

**VIETNAM NATIONAL CONSTRUCTION CONSULTANT
CORPORATION - JSC**

**INTERIM SAPARATE FINANCIAL STATEMENTS FOR
4TH QUARTER OF 2025
From 01/10/2025 to 31/12/2025**

Hanoi - Jan 2026

CONTENTS

SAPARATE INTERIM FINANCIAL STATEMENTS FOR 4TH QUARTER OF 2025

	<u>Pages</u>
Report of The Board of General Directors	02-04
Interim Statement Of Financial Position	05-06
Interim Separare Statement Of Income	07
Interim Statement Of Cash flows	08
Notes to Interim Financial Statements	09-33

REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Vietnam National Construction Consultant Corporation - JSC (hereinafter referred to as "the Corporation") presents its statement and the Corporation's Interim Separate Financial Statements from Oct 1, 2025 to Dec 31, 2025.

The Corporation

Vietnam National Construction Consultant Corporation, formerly a One-Member Limited Liability Company, was transformed from a State-owned Enterprise under Decision No. 744/QD-BXD dated July 22, 2010 of the Ministry of Construction. The Corporation operates under Business Registration Certificate No. 0100105278 issued by the Hanoi Department of Planning and Investment for the first time on December 31, 2010, and changed for the sixth time on Sep 05, 2025.

The Corporation has been transformed into a Joint Stock Company according to the Certificate of Business Registration of a Joint Stock Company issued by the Department of Planning and Investment of Hanoi City on October 7, 2016.

Head Office

- Address : No. 183 Huynh Thuc Khang street, Lang ward, Hanoi city, Vietnam
- Telephone : 024.3.7667463
- Fax : 024.3.7667464

The Corporation has the following affiliated units:

- VNCC Construction Supervision and Project Management Branch
- Building Science, Technology and Environment Center
- VNCC Branch

The Business activities of the Corporation as stated in the Certificate of Business Registration, including:

- Provide construction investment consultancy services; full consulting services including EPC form for construction investment projects in civil, industrial, transportation, irrigation, urban infrastructure works, industrial parks and other types of works, including services as:
- Preparation and verification of Eco-technical report, Investment report, Construction Investment Project;
- Verification of the effectiveness and feasibility of projects;
- Design of urban and rural construction planning;
- Preparation and verification of technical design, detailed design, total investment, cost estimate of building types and infrastructure systems;
- Organization of architectural scheme competition and selection;
- Establishment of construction norms, construction unit prices;
- Control of construction investment costs: total investment, project cost estimates, construction norms, construction unit prices, contracts in construction activities;
- Bidding consultancy;
- Management of construction projects;
- Supervision of construction and equipment installations;
- Inspection of construction quality; soil, rock, water, foundation tests, types of construction foundation piles and construction materials;

- Construction survey; survey and measurement; topographic mapping; measurement of settlement, inclination and displacement and construction positioning;
- Inspection and certification of construction quality conformity;
- Environmental impact assessment, social investigation of urban areas and construction works;
- Design of 220KV power lines and transformer station, electrical systems, sound, communication, telephone, building control systems, ventilation, heat supply and air conditioning systems, gas environment treatment, survey and measurement of lightning protection systems; gas systems ;
- Design of fire alarm systems, fire fighting systems and protection equipment;
- Design of anti-termite system for construction works;
- Design of indoor and outdoor water supply and drainage systems; wastewater and solid waste treatment systems;
- Consultancy on foreign construction investment project in Vietnam;
- Consultancy on formation of quality management systems in accordance with ISO-9000 standard;
- Interior and exterior decoration design;
- Construction and installation of works; foundation treatment; underground water exploitation; interior and exterior decoration construction;
- Real estate business;
- Training and development of human resources in the field of construction consultancy and granting training certificates in the fields of construction consultancy;
- Scientific research, research and technology development in the field of planning and construction architecture.

