VIETNAM MACHINERY INSTALLATION CORPORATION - JSC
LILAMA10 JOINT STOCK COMPANY

No.: .322..../LILAMA10

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness
===============
Hanoi, 20... July 2026

PERIODIC INFORMATION DISCLOSURE

To: - State Securities Commission of Vietnam

- Ho Chi Minh Stock Exchange

1. Organization name: **LILAMA 10 JOINT STOCK COMPANY**

   - Symbol code: **L10**

   - Address: Lilama 10 Tower, To Huu Street, Dai Mo Ward, Hanoi;

   - Phone: 024 38649584 Fax: 024 38649581

   - E-mail: info@lilama10.com

2. Information to disclose : Lilama 10 Joint Stock Company periodically releases information about Financial Statements for the second quarter of 2026.

3. This information was posted on the Company's website on 20../07../2026 at www.lilama10.com.vn

The Company hereby declares to be responsible for the accuracy and completeness of the above information.

Representative of Organization
Person authorized to disclose information
(Signature, full name, position and seal)

CÔNG TY CỔ PHẦN LILAMA 10
M.S.D.N: 5400101273 - C.T.C.P - Q. NAM TỪ LIÊM - T.P HÀ NỘI

KẾ TOÁN TRƯỞNG
Trịnh Ngọc Tuấn Hùng

Enclosed documents:
- Financial statement for the second quarter of 2026

LILAMA 10 JOINT STOCK COMPANY
Address: Lilama 10 Building - To Huu Street - Dai Mo Ward - Hanoi City - Vietnam

Form No. B 01 - DN
(Attached to Circular No. 99/2025/TT-BTC Dated October 27, 2025 of the Minister of Finance)

FINANCIAL STATEMENT

As at 30 June 2026

Unit: VND

Items	Codes	Notes	Closing balance 30/06/2026	Opening balance 01/01/2026
A. CURRENT ASSETS	**100**		**1.096.117.750.481**	**1.144.410.817.396**
I. Cash and cash equivalents	**110**	**V.1**	**533.167.307.313**	**389.710.968.970**
1. Cash	111		533.167.307.313	389.710.968.970
2. Cash and cash equivalents	112			
II. Short-term financial investments	**120**		**4.470.320.000**	**4.433.090.000**
1. Trading securities	121			
2. Provision for diminution in value of trading securities	122			
3. Short-term held to maturity investments	123	V.2	4.470.320.000	4.433.090.000
4. Allowance for held-to-maturity investments - short term	124			
5. Other short-term investments	125			
6. Allowance for impairment of other short-term investments	126			
III. Short-term receivables	**130**		**420.964.797.314**	**437.142.963.455**
1. Short-term trade receivables	131	V.3	381.795.580.717	416.402.593.292
2. Short-term advances to suppliers	132		67.044.766.817	47.453.943.615
3. Short-term inter-company receivables	133			
4. Receivable under the construction schedule	134			
5. Other short-term receivables	135	V.4	3.692.132.071	5.533.938.645
6. Provision for short-term doubtful debt	136	V.5	(31.567.682.291)	(32.247.512.097)
7. Shortage of assets awaiting resolution	137			
IV. Inventories	**140**		**137.515.325.854**	**311.472.706.652**
1. Inventories	141	V.6	137.515.325.854	311.472.706.652
2. Provision for devaluation of inventories	142			
V. Short-term biological assets	**150**		**0**	**0**
1. Livestock for one-time harvest - short term	151			
2. Seasonal crops or crops for one-time harvest - short term	152			
3. Allowance for impairment of short-term biological assets	153			
VI. Other current assets	**160**		**0**	**1.651.088.319**
1. Short-term prepaid expenses	161			
2. Value added tax deductibles	162	V.10	0	1.651.088.319
3. Taxes payable to State Treasury	163	V.14		

Items	Codes	Notes	Closing balance 30/06/2026	Opening balance 01/01/2026
4. Government bond repurchase transaction	164			
5. Other current assets	165			
B. NON-CURRENT ASSETS	**200**		**174.838.284.274**	**153.768.306.514**
I. Long-term receivables	**210**		**0**	**0**
1. Long-term trade receivables	211			
2. Long-term advances to suppliers	212			
3. Business capital in affiliated units	213			
4. Long-term inter-company receivables	214			
5. Other long-term receivables	215			
6. Provision for long-term doubtful debt	216			
II. Fixed assets	**220**		**102.507.761.599**	**79.014.113.887**
1. Tangible fixed assets	221	V.7	94.505.819.599	71.012.171.887
- Cost	222		500.209.490.211	466.630.735.211
- Accumulated depreciation	223		(405.703.670.612)	(395.618.563.324)
2. Financial lease fixed assets	224		0	0
- Cost	225			
- Accumulated depreciation	226			
3. Intangible fixed assets	227	V.8	8.001.942.000	8.001.942.000
- Cost	228		9.021.182.000	9.021.182.000
- Accumulated depreciation	229		(1.019.240.000)	(1.019.240.000)
III. Long-term biological assets	**230**		**0**	**0**
1. Livestock for periodic products	231		0	0
a) Livestock for periodic products not yet mature	232			
b) Livestock for periodic products at maturity	233		0	0
- Cost	234			
- Accumulated depreciation	235			
2. Livestock for one-time harvest - long term	236			
3. Seasonal crops or crops for one-time harvest - long term	237			
4. Allowance for impairment of long-term biological assets	238			
IV. Investment property	**240**	**V.9**	**46.049.729.050**	**48.473.399.002**
- Cost	241		110.560.784.363	110.560.784.363
- Accumulated depreciation	242		(64.511.055.313)	(62.087.385.361)
V. Long-term assets in progress	**250**		**0**	**0**
1. Long-term cost of production and business in progress	251			
2. Cost of construction in progress	252			
VI. Long-term financial investments	**260**		**26.280.793.625**	**26.280.793.625**
1. Investments in subsidiaries	261			

Items	Codes	Notes	Closing balance 30/06/2026	Opening balance 01/01/2026
2. Investments in associated and joint venture companies	262			
3. Investments in equity of other entities	263		26.280.793.625	26.280.793.625
4. Allowance for impairment of long-term investments in other entities	264			
5. Long-term held to maturity investments	265			
6. Allowance for held-to-maturity investments - long term	266			
VII. Other non-current assets	**270**		**0**	**0**
1. Long-term prepaid expenses	271		0	0
2. Deferred income tax assets	272		0	0
3. Long-term equipment and spare parts for replacement	273		0	0
4. Other non-current assets	274		0	0
TOTAL ASSETS (280 = 100+200)	**280**		**1.270.956.034.755**	**1.298.179.123.910**
C. LIABILITIES	**300**		**955.237.545.737**	**995.492.035.503**
I. Current liabilities	**310**		**782.206.375.851**	**824.293.291.660**
1. Short-term trade payables	311	V.12	159.162.085.585	163.452.294.125
2. Short-term advances from customers	312		317.087.886.623	302.530.229.298
3. Dividends and profit payable	313	V.13	860.950.325	
4. Taxes and other short-term payables to the State	314	V.14	9.574.210.410	7.477.382.967
5. Payables to employees	315		37.581.896.396	46.245.385.910
6. Short-term accrued expenses	316	V.15	38.599.181.492	34.679.614.675
7. Short-term inter-company payables	317			
8. Construction contract payables - short term	318			
9. Deferred revenue - short term	319	V.17	3.729.386.803	3.607.198.241
10. Other current payables	320	V.16	12.694.034.431	15.585.107.787
11. Short-term loans and obligations under finance leases	321	V.11	179.785.411.014	237.906.238.692
12. Provision for short-term payables	322	V.18		
13. Bonus and welfare funds	323		23.131.332.772	12.809.839.965
14. Price stabilization fund	324			
15. Government bond repurchase transaction	325			
II. Non-current liabilities	**330**		**173.031.169.886**	**171.198.743.843**
1. Long-term trade payables	331	V.12		
2. Long-term deferred revenue	332		52.912.154.914	92.283.232.869
3. Long-term taxes and other payables to the State	333	V.14		
4. Long-term payables	334	V.15		
5. Intra-company payables for operating capital received	335			
6. Long-term intra-company payables	336			
7. Deferred revenue - long term	337	V.17	44.308.219.411	45.009.668.722
8. Other long-term payables	338	V.16	6.019.280.879	5.885.710.879
9. Long-term loans and obligations under finance leases	339	V.11	0	400.000.000

