SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness

FINANCIAL STATEMENTS QUARTER III OF 2025

For the accounting period ending September 30, 2025

VNECO 9

Khanh Hoa, October 18, 2025

FINANCIAL STATEMENTS QUARTER III OF 2025

For the accounting period ending September 30, 2025

VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

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Ground Floor C4-C5 Cho Dam Apartment Building, Nha Trang Ward For the accounting period ending September 30, 2025 Khanh Hoa Province

Form B 01a-DN

INTERIM BALANCE SHEET Quarter III of 2025

As at September 30, 2025

Unit: VND

AS	SET	Code	Note _	30/09/2025	01/01/2025
A -	CURENT ASSETS	100		13,734,392,406	11,315,743,980
I.	Cash and cash equivalents	110	IV. 1	4,664,529,764	9,110,310
1.	Caşh	111		4,664,529,764	9,110,310
2.	Cash equivalents	112			
II.	Short-term financial investments	120		730,000,000	
1.	Trading securities	121		-	
2.	Provision for impairment of trading securities	122		-	
3.	Investments held to maturity	123		730,000,000	
				730,000,000	
III	Short-term receivables	130		1,094,581,636	4,078,706,473
1.	Short-term receivables from customers	131	IV. 2	33,537,812,297	36,116,752,624
2.	Short-term prepayments to suppliers	132	IV. 3	460,615,425	441,937,760
3.	Short-term internal receivables	133			
4.	Receivables according to the progress of				
	construction contracts	134			
5.	Receivables from short-term loans	135			
6.	Other short-term receivables	136	IV. 4	2,164,225,571	3,880,392,815
7.	Provision for doubtful short-term receivables	137	IV. 5	(35,068,071,657)	(36,360,376,726)
8.	Assets pending resolution	139			
IV	. Inventories	140		6,482,068,837	6,482,068,837
1.	Inventories	141	IV. 6	19,110,275,265	19,110,275,265
2.	Provision for impairment of inventories	149	IV. 7	(12,628,206,428)	(12,628,206,428)
V.	Other short-term assets	150		763,212,169	745,858,360
1.	Short-term prepaid expenses	151	IV. 8		
2.	Deductible VAT	152		714,424,802	697,070,993
3.	Taxes and other receivables from the State	153		48,787,367	48,787,367
4.	Government bond repurchase transactions	154			
5.	Other short-term assets	155	IV. 9		

VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY FINANCIAL STATEMENTS

Ground Floor C4-C5 Cho Dam Apartment Building, Nha Trang Ward

For the accounting period ending September 30, 2025

Khanh Hoa Province

Balance sheet (next)

Form B 01a-DN

01/01/2025	30/09/2025	Note	Code	ET	ASS
8,018,476,086	2,404,189,290		200	NON CURENT ASSETS	· B -
	-		210	Long-term receivables	I.
	•		211		1.
	•		212		2.
			213		3.
	•		214	Long-term internal receivables	4.
	-		215		5.
			216		6.
	-		219		7.
1,377,526,713	1,343,015,331		220	Fixed assets	II.
356,617,622	322,106,240	IV. 10	221		1.
4,970,907,745	4,970,907,745		222		
(4,614,290,123)	(4,648,801,505)		223		
	•		224	Financial lease fixed assets	2.
			225		
			226		1.4
1,020,909,091	1,020,909,091	IV. 11	227	Intangible fixed assets	3.
1,075,909,091	1,075,909,091		228		
(55,000,000)	(55,000,000)		229		
	<u>-</u>		230	Investment real estate	
	_		231	Original price	-111.
			232	Accumulated depreciation	
			232	Accumulated depreciation	
1,005,000,000	1,005,000,000		240	Long-term unfinished assets	IV.
	-		241	Long-term unfinished production and business costs	1.
1,005,000,000	1,005,000,000	IV. 12	242	Cost of unfinished basic construction	2.
5,635,949,373	-		250	Long-term financial investment	V.
			251	Investment in subsidiaries	1.
5,635,949,373		IV. 13	252	Investment in associates and joint ventures	2.
		IV. 14	253	Investing in other entities	3.
			254	Long-term financial investment reserve	4.
			255	Held to maturity investment	5.
27	56,173,959		260	Other long-term assets	VI.
	56,173,959	IV. 15	261	Long-term prepaid expenses	1.
			262	Deferred income tax assets	2.
	- ·		263	Long-term replacement equipment, supplies and spare	3.
			268	Other long-term assets	4.
19,334,220,066	16,138,581,696	_	270	TOTAL ASSETS	

VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY FINANCIAL STATEMENTS

Ground Floor C4-C5 Cho Dam Apartment Building, Nha Trang Ward For the accounting period ending September 30, 2025 Khanh Hoa Province Balance sheet (next)

Form B 01a-DN

RI	ESOURCES OF FUND	Code	Note	30/09/2025	01/01/2025
. A	- LIABILITIES	300		4,899,144,186	10,062,069,136
I.	Short-term debt	310		4,681,094,186	9,844,019,136
1.	Short-term trade payables	311		1,917,191,607	4,491,877,073
2.	Short-term advance payment buyer	312		333,229,631	2,284,629,631
3.	Taxes and other payments to the State	313	IV. 16	273,053,974	271,253,974
4.	Payable to workers	314		45,475,512	201,055,512
5.	Short-term payable expenses	315	IV. 17	200,000,000	195,269,978
6.	Short-term internal payables	316			
7.	Payable according to contract schedule				
	build	317			
8.	Short-term unearned revenue	318		-	-
9.	Other short-term payables	319	IV. 18	1,133,023,518	1,120,813,024
10	Short-term loans and finance leases	320	IV. 19		500,000,000
11	Provision for short-term payables	321			
12	Bonus and welfare fund	322	IV. 20	779,119,944	779,119,944
13	Price stabilization fund	323		-	
14	Government bond repurchase transaction	324		-	-
II.	Long-term debt	330		218,050,000	218,050,000
1.	Long-term trade payables	331		•	
2.	Long term prepayment buyer	332			<u>-</u>
3.	Long-term payable expenses	333			-
4.	Internal payable on working capital	334		-	-
5.	Long-term internal payables	335		-	
6.	Long-term unrealized revenue	336			-
7.	Other long-term payables	337	IV. 21	218,050,000	218,050,000
8.	Long-term loans and financial leases	338			
9.	Convertible bonds	339			-
10	Preferred stock	340		-	•
11	Deferred income tax payable	341		•	
12	Long-term payables provision	342		·	
13	Science and Technology Development Fund	343			

FINANCIAL STATEMENTS

Ground Floor C4-C5 Cho Dam Apartment Building, Nha Trang Ward For the accounting period ending September 30, 2025 Balance sheet (next) Khanh Hoa Province

	Form B 01a-DN
025	01/01/2025
10	9,272,150,930
10	9,272,150,930
00	125,236,130,000
00	125,236,130,000
00	270,000,000
00	579,050,700
00)	(669,000,000)
_	
_	
10	3,381,829,310
-	
10	1 120 050 440

