



AAC AUDITING AND ACCOUNTING CO., LTD
A member of PrimeGlobal

**QUANG NAM TRANSPORTATION
CONSTRUCTION JOINT STOCK
COMPANY**

Consolidated financial statements

For the year ended 31/12/2025



**QUANG NAM TRANSPORTATION
CONSTRUCTION JOINT STOCK
COMPANY**

Consolidated financial statements

For the year ended 31/12/2025

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REPORT OF THE MANAGEMENT (cont'd)

- | | | |
|-----------------------|---------------|----------------------------|
| • Mr. Nguyen Van Sy | Member | Re-appointed on 26/06/2024 |
| • Mr. Nguyen Tuan Anh | Vice Chairman | Re-appointed on 27/06/2024 |
| • Mr. Le Van Xi | Member | Re-appointed on 26/06/2024 |
| • Mr. Nguyen Duc Hieu | Member | Re-appointed on 26/06/2024 |

Supervisory Board

- | | | |
|--------------------------|---------------------------|----------------------------|
| • Mr. Le Ngoc Hung | Head of Supervisory Board | Re-appointed on 26/06/2024 |
| • Ms. Nguyen Thi Ngoc Le | Member | Re-appointed on 26/06/2024 |
| • Mr. Doan Van Dung | Member | Appointed on 26/06/2024 |

Management and Chief Accountant

- | | | |
|------------------------|-----------------------|----------------------------|
| • Mr. Nguyen Tuan Anh | General Director | Re-appointed on 27/06/2024 |
| • Mr. Nguyen Van Sy | Vice General Director | Re-appointed on 04/07/2024 |
| • Mr. Nguyen Cao Cuong | Vice General Director | Re-appointed on 04/07/2024 |
| • Mr. Dang Tho | Chief Accountant | Re-appointed on 04/07/2024 |

Independent auditor

These consolidated financial statements were audited by AAC Auditing and Accounting Company Ltd (Head office: No. 218, 30th April Street, Hoa Cuong Ward, Da Nang City; Tel: (84) 0236.3655886; Fax: (84) 0236.3655887; Website: www.aac.com.vn; Email: aac@dng.vnn.vn).

The Management's responsibility in preparation of the consolidated financial statements

The Management of the Company is responsible for true and fair preparation and presentation of these consolidated financial statements on the basis of:

- Complying with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and other relevant regulations;
- Selecting suitable accounting policies and then applying them consistently;
- Making judgments and estimates that are reasonable and prudent;
- Preparing the consolidated financial statements on the going concern basis;
- Responsibility for such internal control as the Management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.



REPORT OF THE MANAGEMENT (cont'd)

The members of the Company's Management hereby confirm that the accompanying consolidated financial statements including the consolidated balance sheet, the consolidated income statement, the consolidated statement of cash flows and the notes thereto give a true and fair view of the consolidated financial position of the Company as at 31/12/2025 and of the consolidated result of its operations and its consolidated cash flows for the year then ended in accordance with the prevailing Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the consolidated financial statements.

On behalf of the Management



Nguyễn Tuan Anh
General Director

Da Nang City, 26 March 2026





AAC AUDITING AND ACCOUNTING CO., LTD.
AN INDEPENDENT MEMBER OF PRIMEGLOBAL
AUDITING - ACCOUNTING - FINANCE SPECIALITY

Head Office: No. 218, 30th April Street, Hoa Cuong Ward, Da Nang City
Tel: +84 (236) 3 655 886; Fax: +84 (236) 3 655 887; Email: aac@dng.vnn.vn; Website: http://www.aac.com.vn

No. 431/2026/BCKT-AAC

INDEPENDENT AUDITORS' REPORT

To: The Shareholders, Board of Directors and Management
Quang Nam Transportation Construction Joint-Stock Company

We have audited the consolidated financial statements which were prepared on 26/03/2026 of Quang Nam Transportation Construction Joint-Stock Company ("the Company") as set out on pages 5 to 32, which comprise the consolidated balance sheet as at 31/12/2025, the consolidated income statement, the consolidated statement of cash flows for the year then ended and the notes thereto.

Management's Responsibility

The Company's Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of consolidated financial statements, and for such internal control as the Management determines is necessary to enable the preparation and presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at 31/12/2025, the consolidated results of its operations and its consolidated cash flows for the year then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of consolidated financial statements.

AAC Auditing and Accounting Co., Ltd.



Lam Quang Tu – Deputy General Director

Audit Practicing Registration Certificate

No. 1031-2023-010-1

Da Nang City, 26 March 2026

Nguyen Van Thien – Auditor

Audit Practicing Registration Certificate

No. 3108-2025-010-1

CONSOLIDATED BALANCE SHEET
As at 31 December 2025

Form No. B 01 – DN/HN
Issued under Circular No. 202/2014/TT - BTC
dated 22/12/2014 by the Ministry of Finance

ASSETS	Code	Note	31/12/2025 VND	01/01/2025 VND
A. CURRENT ASSETS	100		42,626,335,127	49,859,890,003
I. Cash and cash equivalents	110	5	3,782,425,333	7,648,492,919
1. Cash	111		3,782,425,333	7,648,492,919
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		6,828,000,000	10,828,000,000
1. Trading securities	121		-	-
2. Held-to-maturity investments	123	6	6,828,000,000	10,828,000,000
III. Short-term receivables	130		17,382,120,199	21,268,584,531
1. Short-term trade receivables	131	7	17,968,792,244	20,445,894,594
2. Short-term prepayment to suppliers	132	8	288,337,490	108,563,390
3. Other short-term receivables	136	9.a	295,450,709	1,884,586,791
4. Provision for short-term doubtful debts	137	10	(1,170,460,244)	(1,170,460,244)
IV. Inventories	140	11	14,505,591,482	10,107,185,735
1. Inventories	141		14,505,591,482	10,107,185,735
2. Provision for decline in value of inventories	149		-	-
V. Other current assets	150		128,198,113	7,626,818
1. Short-term prepaid expenses	151	14.a	65,109,027	-
2. Deductible VAT	152		1,385,179	1,349,179
3. Taxes and other amounts receivable from the State	153	16	61,703,907	6,277,639
B. LONG-TERM ASSETS	200		17,583,292,838	13,819,651,024
I. Long-term receivables	210		3,760,127,188	2,055,901,699
1. Other long-term receivables	216	9.b	3,760,127,188	2,055,901,699
2. Provision for long-term doubtful debts	219		-	-
II. Fixed assets	220		13,399,010,379	10,258,087,230
1. Tangible fixed assets	221	12	13,154,434,226	10,012,531,257
- Cost	222		77,154,639,806	75,196,972,764
- Accumulated depreciation	223		(64,000,205,580)	(65,184,441,507)
2. Intangible fixed assets	227	13	244,576,153	245,555,973
- Cost	228		258,293,600	258,293,600
- Accumulated amortization	229		(13,717,447)	(12,737,627)
III. Investment properties	230		-	-
IV. Long-term assets in progress	240		-	29,827,995
1. Long-term work in process	241		-	-
2. Construction in progress	242		-	29,827,995
V. Long-term financial investments	250		-	-
VI. Other long-term assets	260		424,155,271	1,475,834,100
1. Long-term prepaid expenses	261	14.b	424,155,271	1,475,834,100
2. Other long-term assets	268		-	-
TOTAL ASSETS	270		60,209,627,965	63,679,541,027