Items	Codes	Notes	Closing balance 30/06/2026	Opening balance 01/01/2026
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred tax liabilities	342			
13. Provision for long-term liabilities	343	V.18	69.791.514.682	27.620.131.373
14. Fund for development of science and technology	344			
D. OWNERS' EQUITY	**400**	**V.19**	**315.718.489.018**	**302.687.088.407**
1. Owner's contributed capital	411		98.900.000.000	98.900.000.000
- Ordinary shares with the right to vote	411a		98.900.000.000	98.900.000.000
- Preference shares	411b			
2. Capital surplus	412		5.000.000.000	5.000.000.000
3. Conversion options on convertible bonds	413			
4. Other owners' equity	414			
5. Treasury shares (*)	415		(2.023.313.414)	(2.023.313.414)
6. Difference of asset revaluation	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418		134.716.757.962	124.095.227.270
9. Other funds of owners' equity	419		2.789.108.603	2.789.108.603
10. Retained earnings after tax	420		76.335.935.867	73.926.065.948
Retained earnings accumulated to the prior period end	420a		36.227.749.449	36.257.091.349
Retained earnings of the current period	420b		40.108.186.418	37.668.974.599
TOTAL RESOURCES (440=300+400)	**440**		**1.270.956.034.755**	**1.298.179.123.910**

Prepared on 20 July 2026

PREPARER	CHIEF ACCOUNTANT	CHAIRMAN OF MANAGERMENT BOARD
		(Signature, full name and stamp)
		M.S.D.N: 5400101273-C.T.C.P. CÔNG TY CỔ PHẦN LILAMA 10 Q. NAM TỪ LIÊM - T.P HÀ NỘI
		CHỦ TỊCH H.Đ.Q.T
Nguyen Thi Lan Huong	**Trinh Ngoc Tuan Hung**	Đặng Văn Long

LILAMA 10 JOINT STOCK COMPANY
Address: Lilama 10 Building - To Huu Street - Dai Mo Ward - Hanoi City - Vietnam

Form B 02 - DN
(Attached to Circular No. 99/2025/TT-BTC Dated October 27, 2025 of the Minister of Finance)

INCOME STATEMENT

(From 01/01/2026 to 30/06/2026)

Unit: VND

Items	Codes	Notes	Quý 2		Accumulated from the beginning of the year to the end of this quarter	
			Quý 2 - 2026	Quý 2 - 2025	2026	2025
1. Revenue from sales of goods sold and rendering of services	**01**	**VI.1**	**392.370.132.969**	**346.444.207.997**	**807.302.986.195**	**737.091.412.461**
2. Revenue deductions	02				0	0
3. Net revenue from sales of goods and rendering of services (10=01-02)	10		392.370.132.969	346.444.207.997	807.302.986.195	737.091.412.461
4. Cost of goods sold	**11**	**VI.2**	**335.199.603.984**	**335.043.582.343**	**733.731.960.562**	**713.094.928.909**
5. Gross profit from sales of goods and rendering of services (20=10-11)	20		57.170.528.985	11.400.625.654	73.571.025.633	23.996.483.552
6. Profit/loss from the sale and liquidation of investment property	21					
7. Revenues from financial activities	22	VI.3	2.535.452.646	5.455.247.454	2.580.814.753	6.402.116.516
8. Financial expenses	23	VI.4	12.299.226.002	3.696.067.924	15.328.381.472	6.491.493.161
- In which: Interest expense	24		3.628.615.691	3.695.756.704	6.654.299.882	6.491.181.941
9. Selling expense	25	VI.7			0	0
10. General and administration expenses	26	VI.7	5.122.279.932	4.843.134.560	13.299.877.710	11.320.890.586
11. Operating profit {30=20+21+22-(23+25+26)}	**30**		**42.284.475.697**	**8.316.670.624**	**47.523.581.204**	**12.586.216.321**
12. Other incomes	31	VI.5	10.816	115.739.982	2.576.262.711	2.477.438.433
13. Other costs	32	VI.6	12.910.341	230.545.380	16.452.608	595.772.616
14. Other profits (40=31-32)	40		(12.899.525)	(114.805.398)	2.559.810.103	1.881.665.817
15. Net profit before tax (50 = 30 + +40)	**50**		**42.271.576.172**	**8.201.865.226**	**50.083.391.307**	**14.467.882.138**
16. Current corporate income tax expense	**51**	**VI.9**	**8.410.374.586**	**1.084.216.415**	**9.975.204.889**	**2.368.396.894**
17. Deferred corporate income tax expense	52		0	0	0	0
18. Net profit after tax (60=50-51-52)	**60**		**33.861.201.586**	**7.117.648.811**	**40.108.186.418**	**12.099.485.244**
19. Basic earnings per share	70	VI.10	3.459	727	4.097	1.236
20. Diluted earnings per share	71		3.459	727	4.097	1.236

Prepared on 20. July 2026

PREPARER

Nguyen Thi Lan Huong

CHIEF ACCOUNTANT

Trinh Ngoc Tuan Hung

CHAIRMAN OF MANAGERMENT BOARD

(Signature, full name and stamp)

M.S.D.N: 5400101273-C.T.C.P
CÔNG TY CỔ PHẦN LILAMA 10
Q. NAM TỪ LIÊM - T.P HÀ NỘI

CHỦ TỊCH H.Đ.Q.T

Đặng Văn Long

LILAMA 10 JOINT STOCK COMPANY
Address: Lilama 10 Building - To Huu Street - Dai Mo Ward
- Hanoi City - Vietnam

Form No. B 03 - DN
(Attached to Circular No. 99/2025/TT-BTC
Dated October 27, 2025 of the Minister of Finance)

CASH FLOW STATEMENT

(By indirect method) (*)

From 01/01/2026 to 30/06/2026

Unit: VND

Items	Codes	Notes	This period	The previous period
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	**01**		**50.083.391.307**	**14.467.882.138**
2. Adjustments for:				
- Depreciation and amortization of fixed assets and investment property	02		12.508.777.240	13.995.445.617
- Provisions:	03		41.491.553.503	(3.857.446.650)
- Gain or loss from exchange differences due to revaluation of accounts derived from foreign currencies	04		(2.503.425.797)	(4.286.026.479)
- Gain or loss from investment and financial activities	05		0	(2.106.652.330)
- Interest expense	06		6.654.299.882	6.491.181.941
- Other adjustments	07			
3. Operating profit before movements in working capital	**08**		***108.234.596.135***	***24.704.384.237***
- Increase, decrease in receivables	09		18.509.084.266	5.162.336.368
- Increase, decrease in inventories	10		173.957.380.798	136.095.886.664
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		(35.856.736.413)	(253.404.825.671)
- Increase, decrease in prepaid expenses	12			
- Increase or decrease in trading securities	13			
- Borrowing costs paid	14		(6.688.361.022)	(6.462.791.430)
- Corporate income tax paid	15		(8.374.310.982)	(3.095.140.722)
- Other receipts from operating activities	16			
- Other expenses for business activities	17		(2.099.293.000)	(3.017.083.000)
Net cash flows from operating activities	**20**		**247.682.359.782**	**(100.017.233.554)**
II. Cash flows from investing activities				
1. Expenses for procurement, construction of fixed assets and other long-term assets	21		(33.578.755.000)	(5.233.142.400)
2. Proceeds from liquidation, sale of fixed assets and other non-current assets	22			
3. Expenses for loans, purchase of debt instruments of other entities	23			
4. Proceeds from loans, resale of debt instruments of other entities	24			40.000.000.000
5. Expenses for investments in other entities	25			
6. Proceeds from investments in other entities	26			
7. Proceeds from interest, dividends and profits received	27		0	2.106.652.330
Net cash flows from investing activities	**30**		**(33.578.755.000)**	**36.873.509.930**

Items	Codes	Notes	This period	The previous period
1	2	3	4	5
III. Cash flows from financial activities				
1. Proceeds from share issuance, capital contribution from the owner	31			
2. Payment of capital contributed to owners, repurchase of shares issued	32			
3. Proceeds from borrowings	33		211.645.107.596	314.748.965.870
4. Repayment of borrowings	34		(270.165.935.274)	(243.917.992.210)
5. Repayment of financial principal	35			
6. Dividends, profits paid to the owner	*36*		(14.594.274.440)	(14.601.583.210)
Net cash flows from financial activities	**40**		**(73.115.102.118)**	**56.229.390.450**
Net cash flows within the period (50=20+30+40)	**50**		**140.988.502.664**	**(6.914.333.174)**
Cash and cash equivalents at the beginning of the period	**60**		**389.710.968.970**	**327.734.379.689**
Effect of exchange rate changes on foreign currency exchange	61		2.467.835.679	4.180.796.479
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**		**533.167.307.313**	**325.000.842.994**

(*) **Note:** To serve the preparation of the consolidated financial statements of Vietnam Machinery Installation Corporation - JSC, from the second quarter of 2016, LILAMA 10 Joint Stock Company will prepare a cash flow report using the indirect method.