ESO	URCES OF FUND	Code	Note	30/09/2025	01/01/2025
В-	OWNER'S EQUITY	400		11,239,437,510	9,272,150,930
I.	Equity	410	IV. 22	11,239,437,510	9,272,150,930
1.	Owner's equity	411		125,236,130,000	125,236,130,000
_	Common shares with voting rights	411a		125,236,130,000	125,236,130,000
_	Preferred stock	411b			
2.	Capital surplus	412		270,000,000	270,000,000
3.	Bond conversion option	413			
4.	Other owners' equity	414		579,050,700	579,050,700
5.	Treasury stock	415		(669,000,000)	(669,000,000)
6.	Asset revaluation difference	416			
7.	Exchange rate difference	417		•	
8.	Development investment fund	418		3,381,829,310	3,381,829,310
9.	Business Reorganization Support Fund	419		<u>-</u>	
10.	Other equity funds	420		1,138,859,449	1,138,859,449
11.	Undistributed profit after tax	421	IV. 23	(118,697,431,949)	(120,664,718,529)
_	Accumulated retained earnings				
	to the end of the previous period	421a		(120,664,718,529)	(120,591,423,243)
7.77	Undistributed profit after tax this period	421b		1,967,286,580	(73,295,286)
12.	Source of capital for basic construction investment	422		•	
II.	Other funding sources and funds	430			
[.	Funding sources	431		<u>-</u>	
2.	Funds for forming fixed assets	432		-	
	TOTAL CAPITAL	440		16,138,581,696	19,334,220,066
- 15	₽			Vhonh Hoo Oct	pher 18, 2025

Khanh Hoa, October 18, 2025

Do Quoc My

Preparer

Vien Ngoc Loan **Chief Accountant**

CÔNG TY CỔ PHẨN ĐẦU TƯ VÀ XÂY DỰNG

> Do Thanh Khiet Director

For the accounting period ending September 30, 202

Ground Floor C4-C5 Cho Dam Apartment Building, Nha Trang Ward Khanh Hoa Province

Form B 02a-DN

INTERIM BUSINESS PERFORMANCE REPORT Quarter III of 2025

For the accounting period ending September 30, 2025

Unit: VND

					Quarter III	Quarter III	Accumulated from the beginning of the year to the end of this quarter	
	INDICATORS	Code	No	te	Year 2025	Year 2024	Year 2025	Year 2024
1.	Sales and service revenue	01	V.	1	87,881,500		87,881,500	
2.	Revenue deductions	02	V.	1				
3.	Net revenue from sales and services	10	v.	1	87,881,500		87,881,500	
4.	Cost of goods sold	11	V.	2	37,401,255		37,401,255	
5.	Gross profit from sales and service provision	20			50,480,245		50,480,245	
6.	Financial revenue	21	v.	3	1,330,702	586,957	3,918,102	2,064,984
7.	Financial costs Including: interest expense	22 23	v.	4			1,506,849 1,506,849	
8.	Cost of sales	24						
9.	Business management costs	25	V.	5	(964,839,872)	185,988,946	(424,169,736)	233,146,028
10.	Net operating profit	30			1,016,650,819	(185,401,989)	477,061,234	(231,081,044)
11.	Other income	31	V.	6	1,490,631,402		1,490,631,402	
-12.	Other costs .	32			216,610		406,056	10,800
13.	Other profits	40			1,490,414,792	-	1,490,225,346	(10,800)
14.	Total accounting profit before tax	50			2,507,065,611	(185,401,989)	1,967,286,580	(231,091,844)
15.	Current corporate income tax expense	51						
16.	Deferred corporate income tax expense	52	V.	7				
17.	Profit after corporate income tax	60			2,507,065,611	(185,401,989)	1,967,286,580	(231,091,844)
18.	Basic earnings per share	70	V.	8	209	(15)	164	(19)

Do Quoc My Preparer Vien Ngoc Loan Chief Accountant Khanh Hoa, October 18, 2025

CÔNG TY

CỔ PHẨN
ĐẦU TƯ VÀ XÂY DỰNG ★

Do Thanh Khiet Director Ground Floor C4-C5 Cho Dam Apartment Building, Nha Trang Ward For the accounting period ending September 30, 2025 Khanh Hoa Province

