

No.: 230/CTGTSG

Ho Chi Minh City, March 06, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Complying with the provisions of Clauses 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance, providing guidelines on disclosure of information on the securities market. Saigon Traffic Construction Joint Stock Company (GTS) would like to disclose the audited financial statements for the year 2025 with the Hanoi Stock Exchange as follows:

1. Name of Organization: Saigon Traffic Construction Joint Stock Company
 - Stock code: GTS
 - Address: 476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City
 - Tel: 028.38558649 - Fax 028.38558649
 - Email: ctgtsg@gmail.com Website: <http://www.giaothongsaigon.com.vn>
2. Content of information disclosure
 - Audited financial statements for 2025 in accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC include the following:
 - Office Financial Statements
 - Separate Financial Statements
 - Consolidated Financial Statements
 - Cases that need to be explained:
 - + The audit organization expresses opinions that are not unqualified opinions for financial statements (for audited financial statements in 2025)
 - Yes No
 - + After audit, profit after tax of the reporting period varies by at least 5% and is changed from a negative number to a positive number or vice versa (for audited financial statements in 2025)
 - Yes No

This information has been disclosed on the company's website on March 06, 2026 at the link: <http://www.giaothongsaigon.com.vn>

We hereby certify that the disclosed information above is truthful, and we shall be fully legally responsible for the content of the disclosed information

Attached documents:

- Office Financial Statements in 2025;
- Separate Financial Statements in 2025;
- Consolidated Financial Statements in 2025;



General Director *Handwritten signature*

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Hoang Anh Giao



Member of MSI Global Alliance

**SAI GON TRAFFIC CONSTRUCTION JOINT
STOCK COMPANY**

SEPARATE FINANCIAL STATEMENTS

for the fiscal year ended as at 31/12/2025

was audited



Audited by

Southern Auditing and Accounting Financial Consulting Services Co., LTD. (AASCS)

Member of MSI Global Alliance

Address : 29 Vo Thi Sau Street, Tan Dinh Ward, Ho Chi Minh City. Tel: (028) 38 205 944 - 38 205 947; Fax: (028) 38 205 942

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Sai Gon Traffic Construction Joint Stock Company (the Company) present their report and Separate financial statements for the fiscal year ended as at 31/12/2025.

I. COMPANY

1. Capital ownership

Saigon Traffic Construction Joint Stock Company, formerly Saigon Traffic Construction One Member Co., Ltd., owned by Ho Chi Minh City State Financial Investment Company, was established under Business Registration Certificate No. 0300460907 dated August 26, 2010 issued by the Department of Planning and Investment of Ho Chi Minh City.

The Company was converted from a State-owned enterprise into a Joint Stock Company under Decision No. 6769/QD-UBND dated December 10, 2015 of the People's Committee of Ho Chi Minh City and was granted Business Registration Certificate No. 0300460907, first registered on May 5, 2016, registered for the 14th change on August 26, 2025 by the Department of Finance of Ho Chi Minh City.

The chartered capital : 284,997,640,000 VND
Head office : 476 Huynh Tan Phat Street, Tan Thuan Ward, HCM City, Viet Nam
Legal representative : Hoang Anh Giao - General Director

2. Fields

- Public service: Management and maintenance of road traffic infrastructure in Ho Chi Minh City, maintenance of inland waterway works.,
- Business projects: Construction of traffic works, water supply, drainage, electricity; post office, irrigation.,
- Construction materials business: Production and trading of hot asphalt concrete and asphalt emulsion...

3. Business lines:

- Public utility activities: Maintenance and repair of traffic works; Maintenance and repair of waterway works; Maintenance and repair of irrigation works, trees, lighting, drainage bridges, wastewater treatment (Industry code 4390 - main)
- Real estate business, office rental, warehouse business, parking services; Leasing, operating, managing residential houses and land; Leasing, operating, managing non-residential houses and land; Other real estate business (Industry code 6810)
- Construction of dredging works, environmental treatment, wastewater (Industry code 3700)
- 2- and 4-wheels car wash services, Maintenance and repair of cars and other motor vehicles (Industry code 4520)
- Planting other perennial plants; Propagating and caring for annual seedlings; Quarrying of stone, sand, gravel, clay (Industry codes 0129, 0131, 0810)
- Printing, Services related to printing (Industry codes 1811, 1812)
- Production of metal components; Mechanical processing; metal treatment and coating; Production of other metal products not elsewhere classified (Industry codes 2511, 2592, 2599)
- Construction of traffic works; wharves; water supply and drainage, civil works; industrial; electricity; lighting; post office; trees and hydraulic works. Construction of irrigation works (Industry code 4299)
- Transport of goods by road, transport of goods by car (Industry code 4933)
- Architectural and technical consulting activities: Consulting on construction of traffic works of groups B and C, consulting on water supply and drainage works, technical infrastructure (Industry code 7110)
- Buying and selling specialized construction materials, traffic signals of groups B & C, consulting on water supply and drainage works (Industry code 4663)
- Production of billboards for traffic safety propaganda (not operating at headquarters) (Industry code 7310)
- Construction of railway and road works (Industry code 4211; 4212)



- Transport of goods by inland waterway (Industry code 5022)
- Construction of all types of houses: construction of factories, civil construction (Industry code 4102)
- Demolition: demolition of construction works (Industry code 4311)
- Site preparation: leveling, site preparation (Industry code 4312)
- Collection of non-hazardous waste, hazardous waste (Industry code 3811, 3812)
- Rental of machinery, equipment and other tangible items: Rental of motorbikes, construction equipment (Industry code 7730).
- Architectural activities and related technical consultancy: Testing, quality inspection of construction works, construction materials (Industry code 7110).
- Hot asphalt concrete production floor, commercial concrete production, concrete mixing plant, emulsion production, traffic signal production (Industry code 2395, 1920, 2790).
- Road service fee collection service; Management and supervision of operating houses and toll stations (Industry Code 5225)
- Regulation, control, clearance, obstacles, anti-collision and ensuring safety of inland waterway traffic; Inland waterway pilotage activities (Industry Code 5222)

4. Operating model

The Company has 01 subsidiary, 14 affiliated enterprises, 01 business location and a corporate office that manages the overall operations of the entire Company.

4.1. Subsidiary company

The chartered capital : **Traffic Construction No. 1 Limited liability Company**

Business Registration : 0310994760 issued by the Department of Planning and Investment of Ho Chi Minh Certificate: City dated 18/07/2011.

Address : 476 Huynh Tan Phat Street, Tan Thuan Ward, HCM City, Viet Nam

Voting Rights ratio : 100%. Equity ratio : 100%.

4.2. Affiliated units without legal status have dependent accounting:

Including the Company Office and 14 affiliated Enterprises with the same address at 479 Huynh Tan Phat, Than Thuan Ward, Ho Chi Minh City, the business functions of the affiliated units are as follows:

- The Company Office

Main business activity: General management

- Road enterprise no. 1

Main business activities: Management and maintenance of road traffic infrastructure, construction works. Production of hot asphalt concrete and emulsion.

- Road enterprise no. 4

Main business activities: Management and maintenance of road traffic infrastructure, construction works.

- Road enterprise no. 6

Main business activities: Management and maintenance of road traffic infrastructure, construction works.

- Construction enterprise no. 2

Main business activities: Construction works

- Construction enterprise no. 3

Main business activities: Management and maintenance of road traffic infrastructure, construction works.

- Construction enterprise no. 5

Main business activities: Management and maintenance of road traffic infrastructure, construction works.

- Construction enterprise no. 6

Main business activities: Management and maintenance of road traffic infrastructure, construction works.

- Construction enterprise no. 8

Main business activities: Management and maintenance of road traffic infrastructure, construction works.



- Construction enterprise no. 9

Main business activities: Management and maintenance of road traffic infrastructure, construction works.

- Construction enterprise no. 10

Main business activities: Management and maintenance of road traffic infrastructure, construction works.

- Youth Construction enterprise

Main business activities: Management and maintenance of road traffic infrastructure, construction works.

- Transport Infrastructure Construction Enterprise

Main business activities: Construction works.

- Traffic Signal System Manufacturing and Installation Enterprise

Main business activities: Management and maintenance of road traffic infrastructure, construction works.
Production and installation of traffic signal systems.

- Hot Asphalt Concrete Production Enterprise

Main business activities: Management and maintenance of road traffic infrastructure, construction works.
Production of hot asphalt concrete.

Business location

The company registered its business location in Long An according to the first Business Location Certificate No. 00008 dated July 24, 2024 issued by the Department of Planning and Investment of Long An Province at Lot D5.2 Phuoc Dong Port Industrial Park, Hamlet 5, Phuoc Dong Commune, Can Duoc District, Long An Province, Vietnam.