Prepared on ..20 July 2026

PREPARER	CHIEF ACCOUNTANT	CHAIRMAN OF MANAGERMENT BOARD
Nguyen Thi Lan Huong	Trinh Ngoc Tuan Hung	M.S.D.N: 5400101273-C.T.C.P. CÔNG TY CỔ PHẦN LILAMA 10 Q. NAM TỪ LIÊM - T.P HÀ NỘI CHỦ TỊCH H.Đ.Q.T Đặng Văn Long

LILAMA 10 JOINT STOCK COMPANY	**Form No. B 09 - DN**
Address: Lilama 10 Building - To Huu Street - Dai Mo Ward - Hanoi City - Vietnam	*(Attached to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance)*

NOTES TO FINANCIAL STATEMENTS
Quarter 2 of 2026

I. CHARACTERISTICS OF BUSINESS OPERATION

1. Structure of ownership.

LILAMA 10 Joint Stock Company is a company converted from a State-owned enterprise to a Joint Stock Company according to Decision No. 1672/QD-BXD dated December 11, 2006 of the Ministry of Construction.
The Company operates under the Enterprise Registration Certificate of a joint stock company issued by the Department of Finance of Hanoi City, with the 12th amendment registered on April 15, 2025, with enterprise code 5400101273.
The Company's charter capital is VND 98,900,000,000, equivalent to 9,890,000 shares, par value of one share is VND 10,000/share.
The Company's head office is Lilama 10 Building, To Huu Street, Dai Mo Ward, Hanoi City, Vietnam.

2. Main business activities.

The Company's main business lines include: Fabrication of steel structures and equipment, construction and installation, provision of technical services, and office leasing.

3. Normal business and production cycle

The Company's normal production and business cycle does not exceed 12 months.

4. Business structure

The company has the following affiliated units:	**Address**	**Main business activities**
Branch in Hanoi	Hanoi	Construction works
Branch in Ha Nam	Ninh Binh	Construction works
Branch in Son La	Ninh Binh	Construction works
Branch in Hoa Binh	Ninh Binh	Construction works
Branch in Gia Lai	Gia Lai	Construction works
Office in Hanoi	Hanoi	Construction works
Branch in Hai Duong	Hai Phong	Construction works

5. Statement on the comparability of information on financial statements

The opening balance on the Balance Sheet is taken from the figures on the Financial Statement for the financial year ending December 31, 2025, transferred to January 1, 2026, which has been audited by UHY Auditing and Consulting Company Limited.
Comparative data on the Income statement from January 1, 2026 to June 30, 2026 are taken according to data on the Financial Statement for the accounting period ending June 30, 2025, which has been audited by UHY Auditing and Consulting Company Limited.

II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING

1. The Company's annual accounting period according to the calendar year starts from January 1 to December 31 every year.
The Company's second quarter accounting period starts from April 1 to June 30 annually in accordance with the calendar year.
2. Currency unit used in accounting is Vietnamese dong (VND)

III. APPLICABLE ACCOUNTING STANDARDS AND POLICIES

1. Applicable accounting standards

The Company applies the Accounting Policy issued according to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance)

2. Statement of compliance with Vietnamese Accounting Standards and the Accounting Regime

The Company has applied Vietnamese accounting standards and standard guiding documents issued by the State in accordance with the Enterprise's operations. The financial statements are prepared and presented in accordance with all regulations of each standard and circular guiding the implementation of current accounting standards and regulations.

IV. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND APPLICABLE LEGAL REGULATIONS

1. Basis for preparing financial statements

The Financial statements are prepared on the accrual basis (except information relating to cash flows).

2. Accounting estimates:

The preparation of the Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime and relevant legal regulations on the preparation and presentation of Financial Statements requires the Management to make estimates and assumptions that affect the reported amounts of liabilities and assets and the disclosure of contingent liabilities and assets at the date of the Financial Statements as well as the reported amounts of revenue and expenses during the accounting period.

3. Applied exchange rates.

Transactions arising in foreign currencies are translated at the exchange rates prevailing on the transaction dates. At the end of the accounting period, monetary items denominated in foreign currencies are retranslated at the exchange rates announced by the commercial bank where the Company opens its accounts at the reporting date. Exchange rate differences are recognized in financial income or financial expenses.

4. Principles for recording cash and cash equivalents:

Cash and cash equivalents include cash on hand, demand deposits and cash in transit, short-term investments with an original maturity or remaining term of not more than 3 months from the date of investment, which are readily convertible into known amounts of cash and subject to insignificant risk of changes in value at the reporting date.

5. Rules for accounting of financial investments

- Held to maturity investments

Held to maturity investments include investments in which the Company intends and holds to maturity. Held to maturity investments include: Time deposits at banks (including treasury bills, promissory notes), bonds, redeemable preference shares where the issuer is required to repurchase at a specified future date and other held-to-maturity investments.

Held-to-maturity investments are recognized beginning on the date of acquisition and are initially measured at the purchase price and costs associated with the acquisition of the investments. Interest income from held-to-maturity investments after the acquisition date is recognized in the income statement on an accrual basis. Interest earned before the Company holds it is deducted from the original cost at the time of purchase.

Held-to-maturity investments are measured at cost less provision for doubtful receivables.

When there is objective evidence that part or all of an investment may not be recoverable and the loss can be reliably measured, such loss is recognized in financial expenses during the period and directly reduces the value of the investment.

- Investments in other entities;

Investments in other entities' equity instruments include investments in equity instruments where the Company does not control, jointly control, or have significant influence over the investee. Investments in equity instruments of other entities are initially recognized at cost, including purchase price or contributed capital plus directly attributable costs related to the investment.

Provision for impairment of investments in equity instruments of other entities is made at the time of preparing the financial statements when such investments decline in value compared to cost, the Company shall make provisions as follows:

+ For an investment in listed shares or the fair value of the investment is reliably determined, the provision is based on the market value of the shares.
+ For investments whose fair value cannot be reliably determined at the reporting date, the provision is made for the difference between the actual contributed capital of all parties in the other entity and the actual owners' equity multiplied by the Company's ownership ratio over the total actual contributed capital of all parties in the other entity.
Increases or decreases in the provision for impairment of investments in equity instruments of other entities required to be made at the closing date of the financial statements are recognized in financial expenses.

6. Rules for accounting receivables

Receivables are presented in the Financial Statements at their carrying value, which is the amount due from customers and other receivables, net of any allowances established for doubtful debts.
Provision for bad debts is appropriated for each doubtful receivable based on the overdue debt of the debts or expected losses may occur.

7. Principles of accounting inventories

Inventories are measured at the lower of cost and net realizable value.
The cost of inventories includes costs incurred to bring the inventories to their present location and condition. The cost of inventories is determined as follows:
- Raw materials: includes the cost of purchase and other directly attributable costs incurred to obtain the inventory in its present location and condition.
- Cost of production and business in progress: only includes direct materials, direct labor and related manufacturing overhead incurred during the construction and installation process.

Net realizable value is the estimated selling price of inventories in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to sell them.
The Company applies a regular recurring method to account for inventories. The cost of inventories issued is determined using the weighted average method.
Method of making provision against devaluation of inventories: Provision for inventory devaluation is made for each inventory item that has a decline in value (cost is higher than net realizable value). Increases or decreases in the provision for inventory devaluation required to be made at the closing date of the financial statements are recognized in cost of goods sold during the year.