Form B 03a-DN

INTERIM CASH FLOW STATEMENT

Quarter III of 2025

For the accounting period ending September 30, 2025

umulated	from	the	beginning	of the	vear	
				Unit:	VND	

Exchange rate gains and losses due to revaluation foreign currency monetary items 04 Profit and loss from investment activities 05 (3,918,102) (2,064,984) Interest expense 06 1,506,849 (379,121,104) Interest expense 06 1,506,849 (379,121,104) Interest expense 08 707,081,640 (379,121,104) Interest expense 09 4,259,076,097 433,889,481 - (Increase)/decrease in receivables 09 4,259,076,097 433,889,481 - (Increase)/decrease inventory 10 (5,010,000) - Increase//decrease payables 11 (4,662,924,950) (234,364,202) - (Increase)/decrease prepaid expenses 12 (56,173,959) - (Increase)/decrease in trading securities 13 Interest paid 14 (1,506,849) - Corporate income tax paid 15 Other income from operating activities 16 Other expenses for business activities 17 Net cash flow from operations business - 20 245,551,979 (184,605,825) II. Cash flow from investing activities - Money spent on buying and building assets fixed assets and other long-term assets 21 Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 Money spent on lending, buying debt instruments other units 23 (730,000,000) - Proceeds from loan recovery, sale of debt instruments of other units 24 (5635,949,373 (730,000,000) - Increase, decrease in trading activities 25 (5635,949,373 (730,000,000) - Increase, decrease in trading assets fixed assets and other long-term assets 25 (730,000,000) - Reversible of the part of t			7			to the end of this quarter		
1. Profit before tax					Note	Current year	Previous year	
Adjustments for the following items: Depreciation of fixed assets 02		I.	Cash flow from operating activities					
2. Adjustments for the following items:	,	1	Profit hefore tax	01		1,967,286,580	(231,091,844)	
- Depreciation of fixed assets 02 34,511,382 34,511,382 (1,292,305,069) (180,475,658) - Provisions 03 (1,292,305,069) (180,475,658) - Exchange rate gains and losses due to revaluation foreign currency monetary items 04 (2,064,984) - Profit and loss from investment activities 05 (3,918,102) (2,064,984) - Interest expense 06 1,506,849 (2,064,984) - Interest expense 06 1,506,849 (379,121,104) - Profit from operations before changes in working capital 08 707,081,640 (379,121,104) - (Increase)/decrease in receivables 09 (4,259,076,097 433,889,481 (1,000) - (Increase)/decrease payables 11 (4,662,924,950) (234,364,202 (1,000) - (Increase)/decrease prepaid expenses 12 (56,173,959) (1,000) - (Increase)/decrease in trading securities 13 (1,506,849) (1,		_	Troju ocjore tur					
- Provisions - Exchange rate gains and losses due to revaluation foreign currency monetary items - Profit and loss from investment activities - Profit from operations - Other case in receivables - Other expenses in receivables - Other increase/decrease in receivables - Other increase/decrease in trading securities - Other income from operating activities - Other income from operating activities - Other expenses for business activities - Other operations - Other income from operations - Other operat		4.		02		34,511,382	34,511,382	
Exchange rate gains and losses due to revaluation foreign currency monetary items 04 Profit and loss from investment activities 05 Interest expense 06 Interest expense 07 Interest expense 07 Interest expense 08 Interest expense 09 Interest (Acecase) expense 09 Interest of (Acecase) expense 09 Interest exp		- '	Depreciation of initial assets				(180,475,658)	
foreign currency monetary items		-	11041310113	05		(-,,,,		
Profit and loss from investment activities 05 (3,918,102) (2,064,984) Interest expense 06 1,506,849 - Profit from operations before changes in working capital 08 707,081,640 (379,121,104) (Increase)/decrease in receivables 09 4,259,076,097 433,889,481 (5,010,000) (Increase)/decrease inventory 10 (5,010,000) Increase)/decrease inventory 11 (4,662,924,950) (234,364,202) (Increase)/decrease prepaid expenses 12 (56,173,959) (Increase)/decrease in trading securities 13 (1,506,849) Interest paid 14 (1,506,849) Other income from operating activities 16 Other income from operating activities 17 Net cash flow from operations business 17 Net cash flow from operations 20 245,551,979 (184,605,825) II. Cash flow from investing activities 21 Proceeds from liquidation and sale of assets fixed assets and other long-term assets 21 Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 Money spent on lending, buying debt instruments other units 23 (730,000,000) Proceeds from loan recovery, sale of debt instruments of other units 24 Money spent on investment and capital contribution to 125 Interest, dividends and profits be divided 27 3,918,102 2,064,98		-		04			<u>.</u>	
Interest expense 06 1,506,849 3. Profit from operations before changes in working capital 08 707,081,640 (379,121,104) Increase)/decrease in receivables 09 4,259,076,097 433,889,481 (5,010,000) Increase)/decrease inventory 10 (5,010,000) Increase)/decrease inventory 11 (4,662,924,950) (234,364,202) Increase)/decrease prepaid expenses 12 (56,173,959) Increase)/decrease in trading securities 13 (1,506,849) Corporate income tax paid 15 (1,506,849) Corporate income tax paid 15 (1,506,849) Other income from operating activities 17 Net cash flow from operations 17 Net cash flow from operations 17 Net cash flow from investing activities 17 II. Cash flow from investing activities 20 II. Money spent on buying and building assets fixed assets and other long-term assets 21 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 24 4. Proceeds from loan recovery, sale of debt instruments of other units 24 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 27 7. Interest, dividends and profits be divided 27 3. 918,102 2. 064,98			Totolgh currency memorally record			(3.918.102)	(2.064.984)	
3. Profit from operations before changes in working capital 4. (Increase)/decrease in receivables 9. (Increase)/decrease in receivables 10. (Increase)/decrease in receivables 11. (4,662,924,950) 12. (Increase)/decrease in trading securities 13. (Increase)/decrease in trading securities 13. (Increase)/decrease in trading securities 13. (Increase)/decrease in trading securities 14. (1,506,849) 15. (Orporate income tax paid 15. Other income from operating activities 16. Other expenses for business activities 17. Net cash flow from operations business 20. 245,551,979 (184,605,825) II. Cash flow from investing activities 1. Money spent on buying and building assets fixed assets and other long-term assets 21. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 23. Money spent on lending, buying debt instruments other units 24. Proceeds from loan recovery, sale of debt instruments of other units 25. Money spent on investment and capital contribution to 25. (Investment recovery, capital contribution to other units 26. Investment recovery, capital contribution to other units 27. Interest, dividends and profits be divided 28. (730,000,000)		-	1 Total and 1055 from my comment			• • • • • • • • • • • • • • • • • • • •	(2,001,701)	
before changes in working capital (Increase)/decrease in receivables (Increase)/decrease payables (Increase)/decrease payables (Increase)/decrease prepaid expenses (Increase)/decrease prepaid expenses (Increase)/decrease in trading securities (Increase)/decreas		-	Interest expense	00		1,300,647		
comporate in working activities III. Cash flow from operations business III. Cash flow from investing activities III. Cash flow from operations III. Cash fl		3.		00		707 001 640	(370 121 104)	
(Increase)/decrease inventory 10 (5,010,000) Increase/(decrease) payables 11 (4,662,924,950) (234,364,202) (Increase)/decrease prepaid expenses 12 (56,173,959) (Increase)/decrease in trading securities 13 Interest paid 14 (1,506,849) Corporate income tax paid 15 Other income from operating activities 16 Other expenses for business activities 17 Net cash flow from operations business 20 245,551,979 (184,605,825) II. Cash flow from investing activities 1. Money spent on buying and building assets fixed assets and other long-term assets 21 Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 23 (730,000,000) 4. Proceeds from loan recovery, sale of debt instruments of other units 24 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 27 3,918,102 2,064,98 be divided 27 3,918,102 2,064,98			before entinges in merring of					
Increase/(decrease) payables 11 (4,662,924,950) (234,364,202) Increase/(decrease) payables 12 (56,173,959) (Increase)/decrease prepaid expenses 12 (56,173,959) Interest paid 14 (1,506,849) Corporate income tax paid 15 (1,506,849) Other income from operating activities 16 (1,506,849) Other expenses for business activities 17 Net cash flow from operations business 20 245,551,979 (184,605,825) II. Cash flow from investing activities 1. Money spent on buying and building assets fixed assets and other long-term assets 21 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 23 (730,000,000) 4. Proceeds from loan recovery, sale of debt instruments of other units 24 5. Money spent on investment and capital contribution to 25 Interest, dividends and profits be divided 27 3,918,102 2,064,98		•	(merease)/decrease in receivants			4,239,076,097		
Interease/(decrease prepaid expenses 12 (56,173,959) (Increase)/decrease in trading securities 13 Interest paid 14 (1,506,849) Corporate income tax paid 15 Other income from operating activities 16 Other expenses for business activities 17 Net cash flow from operations business 20 245,551,979 (184,605,825) II. Cash flow from investing activities 1. Money spent on buying and building assets fixed assets and other long-term assets 21 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 23 (730,000,000) 4. Proceeds from loan recovery, sale of debt instruments of other units 24 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 27 3,918,102 2,064,98 be divided 27 3,918,102 2,064,98		-				(1.662.004.050)		
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Interest paid Corporate income tax paid Other income from operating activities Other expenses for business activities Other expenses for business activities Net cash flow from operations business 20 245,551,979 (184,605,825) II. Cash flow from investing activities I. Money spent on buying and building assets fixed assets and other long-term assets 1. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 4. Proceeds from loan recovery, sale of debt instruments of other units 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units be divided 27 3,918,102 2,064,98 2,064,98		-	(Increașe)/decrease prepaid expenses			(56,173,959)		
Corporate income tax paid Cother income from operating activities Other expenses for business activities 17 Net cash flow from operations business 20 245,551,979 (184,605,825) II. Cash flow from investing activities 1. Money spent on buying and building assets fixed assets and other long-term assets 21 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 23 4. Proceeds from loan recovery, sale of debt instruments of other units 5. Money spent on investment and capital contribution to the contribution to		-	(Increase)/decrease in trading securities	13				
Other income from operating activities Other expenses for business activities Net cash flow from operations business Dusiness 20 245,551,979 (184,605,825) II. Cash flow from investing activities I. Money spent on buying and building assets fixed assets and other long-term assets Proceeds from liquidation and sale of assets fixed assets and other long-term assets Money spent on lending, buying debt instruments other units Proceeds from loan recovery, sale of debt instruments of other units Money spent on investment and capital contribution to 425 Investment recovery, capital contribution to other units be divided 27 3,918,102 2,064,98		_	Interest paid	14		(1,506,849)		
Other income from operating activities Other expenses for business activities Net cash flow from operations business 20 245,551,979 (184,605,825) II. Cash flow from investing activities 1. Money spent on buying and building assets fixed assets and other long-term assets 21 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 4. Proceeds from loan recovery, sale of debt instruments of other units 5. Money spent on investment and capital contribution to contributio		_	Corporate income tax paid	15				
Net cash flow from operations business 20 245,551,979 (184,605,825) II. Cash flow from investing activities 1. Money spent on buying and building assets fixed assets and other long-term assets 21 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 4. Proceeds from loan recovery, sale of debt instruments of other units 5. Money spent on investment and capital contribution to 125 6. Investment recovery, capital contribution to other units be divided 27 3,918,102 2,064,98		_		16				
business 20 245,551,979 (184,605,825 II. Cash flow from investing activities 1. Money spent on buying and building assets fixed assets and other long-term assets 21 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 23 (730,000,000) 4. Proceeds from loan recovery, sale of debt instruments of other units 24 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 26 5,635,949,373 7. Interest, dividends and profits 27 3,918,102 2,064,98 1. According to the divided 27 3,918,102 2,064,98		-	Other expenses for business activities	17				
II. Cash flow from investing activities 1. Money spent on buying and building assets fixed assets and other long-term assets 21 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 23 (730,000,000) 4. Proceeds from loan recovery, sale of debt instruments of other units 24 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 26 5,635,949,373 7. Interest, dividends and profits 27 3,918,102 2,064,98 1. 1000,007,175			Net cash flow from operations				(10.1 (0.5 0.25)	
1. Money spent on buying and building assets fixed assets and other long-term assets 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 2. Money spent on lending, buying debt instruments other units 2. Proceeds from loan recovery, sale of debt instruments of other units 2. Money spent on investment and capital contribution to contribution			business	20		245,551,979	(184,605,825)	
1. Money spent on buying and building assets fixed assets and other long-term assets 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 2. Money spent on lending, buying debt instruments other units 2. Proceeds from loan recovery, sale of debt instruments of other units 2. Money spent on investment and capital contribution to contribution		**	Vi I Complementing activities					
fixed assets and other long-term assets 21 2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 23 4. Proceeds from loan recovery, sale of debt instruments of other units 5. Money spent on investment and capital contribution to contribution t		11.	Cash flow from investing activities					
2. Proceeds from liquidation and sale of assets fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 23 4. Proceeds from loan recovery, sale of debt instruments of other units 24 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 26 7. Interest, dividends and profits be divided 27 3,918,102 2,064,98		1.						
fixed assets and other long-term assets 22 3. Money spent on lending, buying debt instruments other units 23 4. Proceeds from loan recovery, sale of debt instruments of other units 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 7. Interest, dividends and profits be divided 27 3,918,102 2,064,98			fixed assets and other long-term assets	21				
3. Money spent on lending, buying debt instruments other units 23 (730,000,000) 4. Proceeds from loan recovery, sale of debt instruments of other units 24 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 26 5,635,949,373 7. Interest, dividends and profits 27 3,918,102 2,064,98		2.	Proceeds from liquidation and sale of assets					
other units 23 (730,000,000) 4. Proceeds from loan recovery, sale of debt instruments of other units 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 7. Interest, dividends and profits be divided 27 3,918,102 2,064,98			fixed assets and other long-term assets	22			1	
4. Proceeds from loan recovery, sale of debt instruments of other units 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 26 7. Interest, dividends and profits be divided 27 3,918,102 2,064,98		3.		23		(730,000,000)		
of other units 5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 26 7. Interest, dividends and profits be divided 27 3,918,102 2,064,98				23		(730,000,000)		
5. Money spent on investment and capital contribution to 25 6. Investment recovery, capital contribution to other units 26 7. Interest, dividends and profits be divided 27 27 2,064,98		4.		24				
 6. Investment recovery, capital contribution to other units 26 5,635,949,373 7. Interest, dividends and profits be divided 27 3,918,102 2,064,98 		5						
7. Interest, dividends and profits be divided 27 3,918,102 2,064,98						5,635,949,373		
be divided 27 3,918,102 2,064,98					-	-,,		
Net cash flow from investing activities 30 4,909,867,475 2,064,984		/.		27		3,918,102	2,064,984	
			Net cash flow from investing activities	30		4,909,867,475	2,064,984	

