

**VNECO 9 INVESTMENT AND  
CONSTRUCTION JOINT  
STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

**CÔNG TY CỔ  
PHẦN ĐẦU TƯ VÀ XÂY DỰNG  
TƯ VÀ XÂY  
DỰNG  
VNECO 9**

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PHẦN ĐẦU TƯ VÀ XÂY DỰNG  
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# **FINANCIAL STATEMENTS**

## **QUARTER IV OF 2025**

**For the accounting period ending December 31 2025**

**VNECO 9**

*Khanh Hoa, January 19, 2026*

**FINANCIAL STATEMENTS  
QUARTER IV OF 2025**

**For the accounting period ending December 31, 2025**

**VNECO 9 INVESTMENT AND CONSTRUCTION  
JOINT STOCK COMPANY**

**VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**

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

Khanh Hoa Province

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**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 December 31, 2025  
 Khanh Hoa Province

Form B 01a-DN

**INTERIM BALANCE SHEET**

**Quarter IV of 2025**

**As at December 31, 2025**

Unit: VND

<b>ASSET</b>	<b>Code</b>	<b>Note</b>	<b>31/12/2025</b>	<b>01/01/2025</b>
<b>A - CURENT ASSETS</b>	<b>100</b>		<b>14,548,191,992</b>	<b>11,315,743,980</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	IV. 1	<b>5,816,114,263</b>	<b>9,110,310</b>
1. Cash	111		5,816,114,263	9,110,310
2. Cash equivalents	112			
<b>II. Short-term financial investments</b>	<b>120</b>		<b>730,000,000</b>	
1. Trading securities	121		-	
2. Provision for impairment of trading securities	122		-	
3. Investments held to maturity	123		730,000,000	730,000,000
<b>III. Short-term receivables</b>	<b>130</b>		<b>757,365,229</b>	<b>4,078,706,473</b>
1. Short-term receivables from customers	131	IV. 2	32,205,425,370	36,116,752,624
2. Short-term prepayments to suppliers	132	IV. 3	454,215,425	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	2,163,805,571	<b>3,880,392,815</b>
7. Provision for doubtful short-term receivables	137	IV. 5	(34,066,081,137)	(36,360,376,726)
8. Assets pending resolution	139			
<b>IV. Inventories</b>	<b>140</b>		<b>6,482,068,837</b>	<b>6,482,068,837</b>
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)
<b>V. Other short-term assets</b>	<b>150</b>		<b>762,643,663</b>	<b>745,858,360</b>
1. Short-term prepaid expenses	151	IV. 8		
2. Deductible VAT	152		713,856,296	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		

ASSET	Code	Note	31/12/2025	01/01/2025
<b>B - NON CURENT ASSETS</b>	<b>200</b>		<b>2,384,660,644</b>	<b>8,018,476,086</b>
<b>I. Long-term receivables</b>	<b>210</b>		-	
1. Long-term receivables from customers	211		-	
2. Long-term prepayment to seller	212		-	
3. Working capital in affiliated units	213		-	
4. Long-term internal receivables	214		-	
5. Long-term loan receivable	215		-	
6. Other long-term receivables	216		-	
7. Provision for doubtful long-term receivables	219		-	
<b>II. Fixed assets</b>	<b>220</b>		<b>1,331,511,537</b>	<b>1,377,526,713</b>
1. Tangible fixed assets	221	IV. 10	310,602,446	356,617,622
<i>Original price</i>	222		4,970,907,745	4,970,907,745
<i>Accumulated depreciation</i>	223		(4,660,305,299)	(4,614,290,123)
2. Financial lease fixed assets	224		-	
<i>Original price</i>	225		-	
<i>Accumulated depreciation</i>	226		-	
3. Intangible fixed assets	227	IV. 11	1,020,909,091	1,020,909,091
<i>Original price</i>	228		1,075,909,091	1,075,909,091
<i>Accumulated depreciation</i>	229		(55,000,000)	(55,000,000)
<b>III. Investment real estate</b>	<b>230</b>		-	
Original price	231		-	
Accumulated depreciation	232		-	
<b>IV. Long-term unfinished assets</b>	<b>240</b>		<b>1,005,000,000</b>	<b>1,005,000,000</b>
1. Long-term unfinished production and business costs	241		-	
2. Cost of unfinished basic construction	242	IV. 12	1,005,000,000	1,005,000,000
<b>V. Long-term financial investment</b>	<b>250</b>		-	<b>5,635,949,373</b>
1. Investment in subsidiaries	251			
2. Investment in associates and joint ventures	252	IV. 13		5,635,949,373
3. Investing in other entities	253	IV. 14	-	
4. Long-term financial investment reserve	254			
5. Held to maturity investment	255			
<b>VI. Other long-term assets</b>	<b>260</b>		<b>48,149,107</b>	
1. Long-term prepaid expenses	261	IV. 15	48,149,107	
2. Deferred income tax assets	262		-	
3. Long-term replacement equipment, supplies and spare	263		-	
4. Other long-term assets	268		-	
<b>TOTAL ASSETS</b>	<b>270</b>		<b>16,932,852,636</b>	<b>19,334,220,066</b>