8. Accounting principles and depreciation of tangible fixed assets, intangible fixed assets, finance lease assets, and investment property:

Tangible fixed assets and intangible fixed assets are recorded at their historical cost During the use, tangible fixed assets and intangible fixed assets are recorded at their costs, accumulated depreciation and remaining value.
The cost of a fixed finance lease asset equals fair value of the asset or current minimum rent (Excluding VAT) plus initial direct costs of finance lease. During the use, fixed finance lease asset is recorded at its costs, accumulated depreciation and remaining value.
Depreciation is deducted using the straight-line method. The useful life is estimated as follows:

- Building & architectonic model	06 - 40 years
- Machinery and equipment	03 - 10 years
- Transportation and transmit instrument	03 - 06 years
- Management tools, equipment	2.5 - 03 years
- Other fixed assets	04 years
- Accounting Software	05 years

The Company does not depreciate land-use rights of indefinite duration.
Finance-leased fixed assets are depreciated like the Company's own fixed assets. For finance-leased fixed assets that are not certain to be purchased back, depreciation is calculated based on the lease term when the lease term is shorter than the useful life.
Investment real estate is recorded at cost. During the period of holding for capital appreciation, or operating lease, investment properties are recorded at cost, accumulated depreciation and residual value.
Investment real estate is depreciated using the straight-line method over the estimated useful lives as follows:
Building & architectonic model: 06 - 40 years

9. Accounting principles for business cooperation contracts.

Comply with the guidance of the Corporate Accounting Regime issued by the Ministry of Finance and takes effect during the financial year.

10. Accounting principles for prepaid expenses

Prepaid expenses relating only to the cost of production and business of a financial year or business cycle are recognized as short-term prepaid expenses and included in production and business expenses in the financial year.
The costs incurred during the financial year related to the results of operations and business of various accounting years are accounted for in cost of long-term prepaid expenses for the purpose of gradually distributing them into the income statements of the following accounting year.
The calculation and allocation of long-term prepaid expenses to production and business costs in each accounting period are based on the nature, level of those expenses to choose methods and criteria to receive a reasonable allocation.
Prepaid expenses are amortized into cost of production business under the straight line method.

11. Accounting principles for trade payables

Liabilities are monitored by payment term, payable counterparties, and payable currency types. Accounts payable are classified as short-term and long-term in the financial statements based on the remaining maturity of the payables at the reporting date.

12. Accounting principles for dividends and profit payable

The recognition timing of dividends and profit payable is when the enterprise no longer has the right to refuse the obligation to pay dividends and profits to shareholders and capital contributors in accordance with relevant laws.

13. Rules for recording accrued expenses payable

Actual costs that have not yet been incurred but are deducted in advance into production and business costs during the period to ensure that when actual costs arise, they do not cause sudden changes in production and business costs on the basis of ensuring the principle of compatibility between revenue and costs. When those costs arise, if there is a difference with the deducted amount, the accountant will record additional costs or reduce costs corresponding to the difference.

14. Accounting principles for deferred revenue recognition

Unearned revenue includes advance receipts: Amounts received in advance from customers for one or multiple accounting periods for asset leasing. The Company recognizes based on obligations that the Company will have to perform in the future.
Method of allocating unearned revenue: Allocated evenly over the year according to the term specified in the asset lease contract.

15. Accounting principles for provisions payable

The amount recognised as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the reporting period.
Only expenses related to the originally established provision for payables are offset by that provision for payables.
The difference between the unused provision for payables established in the previous accounting period and the provision for payables established in the reporting period is reversed and recorded as a reduction in production and business expenses in the period, except for the larger difference of the provision for payables for construction warranty, which is reversed and recorded as other income in the period.

16. Accounting principles of deferred corporate income tax.

Comply with the guidance of the Corporate Accounting Regime issued by the Ministry of Finance and takes effect during the financial year.

17. Principles for recording borrowings and finance lease liabilities

Loans and finance lease liabilities are recognized on the basis of receipts, bank documents, contracts and finance lease contracts.

18. Rules for recording and capitalizing borrowing costs

Specification borrowing costs recorded in cost of production, sales in the period incurred, borrowing costs that are directly related to the investment in construction or production of unfinished assets are included in the value of such assets (capitalized) when fully meeting the conditions set out in Vietnamese Accounting Standard No. 16 "borrowing costs". For specific loans used for the construction of fixed assets and investment properties, borrowing costs are capitalized even when the construction period is less than 12 months.

19. Principle for recording convertible bonds

Comply with the guidance of the Corporate Accounting Regime issued by the Ministry of Finance and takes effect during the financial year.

20. Principles for recording owner's equity:

- Owner's contributed capital is recognized according to the actual amount of capital contributed by shareholders.
- Stock capital surplus

Share premium is recognized according to the difference between the issue price and the par value of shares upon initial issue, additional issue, the difference between the re-issuance price and the book value of treasury shares and the structure of the capital shares of the convertible bond at maturity. Direct costs related to the additional issuance of shares or re-issuance of treasury stocks are recorded as a decrease in share premium.

- Other equity of owners

Other equity of owners is formed from additions from business results, revaluation of assets, and the residual value between the fair value of donated, gifted, or sponsored assets after deducting payable taxes (if any) related to such assets.

- Treasury shares

When repurchasing shares issued by the Company, the amount paid including transaction-related costs is recognized as treasury shares and presented as a deduction from equity. Upon reissuance, the difference between the reissuance price and the carrying amount of treasury shares is recorded in the item "Share premium".

21. Other principles and methods of revenue and income recognition:

- The Company's revenue includes service revenue and construction revenue.
- Revenue from service provision

Revenue from service provision is recognized when the outcome of such transactions is determined reliably. In case the service provision transaction involves many periods, revenue is recognized in the period according to the results of the work completed at the closing date of the financial statements of that period. The result of the service provision transaction determined when satisfying
the four (4) following conditions:

+ Revenue is determined relatively reliably; when the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer no longer has the right to return the provided service;
+ It is probable that economic benefits will be obtained from the service transaction;
+ The stage of completion at the reporting date can be determined; and
+ The costs incurred for the transaction and the costs to complete the service transaction can be determined.

- Revenue from construction contracts

When the outcome of a contract can be reliably estimated:

+ For construction contracts stipulating that contractors are paid based on progress, revenue and related costs are recognized corresponding to the portion of work completed as determined by the Company at the closing date of the financial statements.
+ For construction contracts stipulating that contractors are paid based on the value of work performed, revenue and related costs are recognized corresponding to the completed portion of work confirmed by customers and reflected in issued invoices.

Increases or decreases in construction volume, compensation income, and other income are only recognized as revenue when agreed upon with customers.

When the results of construction contracts cannot be estimated reliably, then:

+ The revenue is only recognized relative to the cost of the contract that has arisen but the refund is relatively certain.
+ Contract costs are recognized as expenses only when incurred.

The difference between the total accumulated revenue of construction contracts recorded and the accumulated amount recorded on the payment invoice according to the contract schedule of the contract is recorded as receivable or payable according to the plan schedule. of construction contracts.

- Financial income

Interest from long-term investments is estimated and recognized when the right to receive such interest from investee companies is established.

Interest from bank deposits is recognized based on periodic bank notifications.

- Dividends and profit distributions
Dividends and profit distributions are recognized when the Company's right to receive dividends or profits from capital contributions is established. Dividends received in shares are only tracked according to the number of shares added, not the value of shares received.

22. Rules for accounting revenue deductions

Comply with the guidance of the Corporate Accounting Regime issued by the Ministry of Finance and takes effect during the financial year.

23. Rules for accounting cost of sales:

Comply with the guidance of the Corporate Accounting Regime issued by the Ministry of Finance and takes effect during the financial year.

24. Accounting principles of financial expense.

Expenses recorded into financial expenses include: expenses or losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures and associations, losses on transferring short-term securities, costs of selling securities, provisions for devaluation of trading securities, provisions for losses on investments in other entities, losses arising from selling foreign currencies, exchange rate losses...
The above items are recorded according to the total amount arising in the period, not offset with financial income.

25. Rules for accounting sales expenses, general administration expenses:

- Selling costs include actual costs incurred in the process of selling products, goods, and providing services.
- Business management costs include costs for salaries of employees in the business management department (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for business management employees; costs of office materials, labor tools, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.); other cash expenses (reception, customer conferences, etc.) .