**I BOARD OF DIRECTOR, BOARD OF MANEGEMENT, CHIEF ACCOUNTANT, SUPERVISION
I. COMMITTEE AND LEGAL REPRESENTATIVE:**

According to Resolution of the 2025 Annual General Meeting of Shareholders No. 01/2025/NQ-DHĐCĐ dated 25 April 2025, the members of the Board of Management, Board of General Directors, Board of Supervisors, and Chief Accountant for the 2021-2026 term are as follows:

Board of Managements

Mr. Hoang Ngoc Hung	Chairman
Mr. Hoang Anh Giao	Member
Mr. Vo Anh Tu	Member
Mr. Tran Thanh Hung	Member
Mr. Nguyen Danh Thu	Member

Board of Supervisors

Mr. Nguyen Minh Duc	Head of the Supervisory Board
Mr. Bui Thong Nhat	Member
Mr. Nguyen Ngoc Duy	Member

Board of Directors

Mr. Hoang Anh Giao	General Director
Mr. Phan Minh Hai Lang	Deputy General Director
Mr. Vo Van Son	Deputy General Director
Mr. Vo Anh Tu	Deputy General Director
Mr. Nguyen Hoang Thai	Deputy General Director

Chief Accountant

Mrs. Phan Thi Tu Trinh	Chief accountant
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III. BUSINESS OPERATIONS

The Company Separate financial position and results of business operations for the fiscal year ended as at 31 December 2025 are presented in the Separate Financial Statements attached to this report.

IV. EVENTS AFTER THE CLOSING DATE OF THE ACCOUNTING BOOK TO PREPARE

The Board of Directors of the Company confirms that no material events have arisen after 31 December 2025 until the time of preparation of this report without having been considered for data adjustment or disclosure in the Separate Financial Statements.

V. AUDITOR

Southern Auditing and Accounting Financial Consultancy Services Co., Ltd. (AASCS) has been selected to review and audit of the Company's financial statements.

VI. STATEMENT OF THE BOARD OF GENERAL DIRECTORS'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

The Board of Directors of the Company is responsible for the preparation of Separate Financial Statements that honestly and reasonably reflect the Company's operating situation, results of business activities and cash flow situation for the fiscal year ended as at 31 December 2025. In the process of preparing Separate financial statements, the Board of General Directors of the Company undertakes to have complied with the following requirements:

- Develop and maintain internal controls that the Board of General Directors determines are necessary to ensure that the preparation and presentation of financial statements no longer contain material errors due to fraud or mistakes;
- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and predictions;
- The applicable accounting standards are complied with by the Company, without material misrepresentations to the extent that it is necessary to disclose and explain in this financial statement;
- Preparation of financial statements on the basis of business continuity, except in cases where it cannot be assumed that the Company will continue to operate its business.

The Board of General Directors of the Company ensures that the accounting books are kept to reflect the financial position of the Company, with a reasonable and truthful level at any time and to ensure that the Separate Financial Statements comply with the applicable regulations of the State. At the same time, it is responsible for ensuring the safety of the Company's assets and taking appropriate measures to prevent and detect frauds and other violations.

The Board of General Directors of the Company undertakes that the Separate Financial Statements have honestly and reasonably reflected the financial position of the Company as at 31 December 2025, the results of business operations and the cash flow situation for the fiscal year ended as at the same day, in accordance with the standards, Accounting regime of Vietnamese enterprises and compliance with relevant current regulations.

VII. OTHER COMMITMENTS

The Board of Management believes that the Company has not violated its information disclosure obligations in accordance with Circular No. 96/2020/TT-BTC dated 16 November 2020, Circular No. 68/2024/TT-BTC dated 18 September 2024, and Circular No. 18/2025/TT-BTC dated 26 April 2025 issued by the Ministry of Finance, providing guidance on information disclosure in the securities market.



VIII. APPROVAL OF SEPARATE FINANCIAL STATEMENTS

We, the Board of General Directors of Sai Gon Traffic Construction Joint Stock Company approve the Financial Statements for the accounting period ended 31 December 2025.

Ho Chi Minh City, March 3, 2026

On behalf of the Board of General Directors



Handwritten signature in blue ink

HOANG ANH GIAO
General Director

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No: 77 /BCKT/TC/2026/AASCS

INDEPENDENT AUDITOR'S REPORT

**To: The owner, The Board of Management, The Board of General Directors
 Sai Gon Traffic Construction Joint Stock Company**

We have audited Separate financials statements of Saigon Traffic Construction Joint Stock Company (the Company), prepared on 03 March 2026, from page 08 to page 38, including the Separate Balance Sheet as at for the fiscal year ended as at 31 December 2025, the Separate Income Statement, the Separate Cash Flow Statement for the fiscal year ended on the same day and the Notes to the Separate Financial Statements.

Responsibilities of the Board of Directors

The Board of Directors of the Company is responsible for preparing and presenting honestly and reasonably Separate financial statements in accordance with the Vietnamese accounting standards, the Vietnamese accounting systems for enterprise and legal regulations related to the preparation and presentation of Separate financial statements and is responsible for the internal control that the Board of Directors determines it is necessary to ensure that the preparation and presentation of Separate financials statement is free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on Separate financial statements based on audit result. We have conducted our audit in accordance with the Vietnamese Standards on Auditing. These Standards require us to comply with it and the regulation of moral standard, plan and perform the audit and to obtain reasonable assurance whether the Separate financial statements are free of material mis-statement.

An audit includes carrying out formalities to assemble evidence supporting the amounts and disclosures in the financial statements. The audit procedures rely on auditor's judgment and includes assessing the risk of essential error in Separate financial statements because of fraud and confusion. When implementing the estimation of these risks, an auditor examined the company 's internal control relating to preparation and presentation of financial statements honestly and reasonably to design the audit procedures suitable for a real situation. However, the purpose isn't to express opinion of internal control effect. The audit also includes assessing the suitability for applying accounting standards and the effectiveness of estimates and judgments made by the Board of General Directors of the company, as well as evaluating the overall Separate financial statements presentation.

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

Opinion of the Auditor

In our opinion, the Separate financials statements give a true and fair view, in all material respects, the financial position of Sai Gon Traffic Construction Joint Stock Company and the subsidiaries at for the fiscal year ended as at 31/12/2025, of its operating results and cash flows for the fiscal year ended at the same time, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprise and the relevant statutory requirements applicable to financial reporting.

Ho Chi Minh city, March 03 ,2026

**Southern Auditing and Accounting
 Financial Consulting Services Co., Ltd**



LE VAN TUAN
 Deputy General Director



NGUYEN THI MY NGOC
 Auditor

Practicing Auditor Registration Certificate

Practicing Auditor Registration Certificate

No. 0479-2023al 42-1

No. 1091-2023-142-1



SEPARATE BALANCE SHEET

As at December 31, 2025

Unit: VND

Item	Code	Note	Closing balance	Opening balance
A. SHORT-TERM ASSETS	100		1,126,174,891,349	865,185,947,332
I. Cash and Cash equivalents	110	V.1	261,011,200,077	275,273,253,169
Cash	111		121,011,200,077	55,273,253,169
Cash equivalents	112		140,000,000,000	220,000,000,000
II. Short-term investments	120	V.2.1	786,380,400	764,061,970
Held to maturity investments	123		786,380,400	764,061,970
III. Short-term receivables	130		712,651,002,103	477,979,263,897
Short-term trade receivables	131	V.3	652,439,338,712	369,277,521,909
Short-term repayments to suppliers	132		101,428,459,953	160,455,213,966
Other short-term receivables	136	V.4.1	15,108,269,873	13,411,813,009
Short-term allowances for doubtful debts (*)	137	V.5	(56,325,066,435)	(65,165,284,987)
IV. Inventories	140	V.6	126,858,489,976	87,198,921,228
Inventories	141		126,858,489,976	87,198,921,228
V. Other current assets	150		24,867,818,793	23,970,447,068
Taxes and other receivables from government	153	V.11	24,867,818,793	23,970,447,068
B. LONG-TERM ASSETS	200		269,899,828,995	189,606,067,167
I. Long-term receivables	210		3,369,196,765	5,900,310,978
Others long-term receivables	216	V.4.2	3,369,196,765	5,900,310,978
II. Fixed assets	220		172,023,390,359	175,228,331,059
Tangible fixed assets	221	V.7	171,776,390,367	174,859,081,055
- Historical costs	222		396,220,212,671	383,639,090,529
- Accumulated depreciation	223		(224,443,822,304)	(208,780,009,474)
Intangible fixed assets	227	V.8	246,999,992	369,250,004
- Historical costs	228		1,248,691,819	1,248,691,819
- Accumulated depreciation	229		(1,001,691,827)	(879,441,815)
III. Investment properties	230		-	-
IV. Long-term assets in progress	240		89,507,241,871	-
Construction in progress	242		89,507,241,871	-
V. Long-term investments	250	V.2.2	5,000,000,000	1,500,000,000
Investments in subsidiaries	251		5,000,000,000	1,500,000,000
VI. Other long-term assets	260		-	6,977,425,130
Long-term prepaid expenses	261	V.9.2	-	6,977,425,130
TOTAL ASSETS (270=100+200)	270		1,396,074,720,344	1,054,792,014,499