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RESOURCES OF FUND	Code	Note	31/12/2025	01/01/2025
<b>A - LIABILITIES</b>	<b>300</b>		<b>4,834,031,435</b>	<b>10,062,069,136</b>
<b>I. Short-term debt</b>	<b>310</b>		<b>4,615,981,435</b>	<b>9,844,019,136</b>
1. Short-term trade payables	311		1,895,891,607	4,491,877,073
2. Short-term advance payment buyer	312		284,629,631	2,284,629,631
3. Taxes and other payments to the State	313	IV. 16	273,353,974	271,253,974
4. Payable to workers	314		47,455,512	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	1,137,230,767	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	777,419,944	779,119,944
13. Price stabilization fund	323			
14. Government bond repurchase transaction	324			
<b>II. Long-term debt</b>	<b>330</b>		<b>218,050,000</b>	<b>218,050,000</b>
1. Long-term trade payables	331			
2. Long term prepayment buyer	332			
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			

**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 December 31, 2025  
Khanh Hoa Province

**Balance sheet (next)**

Form B 01a-DN

<b>SOURCES OF FUND</b>	<b>Code</b>	<b>Note</b>	<b>31/12/2025</b>	<b>01/01/2025</b>
<b>B - OWNER'S EQUITY</b>				
<b>I. Equity</b>				
1. Owner's equity	400		<b>12,098,821,201</b>	<b>9,272,150,930</b>
- <i>Common shares with voting rights</i>	410	IV. 22	<b>12,098,821,201</b>	<b>9,272,150,930</b>
- <i>Preferred stock</i>	411		125,236,130,000	125,236,130,000
2. Capital surplus	412		125,236,130,000	125,236,130,000
3. Bond conversion option	413		270,000,000	270,000,000
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		-	-
10. Other equity funds	420		1,138,859,449	1,138,859,449
11. Undistributed profit after tax	421	IV. 23	(117,838,048,258)	(120,664,718,529)
- <i>Accumulated retained earnings to the end of the previous period</i>	421a		(120,664,718,529)	(120,591,423,243)
- <i>Undistributed profit after tax this period</i>	421b		2,826,670,271	(73,295,286)
12. Source of capital for basic construction investment	422		-	-
<b>II. Other funding sources and funds</b>	<b>430</b>		-	-
1. Funding sources	431		-	-
2. Funds for forming fixed assets	432		-	-
<b>TOTAL CAPITAL</b>	<b>440</b>		<b>16,932,852,636</b>	<b>19,334,220,066</b>