26. Principles and method of recording current corporate income tax expenses and deferred corporate income tax expenses.

Current corporate income tax expenses are determined on the basis of the total taxable income and the corporate income tax rate in the current year.
Deferred corporate income tax expenses are determined on the basis of deductible temporary differences, taxable temporary differences and corporate income tax rates.

27. Other accounting principles and methods.

A party is considered a related party if one party has the ability to control the other party or to have significant influence over the other party in the decision making process of the financial and operating policies. Related parties include:
- Enterprises that have control, or are directly or indirectly controlled through one or more intermediaries, or are under common control with the Company, including the parent company, subsidiaries within the same group, joint ventures, jointly controlled operations, and associates.
- Individuals who directly or indirectly have voting power in the reporting enterprises, thereby having significant influence over those enterprises; key management personnel who have authority and responsibility for planning, directing, and controlling the Company's activities, including close family members of such individuals.
- Enterprises in which the above-mentioned individuals directly or indirectly hold voting power or over which they can exercise significant influence.
When considering each related party relationship, the substance of the relationship is considered rather than merely the legal form. Accordingly, related party transactions and balances are presented in the notes below.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE FINANCIAL STATEMENT

Unit: VND

1. Cash and cash equivalents

Cash and cash equivalents held by the enterprise that are not subject to usage restrictions	Closing balance	Opening balance
- Cash	489.367.919	523.532.813
- Demand deposits	532.677.939.394	389.187.436.157
- In-transit cash		

- Cash equivalents		
Total	**533.167.307.313**	**389.710.968.970**

2. Financial investments

2.1. Held to maturity investments

Items	Closing balance			Opening balance		
	Historical cost	Recoverable value	Provision amount	Historical cost	Recoverable value	Provision amount
- Short-term						
+ Time deposits (details of each short-term time deposit accounting for 10% or more of the total value of short-term time deposits)	4.470.320.000	4.470.320.000		4.433.090.000	4.433.090.000	
+ Bonds (details of each short-term bond investment accounting for 10% or more of the total value of short-term bond investments)						
+ Loans (details of each short-term loan accounting for 10% or more of the total value of short-term loans)						
+ Other investments						
- Long-term						
- Term deposits						
- Bonds						
- Loan						
- Other investments						
Total	**4.470.320.000**	**4.470.320.000**		**4.433.090.000**	**4.433.090.000**	

2.2. Investments in equity of other entities

Items	Closing balance			Opening balance		
	Historical cost	Recoverable value	Provision amount	Historical cost	Recoverable value	Provision amount
- Investments in subsidiaries;						
- Investments in associated and joint venture companies;						
- Investments in other entities	26.280.793.625	26.280.793.625		26.280.793.625	26.280.793.625	
Total	**26.280.793.625**	**26.280.793.625**		**26.280.793.625**	**26.280.793.625**	

3. Trade receivables

Items	Closing balance		Opening balance	
	Book value	Provision amount	Book value	Provision amount
a) Short-term trade receivables	**381.795.580.717**	**(31.567.682.291)**	**416.402.593.292**	**(32.247.512.097)**
- Details of receivables from customers accounting for 10% or more of total short-term receivables from customers	325.984.130.633		359.816.283.924	

Vietnam Machinery Installation Corporation - JSC	*179.478.195.411*	*(9.377.699.284)*	*124.834.856.146*	*(12.134.954.307)*
Power Project Management Unit 1 under Branch of Vietnam Electricity	*26.038.222.365*		*115.514.252.052*	
Power Project Management Unit 2	*73.410.149.602*		*43.615.296.679*	
Consortium of MC-HDEC-CC1	*47.057.563.255*		*75.851.879.047*	
- Other receivables from customers	55.811.450.084	(22.189.983.007)	56.586.309.368	(20.112.557.790)
b) Long-term receivables from customers (similarly as short-term one)			0	
Total	**381.795.580.717**	**(31.567.682.291)**	**416.402.593.292**	**(32.247.512.097)**
c) Receivables from customers being related parties (details of each subject)				
Vietnam Machinery Installation Corporation – JSC - Major shareholder	*179.478.195.411*		*124.834.856.146*	

4. Other receivables

Items	Closing balance		Opening balance	
	Book value	Provision amount	Book value	Provision amount
a) Short-term				
- Receivables from dividends and profit sharing				
- Receivables from employees;				
- Deposits and escrows;				
- Lending of non-monetary assets;				
- Pay on behalf;				
- Other receivables.	3.692.132.071		5.533.938.645	
b) Long-term (similar to short-term items)				
- Deposits and escrows;				
c) Receivables from BCC contracts under joint control by the enterprise				
Total	**3.692.132.071**		**5.533.938.645**	

5. Bad debt

Items	Closing balance			Opening balance		
	Principal amount of debt	Recoverable value	Provisions	Principal amount of debt	Recoverable value	Provisions
Lisemco Joint Stock Company	6.044.182.970		(3.287.631.053)	6.044.182.970		(3.287.631.053)
Lilama 45-1 Joint Stock Company	9.994.043.268		(9.994.043.268)	9.994.043.268		(9.994.043.268)
Vietnam Machinery Installation Company – JSC	9.377.699.284		(9.377.699.284)	13.186.732.570		(12.134.954.307)

Other subjects	13.321.038.188		(8.908.308.686)	10.112.121.693		(6.830.883.469)
Total	**38.736.963.710**		**(31.567.682.291)**	**39.337.080.501**	-	**(32.247.512.097)**

6. Inventories:

Items	Closing balance		Opening balance	
	Historical cost	Provisions	Historical cost	Provisions
- Goods in transit				
- Raw materials, materials;	5.116.761.424		5.185.452.031	
- Tools and instruments;	336.363.935		420.360.080	
- Cost of production and business in progress;	132.062.200.495		305.866.894.541	
- Product;				
- Goods;				
- Entrusted goods for sale;				
- Raw materials and supplies in bonded warehouse				

7. Increase, decrease in tangible fixed assets:

Items	Building & architectonic model	Equipment & machine	Transportation and transmit instrument	Management tools, equipment	Other tangible fixed assets	Total
Cost						
Balance at the beginning of the year	105.920.267.644	174.198.392.888	181.208.044.861	903.399.718	4.400.630.100	466.630.735.211
- Buy in the year		32.190.855.000	1.387.900.000			33.578.755.000
- Completed investment in capital construction						-
- Other increases						-
- Transfer to investment real estate						-
- Disposal or transfer						-
- Other decreases						-
Balance at the end of the year	105.920.267.644	206.389.247.888	182.595.944.861	903.399.718	4.400.630.100	500.209.490.211
Accumulated depreciation						
Balance at the beginning of the year	(61.809.240.363)	(151.532.208.754)	(176.973.084.389)	(903.399.718)	(4.400.630.100)	(395.618.563.324)
- Depreciation in the year	(3.106.914.534)	(6.228.050.107)	(750.142.647)	-	-	(10.085.107.288)
- Other increases						-
- Transfer to investment real estate						-
- Disposal or transfer						-
- Other decreases						-
Balance at the end of the year	(64.916.154.897)	(157.760.258.861)	(177.723.227.036)	(903.399.718)	(4.400.630.100)	(405.703.670.612)

Remaining value						-
- At the beginning day of the year	**44.111.027.281**	**22.666.184.134**	**4.234.960.472**	-	-	**71.012.171.887**
- At the end day of the period	**41.004.112.747**	**48.628.989.027**	**4.872.717.825**	-	-	**94.505.819.599**

8. Increase or decrease in intangible fixed assets:

Items	Land use rights	Copyright	Industrial property rights	Software	Other intangible fixed assets	Total
Cost						
Balance at the beginning of the year	8.001.942.000			1.019.240.000		9.021.182.000
- Buy in the year						-
- Generated within the enterprise						-
- Increase due to business consolidation						-
- Other increases						-
- Disposal or transfer						-
- Other decreases						-
Balance at the end of the year	8.001.942.000	-	-	1.019.240.000	-	9.021.182.000
Accumulated depreciation						-
Balance at the beginning of the year				(1.019.240.000)		(1.019.240.000)
- Depreciation in the year						-
- Other increases						-
- Disposal or transfer						-
- Other decreases						-
Balance at the end of the year	-	-	-	(1.019.240.000)	-	(1.019.240.000)
Remaining value						-
- At the beginning day of the year	**8.001.942.000**	-	-	-	-	**8.001.942.000**
- At the end day of the period	**8.001.942.000**	-	-	-	-	**8.001.942.000**