SEPARATE BALANCE SHEET

As at December 31, 2025

Unit: VND

Item	Code	Note	Closing balance	Opening balance
C. LIABILITIES	300		1,046,203,587,273	719,806,156,800
I. Short-term liabilities	310		1,040,501,870,273	715,723,336,800
Short-term trade payables	311	V.10	352,658,204,662	186,289,251,648
Short-term prepayments from customers	312	V.12	278,160,394,598	343,043,928,846
Taxes and other payables to government budget	313	V.11	3,712,073,137	6,435,539,393
Payables to employees	314		44,731,932,539	38,808,822,961
Short-term intra-company payables	316		-	-
Short-term unearned revenues	318		95,354,127,852	-
Other short-term payments	319	V.13	240,522,752,572	130,059,230,796
Short-term provisions	321		18,065,945,689	-
Bonus and welfare fund	322		7,296,439,224	11,086,563,156
II. Long-term liabilities	330		5,701,717,000	4,082,820,000
Long-term unearned revenues	336		-	-
Science and technology development fund	343		5,701,717,000	4,082,820,000
D. OWNER'S EQUITY	400		349,871,133,071	334,985,857,699
I. Owner's equity	410	V.14	348,950,815,406	334,065,540,034
Contributed capital	411		284,997,640,000	284,997,640,000
- Ordinary shares with voting rights	411a		284,997,640,000	284,997,640,000
Capital surplus	412		711,011,577	711,011,577
Development and investment funds	418		21,127,524,154	12,974,873,292
Undistributed profit after tax and funds	421		42,114,639,675	35,382,015,165
- Undistributed profit after tax brought forward	421a		329,388,050	329,387,650
- Undistributed profit after tax for the current	421b		41,785,251,625	35,052,627,515
Non-controlling shareholder interests	429		-	-
II. Funding sources and other funds	430		920,317,665	920,317,665
Funding sources	431	V.15	920,317,665	920,317,665
TOTAL SOURCES (440=300+400)	440		1,396,074,720,344	1,054,792,014,499

Ho Chi Minh City, March 3, 2026


Do Thi Kim Phuong
Prepared by


Phan Thi Tu Trinh
Chief Accountant


Hoang Anh Giao
General Director



INCOME STATEMENT
for the fiscal year ended as at 31/12/2025

Unit: VND

Items	Code	Note	Current year	Previous year
Revenues from sales and services rendered	01	VI.1	2,363,365,957,316	1,484,661,953,005
Revenue deductions	02		-	-
Net revenues from sales and services	10		2,363,365,957,316	1,484,661,953,005
Costs of goods sold	11	VI.2	2,255,812,447,004	1,385,502,455,708
Gross profit from sales and services rendered (20=10-11)	20		107,553,510,312	99,159,497,297
Financial income	21	VI.3	7,438,227,916	3,312,202,756
Financial expenses	22		11,278,016	73,689,733
- <i>In which: Interest expenses</i>	23		11,278,016	73,689,733
Selling expenses	25	VI.6.1	-	-
General administration expenses	26	VI.6.2	62,766,260,833	53,317,810,646
Net profits from operating activities {30=20+(21-22)-(25+26)}	30		52,214,199,379	49,080,199,674
Other income	31	VI.4	1,099,708,193	1,747,805,177
Other expenses	32	VI.5	969,563,289	458,494,147
Other profits	40		130,144,904	1,289,311,030
Total net profit before tax (50=30+40)	50		52,344,344,283	50,369,510,704
Current corporate income tax expenses	51	VI.7	10,559,092,658	10,032,471,842
Deferred corporate income tax expenses	52		-	-
Profits after corporate income tax (60=50-	60		41,785,251,625	40,337,038,862
Basic earnings per share	70	VI.8	-	-
Diluted earnings per share	71		-	-

Ho Chi Minh City, March 3, 2026


Do Thi Kim Phuong
Prepared by


Phan Thi Tu Trinh
Chief Accountant


Hoang Anh Giao
General Director



CASH FLOWS STATEMENT

for the fiscal year ended as at 31/12/2025

(Indirect method)

Unit: VND

Items	Code Note	Current year	Previous year
I. Cash flows from operating activities			
Profit before tax	01	52,344,344,283	50,369,510,704
Adjustments for			
- Depreciation of fixed assets and investment properties	02	19,371,420,434	19,724,968,733
- Provision	03	(8,840,218,552)	(12,122,008,511)
- Gains (losses) on investing activities	05	(7,438,227,916)	(3,312,202,756)
- Interest expenses	06	11,278,016	73,689,733
- Other adjustments	07	1,618,897,000	(1,428,845,059)
Operating profit before changes in working capital	08	57,067,493,265	53,305,112,844
- Increase (decrease) in receivables	09	(226,728,891,379)	230,496,284,186
- Increase (decrease) in inventories	10	(39,659,568,748)	(52,774,302,972)
- Increase (decrease) in payables (exclusive of interest payables, enterprise income tax payables)	11	335,155,631,258	(77,924,741,164)
- Increase (decrease) in prepaid expenses	12	6,977,425,130	6,977,425,200
- Interest paid	14	(11,278,016)	(73,689,733)
- Corporate income tax paid	15	(13,266,261,775)	(7,342,074,969)
- Other payments for operating activities	17	(6,191,597,094)	(3,630,606,449)
Net cash flows from operating activities	20	113,342,952,641	149,033,406,943
II. Cash flows from investing activities			
Purchase or construction of fixed assets and other long-term assets	21	(106,154,170,271)	(30,820,592,128)
Proceeds from disposals of fixed assets and other long-term assets	22	263,231,852	485,753,778
Loans and purchase of debt instruments from other	23	(22,318,430)	(26,816,369)
Equity investments in other entities	25	(3,500,000,000)	-
Interest and dividend received	27	7,438,227,916	3,312,202,756
Net cash flows from investing activities	30	(101,975,028,933)	(27,049,451,963)
III. Cash flows from financial activities			
Proceeds from borrowings	33	7,623,103,400	17,090,076,033
Repayment of principal	34	(7,623,103,400)	(17,090,076,033)
Dividends or profits paid to owners	36	(25,629,976,800)	(22,799,811,200)
Net cash flows from financial activities	40	(25,629,976,800)	(22,799,811,200)
Net cash flows during the period (50=20+30+40)	50	(14,262,053,092)	99,184,143,780
Cash and cash equivalents at the beginning of the year	60 V.1	275,273,253,169	176,089,109,389
Cash and cash equivalents at the end of the period (70=50+60+61)	70 V.1	261,011,200,077	275,273,253,169

Ho Chi Minh City, March 3, 2026

Do Thi Kim Phuong
Prepared by

Phan Thi Tu Trinh
Chief Accountant

Hoang Anh Giao
General Director



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the fiscal year ended as at 31/12/2025

I. COMPANY INFORMATIONS

1. Form of ownership

Saigon Traffic Construction Joint Stock Company, formerly Saigon Traffic Construction One Member Co., Ltd., owned by Ho Chi Minh City State Financial Investment Company, was established under Business Registration Certificate No. 0300460907 dated August 26, 2010 issued by the Department of Planning and Investment of Ho Chi Minh City.

The Company was converted from a State-owned enterprise into a Joint Stock Company under Decision No. 6769/QĐ-UBND dated December 10, 2015 of the People's Committee of Ho Chi Minh City and was granted Business Registration Certificate No. 0300460907, first registered on May 5, 2016, registered for the 14th change on August 26, 2025 by the Department of Finance of Ho Chi Minh City.

The chartered capital : 284,997,640,000 VND.

Head office : 476 Huynh Tan Phat Street, Tan Thuan Ward, HCM City, Viet Nam

Legal representative : Hoang Anh Giao - General Director

2. Fields

- Public service: Management and maintenance of road traffic infrastructure in Ho Chi Minh City, maintenance of inland waterway works.,
- Business projects: Construction of traffic works, water supply, drainage, electricity; post office,
- Construction materials business: Production and trading of hot asphalt concrete and asphalt emulsion...

3. Ordinary course of business: 12 months

4. Characteristics of the Company's activities in the year affecting financial statement

The company primarily executes contracts for supplying public service products and constructing projects using state budget funds, so the final settlement process is prolonged. When there are changes in policies, it significantly affects the settlement value, thereby altering the company's business results. In 2025, following the State's administrative restructuring, Ho Chi Minh City was merged with Binh Duong and Ba Ria – Vung Tau. This restructuring resulted in an increase in revenue of more than VND 897 billion during the year, representing a growth rate of 159% compared to 2024. This is an encouraging sign for the Company's production and business activities, while also placing new responsibilities on the Company's Board of Management.