Khanh Hoa, January 19, 2026

  
Do Quoc My  
Preparer

  
Vien Ngoc Loan  
Chief Accountant

  
Do Thanh Khiет  
Director



## INTERIM BUSINESS PERFORMANCE REPORT

Quarter VI of 2025

For the accounting period ending December 31, 2025

Unit: VND

Accumulated from the beginning  
of the year to the end of this  
quarter

INDICATORS	Code	Note	Quarter IV	Quarter IV	Year 2025	Year 2024
			Year 2025	Year 2024		
1. Sales and service revenue	01	V. 1	158,333,333	175,408,000	246,214,833	175,408,000
2. Revenue deductions	02	V. 1				
3. Net revenue from sales and services	10	V. 1	158,333,333	175,408,000	246,214,833	175,408,000
4. Cost of goods sold	11	V. 2	148,148,148	255,591,000	185,549,403	255,591,000
5. Gross profit from sales and service provision	20		10,185,185	(80,183,000)	60,665,430	(80,183,000)
6. Financial revenue	21	V. 3	1,167,289	4,703	5,085,391	2,069,687
7. Financial costs	22	V. 4			1,506,849	2,671,233
Including: interest expense	23				1,506,849	2,671,233
8. Cost of sales	24					
9. Business management costs	25	V. 5	(848,475,117)	188,931,234	(1,272,644,853)	(394,615,849)
10. Net operating profit	30		859,827,591	(269,109,531)	1,336,888,825	313,831,303
11. Other income	31	V. 6			1,490,631,402	
12. Other costs	32		443,900	387,115,789	849,956	387,126,589
13. Other profits	40		(443,900)	(387,115,789)	1,489,781,446	(387,126,589)
14. Total accounting profit before tax	50		859,383,691	(656,225,320)	2,826,670,271	(73,295,286)
15. Current corporate income tax expense	51					
16. Deferred corporate income tax expense	52	V. 7				
17. Profit after corporate income tax	60		859,383,691	(656,225,320)	2,826,670,271	(73,295,286)
18. Basic earnings per share	70	V. 8		71	(55)	235
						(6)

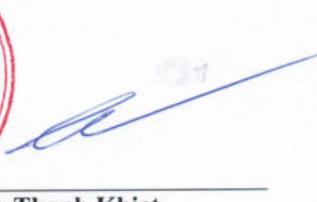
Khanh Hoa, January 19, 2026




Do Quoc My  
Preparer



Vien Ngoc Loan  
Chief Accountant



Do Thanh Khiem  
Director

## INTERIM CASH FLOW STATEMENT

Quarter VI of 2025

For the accounting period ending December 31, 2025

Unit: VND

Accumulated from the beginning of the year  
to the end of this quarter

INDICATORS	Cod e	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year
<b>I. Cash flow from operating activities</b>				
1. Profit before tax	01		2,826,670,271	(73,295,286)
2. Adjustments for the following items:				
- Depreciation of fixed assets	02		46,015,176	46,015,176
- Provisions	03		(2,294,295,589)	(997,168,769)
- Exchange rate gains and losses due to revaluation foreign currency monetary items	04			
- Profit and loss from investment activities	05		(5,085,391)	(2,069,687)
- Interest expense	06		1,506,849	2,671,233
3. Profit from operations before changes in working capital	08		574,811,316	(1,023,847,333)
- (Increase)/decrease in receivables	09		5,598,851,530	267,444,969
- (Increase)/decrease inventory	10			150,581,000
- Increase/(decrease) payables	11		(4,726,337,701)	(84,572,695)
- (Increase)/decrease in prepaid expenses	12		(48,149,107)	
- (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		(1,700,000)	
Net cash flow from operations business	20		1,395,969,189	(690,394,059)
<b>II. Cash flow from investing activities</b>				
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 other units	25			
6. Investment recovery, capital contribution to other units	26		5,635,949,373	
7. Interest, dividends and profits be divided	27		5,085,391	2,069,687
Net cash flow from investing activities	30		4,911,034,764	2,069,687

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Accumulated from the beginning of the year  
 to the end of this quarter

INDICATORS	Cod e	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year
<b>III. Cash flow from financing activities</b>				
1. Proceeds from stock issuance	31			
2. Cash to buy back issued shares	32			
3. Proceeds from borrowing	33			500,000,000
4. Loan principal repayment	34		(500,000,000)	
<i>Net cash flow from financing activities</i>	<i>40</i>		<i>(500,000,000)</i>	<i>500,000,000</i>
 Net cash flow during the period	 50		 5,807,003,953	 (188,324,372)
 Cash and cash equivalents at the beginning of the period	 60		 9,110,310	 197,434,682
Impact of changes in exchange rates foreign currency	61			
 Cash and cash equivalents at the end of the period	 70		 5,816,114,263	 9,110,310



Do Quoc My  
Preparer



Vien Ngoc Loan  
Chief Accountant




Do Thanh Khiет  
Director

**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**Quarter IV of 2025**  
**For the accounting period ending December 31, 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 and Tax 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 December 31, 2025 is: 5 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.

**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

**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.

### **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 utilized.

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:

- 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.