9. Increase or decrease of real estate investment:

Items	Opening amount	Increases in the year	Decreases in the year	Closing amount
a) Real estate for rent investment				
Cost	**110.560.784.363**	-	-	**110.560.784.363**
- Land use rights				
- House	110.560.784.363			110.560.784.363
- House and land use rights				
- Infrastructure				

Accumulated depreciation	**62.087.385.361**	**2.423.669.952**	**-**	**64.511.055.313**
- Land use rights				
- House	62.087.385.361	2.423.669.952		64.511.055.313
- House and land use rights				
- Infrastructure				
Remaining value	**48.473.399.002**	**-**	**-**	**46.049.729.050**
- Land use rights				
- House	48.473.399.002			46.049.729.050
- House and land use rights				
- Infrastructure				
b) Investment real estate held for capital appreciation				
Cost				
- Land use rights				
- House				
- House and land use rights				
- Infrastructure				
Loss due to depreciation				
- Land use rights				
- House				
- House and land use rights				
- Infrastructure				
Remaining value				
- Land use rights				
- House				
- House and land use rights				
- Infrastructure				

10. Other assets

Items	Closing balance	Opening balance
a) Short term (details by each item)		
Value added tax deductibles	-	1.651.088.319
b) Long term (details by each item)		
Total	**-**	**1.651.088.319**

11. Loans and obligations under finance leases

Items	Closing balance	This year		Opening balance
		Increase	Decrease	
a) Current borrowings	**179.785.411.014**	**212.045.107.596**	**270.165.935.274**	**237.906.238.692**
Short-term bank loan	***178.485.411.014***	***211.645.107.596***	***269.265.935.274***	***236.106.238.692***
- Joint Stock Commercial Bank for Investment and Development of Viet Nam - South Hanoi Branch	93.492.498.006	117.840.383.295	112.742.320.073	88.394.434.784

- Vietnam Bank for Agriculture and Rural Development - Lang Ha Branch	7.482.227.750	7.482.227.750	15.861.504.340	15.861.504.340
- Military Commercial Joint Stock Bank - Thang Long Branch	1.542.750.000	1.542.750.000	3.587.001.923	3.587.001.923
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - West Hanoi Branch	37.369.935.009	46.181.746.302	107.234.781.473	98.422.970.180
- Tien Phong Commercial Joint Stock Bank - Pham Hung Transaction Office	38.598.000.249	38.598.000.249	29.840.327.465	29.840.327.465
Long-term debt repayment	***1.300.000.000***	***400.000.000***	***900.000.000***	***1.800.000.000***
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - West Hanoi Branch	1.300.000.000	400.000.000	900.000.000	1.800.000.000
b) Non-current borrowings	-	-	**400.000.000**	**400.000.000**
Long-term bank loan	-	-	***400.000.000***	***400.000.000***
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - West Hanoi Branch	-		400.000.000	400.000.000
Long-term financial lease debt				
c) Borrowings from related parties				
Total	**179.785.411.014**	**212.045.107.596**	**270.565.935.274**	**238.306.238.692**

Detailed information related to short-term loans:

Loan Agreement	Interest rate (%/year)	Maturity period	Total Loan Amount	Principal Balance	Guarantee method
Joint Stock Commercial Bank for Foreign Trade of Vietnam - West Hanoi Branch					
Loan Agreement No. 06/26/QLN/HM/VCBTHN dated 02/03/2026	Loan interest rates are fixed according to each debt note	6 Months	150.000.000.000	37.369.935.009	Mortgage
Vietnam Bank for Agriculture and Rural Development - Lang Ha Branch					
Credit limit contract No. 1400-LAV-202500837 dated 22/07/2025	Loan interest rates are fixed according to each debt note	6 Months	60.000.000.000	7.482.227.750	Trust
Joint Stock Commercial Bank for Investment and Development of Viet Nam - South Hanoi Branch					

Credit limit contract No.: 01/2025/147292/HDTD signed on 30/05/2025	Loan interest rates are fixed according to each debt note	5 Months	200.000.000.000	93.492.498.006	Mortgage
Military Commercial Joint Stock Bank - Thang Long Branch					
Credit Agreement No. 361628.25.054.23521.TD dated 23/12/2025	Fixed interest rate for the first 3 months, after 3 months floating interest rate	6 Months	100.000.000.000	1.542.750.000	Trust
Tien Phong Commercial Joint Stock Bank - Pham Hung Transaction Office					
Credit limit contract between TPBank and Customer No. 12/2026/HDTD/PHG dated 26/01/2026	Loan interest rates are fixed according to each debt note	6 Months	250.000.000.000	38.598.000.249	Trust
Total			**760.000.000.000**	**178.485.411.014**	

Details regarding long term loan:

Loan Agreement	Interest rate (%/year)	Maturity period	Total Loan Amount	Principal Balance	Guarantee method
Joint Stock Commercial Bank for Foreign Trade of Vietnam - West Hanoi Branch					
Medium and long-term loan contract No. 02/22/QLN/TDH/VCBTHN signed on 03/03/2022	Fixed interest rate for the first 2 years 7.7%/year; Floating in the following years	60 Months	1.300.000.000	900.000.000	Collateral
Total			**1.300.000.000**	**900.000.000**	

d) Finance lease liabilities

Duration	Closing balance			Opening balance		
	Total payments for financial leases	Payments for interest	Payments for principals	Total payments for financial leases	Payments for interest	Payments for principals
1 year or less						
1 year to 5 years						
5 years or more						
Financial lease liabilities from related parties						
Total						

e) Overdue borrowings and finance lease liabilities not yet paid

Items	Closing balance		Opening balance	
	Principal	Interest	Principal	Interest
- Borrowings;				
- Financial leases;				
- Reasons for overdue unpaid amounts				
Total				

f) Overdue borrowings and finance lease liabilities from related parties not yet paid

Items	Closing balance		Opening balance	
	Principal	Interest	Principal	Interest
- Borrowings;				
- Financial leases;				
- Reasons for overdue unpaid amounts				
Total				

12. Trade payables

Items	Closing balance	Opening balance
a) Short-term trade payables:	159.162.085.585	163.452.294.125
- Details for each subject accounted for 10% or more of the total payables		
Central Electromechanical Joint Stock Company	*11.050.295.795*	*15.601.267.332*
Kinh Bac Steel Company Limited	*38.060.477.992*	*38.712.778.601*
- Payables to other subjects	110.051.311.798	109.138.248.192
b) Long-term trade payables		
Total	**159.162.085.585**	**163.452.294.125**
c) Overdue debt not yet paid		
- Details for each subject accounted for 10% or more of total overdue;		
- Other subjects		
Total		
d) Payables to suppliers to be related parties (details for each subject)		
Vietnam Machinery Installation Corporation - JSC - Major shareholder	*229.156.513*	*229.156.513*

13. Dividends and profit payable

Items	Closing balance	Opening balance
Dividends and profit payable	860.950.325	

14. Taxes and amounts payable to the state budget

Items	Opening balance	Amount payable in the year	Actual amount payable in the year	Closing balance
a) Payables (details by each type of tax)				
- Short-term	7.477.382.967	25.765.972.934	23.669.145.491	9.574.210.410
Value added tax		12.440.420.543	11.553.480.469	886.940.074
Import and export tax payable		223.269.768	223.269.768	-
Corporate income tax payable	6.809.480.679	9.975.204.889	8.374.310.982	8.410.374.586
Personal income tax	667.902.288	1.446.017.461	1.837.023.999	276.895.750
Housing tax and land rent		1.681.060.273	1.681.060.273	-
Excise				-
- Long-term				-
Total	**7.477.382.967**	**25.765.972.934**	**23.669.145.491**	**9.574.210.410**
b) Receivables (detailed by type of tax)				
- Short-term				
Housing tax and land rent				
Value added tax				
Excise				
Corporate income tax payable				
- Long-term				
Total				