Ground Floor C4-C5 Cho Dam Apartment Building, Nha Trang Ward For the accounting period ending September 30, 2025 Cash flow statement (next)

Khanh Hoa Province

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197,434,682

14,893,841

				Accumulated from the beginning of the year to the end of this quarter		
	INDICATORS	Cod e	Note	Current year	Previous year	
III	. Cash flow from financing activities					
1.	Proceeds from stock issuance	31				
2.	Cash to buy back issued shares	32				
3.	Proceeds from borrowing	33				
4.	Loan principal repayment	34		(500,000,000)		
	Net cash flow from financing activities	40		(500,000,000)		
	Net cash flow during the period	50		4,655,419,454	(182,540,841)	

60

61

70

Cash and cash equivalents at the beginning of the

Cash and cash equivalents at the end of the period

Impact of changes in exchange rates

Do Quoc My Preparer

foreign currency

Vien Ngoc Loan **Chief Accountant**

CÔNG TY CỔ PHẨN ĐẦU TƯ VÀ XÂY DỤ

9,110,310

4,664,529,764

Do Thanh Khiet Director

INTERIM FINANCIAL REPORT

Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward

For the accounting period ending September 30, 2025

Khanh Hoa Province

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NOTES TO INTERIM FINANCIAL STATEMENTS

Third quarter of 2025
For the accounting period ending September 30, 2025

I. BUSINESS INFORMATION

1. Operating license

VNECO 9 Investment and Construction Joint Stock Company ("Company"), formerly known as 3.9 Power Construction Joint Stock Company, is an enterprise equitized from the State-owned Enterprise 3.9 Power Construction Company under Decision No. 160/2004/QD-BCN dated December 6, 2004 of the Ministry of Industry. At the 2006 annual general meeting of shareholders, 3.9 Power Construction Joint Stock Company was renamed VNECO 9 Investment and Construction Joint Stock Company. The Company operates under Business Registration Certificate No. 37300127 first issued by the Department of Planning and Investment of Khanh Hoa province on December 31, 2004 and subsequent Business Registration Certificates/Business Registration Certificates registered for changes.