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

**1. Cash and cash equivalents**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Cash on hand	3,775,210	
Bank deposits	5,816,114,263	5,335,100
Cash equivalents (term deposits)		
<b>Add</b>	<b>5,816,114,263</b>	<b>9,110,310</b>

**2. Accounts receivable from customers**

	<b>31/12/2025</b>	<b>01/01/2025</b>
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	2,158,214,387	3,513,042,465
<b>Add</b>	<b>32,205,425,370</b>	<b>36,116,752,624</b>

**3. Prepay to the seller**

	<b>31/12/2025</b>	<b>01/01/2025</b>
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	45,400,000	
Other customers	123,777,481	156,899,816
<b>Add</b>	<b>454,215,425</b>	<b>441,937,760</b>

**4. Other short-term receivables**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Nha Trang Green Tourism Joint Stock Company	76,991,008	76,991,008
Tu Bong Mineral Water Company Limited		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	2,086,814,563	1,749,732,010
<b>Add</b>	<b>2,163,805,571</b>	<b>3,880,392,815</b>

**5. Provision for doubtful short-term receivables**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Provision for receivables overdue from 1 to over 3 years	(34,066,081,137)	(36,360,376,726)
<b>Add</b>	<b>(34,066,081,137)</b>	<b>(36,360,376,726)</b>

**6. Inventory**

	<b>31/12/2025</b>	<b>01/01/2025</b>
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
<b>Add</b>	<b>19,110,275,265</b>	<b>19,110,275,265</b>

7. Provision for inventory write-downs

	31/12/2025	01/01/2025
Reserve value of power line and transformer station works	12,628,206,428	12,628,206,428
<b>Add</b>	<b>12,628,206,428</b>	<b>12,628,206,428</b>

8. Short-term prepaid expenses

	31/12/2025	01/01/2025
Cost of tools and equipment	—	—
<b>Add</b>	<b>—</b>	<b>—</b>

9. Other current assets

	31/12/2025	01/01/2025
<b>Add</b>	<b>—</b>	<b>—</b>

10. Increase, decrease of tangible fixed assets

	Houses and structures	Machinery and equipment	Means of transport	Management equipment and tools	Total
<b>Original price</b>					—
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:	—	—	—	—	—
<b>As at December 31, 2025</b>	<b>1,150,379,411</b>	<b>440,525,150</b>	<b>3,336,265,305</b>	<b>43,737,879</b>	<b>4,970,907,745</b>

	Houses and structures	Machinery and equipment	Means of transport	Management equipment and tools	Total
<b>Accumulated depreciation</b>					—
As of January 1, 2025	793,761,789	440,525,150	3,336,265,305	43,737,879	4,614,290,123
Depreciation	46,015,176	—	—	—	46,015,176
Increase/(decrease) during the period:	—	—	—	—	—
<b>As at December 31, 2025</b>	<b>839,776,965</b>	<b>440,525,150</b>	<b>3,336,265,305</b>	<b>43,737,879</b>	<b>4,660,305,299</b>

	Houses and structures	Machinery and equipment	Means of transport	Management equipment and tools	Total
<b>Remaining value</b>					—
As of January 1, 2025	356,617,622	—	—	—	356,617,622
<b>As at December 31, 2025</b>	<b>310,602,446</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>310,602,446</b>

11. Increase, decrease of intangible fixed assets

	Long-term land use rights	Software	Total
<b>Original price</b>			—
As of January 1, 2025	1,020,909,091	55,000,000	1,075,909,091
Increase or decrease in TSVH	—	—	—
<b>As at December 31, 2025</b>	<b>1,020,909,091</b>	<b>55,000,000</b>	<b>1,075,909,091</b>

	Long-term land use rights	Software	Total
<b>Accumulated depreciation</b>			—
As of January 1, 2025	—	55,000,000	55,000,000
Increase or decrease in customers during the period	—	—	—

Customer value in the period			
<b>As at December 31, 2025</b>		<b>55,000,000</b>	<b>55,000,000</b>

<b>Remaining value</b>			
As of January 1, 2025		1,020,909,091	
<b>As at December 31, 2025</b>		<b>1,020,909,091</b>	<b>1,020,909,091</b>

**12. Cost of unfinished basic construction**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Cost of land purchase (*) and VPSG repair	1,005,000,000	1,005,000,000
<b>Add</b>	<b>1,005,000,000</b>	<b>1,005,000,000</b>

(\*) Cost of purchasing land lot No. 530, map No. 02, Pham Van Hai commune, Binh Chanh district, Ho Chi Minh city according to land use rights transfer contract No. 6640 dated March 21, 2011. Currently, the Company is carrying out procedures to transfer the name of this land lot to the Company.