Board of Management, Board of General Directors and Board of Supervision

The members of the Board of Management, Board of General Directors, and Board of Supervision of the Corporation during the period and the reporting date are:

Board of Management

Mr. Than Hong Linh	Chairman
Mr. Tran Duc Toan	Member
Mr. Nguyen Ba Minh	Member
Mrs. Kieu Bich Hoa	Member
Mr. Tong Van Toan	Member

Board of General Directors

Mr. Tran Duc Toan	General Director
Mrs. Nguyen Thi To Trinh	Deputy General Director
Mr. Nguyen Dinh Thi	Deputy General Director
Mr. Nguyen Xuan Hai	Deputy General Director
Mr. Nguyen Truong Linh	Deputy General Director
Mr. Nguyen Minh Hong	Deputy General Director
Mr. Doan Duc Phi	Deputy General Director

Board of Supervision

Mr. Nguyen Van Phuc	The Chief Controller
Mr. Pham Vu Thanh	Member
Mr. Hoang Khanh Duy	Member

Legal Representative

The legal representative of the Corporation during the period and at the date of this Financial Statement is Mr. Tran Duc Toan - General Director.

Responsibilities of the General Director

The Board of General Directors is responsible for preparing the interim financial statements which give a true and fair view of the interim financial position, its interim operation results and its cash flows of the Corporation during the period. In preparing these interim financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material deviations disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Corporation will continue in business;
- Establish and implement an effective internal control system for the purpose of minimizing the risk of material misstatement in the preparation and presentation of the interim financial statements, whether due to fraud or error.

The Board of General Directors is responsible for ensuring that proper accounting records are kept to reflect the financial position of the Corporation, with reasonable accuracy at any time and to ensure that the accounting records comply with the applied accounting system. It is responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of General Directors confirms that it has complied with the above requirements in preparing the Interim Financial Statements.

Approval of Interim Financial Statements

The Board of General Directors approves the attached Interim Financial Statements for the accounting period from 01/10/2025 to 31/12/2025. The Interim Financial Statements give a true and fair view of the financial position of the Corporation as at 31/12/2025, as well as the operation results for the accounting period from 01/10/2025 to 31/12/2025 and its cash flows for the period ended 31/12/2025, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant legal regulations on the preparation and presentation of Interim Financial Statements.

On behalf of the Board of General Directors,



Tran Duc Toan

Jan 30 , 2026

Form B 01 - DN

INTERIM SEPARATE BALANCE SHEET

As at 31 Dec 2025

ASSETS	Code	Note	Unit: VND	
			31/12/2025	01/01/2025
A. CURRENT ASSETS	100		427,122,636,767	364,096,490,511
I. Cash and cash equivalents	110	V.1	63,866,224,206	36,258,673,905
Cash	111		48,866,224,206	13,258,673,905
Cash equivalents	112		15,000,000,000	23,000,000,000
II. Short-term investments	120		195,517,210,000	169,872,882,901
Held to maturity investments	123	V.2a	195,517,210,000	169,872,882,901
III. Short-term receivables	130		93,973,794,995	79,362,005,164
Short-term trade receivables	131	V.3	76,441,701,648	61,518,638,922
Short-term prepayments to suppliers	132	V.4	1,802,378,110	1,322,599,393
Other short-term receivables	136	V.5a	25,166,485,291	21,881,967,979
Provision for short-term doubtful debts (*)	137	V.6	(9,436,770,054)	(5,361,201,130)
IV. Inventories	140		73,282,586,929	78,585,225,208
Inventories	141	V.7	73,282,586,929	78,585,225,208
V. Other short-term assets	150		482,820,637	17,703,333
Short-term prepaid expenses	151	V.8a	207,450,000	17,703,333
Taxes and other receivables from State budget	153	V.14	275,370,637	-
B. NON-CURRENT ASSETS	200		242,011,225,761	242,790,138,488
I. Long-term receivables	210		64,000,000	107,902,000
Other long-term receivables	216	V.5b	64,000,000	107,902,000
II. Fixed assets	220		76,237,440,362	78,563,429,138
Tangible fixed assets	221	V.9	73,164,593,695	77,298,902,471
<i>Historical costs</i>	222		117,189,490,843	118,023,626,724
<i>Accumulated depreciation (*)</i>	223		(44,024,897,148)	(40,724,724,253)
Intangible fixed assets	227	V.10	3,072,846,667	1,264,526,667
<i>Historical costs</i>	228		12,836,648,420	10,076,648,420
<i>Accumulated amortization (*)</i>	229		(9,763,801,753)	(8,812,121,753)
III. Investment properties	230	V.11	7,647,349,448	8,029,801,064
<i>Historical costs</i>	231		11,856,000,000	11,856,000,000
<i>Accumulated depreciation (*)</i>	232		(4,208,650,552)	(3,826,198,936)
V. Long-term investments	250	V.2b	156,742,898,883	155,155,538,883
Investment in subsidiaries	251	V.2b	68,243,850,433	68,243,850,433
Investments in joint ventures and associates	252	V.2b	50,473,354,941	48,885,994,941
Equity investments in other entities	253	V.2b	38,025,693,509	38,025,693,509
VI. Other long-term assets	260		1,319,537,068	933,467,403
Long-term prepaid expenses	261	V.8b	1,319,537,068	933,467,403
TOTAL ASSETS	270		669,133,862,528	606,886,628,999

