142.000.000
Capital contributions of other shareholders	53.695.840.000	53.695.840.000
Total	120.000.000.000	120.000.000.000

19.3. Capital transactions with Owners and distribution of dividends and profits

	This period	Previous period
- Owner's equity		
+ Beginning capital contribution	120.000.000.000	120.000.000.000
+ Year-end capital contribution	120.000.000.000	120.000.000.000
- Dividends, distributed profits	-	-

19.4. Shares

	30/09/2025	01/01/2025
Number of shares registered to be issued	12.000.000	12.000.000
Number of shares sold to the public	12.000.000	12.000.000
- Common share	12.000.000	12.000.000
Number of outstanding shares	12.000.000	12.000.000
- Common share	12.000.000	12.000.000
Face value per outstanding share	10.000	10.000

20 . Off balance sheet items

	30/09/2025	01/01/2025
Foreign currencies		
- USD	507,21	527,01

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

Đơn vị tính: Đồng

1 . Sales

	This period	Previous period
- Construction and installation revenue	54.605.871.112	79.659.908.864
- Service revenue	3.804.029.774	3.618.154.808
- Real estate business revenue	2.376.297.790	-
- Other operating revenue	-	-
Total	60.786.198.676	83.278.063.672

(*) In which, revenue for related parties

	(424.128.247)	-
- Vietnam Construction and Import-Export Joint Stock Corporation	-	-
- Vinaconex Construction Company Limited	(424.128.247)	-
Total	-424.128.247	0

2 . Costs of sales

	This period	Previous period
- Cost of construction activities	52.038.881.054	75.181.385.943

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- Cost of service provision	1.291.528.612	750.695.773
- Cost of real estate business operations	2.185.342.468	-
- Other operating costs	-	1.825.672.318
Total	55.515.752.134	77.757.754.034
3 . Financial income	This period	Previous period
- Interest on deposits and loans	247.887.224	179.407.934
- Exchange rate differential profit	166.988	-
- Other financial revenue	-	-
Total	248.054.212	179.407.934
4 . Financial expenses	This period	Previous period
- Interest expense	1.728.753.447	2.629.629.768
- Provision for impairment of investments	-	-
- Other financial costs	-	-
Total	1.728.753.447	2.629.629.768
5 . Other income	This period	Previous period
- Net proceeds from liquidation and sale of fixed assets (*)	-	-
- Other income	-	100.000
Total	-	100.000
6 . Other costs	This period	Previous period
- Administrative fines, tax laws	175.513.320	116.421.356
- Other costs	-	-
Total	175.513.320	116.421.356
7 . General and administration expenses	This period	Previous period
- Expenses for employees	1.292.320.829	2.109.931.591
- Depreciation expense	163.959.948	111.567.447
- Backup costs	252.835.574	-
- Outside services	55.250.621	208.029.825
- Other cash expenses	418.084.447	710.825.070
Total	2.182.451.419	3.140.353.933
8 . Current corporate income tax expense	This period	Previous period
a. Profit before tax	1.431.782.568	1.754.515.400
b. Adjustments to increase (+), decrease (-) taxable profit	748.533.174	1.495.325.613
- Increase adjustments	748.533.174	1.495.325.613
+ Board of Directors remuneration not directly involved in management	225.000.000	225.000.000
+ Non-deductible expenses	175.513.320	116.421.356
+ Other	348.019.854	1.153.904.257
c. Profit subject to corporate income tax (a)+(b)	2.180.315.742	3.249.841.013
d. Corporate income tax rate	20%	20%
e. Corporate income tax payable{(c) *(d)}	436.063.148	649.968.203
9 . Basic earnings per share	This period	Previous period
Profit after corporate income tax	995.719.420	1.104.547.197
Bonus and welfare fund	-	-

Average outstanding shares during the year	12.000.000	12.000.000
Basic earnings per share	83	92

At the reporting date, the Company has not yet reliably estimated the amount of profit that can be allocated to the Bonus and Welfare Fund because the General Meeting of Shareholders has not yet decided on the allocation rate for these funds for the following year. If the Company allocates to the Bonus and Welfare Fund, the net profit attributable to common shareholders will decrease.