5. Company's structure:

The Company has 01 subsidiary, 14 affiliated enterprises, 01 business location and a corporate office that manages the overall operations of the entire Company.

6. Number of employees at the company : 525 persons

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Accounting period

The first Fiscal Year starts on 5/5/2016 and ends on 31/12/2016.

Fiscal year of Company is from 01 January to 31 December.

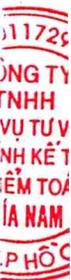
2. Accounting currency

The financial statements are prepared and presented in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting system

The Company applies Enterprise Accounting System issued under Circular no.200/2014/TT-BTC dated December 22, 2014 by Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing Circular No. 200/2014/TT-BTC and other guiding, supplementary, and amended circulars..



2. Declaration of adherence to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents include cash, bank deposits, funds in transit, and short-term investments with a recovery or maturity period not exceeding three months from the date of purchase, which can be easily converted into a specified amount of cash with minimal risk of conversion.

2. Accounting rules for financial investments

Are investments outside the enterprise for the purpose of rational use of capital to improve the operational efficiency of the enterprise such as: investment in capital contribution to subsidiaries, joint ventures, associates, securities investments and other financial investments ...

Classification of investments when preparing financial statements according to the following principles:

- Investments with a residual recovery term of not more than 12 months or in 1 production and business cycle are classified as short-term.
- Investments with a residual recovery term of 12 months or more or more than 1 production and business cycle are classified as long-term.

a. Investment held to maturity date

This investment does not reflect the types of bonds and debt instruments held for the purpose of buying and selling for a profit. Investments held up to the maturity date include term bank deposits (remaining recovery period of 3 months or more), bills, promissory notes, bonds, issuer preferred shares that are required to be repurchased at a certain time in the future, and loans held up to maturity for the purpose of collecting interest periods and investments held to other maturity.

Provision for discounts on investments held up to maturity date: investments held until the maturity date if they have not been made a reserve in accordance with the provisions of law, the Company must assess the recoverability. Where there is solid evidence that part or all of the investment may be irrevocable, the amount of losses must be recognized in the financial costs during the period. The appropriation or refund of this provision shall be made at the time of preparation of the Financial Statements. In case the number of losses cannot be reliably determined, the investment shall not be recorded and the recoverability of the investment shall be explained on the Explanation of the Financial Statements.

b. Investments in subsidiaries, joint ventures, affiliations, and co-controlled businesses

Investments in subsidiaries and associates are accounted for using the cost method. Net profits distributed from subsidiaries and associates arising after the investment date are recognized as financial income during the period. Other distributions (excluding net profits) are considered a recovery of investment and are recorded as a reduction in the original investment cost.

Provision for loss of investment in another entity: losses incurred by subsidiaries, joint ventures, associates resulting in the investor potentially losing capital or provisions due to impairment of the value of these investments. The appropriation or refund of this provision is made at the time of drawing up the Financial Statements for each investment and is recognized in the financial expenses for the period.

3. Accounting rules for receivables

Receivables are monitored in detail according to the receivable term, debtor, currency type, and other factors based on the company's management needs.

The classification of receivables must be managed as bellows:

- Trade receivables: any receivable having from trading activities between the company and its clients: selling goods, providing service, disposal of assets, exported receivable of consigner through the consignee;



- Intra-company receivables: receivables between the company with its dependent branches;
- Other receivables: are non trade receivables and do not related to trading activities.

For the preparation of financial statements, the receivables must be classified as bellows:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

Provision for doubtful debts: Doubtful receivables are provisioned when preparing the financial statements. The recognition or reversal of this provision is carried out at the time of financial statement preparation and is recorded as administrative expenses during the period. For long-term doubtful receivables that the company has exhausted all possible collection measures but remains uncollectible and the debtor is determined to be genuinely insolvent, the company may proceed with procedures to sell the debt to a debt trading company or write off the doubtful receivables from the accounting records (in compliance with legal regulations and the company's charter).

In addition, the company also has doubtful receivables related to the approval and settlement of SPDVCI construction projects that were executed before the official transition into a joint-stock company, which are awaiting guidance from the competent authorities for resolution.

4. Rules for recording inventories

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. Net realizable value represents the estimated selling price minus the estimated selling expenses.

Method of calculating inventory value : first in first out

Methods for recording inventories : regular declaration method

Provision for inventory is made for the estimated loss in value due to the decline in the price of materials, finished goods, and inventory owned by the company (such as depreciation in quality, obsolescence, etc.) based on reasonable evidence of value reduction at the end of the financial year.

Increases or decreases in this provision are recorded as the cost of goods sold in the income statement.

5. Rules for recording depreciation of fixed assets

Fixed assets

Fixed assets are stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and net book value.

Cost of fixed assets comprises its purchase price and any directly attributable costs of bringing the asset into use. The cost of procurement, upgrade and renewal of fixed assets are converted into fixed assets, the cost of maintenance and repairs is recorded as expenses in the current year.

When the liquidation of assets, the cost and accumulated depreciation of assets are written off in the financial statements and any losses arising from the disposal are recorded in the income statement.

Fixed assets that have been fully depreciated are still in use because the company has effectively maintained and serviced its machinery and equipment.

Depreciation is provided on a straight-line basis. Depreciation period is estimated as follow:

- | | |
|---------------------------------|---------------|
| - Buildings and structures | 05 - 50 years |
| - Machinery, equipment | 08 - 15 years |
| - Transportation equipment | 06 - 10 years |
| - Management equipment | 03 - 06 years |
| - Other tangible assets | 04 years |
| - Other Intangible fixed assets | 03 - 06 years |

6. Construction in progress



Construction in progress costs reflect expenses directly related to assets under construction and machinery and equipment being installed for production, leasing, and management purposes, as well as costs associated with ongoing fixed asset repairs. These assets are recorded at cost and are not subject to depreciation.

7. Prepaid expenses

The calculation and allocation to expense to each accounting period based on the nature, level of each prepaid expense to determine the allocation method properly and consistently.

Prepaid expenses are monitored according to each term of expenses which incurred and distributed into objects bear the cost of each accounting period and the remain is not amortized to expense.

Prepaid expenses are classified as follows:

- Prepaid expense related to purchase or service less than 12 months or 01 normal production period, from incurred date, are recorded as short - term.
- Prepaid expense related to purchase or service over than 12 months or 01 normal production period, from incurred date, are recorded as long - term

8. Payables

Payables are tracked in detail for the remaining payment period of the payables, payables, type of currency payable and other factors required by the Company.

The classification of payables is based on the following principles:

- Payables to suppliers: Trade payables arising from purchases of goods, services, assets and liabilities when imported through a trustee;
- Intercompany payables: Payables between subordinate units and dependent subordinate units not having dependent legal entity status;
- Other payables: Non-commercial payables, not related to purchase, sale or supply of goods or services.

9. Accrued expenses

Payables for goods and services received from suppliers or provided to customers during the period but not yet paid due to the absence of invoices or incomplete accounting documentation, as well as payables to employees, are recorded as production and business expenses during the period. This ensures that when actual expenses arise, they do not cause sudden fluctuations in production and business costs, adhering to the principle of matching revenue and expenses. The accrual of payables must be carefully calculated with reasonable and reliable evidence. When these expenses occur, if there is a discrepancy with the accrued amount, the accounting department will record an adjustment to increase or decrease expenses accordingly.

10. Owner's equity

a. Contributed capital, capital surplus, conversion options on convertible bonds, other capital

The owner's investment capital is recorded according to the actual capital contributed by the owner and is monitored in detail for each organization and individual participating in capital contribution.

The share capital contribution of shareholders is recorded at the actual price of issuing shares, but is reflected in two separate indicators:

- The owner's contributed capital is recognized at par value of the shares;
- The share capital surplus is recognized according to the larger or lesser difference between the actual price of the share issuance and the par value. In addition, a surplus of share capital is also recognized according to the larger or lesser difference between the actual price of the issue and the par value of the shares when reissuing treasury shares.

In addition, share capital surplus is also recognized based on the positive or negative difference between the actual issuance price and the par value of shares when treasury shares are reissued.

b. Undistributed earnings

Undistributed earnings is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

The distribution of the company's business operating profits must comply with the current financial
When distributing profits, it is necessary to consider non-monetary items located in undistributed after-tax profits that may affect cash flow and the ability to pay dividends and profits of the company.