The Company is currently operating under Business Registration Certificate No. 4200580651 issued by the Department of Planning and Investment of Khanh Hoa province, registered for the 21st change on June 9, 2025.

The Company's charter capital according to the first Business Registration Certificate is 4,100,000,000 VND and has been changed many times during the business process. The charter capital according to the 18th change in the Business Registration Certificate on May 31, 2021 is 125,236,130,000 VND.

The Company's business lines according to the 11th change in the Business Registration Certificate dated May 14, 2012 include: Construction and installation of power grid systems and transformer stations up to 500KV and power source projects. Construction of industrial, civil, traffic, and irrigation works; Business development of housing and urban technical infrastructure, industrial parks, export processing zones, high-tech zones, and new economic zones. Real estate services; Production of construction materials; Trading of construction materials, interior and exterior decoration items; Trading of domestically produced beer, alcohol, and cigarettes; Hotel business and related services; Restaurant business; Transport of tourists by water; Transport of tourists by road; Road freight transport business; Business of international and domestic travel services; Business of massage services and other tourism services; Consulting on structural design of civil and industrial construction works.

The Company's headquarters is located on Ground Floor C4-C5 Cho Dam Apartment Building, Nha Trang Ward, Khanh Hoa Province.

Number of officers and employees of the Company as of September 30, 2025 is: 6 people (December 31, 2024: 5 people).

Company's affiliated units:

► Transaction office in Ho Chi Minh City

Address: No. 22-24, Street 52, Tan Tao Ward, Ho Chi Minh City.

2. Board of Directors

The Board of Directors of the Company during the period and at the date of this report are as follows:

Full name	Position	Date of appointment	Dismissal Date
Mr. Pham Viet Hung	Chairperson	25/07/2025	
Ms. Nguyen Thanh Tu	Member	25/07/2025	
Mr. Vu Van Hai	Member	25/07/2025	

II. BASIS OF PRESENTATION OF INTERIM FINANCIAL STATEMENTS

1. Accounting Regime and Applicable Accounting Standards

The Company's financial statements are prepared and presented in accordance with the Vietnamese Enterprise Accounting Regime issued under Circular 200/2014 dated December 22, 2014 and relevant Accounting Standards issued by the Ministry of Finance.

The Company's Board of Directors ensures that it has fully complied with the requirements of the Vietnamese Enterprise Accounting System and relevant Accounting Standards in preparing and presenting the interim financial statements for the third quarter ended September 30, 2025.

INTERIM FINANCIAL REPORT

For the accounting period ending September 30, 2025

Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward Khanh Hoa Province

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2. Applicable form of accounting books

The Company's registered accounting form is the general journal.

3. Fiscal year

The Company's fiscal year begins on January 1 and ends on December 31 each year.

4. Currency used in accounting

The currency used in accounting is Vietnamese Dong (VND).

1. Cash and cash equivalents

Cash and cash equivalents include cash, bank deposits, cash in transit and short-term investments with maturity or maturity not exceeding 3 months from the date of purchase, easily convertible to a known amount of cash and also subject to an insignificant risk of change in value.

2. Trade and other receivables

Receivables are presented in the financial statements at the carrying amount of receivables from customers and other receivables after deducting provisions made for doubtful debts.

The allowance for doubtful debts represents the portion of receivables that the Company expects to be unable to collect at the end of the accounting period. Increases or decreases in the allowance account balance are recorded as administrative expenses during the period.

3. Inventory

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition and net realizable value.

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 selling expenses.

The Company applies the perpetual inventory method to account for inventories with the cost of inventories calculated using the weighted average method.

Provision for inventory impairment is recorded when the cost is greater than the net realizable value.

4. Tangible and intangible fixed assets, depreciation of fixed assets

Tangible and intangible fixed assets are stated at cost less accumulated depreciation.

The cost of fixed assets comprises the purchase price and any costs directly attributable to bringing the asset to its working condition for its intended use. Expenditures for purchases, improvements, and renewals are added to the cost of the asset, and maintenance and repair costs are charged to the income statement as incurred. When assets are sold or disposed of, the cost and accumulated depreciation are eliminated from the accounts, and any gain or loss resulting from the sale or disposal is charged to the income statement for the period.

The cost of an intangible asset comprises its purchase price and any costs directly attributable to bringing the asset to its intended use. Improvements and renewals are added to the cost of the asset and other costs are charged to the income statement as incurred. When an intangible asset is sold or disposed of, its cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from its sale or disposal is charged to the income statement for the period.

Tangible and intangible fixed assets are depreciated using the straight-line method over their estimated useful lives in accordance with the guidance of the Ministry of Finance. The depreciation years of fixed assets are as follows:

-	Houses and structures	06 - 25 year
-	Machinery and equipment	05 - 07 year
-	Means of transport	05 - 06 year
-	Management equipment and tools	05 - 06 year

- Software 03 year

- Land use rights Over time of use

INTERIM FINANCIAL REPORT

Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward For the accounting period ending September 30, 2025

Khanh Hoa Province

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5. Operating lease assets

Leases are classified as operating leases when substantially all the risks and rewards of ownership of the asset remain with the lessor. Operating lease costs are recognized as expenses on a straight-line basis over the lease term, regardless of the method of lease payments.

6. Borrowing costs

Borrowing costs include interest and other costs incurred in connection with the borrowing of a business.

Borrowing costs are recorded as expense in the period in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of that asset.

7. Prepaid expenses

Prepaid expenses include short-term prepaid expenses or long-term prepaid expenses on the Balance Sheet and are amortized over the period for which the expenses are paid or the period in which economic benefits are generated from these expenses.

8. Investment in subsidiaries

Investments in subsidiaries over which the Company has control are accounted for using the cost method.

Distributions from the accumulated profits of the subsidiaries received by the parent company subsequent to the date on which the Company gains control are recognized in the Company's income statement. Other distributions are considered as a return on investments and are deducted from the investment value.

9. Investment in associates

Investments in associates over which the Company has significant influence are accounted for using the cost method.

Distributions from the accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the Company's income statement for the period. Other distributions are considered as a return of investments and are deducted from the investment value.

10. Other long-term investments and provisions for diminution in value of financial investments

Other long-term investments are recorded at actual purchase cost.

Provision for diminution in value of financial investments is made for the decrease in value of transferable investments in the market at the end of the accounting period in accordance with the guidance of Circular 48/2019/TT-BTC issued by the Ministry of Finance on August 8, 2019.

Provision for devaluation of investments in other economic organizations is set aside when these economic organizations suffer losses (except for planned losses determined in the business plan before investment) with the provision level corresponding to the Company's capital contribution ratio in these economic organizations.