**13. Investment in associates**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Lia Geothermal Power Joint Stock Company		5,635,949,373
<b>Add</b>		<b>5,635,949,373</b>

**14. Investing in other entities**

	<b>31/12/2025</b>	<b>01/01/2025</b>
<b>Add</b>		

**15. Long-term prepaid expenses**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Office equipment and rental costs		
Repair costs	48,149,107	
<b>Add</b>	<b>48,149,107</b>	

**16 Taxes and other payments to the State**

The Company's tax obligations and payments to the State budget during the period are as follows:

	<b>31/12/2025</b>	<b>01/01/2025</b>
VAT on domestic sales		
Corporate income tax		
Personal income tax	18,716,047	16,616,047
Taxes and other payables	254,637,927	254,637,927
<b>Add</b>	<b>273,353,974</b>	<b>271,253,974</b>

**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%.

**17 Costs payable**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Interest expense payable	2,671,233	
Provision for construction cost and other expenses in advance	200,000,000	192,598,745
<b>Add</b>	<b>200,000,000</b>	<b>195,269,978</b>

**18 Other short-term payables**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Social insurance, health insurance, unemployment insurance	17,116,610	
Dividends payable to shareholders		
Other items	1,120,114,157	1,120,813,024
<b>Add</b>	<b>1,137,230,767</b>	<b>1,120,813,024</b>

**19 Short-term loans and debts**

Details of short-term loans and liabilities are as follows:

	<b>31/12/2025</b>	<b>01/01/2025</b>
<b>Short-term loans</b>		
HD Bank (a)		
MBBank (b)		
MB Bank		
Long-term debt due		
Other objects	500,000,000	
<b>Add</b>	<b>500,000,000</b>	

**20 Bonus and welfare fund**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Reward fund	567,698,803	567,698,803
Welfare funds and others	209,721,141	211,421,141
<b>Add</b>	<b>777,419,944</b>	<b>779,119,944</b>

**21 Other long-term payables**

	<b>31/12/2025</b>	<b>01/01/2025</b>
Stock Corporation	204,750,000	204,750,000
Receive long-term margin deposits	13,300,000	13,300,000
Other objects		
<b>Add</b>	<b>218,050,000</b>	<b>218,050,000</b>

**22 Equity**

**Equity increase and decrease situation**

	Owner's equity	Share capital surplus	Other owners' equity	treasury stock	Development investment fund	Other funds under VCSH	Profit after tax	Total
<b>As of January 1, 2024</b>	125,236,130,000	270,000,000	579,050,700	(669,000,000)	3,381,829,310	1,138,859,449	(120,591,423,243)	9,345,446,216
Treasury stock								

Profit after tax in 2024	-	-	-	-	-	(73,295,286)	(73,295,286)
Establish funds from profits Board of Directors'	-	-	-	-	-	-	-
<b>As of December 31, 2024</b>	<b>125,236,130,000</b>	<b>270,000,000</b>	<b>579,050,700</b>	<b>(669,000,000)</b>	<b>3,381,829,310</b>	<b>1,138,859,449</b>	<b>(120,664,718,529)</b>
<b>As of January 1, 2025</b>	<b>125,236,130,000</b>	<b>270,000,000</b>	<b>579,050,700</b>	<b>(669,000,000)</b>	<b>3,381,829,310</b>	<b>1,138,859,449</b>	<b>(120,664,718,529)</b>
Profit after tax for the period						2,826,670,271	2,826,670,271
Profit distribution							
Establish funds from profits Buy treasury stock	-	-	-	-	-	-	-
<b>As of December 31, 2025</b>	<b>125,236,130,000</b>	<b>270,000,000</b>	<b>579,050,700</b>	<b>(669,000,000)</b>	<b>3,381,829,310</b>	<b>1,138,859,449</b>	<b>(117,838,048,258)</b>
<b>Common stock and preferred stock</b>						<b>31/12/2025</b>	<b>01/01/2025</b>
Number of shares registered for issuance						12,523,613	12,523,613
Number of shares sold to the public						12,523,613	12,523,613
- Common stock						12,523,613	12,523,613
- Preferred stock						-	-
Number of shares bought back						500,000	500,000
- Common stock						500,000	500,000
- Preferred stock						-	-
Number of shares outstanding						12,023,613	12,023,613
- Common stock						12,023,613	12,023,613
- Preferred stock						-	-
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 accounting period	
	Quarter IV of 2025	Quarter IV of 2024
	158,333,333	175,408,000
<b>Total revenue</b>		
<b>Deductions</b>		
<b>Net revenue</b>	<b>158,333,333</b>	<b>175,408,000</b>