INTERIM SEPARATE BALANCE SHEET (Continued)
 As at 31 Dec 2025

Unit: VND

CAPITAL	Code	Note	31/12/2025	01/01/2025
A. LIABILITIES	300		266,833,302,858	206,460,463,231
I. Current liabilities	310		266,533,185,358	206,114,686,731
Short-term trade payables	311	V.12	21,262,968,664	13,038,494,541
Short-term prepayments from customers	312	V.13	161,283,495,781	131,533,576,123
Taxes and other payables to State budget	313	V.14	8,383,691,753	5,054,643,966
Payables to employees	314		43,891,573,603	21,391,917,086
Short-term accrued expenses	315	V.15	3,484,030,517	1,088,234,023
Short-term unearned revenue	318		157,624,766	241,124,423
Other short-term payments	319	V.16	24,353,435,266	31,432,227,185
Provisions for short-term payables	321	V.17	634,422,000	634,422,000
Bonus and welfare fund	322	V.18	3,081,943,008	1,700,047,384
II. Non-current liabilities	330		300,117,500	345,776,500
Other long-term payables	337		300,117,500	345,776,500
B. OWNER'S EQUITY	400		402,300,559,670	400,426,165,768
I. Owner's equity	410	V.19	402,300,559,670	400,201,165,768
Contributed capital	411		357,744,480,000	357,744,480,000
<i>Ordinary shares with voting rights</i>	<i>411a</i>		<i>357,744,480,000</i>	<i>357,744,480,000</i>
Development and investment funds	418		6,867,881,744	5,267,881,744
Retained earnings	421		37,688,197,926	37,188,804,024
<i>Retained earnings of the current year</i>	<i>421b</i>		<i>37,688,197,926</i>	<i>37,188,804,024</i>
II. Non-business funds and other funds	430		-	225,000,000
Non-business funds	431		-	225,000,000
TOTAL CAPITAL	440		669,133,862,528	606,886,628,999

Hanoi, Jan 30 , 2026

Prepared by



Trinh Tuan Anh

Chief Accountant



Nguyen Thi Doan Trang

General Director



Tran Duc Toan

Form B 02 - DN

INTERIM SEPARATE STATEMENT OF INCOME
 For the accounting period from 01/10/2025 to 31/12/2025