CONSOLIDATED BALANCE SHEET (cont'd)

As at 31 December 2025

RESOURCES	Code	Note	31/12/2025 VND	01/01/2025 VND
C. LIABILITIES	300		18,962,989,768	23,083,191,178
I. Current liabilities	310		18,962,989,768	22,067,772,178
1. Short-term trade payables	311	15	3,027,313,956	8,252,611,492
2. Short-term advances from customers	312		691,834,608	595,511,365
3. Taxes and amounts payable to the State	313	16	1,591,434,730	1,709,212,076
4. Payables to employees	314		1,712,014,638	1,579,805,673
5. Short-term accrued expenses	315	17	150,088,247	148,824,591
6. Other short-term payables	319	18	2,300,992,455	4,546,320,790
7. Short-term loans and finance lease liabilities	320	19	5,396,807,776	3,813,176,604
8. Provision for short-term payables	321	20	3,462,665,278	1,420,397,479
9. Reward and welfare fund	322		629,838,080	1,912,108
II Long-term liabilities	330		-	1,015,419,000
1. Long-term trade payables	331		-	-
2. Provision for long-term payables	342		-	1,015,419,000
B. EQUITY	400		41,246,638,197	40,596,349,849
I. Owners' equity	410		40,840,406,808	40,190,118,460
1. Share capital	411	21	27,000,000,000	27,000,000,000
- Common shares with voting rights	411a		27,000,000,000	27,000,000,000
- Preferred shares	411b		-	-
2. Other owners' capital	414	21	8,379,414,871	8,379,414,871
3. Investment and development fund	418	21	2,561,777,617	2,561,777,617
4. Undistributed profit after tax	421	21	2,899,214,320	2,248,925,972
- Undistributed profit after tax up to prior year-end	421a		-	-
- Undistributed profit after tax of current period	421b		2,899,214,320	2,248,925,972
5. Non-controlling interests	429		-	-
II. Other budget resources, funds	430		406,231,389	406,231,389
1. Budget resources	431		124,245,000	124,245,000
2. Resources financing fixed assets	432		281,986,389	281,986,389
TOTAL RESOURCES	440		60,209,627,965	63,679,541,027



Nguyen Tuan Anh
General Director

Da Nang City, 26 March 2026

Dang Tho
Chief Accountant

Vo Thi Minh Loan
Preparer

CONSOLIDATED INCOME STATEMENT
For the year ended 31/12/2025

Form No. B 02 – DN/HN
Issued under Circular No. 202/2014/TT - BTC
dated 22/12/2014 by the Ministry of Finance

ITEMS	Code	Note	Year 2025 VND	Year 2024 VND
1. Revenue from sales and service provision	01	23	88,085,201,802	74,110,410,430
2. Revenue deductions	02		-	143,612,205
3. Net revenue from sales and service provision	10		88,085,201,802	73,966,798,225
4. Cost of goods sold	11	24	77,996,389,939	66,452,655,117
5. Gross profit from sales and service provision	20		10,088,811,863	7,514,143,108
6. Financial income	21	25	245,246,307	441,751,639
7. Financial expenses	22	26	383,768,907	95,390,144
<i>Including: Interest expense</i>	23		169,621,330	17,790,972
8. Profit or loss in joint ventures, associates	24		-	-
9. Selling expenses	25		-	-
10. Administrative expenses	26	27	6,837,992,841	5,123,890,506
11. Operating profit	30		3,112,296,422	2,736,614,097
12. Other income	31	28	756,528,114	1,190,086,599
13. Other expenses	32	29	161,483,572	784,159,170
14. Other profit	40		595,044,542	405,927,429
15. Accounting profit before tax	50		3,707,340,964	3,142,541,526
16. Current corporate income tax expense	51	30	808,126,644	893,615,554
17. Deferred corporate income tax expense	52		-	-
18. Profit after tax	60		2,899,214,320	2,248,925,972
19. Attributable to shareholders of the parent company	61		2,899,214,320	2,248,925,972
20. Attributable to the non-controlling interests	62		-	-
21. Basic earnings per share	70	31	1,074	600
22. Diluted earnings per share	71	31	1,074	600



Nguyen Tuan Anh
General Director

Da Nang City, 26 March 2026

Dang Tho
Chief Accountant

Vo Thi Minh Loan
Preparer

**CONSOLIDATED STATEMENT OF
CASH FLOWS**

Form No. B 03 – DN/HN
Issued under Circular No. 202/2014/TT - BTC
dated 22/12/2014 by the Ministry of Finance

For the year ended 31/12/2025

ITEMS	Code	Note	Year 2025 VND	Year 2024 VND
I. Cash flows from operating activities				
1. Profit before tax	01		3,707,340,964	3,142,541,526
2. Adjustments for				
- Depreciation and amortization	02		2,746,289,348	1,940,047,361
- Provisions	03		1,026,848,799	1,236,081,608
- Profits/losses from investing activities	05	25,28	(839,090,752)	(1,207,410,033)
- Interest expense	06	26	169,621,330	17,790,972
3. Operating profit before changes in working capital	08		6,811,009,689	5,129,051,434
- Increase/decrease in receivables	09		1,974,335,280	(2,265,172,080)
- Increase/decrease in inventories	10		(4,398,405,747)	(4,354,662,679)
- Increase/decrease in payables (excluding loan interest and corporate income tax payable)	11		(7,371,473,364)	5,956,640,706
- Increase/decrease in prepaid expenses	12		986,569,802	3,497,136,295
- Interest paid	14	17.26	(168,357,674)	(14,186,737)
- Corporate income tax paid	15	16	(796,524,289)	(806,362,870)
- Other cash receipts from operating activities	16		-	60,119,837
- Other cash payments for operating activities	17		(1,000,000)	(74,252,239)
Net cash (used in)/provided by operating activities	20		<u>(2,963,846,303)</u>	<u>7,128,311,667</u>
II. Cash flows from investing activities				
1. Purchases, construction of fixed assets and other long-term assets	21	12,13	(5,827,384,502)	(3,640,915,154)
2. Sales, disposal of fixed assets and other long-term assets	22		593,844,445	845,733,419
3. Cash paid for loans, acquisition of debt instruments	23		(6,079,093,151)	(12,500,000,000)
4. Recovery of loans, resales of debt instruments	24		10,079,093,151	10,375,560,000
5. Received loan interest, dividends, profits	27	9,25	367,687,602	385,521,234
Net cash used in investing activities	30		<u>(865,852,455)</u>	<u>(4,534,100,501)</u>
III. Cash flows from financing activities				
1. Proceeds from loans	33	19	9,901,027,236	3,813,176,604
2. Repayment of loans	34	19	(8,317,396,064)	-
3. Dividend, profit paid to owners	36		(1,620,000,000)	(1,755,000,000)
Net cash (used in)/provided by financing activities	40		<u>(36,368,828)</u>	<u>2,058,176,604</u>
Net cash flows for the year	50		<u>(3,866,067,586)</u>	<u>4,652,387,770</u>
Cash and cash equivalents at the beginning of the year	60	5	7,648,492,919	2,996,105,149
Impacts of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the year	70	5	<u>3,782,425,333</u>	<u>7,648,492,919</u>