15. Accrued expenses

Items	Closing balance	Opening balance
a) Short-term (detailed by each expenditure item)	38.599.181.492	34.679.614.675
- Accrued annual leave expenses		
- Accrual maintenance expense for fixed assets		
- Expenses during business stoppages		
- Other payable expenses	38.599.181.492	34.679.614.675
b) Long-term (detailed by each expenditure item)		
Total	**38.599.181.492**	**34.679.614.675**

16. Other payables

Items	Closing balance	Opening balance
a) Short-term		
- Pending excess assets;		
- Union fees;	4.382.262.138	4.074.768.191
- Social insurance;		
- Health insurance;		
- Unemployment insurance;		
- Short-term deposits;	40.000.000	40.000.000
- Other payable amounts.	8.271.772.293	11.470.339.596
Total	**12.694.034.431**	**15.585.107.787**

b) Long-term		
- Long-term deposits	6.019.280.879	5.885.710.879
- Other payable amounts		
Total	**6.019.280.879**	**5.885.710.879**
c) Overdue payables not yet settled (detailed by each item, specifying reasons for non-payment of overdue amounts)		

17. Deferred revenue

Items	Closing balance	Opening balance
a) Short-term		
- Revenue received in advance;	3.729.386.803	3.607.198.241
- Revenues from traditional client programs;		
- Other unrealized revenues.		
Total	**3.729.386.803**	**3.607.198.241**
b) Long-term		
- Revenue received in advance;	44.308.219.411	45.009.668.722
- Revenues from traditional client programs;		
- Other unrealized revenues.		
Total	**44.308.219.411**	**45.009.668.722**
c) Inability to fulfill contracts with customers (detailed by each item, reasons for inability to fulfill contracts with customers)		
Total		

18. Provision for payables

Items	Opening balance	Increase in provision during the year	Decrease in provision during the year	Closing balance
a) Short-term	-	-	-	-
- Provision for product and good warranty;				
- Provision for construction work warranty;				
- Provision for restructuring;				
- Other reserve expenses (periodic fixed asset repair costs, environmental reimbursement expenses ...)				
b) Long-term	27.620.131.373	42.171.383.309	-	69.791.514.682
- Provision for product and good warranty;				
- Provision for construction work warranty;	27.620.131.373	42.171.383.309		69.791.514.682
- Provision for restructuring;				

- Other reserve expenses (periodic fixed asset repair costs, environmental reimbursement expenses ...)				
Total	**27.620.131.373**	**42.171.383.309**	**-**	**69.791.514.682**

19. Owners' equity

a) Table showing the changes in owners' equity

Items	Equity items						
	Owner's contributed capital	Capital surplus	Treasury shares	Investment and development fund	Other funds under equity	Undistributed after-tax profit	Total
Balance at the beginning of the previous year	98.900.000.000	5.000.000.000	(2.023.313.414)	121.814.186.718	2.789.108.603	56.264.519.303	282.744.501.210
- Capital increase in the previous year							-
- Interest in the previous year						37.668.974.599	37.668.974.599
- Other increases							-
- Capital decrease in the previous year							-
- Loss in the previous year							-
- Appropriate funds				2.281.040.552		(5.322.427.954)	(3.041.387.402)
- Dividend payment						(14.685.000.000)	(14.685.000.000)
- Other decreases							-
Balance at the beginning of the year	98.900.000.000	5.000.000.000	(2.023.313.414)	124.095.227.270	2.789.108.603	73.926.065.948	302.687.088.407
- Capital increases in the year							0
- Interest in the year						40.108.186.418	40.108.186.418
- Other increases							0
- Capital decrease in the year							0
- Loss in the year							0
- Appropriate funds				10.621.530.692		(23.013.316.499)	(12.391.785.807)
- Dividend payment						(14.685.000.000)	(14.685.000.000)
- Other decreases							0
Ending balance of the current period	98.900.000.000	5.000.000.000	(2.023.313.414)	134.716.757.962	2.789.108.603	76.335.935.867	315.718.489.018

b) Details of the owner's capital contribution

Items	Closing balance	Opening balance
- Contributed capital of Vietnam Machinery Installation Corporation - JSC	35.604.000.000	35.604.000.000

- Capital contributed by other subjects	63.296.000.000	63.296.000.000
Total	**98.900.000.000**	**98.900.000.000**

c) Capital transactions with owners and distributions of dividends, profits

Items	Closing balance	Opening balance
- Owner's investment capital		
+ Contributed capital at the beginning of the year	98.900.000.000	98.900.000.000
+ Contributed capital increasing during the year	-	-
+ Contributed capital decreasing during the year	-	-
+ Contributed capital at the end of the year	98.900.000.000	98.900.000.000
- Distributed dividends and profits		

d) Shares

Items	Closing balance	Opening balance
- Number of shares registered for issuance	9.890.000	9.890.000
- Number of shares sold to the public	9.890.000	9.890.000
+ Common shares	9.890.000	9.890.000
+ Preferred shares (which are classified as owner's equity)		
- Number of treasury shares (treasury shares, shares repurchased by the Company)	100.000	100.000
+ Common shares	100.000	100.000
+ Preferred shares (which are classified as owner's equity)		
- Number of outstanding shares	9.790.000	9.790.000
+ Common shares	9.790.000	9.790.000
+ Preferred shares (which are classified as owner's equity)		

* *Par value of outstanding shares:* 10.000

e) Funds

Items	Closing balance	Opening balance
Investment and development fund	134.716.757.962	124.095.227.270
Other funds of owners' equity	2.789.108.603	2.789.108.603
Total	**137.505.866.565**	**126.884.335.873**

VI. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN INCOME STATEMENT

Unit: VND

1. Gross revenue from goods sold and services rendered

Items	Current year	Prior year
a) Revenue		
- Revenue from sale of products and goods (excluding revenue from sale and liquidation of investment property)	807.302.986.195	737.091.412.461
- Revenue from service provision (excluding construction services)		
- Revenue from construction services		
+ Construction service revenue arising during the period		

+ Cumulative construction service revenue recognized up to the end of the accounting period		
- Subsidy revenue		
- Other revenues		
Total	**807.302.986.195**	**737.091.412.461**
b) Revenue from related parties (detailed by each counterparty)		
- *Vietnam Machinery Installation Corporation - JSC - Major shareholder*	*178.376.008.491*	*244.437.313.279*

2. Cost of goods sold

Items	Current year	Prior year
- Cost of goods sold for products and goods sold (excluding residual value and costs of sale and liquidation of investment property)	733.731.960.562	713.094.928.909
- Cost of services provided (including construction services)		
- Value of lost inventory during the period		
- Value of each type of inventory lost outside the norm in the period		
- Abnormal production costs directly charged to cost of goods sold		
- Provision for inventory devaluation, provision for impairment of biological assets		
- Cost of goods sold decrease items		
Total	**733.731.960.562**	**713.094.928.909**

3. Revenues from financial activities

Items	Current year	Prior year
- Interest on deposits, loans	70.430.428	981.652.330
- Gain from sale and liquidation of financial investments		
- Dividends and profit received in cash or non-monetary assets		1.125.000.000
- Interest on exchange rate difference	2.510.384.325	4.295.464.186
- Interest income from deferred payment or installment sales		
- Cash discounts received		
- Revenues from other financial activities		
Total	**2.580.814.753**	**6.402.116.516**

4. Financial expenses

Items	Current year	Prior year
- Borrowing costs	6.654.299.882	6.491.181.941
- Loss from sale and liquidation of financial investments		
- Loss due to exchange rate differences	8.674.081.590	311.220
- Interest expense from deferred payment or installment purchases		

- Cash discounts granted		
- Provision for devaluation of trading securities and provision for impairment of investments in other entities		
- Unsuccessful issuance costs of bonds and shares		
- Other financial expenses		
- Decreases in financial expenses		
Total	**15.328.381.472**	**6.491.493.161**

5. Other incomes

Items	Current year	Prior year
- Disposal or transfer of fixed assets		
- Gain from revaluation of assets upon capital contribution		
- Collected fines		
- Reduced taxes		
- Grants, subsidies, donations and gifts recognized as other income		
- Others	2.576.262.711	2.477.438.433
Total	**2.576.262.711**	**2.477.438.433**

6. Other costs

Items	Current year	Prior year
- Residual value of fixed assets and expenses for disposal or transfer of fixed assets		
- Loss from revaluation of assets upon capital contribution		
- Penalties		
- Other costs	16.452.608	595.772.616
Total	**16.452.608**	**595.772.616**