11. Payables and accruals

Payables and accruals are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Company by the supplier.

12. Foreign currency transactions

Transactions in currencies other than the Company's accounting currency (VND) are recorded at the exchange rate on the transaction date. At the end of the fiscal year, foreign currency items are revalued at the commercial bank's exchange rate at that time. All actual exchange rate differences arising during the period and differences due to revaluation of foreign currency balances at the end of the period are recorded in the results of operations.

INTERIM FINANCIAL REPORT

Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward Khanh Hoa Province

For the accounting period ending September 30, 2025

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13. Equity

- Owner's equity: recorded according to the actual amount invested by shareholders.
- Share premium is the difference between the par value and the issue price of shares, minus direct costs related to the issue of shares.
- Equity funds are set aside and used according to the Company's Charter or according to the Resolution of the Company's General Meeting of Shareholders.
- Net profit after corporate income tax can be distributed to shareholders after being approved by the General Meeting of Shareholders and after making provisions for reserve funds in accordance with the Company's Charter and the provisions of Vietnamese law.

14. Corporate income tax

Corporate income tax expense for the period includes current income tax and deferred income tax.

Current corporate income tax

Current income tax is the amount of corporate income tax payable based on taxable income and corporate income tax rate applicable at the end of the period.

Current income tax is recognized in the income statement, except when it relates to items recognized directly to equity, in which case current income tax is also recognized directly in equity.

 $Deferred\ corporate\ income\ tax$

Deferred income tax is the income tax payable or recoverable due to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their taxable values. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on tax rates that have been enacted at the balance sheet date.

Deferred income tax is recognised in the income statement, except when it relates to items recognised directly in equity, in which case the deferred income tax is also recognised directly in equity.

An enterprise shall offset deferred tax assets and deferred tax liabilities only when it has a legally enforceable right to set off current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the same taxable entity; or the different taxable entities intend to settle current tax liabilities and current tax assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are settled or recovered.

15. Revenue recognition principles

Revenue is recognized when it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, rebates and sales returns. The following specific recognition criteria must also be met before revenue is recognized:

INTERIM FINANCIAL REPORT

For the accounting period ending September 30, 2025

Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward Khanh Hoa Province

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- Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, which usually coincides with delivery of the goods.
- When providing services, revenue is recognized when there are no significant uncertainties regarding the payment of money or associated costs. In case the service is performed over several accounting periods, the determination of revenue in each period is based on the percentage of service completion at the end of the period.
- Revenue from construction contracts: When the outcome of a construction contract can be estimated reliably and is certified by the customer, revenue and costs related to the construction contract are recognized in proportion to the stage of completion and certification by the customer. Increases or decreases in volume or other revenues are recognized in revenue only when agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably, revenue is recognised only to the extent of contract costs incurred that are probable of recovery. Contract costs are recognised as expenses in the period in which they are incurred.

- Rental income from assets leased out under operating leases is recognised in the income statement on a straight-line basis over the lease term.
- Interest, dividends and profits distributed are recognized when it is probable that the economic benefits from the transaction will flow to the Company and the revenue can be determined relatively reliably. Interest is recognized on the basis of time and interest rate for each period. Dividends and profits distributed are recognized when shareholders are entitled to receive dividends or capital contributors are entitled to receive profits from capital contribution.

16. Financial instruments

Initial recording and presentation

Financial assets

According to Circular 210/2009/TT-BTC, financial assets are classified appropriately, for the purpose of disclosure in the Financial Statements, into financial assets recorded at fair value through the Statement of Business Performance, loans and receivables, investments held to maturity and financial assets held available for sale. The Company decides to classify these types of financial assets at the time of initial recognition.

At initial recognition, financial assets are measured at cost plus transaction costs directly attributable to their acquisition.

The Company's financial assets include cash and bank deposits, trade receivables, other receivables and unlisted financial instruments.

Financial liabilities

According to Circular 210/2009/TT-BTC, financial liabilities are classified appropriately, for disclosure purposes in the Financial Statements, into financial liabilities recorded at fair value through the Income Statement and financial liabilities determined at amortized cost. The Company determines the classification of these types of financial liabilities at the time of initial recognition.

At initial recognition, financial liabilities are measured at cost plus transaction costs directly attributable to their issuance.

The Company's financial liabilities include trade payables, other payables, accrued expenses and loans and debts.

Value after initial recording

There are currently no requirements for re-measurement of financial instruments subsequent to initial recognition.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the consolidated financial statements if, and only if, the Company has a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

17. Stakeholders

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions.

Transactions with related parties of the Company are presented in note VI.2.

INTERIM FINANCIAL REPORT For the accounting period ending September 30, 2025

VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward Khanh Hoa Province

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IV. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM BALANCE SHEET

1.	Cash and cash equivalents		
		30/09/2025	01/01/2025
	Cash on hand		3,775,210
	Bank deposits	4,664,529,764	5,335,100
	Cash equivalents (term deposits)		
	Add	4,664,529,764	9,110,310
2.	Accounts receivable from customers		
		30/09/2025	01/01/2025
	Vietnam Electricity Construction Joint Stock Corporation	4,722,597	2,561,221,773
	Nha Trang Green Tourism Joint Stock Company	30,042,488,386	30,042,488,386
	Other customers	3,490,601,314	3,513,042,465
	Add	33,537,812,297	36,116,752,624
3.	Prepay to the seller		_
		30/09/2025	01/01/2025
	Mr. Nguyen Ba Thuong	90,000,000	90,000,000
	Phuong Dong Media Consulting Joint Stock Company	48,000,000	48,000,000
	Tien Dat Can Tho Company Limited	100,000,000	100,000,000
	TYN Company Limited	47,037,944	47,037,944
	Hanoi Electrical Equipment Trading and Construction Joint Stock Company Other customers	45,400,000 130,177,481	156,899,816
	Add	460,615,425	441,937,760
		400,013,423	441,937,700
4.	Other short-term receivables	20/00/2025	01/01/2025
	Nha Trang Croon Tourism Joint Stook Commons	<u>30/09/2025</u>	01/01/2025
	Nha Trang Green Tourism Joint Stock Company Tu Bong Mineral Water Company Limited	76,991,008	76,991,008 1,469,978,428
	LIOA Geothermal Power Joint Stock Company		583,691,369
	Nguyen Chi Linh		, ,
	Nha Trang Seafood NTSF Joint Stock Company		
	Nha Trang Seafood Joint Stock Company F.89		
	Other receivables and construction and work advances	2,087,234,563	1,749,732,010
	Add	2,164,225,571	3,880,392,815
5.	Provision for doubtful short-term receivables		
		30/09/2025	01/01/2025
	Provision for receivables overdue from 1 to over 3 years	(35,068,071,657)	(36,360,376,726)
	Add	(35,068,071,657)	(36,360,376,726)
6.	Inventory		
		30/09/2025	01/01/2025
	Raw materials, inventory	2,721,495,463	2,721,495,463
	Tools and supplies in stock	59,152,909	59,152,909
	Work in progress		
	Inventory	16,329,626,893	16,329,626,893
	Add	19,110,275,265	19,110,275,265