Nguyễn Tuan Anh
General Director

Dang Tho
Chief Accountant

Vo Thi Minh Loan
Preparer

Da Nang City, 26 March 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Form No. B 09 - DN
Issued under Circular
No. 202/2014/TT - BTC dated
22/12/2014 by the Ministry of Finance

1. Nature of operations

1.1. Overview

Quang Nam Transportation Construction Joint-Stock Company ("the Company") was incorporated on the basis of equitization of Quang Nam Road Management and Construction Company under Decision No. 5233/QD-UB dated 27/11/2003 of the People's Committee of Quang Nam Province (now merged into Da Nang City). The Company is an independent accounting entity, operating in accordance with Business Registration Certificate (now Enterprise Registration Certificate) No. 3303070058 dated 02/01/2004 of Quang Nam Province Planning and Investment Department (now the Department of Finance of Da Nang City), the Enterprise Law, the Company's Charter and other relevant regulations. Since the establishment date, the Enterprise Registration Certificate has been amended 9 times and the most recent amendment was made on 20/08/2025 with the enterprise code 4000390766.

1.2. Principal scope of business:

- Construction of other civil engineering projects: Construction of civil projects, road traffic projects, irrigation projects, hydropower projects, public projects;
- Management consultancy activities: Management, operation and maintenance of road traffic projects;
- Architectural and engineering activities and related technical consultancy: Preparation of projects, preparation of technical design documents and cost estimates for construction and traffic projects; Supervision of road projects;
- Mining and quarrying n.e.c: Exploration, exploitation and production of materials for repair and construction of road traffic systems.

1.3. Company structure

The prepared consolidated financial statements comprise the parent company and 1 subsidiary. The subsidiary is included in these consolidated financial statements. Besides, no subsidiaries are eliminated from the consolidation.

Information on restructuring the Company: During the year, the Company did not undergo restructuring.

As at 31/12/2025, the Company had 1 subsidiary: Road Construction and Repair No. 1 Co., Ltd.

- Address: 10 Nguyen Du Street, Tam Ky Ward, Da Nang City, Viet Nam;
- Principal activities: Construction of civil works, road transportation, irrigation, hydropower, and public works;
- Charter capital: VND3,000,000,000;
- Ownership ratio of the parent company: 100%;
- Voting rights ratio of the parent company: 100%;
- Status of operation: Operating.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

2. Accounting period, currency used in accounting

The annual accounting period of the Company is from 1 January to 31 December.

Consolidated financial statements and accounting transactions are expressed in Vietnamese Dong (VND).

3. Applied accounting standards and accounting system

The Company adopts the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System which is guided in Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 amending and adding some articles of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance.

These consolidated financial statements are prepared in compliance with the provisions of Circular No. 202/2014/TT-BTC dated 22/12/2014 on guiding the preparation and presentation of consolidated financial statements.

4. Summary of significant accounting policies

4.1 Principles and methods of preparing consolidated financial statements

4.1.1 Basis of consolidation

The Company's consolidated financial statements comprise the financial statements of the parent Company and its subsidiary.

Subsidiary is the entity controlled by the Company. Control is achieved where the Company has the power to govern the financial and operating policies of an investee entity so as to obtain benefits from its activities. The financial statements of subsidiaries are consolidated from the effective date of control up to the date of cease to control.

The financial statements of the subsidiaries are prepared for the same year as the parent company, using consistent accounting policies. Adjustments are made for any differences in accounting policies that may exist to ensure consistency between the subsidiaries and the company.

All intra-company balances and transactions, unrealized profits or losses arising from intra-company transactions, have been eliminated in full when preparing the consolidated financial statements.

4.1.2 Business combinations

Assets, liabilities and contingent liabilities in a subsidiary are measured at fair value at the date of the subsidiary acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

4.2 Cash and cash equivalents

Cash includes cash on hand, demand bank deposit and cash in transit.

All short-term investments which are collectible or mature of 3 months or less as from purchasing date, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value at reporting date shall be recognized as cash equivalents.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.3 Held-to-maturity investments

Held-to-maturity investments are term deposits (including treasury bills, promissory notes), bonds, preferred shares which the issuer is required to re-buy them at a certain time in the future and held-to-maturity loans to earn profits periodically and other held-to-maturity investments.

Held-to-maturity investments are recorded at book value upon revaluation. Provision for loss of held-to-maturity investments shall be recorded as a decrease directly in the book value of investments.

In case where held-to-maturity investments are monetary items denominated in foreign currencies, they are revaluated using the buying rate of the commercial bank where the Company regularly conducts transactions at year end.

4.4 Receivables

Receivables includes: trade receivables and other receivables:

- Trade receivables are trade-related amounts arising from trading activities between the Company and its customers.
- Other receivables include non-trade amounts which are not related to trading activities, intra-company transactions.

Receivables are recorded at cost less provision for doubtful debts. Provision for doubtful debts represents the estimated loss amounts at the balance sheet date for overdue receivables which the Company has claimed many times but still has not collected yet or which have not been overdue but the debtor has been in the state of insolvency, doing dissolution procedures, missing or absconding.

4.5 Inventories

Inventories are stated at the lower of cost and net realizable value.

Value of inventories is calculated using the weighted average method and accounted for using the perpetual method with cost determined as follows:

- Materials, goods: Cost comprises costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition;
- Finished products: Cost comprises cost of direct materials and labour plus attributable overhead based on the normal level of activities.

Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

Provision for decline in value of inventories is made for each kind of inventories when the net realizable value of that kind of inventories is less than cost.

4.6 Tangible fixed assets

Cost

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state. The costs incurred after the initial recognition of tangible fixed asset shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from the use of those assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Depreciation

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. Details are as follows:

<u>Kinds of asset</u>	<u>Depreciation period (years)</u>
Buildings, architectures	15 - 25
Machinery, equipment	5 - 12
Motor vehicles	4 - 10
Office equipment	5

4.7 Intangible fixed assets

Cost

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of intangible fixed assets comprises all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state.

Land use rights

Intangible fixed assets are land use rights including:

- The land use right allocated by the State with land use fee or receiving the transfer of legal land use right (including term and non-term land use right).
- The right to use the leased land before the effective date of the Land Act 2003 but the rent has been paid for the leasing time or paid in advance for many years but the remaining land lease term paid is at least 05 years and granted with certificate of land use right by the competent authority.

The cost of land use right includes all the costs directly attributable to obtaining the legal land use right.

Amortization

Intangible fixed assets being land use rights with indefinite term are not amortized. For land use rights with definite term, the amortization period is the period in which the Company is allowed to use the land.

Other intangible fixed assets are amortized in accordance with the straight-line method. Amortization rate is based on their cost and estimated useful lives. Amortization period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance.