7. Expenses for sales and enterprise management

Items	Current year	Prior year
a) Administration expenses incurred in the period		
- Details of items accounting for 10% or more of total administrative expenses		
- Other administrative expenses	13.299.877.710	11.320.890.586
b) Selling expenses incurred in the period		
- Details of items that account for 10% or more of the total selling expenses		
- Other selling expenses		
c) Reduced selling expenses and administrative expenses		
- Reversal of provision for warranty of products, goods, and construction works		
- Reversal of provisions for restructuring, other provisions		
- Other credits		

8. Factor based production and business costs

Items	Current year	Prior year
- Expenses for raw materials and materials	172.136.356.084	165.371.824.600
- Labor expenses	144.430.256.949	189.529.855.602
- Expenses for fixed asset depreciation	12.508.777.240	13.995.445.617
- Expenses for external services	44.847.399.959	217.603.098.908
- Other expenses in cash	199.304.353.994	2.687.412.572
Total	**573.227.144.226**	**589.187.637.299**

9. Corporate income tax expense

Items	Current year	Prior year
- Accounting profit before tax	50.083.391.307	14.467.882.138
- Tax calculated at the current corporate income tax rate	9.975.204.889	2.368.396.894
- Current corporate income tax expense	9.975.204.889	2.368.396.894
+ Corporation income tax expense calculated on current taxable income	9.975.204.889	1.709.370.030
+ Adjusting the corporate income tax expense of the previous year to the current income tax expense this year		659.026.864
- Deferred corporate income tax expense (**)		

10. Basic earnings per share

Items	Current year	Prior year
- Net accounting profit after corporate income tax	40.108.186.418	12.099.485.244
- Adjustments to increase or decrease accounting profit to determine profit or loss or to allocate to common stockholders		
Increasing adjustments:		
Decreasing adjustments:		
- Profit or loss after tax attributable to shareholders holding ordinary shares - in VND:		
+ Average common shares outstanding during the period	9.790.000	9.790.000
+ Basic earnings per share;	4.097	1.236

11. Business results between two reporting periods (2025 and 2026)

- Profit after tax in the second quarter of 2025 — **7.117.648.811**

- Profit after tax in the second quarter of 2026 — **33.861.201.586**

- Profit after tax in the second quarter of 2026 compared to the second quarter of 2025 increases: **26.743.552.775**

Equivalent increase 375,7% compared to the same period last year

- Profit after tax for 6 months of 2025 — **12.099.485.244**

- Profit after tax for 6 months of 2026 — **40.108.186.418**

- Profit after tax in 6 months of 2026 compared to 6 months of 2025 increases: **28.008.701.174**

Equivalent increase 231,5% compared to the same period last year

The main reasons are as follows:

In the second quarter as well as the first six months of 2026, the Board of Directors and the Executive Board provided close direction and conducted reviews with relevant functional departments to implement specific measures for each work package. These efforts focused on accelerating the acceptance, settlement, and finalization of projects, while placing special emphasis on marketing and securing new contracts in the market to ensure stable and efficient business operations.

In the first six months of 2026, the Company recorded strong revenue and profit contributions from key projects, including the Ialy Hydropower Plant Expansion, Snowy Hydropower Plant, and the Thao Long Sluice Gate Project. Revenue in the second quarter increased by 13.3%, while revenue for the first six months rose by 9.5% compared to the same period last year. Additionally, effective cost management was a key factor contributing to the significant growth in after-tax profit, which surged 375.7% in the second quarter and 231.5% in the first six months of 2026 compared to the corresponding period of the previous year.

VII. FINANCIAL INSTRUMENTS

Types of financial instruments of the Company

	Book value			
	30/06/2026		01/01/2026	
	Historical cost	Provisions	Historical cost	Provisions
Financial assets	VND	VND	VND	VND
Cash and cash equivalents	533.167.307.313		389.710.968.970	
Receivables from customers and other receivables	385.487.712.788	(31.567.682.291)	421.936.531.937	(32.247.512.097)
Long-term investments	26.280.793.625		26.280.793.625	
Total	**944.935.813.726**	**(31.567.682.291)**	**837.928.294.532**	**(32.247.512.097)**

	Book value	
	30/06/2026	01/01/2026
Financial liabilities	VND	VND
Loan and debt	179.785.411.014	238.306.238.692
Payables to suppliers and other payables	177.875.400.895	184.923.112.791
Accrued expenses	38.599.181.492	34.679.614.675
Total	**396.259.993.401**	**457.908.966.158**

Financial risk management

The financial risks of the Company include market risk, credit risk and liquidity risk. The Company has established a control system to ensure a reasonable balance between costs and risk management expenses.

Market risk: The Company's business operations will be subject to risks from changes in prices, exchange rates and interest rates.

Price risk: The Company bears the price risk for instruments that arise from short-term and long-term equity investments due to uncertainty about the future price of the investment shares. Long-term equity investments are held for a long-term strategic purpose, at the end of the financial year, the Company has no plans to sell these investments.

Exchange rate risk: The Company is exposed to fair exchange rate risk of future cash flows of a financial instrument fluctuates in accordance with changes in foreign exchange rates when borrowings, revenues and expenses of the Company are in the currency other than Vietnam dong.

Interest rate risk: The Company bears the interest rate risk due to the fair value of future cash flows of a financial instrument will fluctuate according to the changes in market interest rates when the Company incurs deposits with or without term or loans and debts and bear floating interest rates. The Company manages interest rate risk by analyzing the competitive situation in the market in order to obtain the interest rate favorable for the purpose of the Company.

Credit risk is the one that a party participating in a financial instrument or contract is incapable of meeting its obligations resulting in a financial loss to the Company. The Company is exposed to credit risk from its business activities (principally for accounts receivable) and from its financial activities, including bank deposits and other financial instruments.

Liquidity risk is the one that the Company has difficulty in performing its financial obligations due to lack of capital. The liquidity risk of the Company mainly arises from the fact that financial assets and financial liabilities have different maturities.

The maturity term of financial liabilities is based on the estimated future interest payments (based on the cash flow of the principal) as follows:

	From 1 year or less	1 year to 5 years	5 years or more	Total
As of 30/06/2026				
Loan and debt	179.785.411.014	0		179.785.411.014
Payables to suppliers and other payables	171.856.120.016	6.019.280.879		177.875.400.895
Accrued expenses	38.599.181.492			38.599.181.492
Total	**390.240.712.522**	**6.019.280.879**	**0**	**396.259.993.401**
As of 01/01/2026				
Loan and debt	237.906.238.692	400.000.000		238.306.238.692
Payables to suppliers and other payables	179.037.401.912	5.885.710.879		184.923.112.791
Accrued expenses	34.679.614.675			34.679.614.675
Total	**451.623.255.279**	**6.285.710.879**	**0**	**457.908.966.158**

The company believes that the degree of risk concentration associated with repayment is low. The Company is able to repay its due debts from cash inflows from operating activities and from financial assets matures.

VIII. DIVISION REPORT

By business area:	**Construction activities**	**Other activities**	**Total of the whole company**
Net sales revenue from external sales	786.705.304.805	20.597.681.390	807.302.986.195

By geographical area	**Central, Central Highlands, Southern**	**Northern**	**Overseas**	**Total of the whole company**
Net sales revenue from external sales	333.929.913.012	246.269.761.112	227.103.312.071	807.302.986.195

IX. OTHER INFORMATION

1. Comparative information:

The opening balance on the Balance Sheet is taken from the figures on the Financial Statement for the financial year ending December 31, 2025, transferred to January 1, 2026, which has been audited by UHY Auditing and Consulting Company Limited.

Comparative data on the Income statement from April 1, 2026 to June 30, 2026 are taken according to data on the Financial Statement for the accounting period ending June 30, 2025, which has been audited by UHY Auditing and Consulting Company Limited.

Prepared on 20 July 2026

PREPARER	CHIEF ACCOUNTANT	CHAIRMAN OF MANAGERMENT BOARD
(Signature and full name)	(Signature and full name)	(Signature, full name and stamp)
		CHỦ TỊCH H.Đ.Q.T
Nguyen Thi Lan Huong	**Trinh Ngoc Tuan Hung**	Đặng Văn Long