INTERIM FINANCIAL REPORT For the accounting period ending September 30, 2025

VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward Khanh Hoa Province

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7. Provision for invento	ry write-downs				
				30/09/2025	01/01/2025
Reserve value of power	er line and transformer	station works		12,628,206,428	12,628,206,428
Add				12,628,206,428	12,628,206,428
8. Short-term prepaid e	xpenses				
				30/09/2025	01/01/2025
Cost of tools and equip Add	pment			<u></u>	
9. Other current assets					
9. Other current assets				30/09/2025	01/01/2025
Add					
10. Increase, decrease of	tangible fixed assets				
	Houses and structures	Machinery and equipment	Means of transport	Management equipment and tools	Total
Original price	Structures	mannery and equipment	miching of transport	equipment and tools	-
As of January 1,					
2025	1,150,379,411	440,525,150	3,336,265,305	43,737,879	4,970,907,745
Increase/(decrease) during the period:					-
As of September 30, 2025	1,150,379,411	440,525,150	3,336,265,305	43,737,879	4,970,907,745
Accumulated depreciation					
As of January 1,					
2025	793,761,789	440,525,150	3,336,265,305	43,737,879	4,614,290,123
Depreciation	34,511,382				34,511,382
Increase/(decrease) during the period:					_
As of September 30,					
2025	828,273,171	440,525,150	3,336,265,305	43,737,879	4,648,801,505
Remaining value					
As of January 1,					
2025	356,617,622	_			356,617,622
As of September 30, 2025	322,106,240				322,106,240
11 Inquesco despesso of	intonaible fixed egget				
11. Increase, decrease of	intangible fixed asset		l uga wighta	Coftware	Total
Original price		Long-term land	use rights	Software	Total
As of January 1, 2025		1,0	20,909,091	55,000,000	1,075,909,091
Increase or decrease in	n TSVH				-
As of September 30, 2	2025	1,0	20,909,091	55,000,0.00	1,075,909,091
Accumulated depreci	ation				
As of January 1, 2025			-	55,000,000	55,000,000

Increase or decrease in customers during the period

VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward Khanh Hoa Province

INTERIM FINANCIAL REPORT For the accounting period ending September 30, 2025

		Form B 09a-DN
Customer value in the period	 000 000	-
As of September 30, 2025	55,000,000	55,000,000
Remaining value		
As of January 1, 2025 1,020,909,091	-	1,020,909,091
As of September 30, 2025 1,020,909,091	_	1,020,909,091
2. Cost of unfinished basic construction		
	30/09/2025	01/01/2025
Cost of land purchase (*) and VPSG repair	1,005,000,000	1,005,000,000
Add	1,005,000,000	1,005,000,000
transfer contract No. 6640 dated March 21, 2011. Currently, the Company is carrying Company.	out procedures to transfer the name	e of this land lot to the
3. Investment in associates		01/01/2026
Lica Caetharmal Dayyar Jaint Stock Commony	30/09/2025	
Lioa Geothermal Power Joint Stock Company	30/09/2025	01/01/2025 5,635,949,373 5,635,949,373
Lioa Geothermal Power Joint Stock Company Add	30/09/2025	5,635,949,373
Add	30/09/2025	5,635,949,373
Add	30/09/2025	5,635,949,373 5,635,949,373
Add		5,635,949,373 5,635,949,373
Add 4. Investing in other entities Add		5,635,949,373 5,635,949,373
Add Investing in other entities Add	30/09/2025	5,635,949,373 5,635,949,373
Add 4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 01/01.	30/09/2025	5,635,949,373 5,635,949,373
Add 4. Investing in other entities Add 5. Long-term prepaid expenses	30/09/2025	5,635,949,373 5,635,949,373
Add 4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 Office equipment and rental costs Repair costs 56,173,959	30/09/2025	5,635,949,37. 5,635,949,37.
Add 4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 01/01. Office equipment and rental costs	30/09/2025	5,635,949,373 5,635,949,373
Add 4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 Office equipment and rental costs Repair costs 56,173,959 Add 56,173,959	30/09/2025	5,635,949,373 5,635,949,373
Add 4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 Office equipment and rental costs Repair costs Add 56,173,959 Add 56,173,959	30/09/2025	5,635,949,373 5,635,949,373
Add 4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 01/01. Office equipment and rental costs Repair costs Add 56,173,959 Add 56,173,959	30/09/2025	5,635,949,373 5,635,949,373 01/01/202:
Add 4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 01/01. Office equipment and rental costs Repair costs Add 56,173,959 Add 56,173,959	30/09/2025 //2025	5,635,949,373 5,635,949,373 01/01/202:
4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 01/01 Office equipment and rental costs Repair costs 56,173,959 Add 56. Taxes and other payments to the State The Company's tax obligations and payments to the State budget during the period are as follows:	30/09/2025 //2025	5,635,949,373 5,635,949,373 01/01/2029
4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 01/01 Office equipment and rental costs Repair costs 56,173,959 Add 56,173,959 6 Taxes and other payments to the State The Company's tax obligations and payments to the State budget during the period are as followed to the State budget d	30/09/2025 //2025	
4. Investing in other entities Add 5. Long-term prepaid expenses 30/09/2025 01/01 Office equipment and rental costs Repair costs 56,173,959 Add 56,173,959 6 Taxes and other payments to the State The Company's tax obligations and payments to the State budget during the period are as fol VAT on domestic sales Corporate income tax	30/09/2025 //2025 lows:	5,635,949,373 5,635,949,373 01/01/2025

Value added tax

The Company pays value added tax by the deduction method. The value added tax rate for the Company's products and services is 10%.

VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward Khanh Hoa Province

INTERIM FINANCIAL REPORT For the accounting period ending September 30, 2025

Knann Hoa Provi			Form B 09a-DN
17 Costs payable	e		
		30/09/2025	01/01/2025
Interest expens	nse payable		2,671,233
Provision for a	construction cost and other expenses in advance	200,000,000	192,598,745
Add		200,000,000	195,269,978
18 Other short-t	term payables	30/09/2025	01/01/2025
	nce, health insurance, unemployment insurance yable to shareholders	17,116,610	
Other items	yable to shareholders	1,115,906,908	1,120,813,024
Add		1,133,023,518	1,120,813,024
19 Short-term lo	oons and debts		
	ort-term loans and liabilities are as follows:		
Short-term lo	Ogns	30/09/2025	01/01/2025
HD Bank (a)	vans		
MBBank (b)			
MB Bank			
Long-term debt	ot due		500 000 000
Other objects Add			500,000,000 500,000,000
			300,000,000
20 Bonus and we	elfare fund		
		30/09/2025	01/01/2025
Reward fund			
Welfare funds		567,698,803	567,698,803
Add	s and others	567,698,803 211,421,141	567,698,803 211,421,141
	s and others		
21 Other long-te		211,421,141	211,421,141
	erm payables	211,421,141 779,119,944 30/09/2025	211,421,141 779,119,944 01/01/2025
Stock Corpora	erm payables - ation	211,421,141 779,119,944 30/09/2025 204,750,000	211,421,141 779,119,944 01/01/2025 204,750,000
Stock Corpora Receive long-t	erm payables ation -term margin deposits	211,421,141 779,119,944 30/09/2025	211,421,141 779,119,944 01/01/2025
Stock Corpora	erm payables ation -term margin deposits	211,421,141 779,119,944 30/09/2025 204,750,000 13,300,000	211,421,141 779,119,944 01/01/2025 204,750,000 13,300,000
Stock Corpora Receive long-t Other objects Add 22 Equity	erm payables ation -term margin deposits	211,421,141 779,119,944 30/09/2025 204,750,000	211,421,141 779,119,944 01/01/2025 204,750,000
Stock Corpora Receive long-t Other objects Add 22 Equity	erm payables ation -term margin deposits	211,421,141 779,119,944 30/09/2025 204,750,000 13,300,000 218,050,000	211,421,141 779,119,944 01/01/2025 204,750,000 13,300,000
Stock Corpora Receive long-t Other objects Add 22 Equity Equity increa	erm payables ation -term margin deposits ase and decrease situation	211,421,141 779,119,944 30/09/2025 204,750,000 13,300,000 218,050,000	211,421,141 779,119,944 01/01/2025 204,750,000 13,300,000 218,050,000
Stock Corpora Receive long-t Other objects Add 22 Equity	erm payables ation -term margin deposits ase and decrease situation Share capital Other owners' Development	211,421,141 779,119,944 30/09/2025 204,750,000 13,300,000 218,050,000	211,421,141 779,119,944 01/01/2025 204,750,000 13,300,000 218,050,000

Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward Khanh Hoa Province

INTERIM FINANCIAL REPORT For the accounting period ending September 30, 2025

ann Hoa Province	e e							
								Form B 09a-DN
Profit after tax in 2024	-	-	-			-	(73,295,286)	(73,295,2.86)
Establish funds from profits Board of	-	-						-
Directors'		-	-			-		-
As of December 31, 2024	125,236,130,000	270,000,000	579,050,700	(669,000,0.00)	3,381,829,310	1,138,859,449	(120,664,718,5.29)	9,272,150,930
As of January 1, 2025	125,236,130,000	270,000,000	579,050,700	(669,000,0.00)	3,381,829,310	1,138,859,449	(120,664,718,529)	9,272,150,930
Profit after tax for the period							1,967,286,580	1,967,286,580
Profit distribution								
Establish funds from profits Buy treasury stock								
As of September 30, 2025	125,236,130,000	270,000,000	579,050,700	(669,000,0.00)	3,381,829,310	1,138,859,449	(118,697,431,949)	11,239,437,510
	and preferred stoc	k	, ,			· · · ·		, , ,
	_					30/09	/2025	01/01/2025
Number of share	s registered for issu	ance			_	12,52	3,613	12,523,613
Number of share	s sold to the public					12,52	3,613	12,523,613
- Common sto	ck					12,52.	3,613	12,523,613
- Preferred sto	ock						-	-
Number of share	s bought back					500	0,000	500,000
- Common sto	ck					500	0,000	500,000
- Preferred sto	ock						-	-
Number of share	s outstanding					12,02	3,613	12,023,613
- Common sto	ck					12,02.	3,613	12,023,613
- Preferred sto	ock						-	-

Par value of outstanding shares: 10,000 VND/share.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM INCOME STATEMENT

1. Sales and service revenue

	For the acco	For the accounting period	
	Third quarter of 2025	Third Quarter of 2024	
Total revenue	87,881,500		
Deductions			
Net revenue	87,881,500		
In there:			
Construction revenue and other revenue	87,881,500		
Revenue from providing hotel services			
2. Cost of goods sold			
	For the acco	ounting period	
	Third quarter of 2025	Third Quarter of 2024	
Cost of construction activities and other revenue	37,401,255		
Cost of providing hotel services			
Add	37,401,255		
3. Financial operating revenue			
	For the acco	ounting period	

VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward Khanh Hoa Province

INTERIM FINANCIAL REPORT For the accounting period ending September 30, 2025

		-	Form B 09a-DN
		Third quarter of 2025	Third Quarter of 2024
	Interest on bank deposits and financial investments	1,330,702	586,953
	Add	1,330,702	586,957
4.	Financial operating expenses		
		For the acco	unting period
		Third quarter of 2025	Third Quarter of 2024
	Interest expense		-
	Add		-
5.	Business management costs		
		For the acco	unting period
		Third quarter of 2025	Third Quarter of 2024
	Employee costs	128,340,000	170,068,000
	Cost of materials, tools, and equipment		
	Fixed asset depreciation costs	11,503,794	11,503,794
	Provision reversal	(1,292,305,069)	
	Other expenses	187,621,403	4,417,152
	Add	(964,839,872)	185,988,946
6.	Other income, other expenses		
		For the acco	unting period
		Third quarter of 2025	Third Quarter of 2024
	Income from liquidation of asset sale contract	1,490,631,402	
	Add	1,490,631,402	
	Fines for collection and liquidation of assets and other amounts	216,610	
	Add	216,610	
7.	Current corporate income tax expense Current corporate income tax expense for the period is estimated as follows:		
		For the acco	unting period
		Third quarter of 2025	Third Quarter of 2024
	Pre-tax accounting profit	2,507,065,611	(185,401,989)
	Adjustments to increase or decrease accounting profit to determine profit subject to corporate income tax:		
	Incremental adjustments	-	
	Adjustments for reduction	-	
	Total income subject to corporate income tax	2,507,065,611	(185,401,989)
	Corporate income tax calculated at tax rate	·	
	Current corporate income tax expense		-
١.	Basic earnings per share		
			unting period
		Third quarter of 2025	Third Quarter of 2024

INTERIM FINANCIAL REPORT

For the accounting period ending September 30, 2025 Ground floor C4-C5 Dam Market Apartment, Nha Trang Ward

Khanh Hoa Province		Form B 09a-DN
Accounting profit after corporate income tax Adjustments to increase or decrease accounting profit to determine profit attributable to	2,507,065,611	(185,401,989)
common stockholders	2,507,065,611	(185,401,989)
Profit attributable to common stockholders	12,023,613	12,023,613
Average common shares outstanding during the period Basic earnings per share	209	(15)

9. Business results explanation:

Explain the reason for transferring from loss of previous period to profit of this period and the difference in profit and loss of over 10% in Q3.2025 compared to Q3.2024:

- Net profit for the third quarter of 2025 is: VND 2,507,065,611 and Net profit for the third quarter of 2024 is: VND (185,401,989). The reason for the change from loss in the third quarter of 2024 to profit in the third quarter of 2025 is because in the third quarter of 2025, there is other income from the liquidation of asset purchase and sale contracts and the reversal of provisions for receivables from customers.

Do Quoc My Preparer

Vien Ngoc Loan Chief Accountant CỔ PHẨN

Do Thanh Khiet Director