The amortization period of intangible fixed assets of the Company is as follows:

<u>Kind of asset</u>	<u>Amortization period (years)</u>
Term land use rights	35

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.8 Operating leases

An operating lease is a lease in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are recognised in the income statement on a straight-line basis over the term of the lease.

4.9 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses. These are expenditures that have been incurred but related to the operations of many accounting periods. The Company's primary prepayments are as follows:

- Costs of tools and instruments being put into use are amortized in accordance with the straight-line method for a maximum period of no more than 3 years;
- Charges for granting the mineral mining right are allocated based on the quarry's mining duration;
- Other prepaid expenses: the Company selects appropriate method and criteria of allocation over the period in which economic benefits are expected to be received based on the nature and extent of the prepaid expenses.

4.10 Payables

Payables include: trade payables and other payables:

- Trade payables are trade-related amounts, arising from trading activities between the company and its suppliers;
- Other payables are non-trade amounts, which are not related to trading activities, intra-company transactions.

Payables are recognized at cost and reported as short-term and long-term payables based on the remaining terms at the balance sheet date.

Payables are monitored according to their creditors, principal terms, remaining terms and original currencies.

4.11 Accrued expenses

Accruals are recognized for amount to be paid in the future for goods and services received, whether or not billed to the Company.

4.12 Loans and finance lease liabilities

Loans and finance lease liabilities are recorded at cost and classified into current and non-current liabilities based on the remaining terms at the balance sheet date.

The Company monitors loans and finance lease liabilities according to their creditors, loan agreements, principal terms, remaining terms and original currencies. Loans and finance lease liabilities denominated in foreign currency are reevaluated using the selling exchange rate at the end of the year of the commercial bank where the Company regularly conducts transactions.

Borrowing costs

Borrowing costs comprise interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing costs are recognized as an expense in the period in which they are incurred, except to the extent that they qualify the conditions to be capitalized in accordance with Accounting Standard "Borrowing costs".

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Borrowing costs associated with a particular borrowing for the purpose of obtaining a qualifying asset shall be capitalized as part of the cost of that asset. For general borrowing funds, the borrowing costs eligible for capitalization in the period shall be determined according to the capitalization rate, which is the weighted average of the borrowing costs applicable to the borrowings of the Company that are outstanding during the period.

Capitalisation of borrowing costs shall be suspended during extended periods in which it suspends active development of a qualifying asset, except to the extent that the suspension is necessary. Capitalization shall be ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

4.13 Provision for payables

Provision for payables is a present obligation (legal or constructive) of the Company as a result of past events and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. A provision is recognized when a reliable estimate can be made on the amount of the obligation.

4.14 Owners' equity

Share capital represents the amount of capital actually contributed by shareholders.

Profit distribution

Profit after corporate income tax is available for appropriation to funds and to shareholders as provided for in the General Shareholders' Meeting Resolution.

The dividend to be paid to the shareholders shall not exceed the undistributed profit after tax and with consideration of non-monetary items in undistributed post-tax profits that may affect cash flow and ability to pay dividends.

4.15 Recognition of revenue and other income

- Revenue from construction contracts
 - ✓ Where a construction contract stipulates that the contractor gets paid according to the set schedule, and when the construction contract performance result is reliably estimated, the revenues and costs related to the contract shall be recognized by reference to the completed volume.
 - ✓ Where a construction contract stipulates that the contractor gets paid according to the value of performed work volume, and when the contract performance result is reliably determined, the revenues and costs related to such contract shall be recognized by reference to the completed work volume certified by the customers.
- Revenue from sales and service provision is recognized to the extent that it is probable to obtain economic benefits, it can be reliably measured and the following conditions are also met:
 - ✓ Revenue from the sale of goods is recognized in the income statement when the significant risks and rewards of ownership have been transferred to the buyer and there are no significant uncertainties regarding recovery of the consideration due or the likely return of goods;
 - ✓ Revenue from service provision is recognized when the services have been rendered. In case that the services are to be provided in many accounting periods, the determination of revenue in each period is done on the basis of the service completion rate as of the balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- Revenue from financing activities is recognized when revenue is determined with relative certainty and it is possible to obtain economic benefits from the transactions.
 - ✓ Interests are recognized on the basis of the actual term and interest rates;
 - ✓ Dividends and profits shared are recognized when the Company has the rights to receive dividends or profit from the capital contribution.
- Other income is the income derived out of the Company's scope of business and recognized when it can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company.

4.16 Revenue deductions

Revenue deduction is the construction value that is reduced after finalization.

In case where revenue is recognized in during the year but the corresponding revenue deductions arise after the balance sheet date, revenue shall be decreased in accordance with the following principles:

- If the corresponding deductions arise before the date of releasing the financial statements, they shall be charged against revenue of the reporting year;
- If the corresponding revenue deductions arise after the date of releasing the financial statements, they shall be charged against revenue of the next reporting year.

4.17 Cost of goods sold

Cost of products, goods sold and services rendered shall be recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

Costs of inventories and services rendered which are incurred in excess of the ordinary level shall be charged out to cost of goods sold in the period, not to the production cost of goods and services.

4.18 Financial expenses

Financial expenses reflect expenses or losses related to financial investment activities: interest expense and other expenses attributable to investing activities.

4.19 Administrative expenses

Administrative expenses reflect expenses actually incurred related to the overall administration of the Company.

4.20 Current corporate income tax expense, deferred corporate income tax expense

Corporate income tax expenses comprise current income tax and deferred income tax.

Current income tax is the tax amount computed based on the taxable income in the period at the tax rates ruling at the balance sheet date. The difference between taxable income and accounting profit is due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses

Deferred income tax is determined for temporary differences at the balance sheet date between the tax base of assets and liability and their carrying amount for financial reporting purpose.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.21 Financial instruments

Initial recognition

Financial assets

A financial asset is recognized initially at cost plus transaction costs directly attributable to the acquisition of the asset. The Company's financial assets comprise cash on hand, bank deposits, trade receivables, financial investments and other receivables.

Financial liabilities

A financial liability is recognized initially at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities include loans, trade payables, accrued expenses and other payables.

Subsequent measurement

Currently, there has been no requirement for subsequent measurement of financial instruments.

4.22 Tax rates and charges paid to the State Budget that the Company is applying.

- Value Added Tax (VAT): A VAT rate of 10% is applicable to construction activities, construction stone products.
In 2025, VAT rate for construction activities reduced to 8% according to the Government's Decree No. 180/2024/ND-CP dated 31/12/2024 and Decree No. 174/2025/ND-CP dated 30/06/2025.
- Corporate Income Tax (CIT): The Company is subject to a CIT rate of 20%.
- Other taxes and charges are paid in accordance with the prevailing regulations.

4.23 Related parties

Parties are considered to be related if one party has the ability (directly or indirectly) to control the other party or exercise significant influence over the other party in making financial or operational decisions.