11. Revenues

Revenue is recognized when the Company is certain of receiving identifiable economic benefits. Revenue is determined at the fair value of the amounts received or receivable after deducting trade discounts, sales reductions, and returned goods. The following specific recognition conditions must also be met when recognizing revenue:

Construction contracts

Construction contract revenue is recognized in one of the following two cases:

- The construction contract stipulates that the contractor is paid according to the planned schedule: when the results of the contract performance are reliably estimated, the revenue is recognized in proportion to the part of the work completed by the contractor himself at the date of preparation of the

- The construction contract stipulates that the contractor is paid according to the value of the performance volume: when the results of the contract performance are reliably estimated and confirmed by the customer, the revenue is recognized in proportion to the completed work confirmed by the Adjustments in contract execution, bonuses, and other payments are only recognized as revenue when they have been agreed upon with the customer.

When the results of the performance of the contract cannot be reliably estimated, the recorded revenue is equivalent to the costs incurred for which the reimbursement is relatively certain.

Revenue from sale of goods

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

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

Revenue from rendering of services

Revenue from rendering of services should be recognized when all the following conditions have been satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Financial income includes interest, gain on exchange rate difference, dividends... and other income of financial activities. For interest earned from loans, deferred payment, instalment payment: income is recognized when earned and original loans, principal receivables are not classified as overdue that need provision. Dividend is recognized when the right to receive dividend is established.

Other incomes

Other income includes income other than the company's production and business activities: sale, liquidation of fix assets; fines imposed by the client for breach of contract; third-party compensation to compensate for lost property; revenues from bad debts that have been processed for write-off; liabilities that do not identify the owner; income from gifts, gifts in money, in kind ...



12. Construction Revenue Deductions

The adjustment to reduce construction revenue is made upon receiving the approval decision for the final settlement that decreases construction completion costs from the Investor and relevant Authorities.

13. Costs of goods sold

Cost of good sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).

14. Financial expenses

Items recorded into financial expenses consist of: expense or loss related to financial investment; lending and borrowing expense; expense related to investment to joint venture, associates; loss from share transfer; provision of share decrease or investment; loss on trading foreign currency, ...

15. Selling and general administration expenses

Selling expense is recorded in the period of selling finished goods, trade goods and providing service.

Administrative expense reflects the general expense of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business license tax; bad debt provision; outsourcing expense and other cash expenses...

Selling expenses and administrative expenses are allocated to the Company's business units based on revenue or profit criteria.

16. Current and deferred income tax expense

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting records, non-deductible expenses, tax-exempt income, and carried-forward losses.

Current corporate income tax expense is determined based on taxable income and the applicable corporate income tax rate of 20% for the current year.

17. Relevant entities

The party is considered as related party if one party has capacity to control or has significant impact to other party in the decision of financial and operation activities. All parties are recognized as related parties if having the same control or significant impact.

In the review of relevant entities , nature of the relationship is considered more than legal form.

The following company is considered as relevant entities

Company	Location	Relationship
- Traffic Construction No. 1 Co., Ltd	Vietnam	Subsidiaries
- HFIC	Vietnam	Major Shareholder

18. Financial Instruments

According to Circular No. 75/2015/TT-BTC dated 18/05/2015 of the Ministry of Finance, before the Accounting Standards on Financial Instruments and guidance documents were issued, the Board of Directors of the Company followed the instructions on the non-presentation and explanation of financial instruments according to Circular No. 210/2009/TT-BTC in the Company's financial statements.

19. Segment information

Segment information is presented based on the company's geographic and business segments. The segment reporting by geographic area and business field is structured according to the company's internal reporting and management framework.

Segment results include items directly allocated to a segment as well as those distributed among segments based on a reasonable allocation criterion (such as revenue or profit).



19.1. Segment Reporting by Geographic Area

As of December 31, 2025, the Company is headquartered only in Ho Chi Minh City; therefore, segment reporting by geographic area is not presented.

19.2. Segment Reporting by Business Field

	<u>Current year</u>	<u>Previous year</u>
- Revenue from road infrastructure management and maintenance	939,447,637,204	679,569,214,668
- Revenue from construction projects	1,355,053,428,504	779,402,623,206
- Revenue from hot mix asphalt production	68,864,891,608	25,690,115,131
Total	<u>2,363,365,957,316</u>	<u>1,484,661,953,005</u>

V . NOTES TO SEPARATE FINANCIAL STATEMENT

Unit: VND

1 . CASH AND CASH EQUIVALENTS

	<u>Closing balance</u>	<u>Opening balance</u>
- Cash on hand	699,114,180	705,230,631
Offices	675,594,550	695,819,872
Factories	23,519,630	9,410,759
- Cash in banks	120,312,085,897	54,568,022,538
+ Offices	118,952,679,564	54,068,984,257
BIDV - Ho Chi Minh city Branch	67,204,941,903	31,174,550,389
An Binh Bank - Ho Chi Minh city Branch	-	-
VCB - Tay Sai Gon Branch	120,218,607	121,725,830
VCB - Sai Gon Branch	86,258,380	87,009,146
Agri bank - Branch No. 5	239,060,799	525,724,966
Military Bank - Bac Sai Gon branch	29,101,253,854	22,051,149,958
VIB bank	14,636,459,985	-
Techcombank	7,455,662,068	-
Ho Chi Minh City Treasury	108,823,968	108,823,968
+ Bank deposits of affiliated enterprises	1,359,406,333	499,038,281
BIDV - Ho Chi Minh city Branch	482,382,488	332,233,875
Military Bank - Bac Sai Gon branch	877,023,845	166,804,406
- Cash equivalents	140,000,000,000	220,000,000,000
BIDV - Ho Chi Minh city Branch	70,000,000,000	115,000,000,000
Military Bank - Bac Sai Gon branch	70,000,000,000	105,000,000,000
Total	<u>261,011,200,077</u>	<u>275,273,253,169</u>

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2. FINANCIAL

	Closing balance			Opening balance				
	Ratio %	Historical cost	Provision	Fair value	Ratio %	Historical cost	Provision	Fair value
2.1 Short-terms financial investment								
Held to maturity investments								
BIDV - Ho Chi Minh city Branch		786,380,400	-	-		764,061,970	-	-
Total		786,380,400	-	-		764,061,970	-	-
2.2 Long-terms financial investment								
Investments in subsidiaries								
Traffic Construction No. 1	100%	5,000,000,000	-	-	100%	1,500,000,000	-	-
Total	100%	5,000,000,000	-	-	100%	1,500,000,000	-	-

Note (*)

- Ownership and voting rights : 100%
- Summary of subsidiaries' :

Traffic Construction No. 1 Limited liability Company was established pursuant to Decision No. 45/QĐ-HĐQT dated 23 November 2016 approved by the Board of Directors of Saigon Traffic Construction Joint Stock Company. The Company operates under Enterprise Registration Certificate No. 0310994760 initially issued by the Department of Planning and Investment of Ho Chi Minh City on 18 July 2011, with the 5th amendment to the Enterprise Registration Certificate dated 27 December 2019.

In 2025, the subsidiary increased its charter capital in accordance with Resolution No. 30/NQ-HĐQT dated 30 September 2025 of the Board of Directors of Saigon Traffic Construction Joint Stock Company (the Parent Company) and the capital contribution to the subsidiary has been fully made.

Fair value: As at the reporting date, the Company has not determined the fair value of these financial instruments for disclosure purposes in the financial statements due to the absence of quoted market prices for these financial instruments. Furthermore, Vietnamese Accounting Standards and the Vietnamese Accounting System do not provide guidance on determining fair value using valuation techniques. Accordingly, the fair value of these financial instruments may differ from their carrying amounts as presented in the financial statements.

- Transactions with relevant entities during the year are shown in Note VIII.3



3 . TRADE RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
3.1 Short-terms		
- Road Traffic Infrastructure Management Center	286,569,555,510	123,082,434,901
- Waterway management center	19,867,625,213	8,978,544,493
- Transportation Works Construction Investment Project Management Authority	57,133,507,288	42,397,379,161
- Phat Dat Real Estate Development Corporation	33,132,543,198	33,132,543,198
- Traffic Construction No. 1 Limited liability Company	34,741,587,753	4,709,692,820
- Others	220,994,519,750	156,976,927,336
Total	<u>652,439,338,712</u>	<u>369,277,521,909</u>
3.2 Long-terms		
	-	-
3.3 Relevant entities		
- Traffic Construction No. 1 Limited liability Company	34,741,587,753	4,709,692,820
Total	<u>34,741,587,753</u>	<u>4,709,692,820</u>



4 . OTHER RECEIVABLES

	<u>Closing balance</u>		<u>Opening balance</u>	
	Value	Provisions	Value	Provisions
4.1 Short-terms				
- Advances	807,429,468	-	818,779,468	-
- Others receivables of Office	8,610,438,950	5,697,189,853	7,528,087,504	5,697,189,853
+ Traffic Construction No.60 JSC	-	-	-	-
+ Construction enterprise no. 4	1,185,994,938	1,185,994,938	1,185,994,938	1,185,994,938
+ Construction enterprise no. 7	4,461,194,915	4,511,194,915	4,511,194,915	4,511,194,915
+ Accrued interest income	128,979,452	-	-	-
+ Others	2,834,269,645	-	1,830,897,651	-