10 . Production and business costs by factor	This period	Previous period
Cost of raw materials	99.025.382.388	47.102.761.194
Labor costs	12.637.165.216	35.038.604.696
Fixed asset depreciation costs	687.992.454	635.599.953
Outsourcing service costs	1.039.714.830	3.006.973.198
Backup costs	252.835.574	-
Other expenses in cash	11.468.240.937	4.952.839.800
Total	125.111.331.399	90.736.778.841

VII . OTHER INFORMATION

1 . Potential debts, commitments and other information:

There are no contingent liabilities arising from past events that could affect the information presented in the Interim Financial Statements that the Company does not control or has not recorded.

2 . Events occurring after the balance sheet date

There have been no events that could affect the information presented in the Financial Statements or have or could have a significant impact on the Company's operations.

3 . Information about related parties

3.1 List of stakeholders

Related parties	Relationship
Vietnam Construction and Import-Export Joint Stock Corporation	Parent company
Construction Joint Stock Company No. 4	Same Corporation
Construction Joint Stock Company No. 25	Same Corporation
Vinaconex Joint Stock Company design and interior	Same Corporation
Vinaconex Construction Company Limited	Same Corporation

3.2 During the period, the Company had the following transactions with related parties:

TT Related parties	This period	Previous period
a, Construction and service revenue		
1 Vietnam Construction and Import-Export Joint Stock Corporation	-	-
2 Vinaconex Construction Company Limited	(424.128.247)	-
Purchase of goods and services		
1 Vinaconex Construction Company Limited	-	-

3.3 Balance with related parties:

TT Related parties	30/09/2025	01/01/2025
a, Short-term receivables from customers		
1 Vietnam Construction and Import-Export Joint Stock Corporation	19.325.966.168	21.444.855.084
2 Construction Joint Stock Company No. 4	1.066.138.000	1.066.138.000
3 Vinaconex Construction Company Limited	5.417.436.874	11.589.241.937

b, Other short-term receivables

1 Vinaconex Electromechanical Joint Stock Company	500.000.000	500.000.000
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c, Short-term payables to suppliers

1 Vietnam Construction and Import-Export Joint Stock Corporation	7.177.404.698	7.177.404.698
2 Vinaconex Joint Stock Company design and interior	370.688.830	677.358.138
3 Vinaconex Construction Company Limited	202.304.308	202.304.308
4 Vinaconex 25 Joint Stock Company	9.380.155	9.380.155

d, Other short-term payables

1 Vietnam Construction and Import-Export Joint Stock Corporation	10.247.644.348	17.423.167.264
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3.4 Transactions with other related parties:

Income of Board of Directors, General Director, Board of Supervisors in the Second quarter of 2025:

	Position	This period	Previous period
Nguyễn Khắc Hải	Chairman of the Board	45.000.000	45.000.000
Nguyễn Minh Thắng	Board Member	30.000.000	30.000.000
Lại Đức Toàn	Board Member	30.000.000	30.000.000
Nguyễn Thành Nhơn	Board Member	30.000.000	30.000.000
Hoàng Văn Trinh	Member of Board of Directors, General Director	236.700.000	204.900.000
Đỗ Lê Tân	Deputy General Manager	143.100.000	143.100.000
Nguyễn Xuân Thọ	Deputy General Manager	143.100.000	127.200.000
Vũ Văn Mạnh	Head of Supervisory Board	30.000.000	30.000.000
Chu Quang Minh	Board of Supervisors Member	15.000.000	15.000.000
Trần Thị Kim Oanh	Board of Supervisors Member	15.000.000	15.000.000
Total		672.900.000	625.200.000

4 . Comparison information

Comparative figures are figures on the Financial Statements for the fiscal year ending December 31, 2024 of Construction Joint Stock Company No. 1 audited by AASC Auditing Company Limited.

5 . Information on ongoing operations

There have been no events which may cast significant doubt on the Company's ability to continue as a going concern and the Company has no intention or necessity to cease operations or to reduce the scale of its operations significantly.