Unit: VND

5. Cash

	31/12/2025	01/01/2025
Cash on hand	586,594,183	950,729,487
Bank deposits	3,195,831,150	6,697,763,432
Total	3,782,425,333	7,648,492,919

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

6. Held-to-maturity investments

	31/12/2025		01/01/2025	
	Cost	Book value	Cost	Book value
Term deposits (*)	6,828,000,000	-	10,828,000,000	-
Total	6,828,000,000	-	10,828,000,000	-

(*) As at 31/12/2025, the Company's held-to-maturity investments are the deposits with the terms ranging from over 3 months to no more than 12 months at the banks. The Management assesses that these deposits are not subject to loss or impairment in value.

7. Short-term trade receivables

	31/12/2025	01/01/2025
Administration of Road III	2,057,114,000	-
Da Nang Infrastructure Maintenance Board	10,568,912,000	6,063,629,000
Others	5,342,766,244	14,382,265,594
Total	17,968,792,244	20,445,894,594

8. Short-term prepayments to suppliers

	31/12/2025	01/01/2025
Tuan Thinh Construction, Trading and Services Co., Ltd.	130,400,000	-
Thuan Phat Geological Exploration and Consulting Co., Ltd.	40,000,000	-
An Nhan Design and Construction Joint Stock Company	57,000,000	-
Others	60,937,490	108,563,390
Total	288,337,490	108,563,390

9. Other receivables

a. Short-term

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
Deposits, collaterals	13,473,400	-	1,480,168,187	-
Receivables from construction teams for construction capital	225,374,000	-	225,374,000	-
Accrued interest receivable	56,603,309	-	179,044,604	-
Total	295,450,709	-	1,884,586,791	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Long-term

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
Deposits, collaterals	3,760,127,188	-	2,055,901,699	-
Total	3,760,127,188	-	2,055,901,699	-

10. Provision for doubtful debts

a. Changes in provision for doubtful debts in the year

	Year 2025	Year 2024
Beginning balance	(1,170,460,244)	(1,170,460,244)
Appropriation in the year	-	-
Reversal in the year	-	-
Ending balance	(1,170,460,244)	(1,170,460,244)

b. Bad debts

	31/12/2025			
	Cost	Recoverable value	Overdue period	Note
Trade receivables	1,170,460,244	-		
- Central Dai Viet Real Estate Joint Stock Company	939,694,244	-	Over 3 years	Bad debt
- Other customers	230,766,000	-	Over 3 years	Bad debt
Total	1,170,460,244	-		

	01/01/2025			
	Cost	Recoverable value	Overdue period	Note
Trade receivables	1,170,460,244	-		
- Central Dai Viet Real Estate Joint Stock Company	939,694,244	-	Over 3 years	Bad debt
- Other customers	230,766,000	-	Over 3 years	Bad debt
Total	1,170,460,244	-		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

11. Inventories

	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
Materials, raw materials	553,765,435	-	456,425,867	-
Tools, instruments	534,817,074	-	51,900,000	-
Work in process	13,088,366,271	-	9,315,798,487	-
Finished products	204,397,702	-	158,816,381	-
Merchandise goods	124,245,000	-	124,245,000	-
Total	14,505,591,482	-	10,107,185,735	-

- There are no inventories which are unsold, in poor quality or slow-moving as at 31/12/2025.
- There are no inventories which were pledged, mortgaged as security for debts as at 31/12/2025.

12. Tangible fixed assets

	Buildings, architectures	Machinery, equipment	Motor vehicles	Office equipment	Total
Cost					
Beginning balance	4,603,903,977	61,057,264,060	9,319,559,762	216,244,965	75,196,972,764
Newly-purchased	-	5,765,714,997	-	-	5,765,714,997
Self-constructed	121,497,500	-	-	-	121,497,500
Sold, disposed	-	3,929,545,455	-	-	3,929,545,455
Ending balance	4,725,401,477	62,893,433,602	9,319,559,762	216,244,965	77,154,639,806
Depreciation					
Beginning balance	3,898,428,841	55,680,177,561	5,540,961,616	64,873,489	65,184,441,507
Charge for the year	97,688,865	1,936,238,650	668,133,020	43,248,993	2,745,309,528
Sold, disposed	-	3,929,545,455	-	-	3,929,545,455
Ending balance	3,996,117,706	53,686,870,756	6,209,094,636	108,122,482	64,000,205,580
Net book value					
Beginning balance	705,475,136	5,377,086,499	3,778,598,146	151,371,476	10,012,531,257
Ending balance	729,283,771	9,206,562,846	3,110,465,126	108,122,483	13,154,434,226

- As at 31/12/2025, tangible fixed assets with a carrying value of VND9,396,964,006 were pledged as security for debts.
- Cost of tangible fixed assets fully depreciated but still in active use at 31/12/2025 was VND46,452,991,690.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

13. Intangible fixed assets

	Non-term land use right (i)	Term land use right (ii)	Total
Cost			
Beginning balance	224,000,000	34,293,600	258,293,600
Increase in the year	-	-	-
Decrease in the year	-	-	-
Ending balance	224,000,000	34,293,600	258,293,600
Amortization			
Beginning balance	-	12,737,627	12,737,627
Charge for the year	-	979,820	979,820
Decrease in the year	-	-	-
Ending balance	-	13,717,447	13,717,447
Net book value			
Beginning balance	224,000,000	21,555,973	245,555,973
Ending balance	224,000,000	20,576,153	244,576,153

- (i) Use right of 200 m² of land in Thanh Ly Village, Thang Binh Commune, Da Nang City (formerly Thanh Ly Village, Binh Nguyen Commune, Thang Binh District, Quang Nam Province). The Company uses it to build warehouse, house for workers.
- (ii) Use right of 692,8 m² of land in Thanh Ly Village, Thang Binh Commune, Da Nang City (formerly Thanh Ly Village, Binh Nguyen Commune, Thang Binh District, Quang Nam Province) with the term of 35 years (until March 2047). The Company uses it to build warehouse, house for workers.
- As at 31/12/2025, intangible fixed assets with a carrying value of VND245,555,973 were pledged as security for debts.

14. Prepaid expenses

a. Short-term

	31/12/2025	01/01/2025
Repair costs	65,109,027	-
Total	65,109,027	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Long-term

	31/12/2025	01/01/2025
Costs of tools, instruments pending amortization	75,000,000	-
Repair costs	320,759,666	89,311,111
Other long-term prepaid expenses	28,395,605	1,386,522,989
Total	424,155,271	1,475,834,100

15. Short-term trade payables

	31/12/2025	01/01/2025
People's Committee of Dien Ngoc Commune	889,694,244	889,694,244
Gia Loc Work Construction and Equipment Co., Ltd	802,010,301	448,077,000
Tien Hoa Thinh Co., Ltd	459,444,800	-
Thinh Phu Nguyen Co., Ltd	420,762,600	545,905,440
Others	455,402,011	6,368,934,808
Total	3,027,313,956	8,252,611,492

16. Taxes and amounts payable to the State

	Beginning balance		Amount to be paid	Actual amount paid	Ending balance	
	Receivable	Payable			Receivable	Payable
VAT	6,277,639	922,317,104	2,232,299,269	1,966,430,346	6,277,639	1,188,186,027
CIT	-	345,402,860	808,126,644	796,524,289	-	357,005,215
Personal Income Tax	-	11,619,328	95,317,442	102,414,720	-	4,522,050
Natural resource tax	-	378,056,902	3,402,154,139	3,835,637,309	55,426,268	-
Land and house tax, land ren	-	-	532,024,553	532,024,553	-	-
Fees and charges	-	51,815,882	610,470,310	620,564,754	-	41,721,438
Total	6,277,639	1,709,212,076	7,680,392,357	7,853,595,971	61,703,907	1,591,434,730

The Company's tax returns would be subject to examination of the tax authority. The tax amounts reported in these financial statements could be changed under decision of the tax authority.