4 . OTHER RECEIVABLES (CONT)

	Closing balance		Opening balance	
	Value	Provisions	Value	Provisions
4.1 Short-terms				
- Other receivables of the Enterprise	5,690,401,455	-	5,064,946,037	-
+ Construction enterprise no. 10	259,021,434	-	108,509,712	-
+ Construction enterprise no. 3	25,203,344	-	46,738,920	-
+ Construction enterprise no. 5	980,554,357	-	38,190,092	-
+ Construction enterprise no. 6	46,814,638	-	47,817,792	-
+ Construction enterprise no. 8	153,787,568	-	90,545,470	-
+ Construction enterprise no. 9	-	-	-	-
+ Youth Construction enterprise	153,703,871	-	231,050,222	-
+ Transport Infrastructure Construction Enterprise	3,652,254	-	3,636,693	-
+ Road enterprise no. 1	3,736,107,067	-	3,983,098,573	-
+ Road enterprise no. 4	31,186,067	-	33,568,816	-
+ Road enterprise no. 6	117,782,564	-	340,557,363	-
+ Road enterprise no. 2	6,973,618	-	-	-
+ Hot Asphalt Concrete Production Enterprise	58,223,815	-	46,633,661	-
+ Traffic Signal System Manufacturing and Installation Enterprise	117,390,858	-	94,598,723	-
Total	15,108,269,873	5,697,189,853	13,411,813,009	5,697,189,853

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4 . OTHER RECEIVABLES (CONT)

	Closing balance		Opening balance	
	Value	Provisions	Value	Provisions
4.2 Long-terms				
- Deposits and collaterals				
+ Road traffic infrastructure management center	-	-	36,905,062	-
+ Urban traffic management and operation center	-	-	-	-
+ Waterway Management Center	335,924,000	-	2,822,978,743	-
+ Road Management Department IV	2,670,093,234	-	1,686,614,362	-
+ Public Transport Management Center	56,379,531	-	414,409,811	-
+ Management Board of Investment and Construction Projects of High-Tech Industrial	-	-	-	-
+ Technical Infrastructure	-	-	632,603,000	-
+ Power Long Thanh	6,800,000	-	6,800,000	-
+ Hong An Bridge and Road Construction Execution Trading Services Co., Ltd.	300,000,000	-	300,000,000	-
Total	3,369,196,765	-	5,900,310,978	-



5 . ALLOWANCES FOR DOUBTFUL DEBTS

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
- Total value of receivables and overdue loans or loans not yet due but difficult to recover.				
+ Saigon Water	582,589,683	582,589,683	582,589,683	582,589,683
+ Water supply sewerage construction and investment JSC (Wasaco)	90,106,278	90,106,278	90,106,278	90,106,278
+ An Cuong Co., Ltd	267,581,500	267,581,500	267,581,500	267,581,500
+ Gia Dinh water supply JSC	211,595,335	211,595,335	211,595,335	211,595,335
+ Transportation Works Construction Investment Project Management	5,178,297,048	4,168,040,734	6,252,600,048	4,436,616,234
+ Phat Dat Real Estate Development Corporation	10,312,198,603	10,312,198,603	10,312,198,603	10,312,198,603
+ Construction enterprise no. 7	4,461,194,915	4,461,194,915	4,511,194,915	4,511,194,915
+ Construction enterprise no. 4	1,928,349,204	1,928,349,204	1,928,349,204	1,928,349,204
+ Civil Engineering Construction JSC No 60	523,598,000	523,598,000	523,598,000	523,598,000
+ Others	36,698,942,037	33,779,812,183	60,094,637,235	42,301,455,235
Total	60,254,452,603	56,325,066,435	84,774,450,801	65,165,284,987

6 . INVENTORIES

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
- Raw materials	76,218,519,745	-	65,087,218,208	-
- Tools & supplies	10,972,908	-	10,972,908	-
- Work in progress	50,628,997,323	-	22,100,730,112	-
Total	126,858,489,976		87,198,921,228	



7 . INCREASE OR DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machinery, equipment	Transportation equipment	Office equipment	Other assets	Total
Historical cost						
Opening balance	70,990,256,136	194,768,107,383	115,564,206,191	2,316,520,819	-	383,639,090,529
Increase	718,208,416	5,932,300,980	9,515,970,338	-	-	16,166,479,734
- Purchase	718,208,416	5,932,300,980	9,515,970,338	-	-	16,166,479,734
Decrease	-	1,015,248,182	2,570,109,410	-	-	3,585,357,592
- Liquidation or transfer	-	1,015,248,182	2,570,109,410	-	-	3,585,357,592
Closing balance	71,708,464,552	199,685,160,181	122,510,067,119	2,316,520,819	-	396,220,212,671
Accumulated depreciation						
Opening balance	11,304,084,638	127,761,097,759	68,579,293,940	1,135,533,137	-	208,780,009,474
Increase	1,663,204,946	8,257,352,423	9,059,991,420	268,621,633	-	19,249,170,422
- Depreciation	1,663,204,946	8,257,352,423	9,059,991,420	268,621,633	-	19,249,170,422
Decrease	-	1,015,248,182	2,570,109,410	-	-	3,585,357,592
- Liquidation or transfer	-	1,015,248,182	2,570,109,410	-	-	3,585,357,592
Closing balance	12,967,289,584	135,003,202,000	75,069,175,950	1,404,154,770	-	224,443,822,304
Residual value						
Opening balance	59,686,171,498	67,007,009,624	46,984,912,251	1,180,987,682	-	174,859,081,055
Closing balance	58,741,174,968	64,681,958,181	47,440,891,169	912,366,049	-	171,776,390,367



9 . PREPAID EXPENSES

	<u>Closing balance</u>	<u>Opening balance</u>
9.1.	-	-
9.2. Long-terms	-	6,977,425,130
- Goodwill	-	6,977,425,130
Total	-	6,977,425,130

10 . TRADE PAYABLES

	<u>Closing balance</u>		<u>Opening balance</u>	
	Value	Recoverable value	Value	Recoverable value
10.1. Short-terms:	352,658,204,662	352,658,204,662	186,289,251,648	186,289,251,648
a. Office	121,873,974,224	121,873,974,224	37,326,966,740	37,326,966,740
- Trading and Transport Materials Import Export JSC (TRATIMEX)	14,391,628,560	14,391,628,560	8,597,499,900	8,597,499,900
- Dinh Phuong Nam Co., Ltd	5,167,439,820	5,167,439,820	897,833,160	897,833,160
- Hong An Bridge and Road Construction Execution Trading Services Co., Ltd.	23,199,270,163	23,199,270,163	9,366,118,123	9,366,118,123
- International investment construction and trading JSC	8,975,211,480	8,975,211,480	5,033,926,700	5,033,926,700
- Petrolimex Asphalt Co., Ltd - Branch	14,719,794,120	14,719,794,120	9,902,713,700	9,902,713,700
- Traffic Construction No. 1 Co., Ltd	9,290,458,466	9,290,458,466	-	-
- VIPEC Specialized Equipment and Vehicles JSC	10,738,980,000	10,738,980,000	-	-
- Dong Phuong Construction and Trading Co., Ltd	18,697,848,422	18,697,848,422	-	-
- Others	16,693,343,193	16,693,343,193	3,528,875,157	3,528,875,157



10 . TRADE PAYABLES (Cont)

	Opening balance		1900-01-00	
	Value	Recoverable value	Value	Recoverable value
b. Enterprise	230,784,230,438	230,784,230,438	148,962,284,908	148,962,284,908
- Road enterprise no. 1	88,375,691,536	88,375,691,536	32,901,124,730	32,901,124,730
- Road enterprise no. 4	28,171,437,935	28,171,437,935	17,904,786,100	17,904,786,100
- Road enterprise no. 6	15,475,404,552	15,475,404,552	19,543,452,829	19,543,452,829
- Traffic Signal System	2,802,570,912	2,802,570,912	2,422,474,487	2,422,474,487
- Manufacturing and Installation				
- Hot Asphalt Concrete Production Enterprise	9,964,011,376	9,964,011,376	10,162,055,283	10,162,055,283
- Construction enterprise No.2	4,318,174,497	4,318,174,497		
- Construction enterprise No.3	1,290,643,864	1,290,643,864	2,035,253,380	2,035,253,380
- Construction enterprise No.5	7,980,940,456	7,980,940,456	6,007,323,968	6,007,323,968
- Construction enterprise No.6	4,434,726,195	4,434,726,195	2,872,866,664	2,872,866,664
- Construction enterprise No.8	7,981,359,923	7,981,359,923	11,259,736,893	11,259,736,893
- Construction enterprise No.9	-	-	-	-
- Construction enterprise No.10	6,908,692,710	6,908,692,710	3,465,050,092	3,465,050,092
- Youth Construction enterprise	52,291,223,422	52,291,223,422	38,951,256,104	38,951,256,104
- Transport Infrastructure Construction Enterprise	789,353,060	789,353,060	1,436,904,378	1,436,904,378
Total	352,658,204,662	352,658,204,662	186,289,251,648	186,289,251,648

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11 .TAXES AND OTHER PAYABLES TO THE STATE

	Opening balance		During the year		Closing balance	
	Receivables	Payables	Payable	Paid amounts	Receivables	Payables
- Value added tax payable	23,763,119,324	-	16,454,536,875	17,054,094,270	24,362,676,719	-
- Corporate income tax	-	6,074,966,887	10,903,368,025	13,266,261,775	-	3,712,073,137
- Personal income tax	-	360,572,506	3,846,765,176	4,505,152,012	297,814,330	-
- Real estate tax, land rent	-	-	478,032,468	478,032,468	-	-
- Other fees, charges, payal	207,327,744	-	396,419,007	396,419,007	207,327,744	-
Total	23,970,447,068	6,435,539,393	32,079,121,551	35,699,959,532	24,867,818,793	3,712,073,137

The Company's tax finalization will be subject to inspection by tax authorities. Because the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the tax amount presented on the Financial Statements may be changed at the discretion of the tax authorities.