##### In there:

Construction revenue and other revenue	158,333,333	175,408,000
Revenue from providing hotel services		

##### 2. Cost of goods sold

	For the accounting period	
	Quarter IV of 2025	Quarter IV of 2024
	148,148,148	255,591,000
Cost of construction activities and other revenue		
Cost of providing hotel services		
<b>Add</b>	<b>148,148,148</b>	<b>255,591,000</b>

##### 3. Financial operating revenue

	For the accounting period
--	---------------------------

Interest on bank deposits and financial investments  
**Add**

<b>Quarter IV of 2025</b>	<b>Quarter IV of 2024</b>
1,167,289	4,703
<b>1,167,289</b>	<b>4,703</b>

**4. Financial operating expenses**

Interest expense  
**Add**

<b>For the accounting period</b>	
<b>Quarter IV of 2025</b>	<b>Quarter IV of 2024</b>
-	-
-	-

**5. Business management costs**

Employee costs  
 Cost of materials, tools, and equipment  
 Fixed asset depreciation costs  
 Provision reversal  
 Other expenses  
**Add**

<b>Quarter IV of 2025</b>	<b>Quarter IV of 2024</b>
127,020,000	170,068,000
11,503,794	11,503,794
(1,001,990,520)	(1,001,990,520)
14,991,609	7,359,440
<b>(848,475,117)</b>	<b>188,931,234</b>

**6. Other income, other expenses**

Income from liquidation of asset sale contract  
**Add**  
 Fines for collection and liquidation of assets and other amounts  
**Add**

<b>For the accounting period</b>	
<b>Quarter IV of 2025</b>	<b>Quarter IV of 2024</b>
-	-
-	-
443,900	387,115,789
<b>443,900</b>	<b>387,115,789</b>

**7. Current corporate income tax expense**

Current corporate income tax expense for the period is estimated as follows:

**Pre-tax accounting profit**

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**

Corporate income tax calculated at tax rate

**Current corporate income tax expense**

<b>For the accounting period</b>	
<b>Quarter IV of 2025</b>	<b>Quarter IV of 2024</b>
859,383,691	(656,225,320)
-	-
859,383,691	(656,225,320)
-	-

**8. Basic earnings per share**

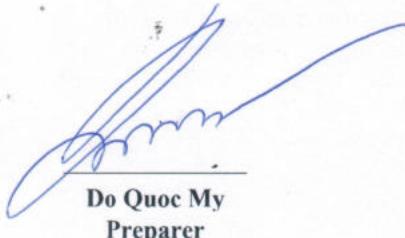
<b>For the accounting period</b>	
<b>Quarter IV of 2025</b>	<b>Quarter IV of 2024</b>
-	-

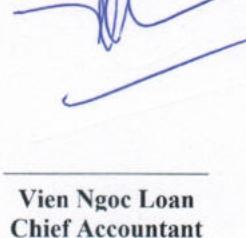
Accounting profit after corporate income tax	859,383,691	(656,225,320)
Adjustments to increase or decrease accounting profit to determine profit attributable to common stockholders		
Profit attributable to common stockholders	859,383,691	(656,225,320)
Average common shares outstanding during the period	12,023,613	12,023,613
Basic earnings per share	71	(55)

9. Business results explanation:

Explanation of the reasons for the shift from loss to profit and the increase in profit/loss difference exceeding 10% in Q4 2025 compared to Q4 2024:

-Net profit after tax for Q4 2025 is VND 859,383,691 and net profit after tax for Q4 2024 is VND (656,225,320). The reason for the shift from loss to profit and the increase in profit/loss difference of over 10% in Q4 2025 compared to Q4 2024 is due to a reversal of provisions for doubtful receivables from large customers in Q4 2025.

  
 Do Quoc My  
 Preparer

  
 Vien Ngoc Loan  
 Chief Accountant



  
 Do Thanh Khiет  
 Director