17. Short-term accrued expenses

	31/12/2025	01/01/2025
Accrued interest payable	4,867,891	3,604,235
Accrued expenses of Dien Nam-Dien Ngoc Urban Area Project	135,438,538	135,438,538
Other accruals	9,781,818	9,781,818
Total	150,088,247	148,824,591

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

18. Other short-term payables

	31/12/2025	01/01/2025
Trade union fee	61,858,507	133,865,893
Payable for construction volume to construction teams	1,218,496,827	3,217,284,585
Deposits, collaterals received	740,000,000	910,000,000
Other payables	280,637,121	285,170,312
Total	<u>2,300,992,455</u>	<u>4,546,320,790</u>

19. Short-term loans and finance lease liabilities

	Beginning balance	Increase in the year	Decrease in the year	Ending balance
- Vietcombank - Quang Nam Branch	3,813,176,604	13,079,114,401	11,495,483,229	5,396,807,776
Total	<u>3,813,176,604</u>	<u>13,079,114,401</u>	<u>11,495,483,229</u>	<u>5,396,807,776</u>

20. Provision for short-term payables

	31/12/2025	01/01/2025
Provision for environmental restoration costs	1,523,480,703	1,420,397,479
Provision for construction warranty	1,015,419,000	-
Provision for severance allowance	923,765,575	-
Total	<u>3,462,665,278</u>	<u>1,420,397,479</u>

21. Owners' equity

a. Statement of changes in owners' equity

	Share capital	Other owners' capital	Investment and development fund	Undistributed profit after tax	Total
As at 01/01/2024	27,000,000,000	8,379,414,871	2,561,777,617	1,825,672,239	39,766,864,727
Increase in the year	-	-	-	2,248,925,972	2,248,925,972
Decrease in the year	-	-	-	1,825,672,239	1,825,672,239
As at 31/12/2024	<u>27,000,000,000</u>	<u>8,379,414,871</u>	<u>2,561,777,617</u>	<u>2,248,925,972</u>	<u>40,190,118,460</u>
As at 01/01/2025	27,000,000,000	8,379,414,871	2,561,777,617	2,248,925,972	40,190,118,460
Increase in the year	-	-	-	2,899,214,320	2,899,214,320
Decrease in the year	-	-	-	2,248,925,972	2,248,925,972
As at 31/12/2025	<u>27,000,000,000</u>	<u>8,379,414,871</u>	<u>2,561,777,617</u>	<u>2,899,214,320</u>	<u>40,840,406,808</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Breakdown of share capital

	31/12/2025	01/01/2025
State Capital Investment Corporation	14,526,000,000	14,526,000,000
Other shareholders	12,474,000,000	12,474,000,000
Total	27,000,000,000	27,000,000,000

c. Shares

	31/12/2025 Shares	01/01/2025 Shares
Number of shares registered for issuance	2,700,000	2,700,000
Number of shares sold to the public	2,700,000	2,700,000
- Common shares	2,700,000	2,700,000
- Preferred shares (classified as owners' equity)	-	-
Number of shares bought back (treasury shares)	-	-
- Common shares	-	-
- Preferred shares (classified as owners' equity)	-	-
Number of outstanding shares	2,700,000	2,700,000
- Common shares	2,700,000	2,700,000
- Preferred shares (classified as owners' equity)	-	-
Par value of outstanding shares: VND10,000 each		

d. Undistributed profit after tax

	Year 2025	Year 2024
Profit brought forward	2,248,925,972	1,825,672,239
Profit after CIT of current year	2,899,214,320	2,248,925,972
Distribution of profit	2,248,925,972	1,825,672,239
- Distribution of prior-year profit (*)	2,248,925,972	1,825,672,239
- Paying dividend	1,620,000,000	1,755,000,000
- Appropriated to reward and welfare fund	628,925,972	70,672,239
Temporary distribution of current year profit	-	-
Undistributed profit after tax	2,899,214,320	2,248,925,972

(*) The 2024 profit was distributed in accordance with the 2025 Annual General Shareholders' Meeting Resolution No. 01/2025/DHCD dated 27/06/2025.

e. Dividends

The 2025 Annual General Shareholders' Meeting dated 27/06/2025 approved the plan to pay dividends from the 2024 profit after tax in cash at the rate of 6% of the charter capital (equivalent to VND1,620,000,000). The Company has paid out this entire dividend in 2025.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

22. Off-balance sheet items

	31/12/2025	01/01/2025
Bad debts written off	667,750,550	667,750,550
- Hydropower Project 3 Project Management Unit	122,466,653	122,466,653
- Engineering Construction & Investment JSC No. 134	55,810,300	55,810,300
- Quang Nam Province Transportation Project Management Unit	33,497,000	33,497,000
- Loc Ha Joint Stock Company	377,876,597	377,876,597
- Others	78,100,000	78,100,000

23. Revenue from sales and service provision

	Year 2025	Year 2024
Construction revenue	61,738,746,684	55,714,879,304
Soil, stone mining revenue	25,464,075,568	18,063,571,442
Other revenue	882,379,550	331,959,684
Total	<u>88,085,201,802</u>	<u>74,110,410,430</u>

24. Cost of goods sold

	Year 2025	Year 2024
Cost of construction	56,257,372,084	49,676,651,618
Cost of mining stone, soil	21,083,266,485	16,506,490,523
Cost of others	655,751,370	269,512,976
Total	<u>77,996,389,939</u>	<u>66,452,655,117</u>

25. Financial income

	Year 2025	Year 2024
Deposit interest, loan interest	245,246,307	441,751,639
Total	<u>245,246,307</u>	<u>441,751,639</u>

26. Financial expenses

	Year 2025	Year 2024
Loan interest	169,621,330	17,790,972
Bank guarantee fee	214,147,577	77,599,172
Total	<u>383,768,907</u>	<u>95,390,144</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

27. Administrative expenses

	Year 2025	Year 2024
Staff costs	4,634,557,744	2,780,797,131
Depreciation and amortization expenses	169,569,719	114,664,501
Outside service expenses	805,440,406	560,236,858
Others	1,228,424,972	1,668,192,016
Total	<u>6,837,992,841</u>	<u>5,123,890,506</u>

28. Other income

	Year 2025	Year 2024
Proceeds from disposals of fixed assets	593,844,445	791,620,919
Others	162,683,669	398,465,680
Total	<u>756,528,114</u>	<u>1,190,086,599</u>

29. Other expenses

	Year 2025	Year 2024
Tax arrears, administrative fine, late payment of tax	5,000,000	64,470,634
Others	156,483,572	719,688,536
Total	<u>161,483,572</u>	<u>784,159,170</u>