12 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	<u>Closing balance</u>	<u>Opening balance</u>
12.1 Short		
- Transportation Works Construction Investment Project Management Authority of Ho Chi Minh City.	12,116,640,922	59,360,269,228
- Sai Gon construction corporation	28,662,087,530	28,662,087,530
- Urban Infrastructure construction investment projects management unit	141,842,865,009	125,972,738,020
- Project Management Board for Construction Investment in Binh Chanh	4,385,649,573	32,814,935,414
- My Thuan Project Management Board	-	17,336,665,080
- Agricultural Construction Investment and Rural Development Project Management Board of Tra Vinh	-	30,301,017,000
- Cao Lanh City Project and Land Fund Development	-	10,668,016,159
- Traffic Construction No. 1 Limited liability Company	13,819,644	13,819,644
- Urban Railway Management Board	-	4,478,425,181
- Thu Duc City Technical Infrastructure Development	32,458,205,363	-
- Others	58,681,126,557	33,435,955,590
Total	<u>278,160,394,598</u>	<u>343,043,928,846</u>

.2 Relevant entities

	<u>Closing balance</u>	<u>Opening balance</u>
- Traffic Construction No. 1 Limited liability Company	13,819,644	13,819,644
Total	<u>13,819,644</u>	<u>13,819,644</u>

13 . OTHER PAYMENTS

	<u>Closing balance</u>	<u>Opening balance</u>
13.1. Short-terms		
- Payable for equitization to be submitted to HFIC	156,381,600	156,381,600
- Others Payments Office	18,939,411,390	16,637,963,965
+ Ho Chi Minh city Department of Finance	7,120,660,129	7,120,660,129
+ Traffic Construction No. 1 Limited liability Company	5,000,000,000	1,500,000,000
+ Road enterprise no. 1	188,065,108	113,469,108
+ Road enterprise no. 4	287,687,687	285,065,687
+ Construction enterprise no. 1	980,618,509	980,618,509
+ Construction enterprise no. 2	329,176,436	229,403,008
+ Construction enterprise no. 4	1,333,989,177	1,333,989,177
+ Other shareholders	124,895,640	105,084,840
+ Others	3,574,318,704	4,969,673,507

13 . OTHER PAYMENTS (Cont)

	<u>Closing balance</u>	<u>Opening balance</u>
- Others Payments of Enterprise	221,426,959,582	113,264,885,231
+ Traffic Signal System Manufacturing & Installation En	4,514,193,519	6,480,317,174
+ Hot Asphalt Concrete Production Enterprise	5,375,125,981	18,529,602,676
+ Construction enterprise No.10	3,007,613,643	6,009,777,062
+ Construction enterprise No.2	3,903,553,509	183,449,976
+ Construction enterprise No.3	4,510,984,093	3,989,625,269
+ Construction enterprise No.5	14,831,333,074	2,621,247,109
+ Construction enterprise No.6	5,143,245,010	5,980,086,283
+ Construction enterprise No.8	16,941,105,984	9,843,381,360
+ Construction enterprise No.9	-	-
+ Youth Construction enterprise	22,339,932,584	17,500,638,803
+ Transport Infrastructure Construction Enterprise	574,612,940	3,509,805,243
+ Road enterprise No.1	97,735,702,741	16,764,859,971
+ Road enterprise No.4	37,619,347,547	9,750,434,037
+ Road enterprise No.6	4,930,208,957	12,101,660,268
Total	<u><u>240,522,752,572</u></u>	<u><u>130,059,230,796</u></u>

13.2. Relevant entities

	<u>Closing balance</u>	<u>Opening balance</u>
+ Traffic Construction No. 1 Limited liability Company	5,000,000,000	1,500,000,000
Total	<u><u>5,000,000,000</u></u>	<u><u>1,500,000,000</u></u>

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14 OWNER'S EQUITY

a. Volatility of equity

	Contributed capital	Capital surplus	Development and investment funds	Undistributed profit after tax and funds	Total
Beginning of last year	284,997,640,000	711,011,577	12,974,873,292	23,241,149,882	321,924,674,751
- Profit after tax last year	-	-	-	40,337,038,862	40,337,038,862
- Appropriation Reward and welfare of funds for :	-	-	-	(5,284,411,347)	(5,284,411,347)
- Appropriation Reward and welfare of funds for :	-	-	-	(111,951,032)	
- Profit dividends	-	-	-	(22,799,811,200)	(22,799,811,200)
Closing of previous period	284,997,640,000	711,011,577	12,974,873,292	35,382,015,165	334,177,491,066
Beginning of current period	284,997,640,000	711,011,577	12,974,873,292	35,382,015,165	334,065,540,034
- Profit after tax last year	-	-	-	41,785,251,625	41,785,251,625
- Appropriation Reward and welfare of funds for :	-	-	-	(1,250,188,653)	(1,250,188,653)
- Development investment fund	-	-	8,152,650,862	(8,152,650,862)	-
- Profit dividends	-	-	-	(25,649,787,600)	(25,649,787,600)
Closing of current period	284,997,640,000	711,011,577	21,127,524,154	42,114,639,675	348,950,815,406



14 . b. Details of the owner's capital

	<u>Ratio %</u>	<u>Quantity</u>	<u>Value</u>
- HFIC	49.00%	13,965,000	139,650,000,000
- Other shareholders	51.00%	14,534,764	145,347,640,000
	<u>100.00%</u>	<u>28,499,764</u>	<u>284,997,640,000</u>

c. Capital transactions with owners and distribution of dividends, profit sharing

	<u>Current year</u>	<u>Previous year</u>
- Owner's Investment Capital		
+ Beginning Contributed	284,997,640,000	284,997,640,000
+ Increased Capital During	-	-
+ Decreased Capital During	-	-
+ Ending Contributed Capital	284,997,640,000	284,997,640,000
- Distributed Dividends and Profits	25,649,787,600	22,799,811,200

d. Shares

	<u>Closing balance</u>	<u>Opening balance</u>
- Number of Shares Sold to the Public	28,499,764	28,499,764
+ Common Shares	28,499,764	28,499,764
+ Preferred Shares	-	-
-Number of Repurchased Shares (Treasury Shares)	-	-
+ Common Shares	-	-
+ Preferred Shares	-	-
Par Value of Outstanding Shares: 10,000 VND/share	-	-

e. Dividends

	<u>Current year</u>	<u>Previous year</u>
Cash Dividends	-	-
Stock Dividends	-	-

15 . FUNDING SOURCES

	<u>Current year</u>	<u>Previous year</u>
- Beginning Fund Balance	920,317,665	920,317,665
- Funds Allocated During the Year	-	-
- Operating Expenses	-	-
- Remaining Fund Balance at Year-End	920,317,665	920,317,665



VI . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE INTERIM INCOME STATEMENT

Unit: VND

1 . REVENUES FROM SALES AND SERVICES RENDERED

	<u>Current year</u>	<u>Previous year</u>
1.1. Revenue		
- Revenue from management and maintenance of road traffic infrastructure	939,447,637,204	679,569,214,668
- Revenue from construction works	1,355,053,428,504	779,402,623,206
- Revenue from hot mix asphalt production activities	68,864,891,608	25,690,115,131
Total	<u>2,363,365,957,316</u>	<u>1,484,661,953,005</u>

1.2. Relevant entities

Traffic Construction No. 1 Co., Ltd	45,347,421,380	7,004,526,810
Total	<u>45,347,421,380</u>	<u>7,004,526,810</u>