Hanoi, October 20th, 2025

Prepared by

Chief Accountant

General Director



Nguyễn Thụy Phương



Nguyễn Văn Hà



Hoàng Văn Trinh

CONSTRUCTION JOINT STOCK COMPANY NO. 1

D9, Khuat Duy Tien Street, Thanh Xuan Bac Ward, Thanh Xuan District, Hanoi

FINANCIAL STATEMENTS

For the accounting period from July 1, 2025 to September 30, 2025

Appendix 01: Provision for doubtful debts

	30/09/2025			01/01/2025		
	Original price	Backup	Recoverable Value	Original price	Backup	Recoverable Value
Short-term receivables from customers	285.128.434.094	(30.819.771.532)	254.308.662.562	285.126.518.832	(38.814.972.867)	246.311.545.965
- National Hospital of Endocrinology	7.013.433.348	(2.820.906.983)	4.192.526.365	7.013.433.348	(2.820.906.983)	4.192.526.365
- Ha Tay Branch - Nam Cuong Group Joint Stock Company	35.412.016.769	(5.883.651.969)	29.528.364.800	49.269.337.915	(6.670.271.324)	42.599.066.591
- Vietnam Construction and Import-Export Joint S	19.325.966.168	(5.742.145.939)	13.583.820.229	21.444.855.084	(7.861.034.855)	13.583.820.229
- Other objects	223.377.017.809	(16.373.066.641)	207.003.951.168	207.398.892.485	(21.462.759.705)	185.936.132.780
Short-term advance payments to sellers						
- Hieu Kien Company Limited	1.801.291.220	(1.801.291.220)	-	1.801.291.220	(1.801.291.220)	-
- Other objects	16.150.654.909	(2.552.351.920)		7.924.247.371	(2.526.961.895)	
Other short-term receivables						
- Advances for construction teams	193.625.754.634	(46.944.440.796)	146.681.313.838	128.390.880.317	(38.997.474.135)	89.393.406.182
- Advances for individuals	12.699.861.576	(851.351.397)	11.848.510.179	2.661.630.355	(851.351.397)	1.810.278.958
- Short-term deposit and margin	3.064.412.461	(2.000.000.000)	1.064.412.461	5.148.523.744	(2.000.000.000)	3.148.523.744
Total	512.470.408.894	(84.969.206.865)	413.902.899.040	431.053.091.839	(84.992.051.514)	340.663.754.849

Unit: VND

CONSTRUCTION JOINT STOCK COMPANY NO. 1

D9, Khuat Duy Tien Street, Thanh Xuan Bac Ward, Thanh Xuan District, Hanoi

FINANCIAL STATEMENTS

For the accounting period from July 1, 2025 to September 30, 2025

Appendix 02: Table of note on changes in equity

Unit: VND

Item	Owner's equity	Capital surplus	Development Investment Fund	Retained profits	Total
Balance as of January 1, 2024	120.000.000.000	86.000.164	70.020.770.628	57.712.338.787	247.819.109.579
Capital increase during the year	-	-	-	3.587.937.616	3.587.937.616
<i>Profit for the year</i>	-	-	-	3.587.937.616	3.587.937.616
<i>Other increases</i>		-		-	-
Capital reduction during the year	-	-	-	-	-
<i>Dividends</i>	-	-	-	-	-
<i>Profit distribution</i>	-	-	-	-	-
Balance as of December 31, 2024	120.000.000.000	86.000.164	70.020.770.628	61.300.276.403	251.407.047.195
Balance as of January 1, 2025	120.000.000.000	86.000.164	70.020.770.628	61.300.276.403	251.407.047.195
Capital increase during the year	-	-	-	3.366.026.850	3.366.026.850
<i>Profit for the year</i>	-	-	-	3.366.026.850	3.366.026.850
Capital reduction during the year	-	-	-	-	-
<i>Dividends</i>	-	-	-	-	-
<i>Fund allocation</i>				-	-
Balance as of March 31, 2024	120.000.000.000	86.000.164	70.020.770.628	64.666.303.253	254.773.074.045