30. Current corporate income tax expense

	Year 2025	Year 2024
Accounting profit before tax	3,707,340,964	3,142,541,526
Adjustment to taxable income	333,292,254	1,320,536,246
Increasing adjustments	333,292,254	1,320,536,246
- Unqualified, improper expenses	328,292,254	1,159,049,227
- Tax arrears, fine, late payment and administrative fine	5,000,000	161,487,019
Decreasing adjustments	-	-
Total taxable income	4,040,633,218	4,463,077,772
Current corporate income tax expense	<u>808,126,644</u>	<u>893,615,554</u>
<i>Of which:</i>		
- Current CIT expense incurred in current year	808,126,644	892,615,554
- Adjustment of current CIT expense of previous year to current CIT expense of current year	-	1,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

31. Basic, diluted earnings per share

	Year 2025	Year 2024
Profit after corporate income tax	2,899,214,320	2,248,925,972
Adjustments increasing or decreasing accounting profit	-	(628,925,972)
- Increases	-	-
-Decreases (reward and welfare fund)	-	628,925,972
Profit or loss attributable to common shareholders	2,899,214,320	1,620,000,000
Weighted average number of outstanding common shares	2,700,000	2,700,000
Basic, diluted earnings per share (*)	<u>1,074</u>	<u>600</u>

(*) The item “Basic, diluted earnings per share for 2024” changed due to the effect of the appropriation of the reward and welfare fund from the 2024 post-tax profit in accordance with the 2025 Annual General Shareholders’ Meeting Resolution No. 01/2025/DHCD dated 27/06/2025.

Basic, diluted earnings per share for 2025 were calculated before deducting the reward and welfare fund as the Company's Charter and the Shareholders' Meeting Resolution do not specify a specific appropriation rate for this fund.

32. Operating expenses by elements

	Year 2025	Year 2024
Materials expenses	29,666,761,990	27,587,562,024
Labor costs	19,694,945,115	17,757,181,998
Depreciation and amortization expenses	2,711,296,256	1,928,988,781
Outside service expenses	28,701,230,390	21,307,568,648
Other expenses	7,649,921,947	7,549,196,683
Total	<u>88,424,155,698</u>	<u>76,130,498,134</u>

33. Risk management

a. Capital risk management

Through capital management, the Company considers and decides to maintain the appropriate balance of resources and liabilities in each period to ensure that it will be able to continue as a going concern while maximizing the return to the shareholders.

b. Financial risk management

Financial risks include market risk (including exchange rate risk, price risk and interest rate risk), credit risk and liquidity risk.

Market risk management: The Company’s activities expose it primarily to the financial risks of significant changes in interest rates and prices.

Interest rate risk management

The Company’s interest rate risks mainly derive from interest bearing loans which are arranged. To

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

minimize these risks, the Company has estimated the impact of borrowing costs to its periodic business results as well as making analysis and projection to select appropriate time to repay the loans. Therefore, the Management assesses that uncontrollable risks arising from fluctuations of interest rates are insignificant.

Price risk management

The Company purchases materials from domestic suppliers to serve its production and business activities, consequently it is exposed to the risks of changes in prices of input material. To mitigate these risks, the Company signs long-term, principle contracts with the main suppliers, in addition to diversifying the supply sources.

Credit risk management

Most of the construction projects that the Company has completed or is currently undertaking are funded by the State budget. At present, due to the impact of the administrative unit consolidation, the transfer of responsibilities, budget allocations, and the reallocation of resources between the former and newly formed administrative levels have caused delays in the collection of receivables from project management boards. To mitigate this risk, the Company assigns relevant departments to regularly reconcile information on receivables that are due or overdue in order to promptly follow up and implement appropriate collection measures. In addition, the Company strengthens negotiations for advance payments under contracts as well as progress-based advances during construction process. Therefore, the Management believes that credit risks with customers are at a controllable level.

Liquidity risk management

To ensure the availability of funds to meet present and future financial obligations, the Company manages liquidity risk by regularly monitoring and maintaining sufficient cash reserve, optimizing cash flows, making use of credit from customers and counterparties, controlling maturing liabilities in relative to maturing assets and the amount of funds that can be generated within that period.

The Company's aggregate financial liabilities are categorized in accordance with their maturity as follows:

31/12/2025	Within 1 year	Over 1 year	Total
Trade payables	3,027,313,956	-	3,027,313,956
Accrued expenses	150,088,247	-	150,088,247
Loans and finance lease liabilities	5,396,807,776	-	5,396,807,776
Other payables	2,239,133,948	-	2,239,133,948
Total	10,813,343,927	-	10,813,343,927
01/01/2025	Within 1 year	Over 1 year	Total
Trade payables	8,252,611,492	-	8,252,611,492
Accrued expenses	148,824,591	-	148,824,591
Loans and finance lease liabilities	3,813,176,604	-	3,813,176,604
Other payables	4,412,454,897	-	4,412,454,897
Total	16,627,067,584	-	16,627,067,584

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

The Management assumes that the Company has no exposure to liquidity risk and believes that the Company can generate sufficient resources to meet its financial obligations as they fall due.

The Company's available financial assets are drawn up on a net asset basis as follows:

31/12/2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	3,782,425,333	-	3,782,425,333
Financial investments	6,828,000,000	-	6,828,000,000
Trade receivables	16,798,332,000	-	16,798,332,000
Other receivables	295,450,709	3,760,127,188	4,055,577,897
Total	27,704,208,042	3,760,127,188	31,464,335,230
01/01/2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	7,648,492,919	-	7,648,492,919
Financial investments	10,828,000,000	-	10,828,000,000
Trade receivables	19,275,434,350	-	19,275,434,350
Other receivables	1,884,586,791	2,055,901,699	3,940,488,490
Total	39,636,514,060	2,055,901,699	41,692,415,759

34. Segment reporting

According to Vietnamese Accounting Standard No. 28 and the Circular guiding this Standard, the Company is required to have segment reporting. Accordingly, a segment is a distinguishable component of the Company that is engaged in providing related products or service (business segment) or providing goods or services in a specific economic environment (segment by geographical area) and that is subject to risks and returns that are different from those of other business segment. The Company's Management assesses that the Company operates in one main geographical area, that is Da Nang City, Vietnam, and in the following business sectors:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying consolidated financial statements)