2 . COSTS OF GOODS SOLD

	<u>Current year</u>	<u>Previous year</u>
- Cost of goods sold for management and maintenance of road traffic infrastructure	858,879,646,305	603,739,473,402
- Cost of goods sold for construction works	1,329,255,723,483	756,511,237,328
- Cost of goods sold for hot mix asphalt production	67,677,077,216	25,251,744,978
Total	<u>2,255,812,447,004</u>	<u>1,385,502,455,708</u>

3 . FINANCIAL INCOME

	<u>Current year</u>	<u>Previous year</u>
- Interests of deposits or loans	7,309,248,464	3,053,755,704
- Accrued interest income	128,979,452	-
- Profit from Subsidiaries	-	258,447,052
Total	<u>7,438,227,916</u>	<u>3,312,202,756</u>

4 . OTHER INCOMES

	<u>Current year</u>	<u>Previous year</u>
- Liquidation and transfer of fixed assets	263,231,852	485,753,778
- Rental of vehicles and construction machinery	749,395,000	626,164,000
- Other incomes	87,081,341	635,887,399
Total	<u>1,099,708,193</u>	<u>1,747,805,177</u>

5 . OTHER EXPENSES

	<u>Current year</u>	<u>Previous year</u>
- Administrative fines for tax violations and late payment	389,919,007	-
- Construction machinery rental expenses	551,962,041	453,255,807
- Other expenses	27,682,241	5,238,340
Total	<u>969,563,289</u>	<u>458,494,147</u>

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6. SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES

	<u>Current year</u>	<u>Previous year</u>
6.1. Selling	-	-
6.2. General	62,766,260,833	53,317,810,646
- Labor costs and staff costs	37,859,822,098	35,003,371,589
- Costs of materials	1,818,979,279	1,283,724,173
- Extract from science and technology fund	1,618,897,000	(1,428,845,059)
- Offices expenses	1,589,191,169	1,313,952,446
- Depreciation	2,701,792,515	2,712,593,543
- Taxes, charges and fees	634,630,817	1,120,804,874
- Provision for bad receivables	-	6,554,167,989
- Reversal of provision for doubtful debts	(8,840,218,552)	(18,676,176,500)
- Other expenses by cash	18,167,373,627	6,979,613,785
- Costs of outside services	7,215,792,880	18,454,603,806
Total	<u>62,766,260,833</u>	<u>53,317,810,646</u>

7. CURRENT INCOME TAX EXPENSES

	<u>Current year</u>	<u>Previous year</u>
- Corporate income tax expenses determined according to taxable income of the current year	10,559,092,658	10,032,471,842
- Corporate income tax expenses of previous years transferred to corporate income tax expenses of the current year	-	-
Total	<u>10,559,092,658</u>	<u>10,032,471,842</u>

Estimated corporate income tax payable during this period is as follows:

	<u>Current year</u>	<u>Previous year</u>
- Total accounting profit before tax	52,344,344,283	50,369,510,704
- Increase/(decrease) of accounting profit to determine profit subject to corporate income tax	451,119,007	(207,151,494)
+ Increase adjustments	451,119,007	51,295,558
- Compensation costs	61,200,000	46,620,000
- Penalty costs	389,919,007	4,675,558
+ Decrease adjustments	-	258,447,052
- Profits shared from Subsidiaries	-	258,447,052
- The taxable income	52,795,463,290	50,162,359,210
In which:		
+ Taxable income at ordinary tax rates	52,795,463,290	50,162,359,210
- Estimated corporate income tax payable for current year	10,559,092,658	10,032,471,840
+ CIT at regular tax rates	10,559,092,658	10,032,471,840

Note: Corporate tax will be subject to the examination of the tax authorities. Due to the application of laws and regulations for many different transaction types can be interpreted in many different ways, the tax number is presented on financial reports can be modified according to the decision of the tax authorities.



8 . EARNING PER SHARE

The Company does not count this indicator on its separate financial statements in accordance with Vietnam Accounting Standard No. 30 on "Earnings Per Share".

VII . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE OFFICE'S CASH FLOWS STATEMENT

1 . Nonmonetary transactions affecting cash flow statement in the future

During the year, the Company had no non-cash transactions affecting the Statement of Cash Flows and no cash holdings that were restricted from use.

2 . Amounts of money held by the enterprise without use

During the year, the Company did not incur any cash and cash equivalents that were restricted from use due to legal constraints or other binding obligations.

3 . Proceeds from borrowings during the fiscal year

	<u>Current year</u>	<u>Previous year</u>
- Proceeds from ordinary contracts	7,623,103,400	17,090,076,033
Total	<u>7,623,103,400</u>	<u>17,090,076,033</u>

4 . Payments on principle during the fiscal year

	<u>Current year</u>	<u>Previous year</u>
- Payments from ordinary contracts	7,623,103,400	17,090,076,033
Total	<u>7,623,103,400</u>	<u>17,090,076,033</u>

VIII . OTHER INFORMATIONS

1 . Other financial information

The Company also has increased settlement amounts that have not been recorded by the Department of Finance for payment (according to the State audit results announcement at Saigon Traffic Construction Joint Stock Company No. 709/TB-KV IV dated September 28, 2018).

2 . Events occurring after the end of the fiscal year

In addition to the information presented in the interim financial statements, no significant events affecting the company's going concern have occurred since the end of the fiscal year that would require adjustments or additional disclosures in the financial statements.

3 . Information on related parties with significant transactions

3.1. Relevant entities

Relevant entities	Relationship
+ HFIC	Major Shareholders
+ Traffic Construction No. 1 Co., Ltd	Subsidiaries



3.2. Transactions with related parties

a. Salary of the CEO, remuneration of the Board of Directors, and the Supervisory Board:

	<u>Current year</u>	<u>Previous year</u>
+ Salary of the Chief Executive Officer	556,800,000	428,400,000
+ Remuneration of the Supervisory Board	568,800,000	483,840,000
+ Remuneration of the Chairman of the Board of Directors, Board Members, and	589,200,000	454,860,000
. Mr. Huynh Minh Anh	-	44,677,500
. Mr. Hoang Ngoc Hung	188,400,000	100,222,500
. Mr. Hoang Anh Giao	86,400,000	66,780,000
. Mr. Vo Anh Tu	86,400,000	66,780,000
. Mr. Tran Thanh Hung	86,400,000	66,780,000
. Mr. Nguyen Danh Thu	86,400,000	66,780,000
. Mrs. Do Thi Thuy Linh	55,200,000	42,840,000
Total	<u>1,714,800,000</u>	<u>1,367,100,000</u>

b. Others

The main transactions between the Company and related parties for the fiscal year ending December 31, 2025, are as follows:

	<u>Current year</u>	<u>Previous year</u>
+ Traffic Construction No. 1 Co., Ltd		
. Revenue from road painting construction & sale of hot mix asphalt	45,347,421,380	7,004,526,410
. Income from renting construction motorbikes	557,149,320	157,898,000
. Collect money from services and goods	49,532,364,410	3,580,891,299
. Subcontracting costs for construction works	9,290,458,466	-
. Collect profits transferred from Subsidiaries	-	258,447,052
+ HFIC		
Dividends must be paid according to the Resolution of the Annual General Meeting of Shareholders.	12,568,500,000	11,172,000,000
Other payables	1,044,769,703	-

As at December 31, 2025, have not the debt situation between the Company and related parties is as follows:

	<u>Closing balance</u>	<u>Opening balance</u>
+ Traffic Construction No. 1 Co., Ltd		
Trade receivables	34,741,587,753	4,709,692,820
Short-term trade payables	9,290,458,466	-
Prepayments from customers	13,819,644	13,819,644
Other payables	5,000,000,000	1,500,000,000

4. Information on going concern

There have been no events that give rise to significant doubt about the company's ability to continue as a going concern.

5. Salary, remuneration and other supplementary funds

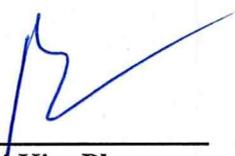
Salary fund, remuneration, and other supplements implemented in 2025 are based on the Minutes of Meetings and Resolutions of the Board of Directors and Resolutions of the General Meeting of Shareholders.

Department	<u>Closing balance</u>	<u>Opening balance</u>
- Salary Fund of the Company's Executive	3,057,600,000	2,352,420,000
- Remuneration Fund of the Board of Directors, Secretary, and the Supervisory Board	1,219,200,000	938,700,000
- Salary Fund, Other Supplements for Employees	124,102,424,051	122,217,103,449
Total	<u>128,379,224,051</u>	<u>125,508,223,449</u>

6 . Comparative figures

Comparative figures are figures on the Separate Financial Statements at 31/12/2024 that have been audited by Southern Auditting and Accouting, Financial Consultancy Services Co., Ltd (AASCS).

Ho Chi Minh City, March 3, 2026



Do Thi Kim Phuong
Prepared by



Phan Thi Tu Trinh
Chief Accountant



Hoang Anh Giao
General Director