Segment reporting by business sectors	Construction		Mining of soil and stone		Other activities		Total	
	Year 2025	Year 2024	Year 2025	Year 2024	Year 2025	Year 2024	Year 2025	Year 2024
Segment revenue	61,738,746,684	55,714,879,304	25,464,075,568	18,063,571,442	882,379,550	331,959,684	88,085,201,802	74,110,410,430
Revenue deductions	-	143,612,205	-	-	-	-	-	143,612,205
Segment cost of sales	56,257,372,084	49,676,651,618	21,083,266,485	16,506,490,523	655,751,370	269,512,976	77,996,389,939	66,452,655,117
Segment gross profit	5,481,374,600	5,894,615,481	4,380,809,083	1,557,080,919	226,628,180	62,446,708	10,088,811,863	7,514,143,108
Selling expenses	-	-	-	-	-	-	-	-
Unallocated administrative expenses	-	-	-	-	-	-	6,837,992,841	5,123,890,506
Financial income	-	-	-	-	-	-	245,246,307	441,751,639
Financial expenses	-	-	-	-	-	-	383,768,907	95,390,144
Operating profit	-	-	-	-	-	-	3,112,296,422	2,736,614,097
Other income	-	-	-	-	-	-	756,528,114	1,190,086,599
Other expenses	-	-	-	-	-	-	161,483,572	784,159,170
Other profit	-	-	-	-	-	-	595,044,542	405,927,429
Profit before tax	-	-	-	-	-	-	3,707,340,964	3,142,541,526
CIT	-	-	-	-	-	-	808,126,644	893,615,554
Profit after CIT	-	-	-	-	-	-	2,899,214,320	2,248,925,972
As at	31/12/2025	01/01/2025	31/12/2025	01/01/2025	31/12/2025	01/01/2025	31/12/2025	01/01/2025
Fixed assets	6,290,522,400	5,483,698,421	7,108,487,979	4,774,388,809	-	-	13,399,010,379	10,258,087,230
-Cost	38,161,268,792	34,733,193,972	39,251,664,614	40,722,072,392	-	-	77,412,933,406	75,455,266,364
-Accumulated depreciation	(31,870,746,392)	(29,249,495,551)	(32,143,176,635)	(35,947,683,583)	-	-	(64,013,923,027)	(65,197,179,134)
Trade receivables	17,900,596,244	20,439,475,244	38,196,000	1,419,350	30,000,000	5,000,000	17,968,792,244	20,445,894,594
Prepayment to suppliers	191,337,490	75,563,390	97,000,000	33,000,000	-	-	288,337,490	108,563,390
Trade payables	2,442,321,827	7,866,863,586	584,992,129	385,747,906	-	-	3,027,313,956	8,252,611,492
Advances from customers	290,687,125	290,687,125	401,147,483	304,824,240	-	-	691,834,608	595,511,365

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

35. Operating lease commitments

The Company has entered into land lease contracts with government authorities to serve its business operations, including the extraction and processing of construction stone, construction of projects and its head office. Under these contracts, the Company is obligated to pay annual land rental fees based on the rates prescribed by the competent State authorities.

As at 31/12/2025, the minimum future land lease payments under the land lease contracts that remain effective are estimated as follows:

<u>Term</u>	<u>31/12/2025</u>	<u>01/01/2025</u>
Up to 1 year	1,088,193,529	1,272,692,893
Over 1 year to 5 years	3,942,432,001	4,087,258,630
Over 5 years	34,176,433,025	35,119,799,925
Total	<u><u>39,207,058,555</u></u>	<u><u>40,479,751,448</u></u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying consolidated financial statements)

Details of land lease contracts:

No.	Contract No.	Area (m ²)	Position	Term of lease	Purpose of use	Rent price in 2025 (VND/m ² /Year)	Payment term
1	19/HDTD dated 17/10/2016	31,016		7 years 11 months 6 days from 01/01/2018	Extraction of stone minerals for use as common building materials.	From Jan-Oct: 4,433 From Nov-Dec: 6,600	Payable annually
2	32/HDTD dated 19/04/2018	20		Until 28/08/2025	Construction of 22KV power line	2,817.36	Payable annually
3	202/HDTD dated 18/09/2017	19,299		Until 28/08/2025	Land used as a waste disposal site	2,395.8	Payable annually
4	25/HDTD dated 17/09/2015	28,671		From 28/08/2015 to 28/08/2025	Extraction of stone minerals for use as common building materials.	4,030	Payable annually
5	53/HDTD dated 15/07/2022	9,600	An Trung Village, Duy Xuyen Commune, Da Nang City	Until 07/12/2025	Expanding the stone processing area for common construction materials	2,946	Payable annually
6	180/HDTD dated 22/04/2008	138		Until 29/02/2028	Constructing a medium-voltage power line	1,410.5	Payable annually
7	119/HDTD dated 26/11/2015	15547.2		Until 29/02/2028	Constructing a construction stone processing facility	From Jan-Oct: 1,860 From Nov-Dec: 6,600	Payable annually
8	55/HDTD dated 23/07/2018	6337.8	No. 10 Nguyen Du Street, Tam Ky Ward, Da Nang City	From 05/06/2017 to 04/06/2067	Constructing an explosive materials warehouse	From Jan-Oct: 1,548 From tháng 11-12: 5,490	Payable annually
9	183/HDTD dated 22/05/2008	3,870	Thuan Yen Industrial Zone, Ban Thach Ward, Da Nang City	50 years from March 2008	Construction of a provincial flood and storm prevention supplies warehouse and parking lot	4,270	Payable annually
10	78/HDTD dated 18/10/2016	500	Hoi An Ward, Da Nang City	Until 21/09/2066	Constructing head office	79,100	Payable annually



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

36. Income of key managing officers

		Year 2025	Year 2024
Remuneration of the Board of Directors		93,000,000	99,900,000
<i>Mr. Pham Ngoc Tien</i>	<i>Chairman</i>	27,600,000	13,800,000
<i>Mr. Nguyen Tuan Anh</i>	<i>Vice Chairman</i>	24,000,000	24,000,000
<i>Mr. Nguyen Van Sy</i>	<i>Member</i>	13,800,000	20,700,000
<i>Mr. Nguyen Cao Cuong</i>	<i>Member</i>	-	6,900,000
<i>Mr. Doan Van Dung</i>	<i>Member</i>	-	6,900,000
<i>Mr. Le Van Xi</i>	<i>Member</i>	13,800,000	13,800,000
<i>Mr. Nguyen Duc Hieu</i>	<i>Member</i>	13,800,000	13,800,000
Remuneration of the Supervisory Board		96,000,000	84,000,000
<i>Mr. Le Ngoc Hung</i>	<i>Head</i>	72,000,000	72,000,000
<i>Ms. Nguyen Thi Ngoc Le</i>	<i>Member</i>	12,000,000	6,000,000
<i>Mr. Nguyen Van Hieu</i>	<i>Member</i>	-	3,000,000
<i>Mr. Doan Van Dung</i>	<i>Member</i>	12,000,000	3,000,000
Income of the Management		1,165,200,000	956,136,000
<i>Mr. Nguyen Tuan Anh</i>	<i>General Director</i>	337,230,195	278,760,000
<i>Mr. Nguyen Cao Cuong</i>	<i>Vice General Director</i>	281,935,591	225,792,000
<i>Mr. Nguyen Van Sy</i>	<i>Vice General Director</i>	273,017,107	225,792,000
<i>Mr. Dang Tho</i>	<i>Chief Accountant</i>	273,017,107	225,792,000

37. Events after the balance sheet date

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the consolidated financial statements.

38. Corresponding figures

Corresponding figures were taken from the consolidated financial statements for the year ended 31/12/2024 which had been audited by AAC.



Nguyen Tuan Anh

General Director

Da Nang City, 26 March 2026

Dang Tho

Chief Accountant

Vo Thi Minh Loan

Preparer