ITEM	Code	Note	From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
			VND	VND	VND	VND
1. Revenue from sales of goods and rendering of services	1	VI.1	156,676,274,956	112,701,705,983	406,839,619,652	297,388,052,573
3. Net revenue from sales of goods (10=01-02)	10		156,676,274,956	112,701,705,983	406,839,619,652	297,388,052,573
4. Cost of goods sold and services rendered	11	VI.2	133,535,942,134	94,952,014,706	343,930,340,950	251,002,027,275
Gross profit from sales of goods and rendering of services (20=10-11)	20		23,140,332,822	17,749,691,277	62,909,278,702	46,386,025,298
6. Financial income	21	VI.3	3,721,306,996	3,233,162,038	22,933,166,244	22,097,427,247
7. Financial expense	22		0	0	0	24,913,185
<i>In which: Interest expenses</i>	23		0	0	0	0
8. Selling expenses	24		0	0	0	0
9. General and administrative expense	26	VI.4	21,653,810,892	10,833,266,044	42,814,195,111	24,619,401,981
10. Net profit from operating activities (30=20+21-26)	30		5,207,828,926	10,149,587,271	43,028,249,835	43,839,137,379
11. Other income	31	VI.5	1,736,529,113	234,164,074	2,311,382,927	428,538,620
12. Other expense	32	VI.6	1,630,825,907	245,288,543	1,913,151,282	768,490,369
13. Other profit	40		105,703,206	(11,124,469)	398,231,645	(339,951,749)
14. Total net profit before tax	50		5,313,532,132	10,138,462,802	43,426,481,480	43,499,185,630
15. Current corporate income tax expense	51		1,062,406,647	2,019,691,882	5,738,283,554	6,310,381,606
17. Profit after corporate income tax (60=50-51)	60		4,251,125,485	8,118,770,920	37,688,197,926	37,188,804,024

Hanoi, Jan 30, 2026

Prepared by

Trinh Tuan Anh

Chief Accountant

Nguyen Thi Doan Trang

General Director



Tran Duc Toan

Form B 03 - DN

INTERIM STATEMENT OF CASH FLOW

(By indirect method)

For the accounting period ending on 31/12/2025

ITEM	Note	From 01/01/2025 to 31/12/2025	Unit: VND From 01/01/2024 to 31/12/2024
CASH FLOWS FROM OPERATING ACTIVITIES			
<i>Profit before tax</i>	01	43,426,481,480	43,499,185,630
<i>Adjustments for</i>			
Depreciation and amortization of fixed assets and investments	02	6,322,964,028	6,268,049,727
Provisions	03	4,075,568,924	(1,672,346,931)
Exchange gains / losses from retranslation of monetary items denominated in foreign currency	04	(1,836,068)	(71,271,689)
Gains / losses from investment	05	(23,255,969,394)	(21,996,892,247)
<i>Operating profit before changes in working capital</i>	08	30,567,208,970	26,026,724,490
Increase or decrease in receivables	09	(19,174,623,859)	(4,092,089,363)
Increase or decrease in inventories	10	5,302,638,279	3,658,979,431
Increase or decrease in payables	11	60,274,360,449	7,485,839,563
Increase or decrease in prepaid expenses	12	(386,069,665)	66,079,252
Corporate income tax paid	15	(7,022,066,200)	(7,369,720,394)
Other receipts from operating activities	16	-	545,400,000
Other payments on operating activities	17	(5,812,350,000)	(7,705,302,000)
Net cash flows from operating activities	20	63,749,097,974	18,615,910,979
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase or construction of fixed assets and other long-term assets	21	(3,614,523,636)	(410,613,636)
Proceeds from disposals of fixed assets and other long-term assets	22	325,254,545	1,150,000
Loans and purchase of debt instruments from other entities	23	(42,430,225,917)	(49,462,190,079)
Collection of loans and resale of debt instrument of other entities	24	16,785,898,818	17,905,720,000
Equity investments in other entities	25	(1,587,360,000)	-
Interest and dividend received	27	22,980,714,849	22,826,995,755
<i>Net cash flows from investing activities</i>	30	(7,540,241,341)	(9,138,937,960)
CASH FLOWS FROM FINANCING ACTIVITIES			
Dividends or profits paid to owners	36	(28,603,142,400)	(21,461,847,062)
<i>Net cash flows from financing activities</i>	40	(28,603,142,400)	(21,461,847,062)
Net cash flows in the year	50	27,605,714,233	(11,984,874,043)
Cash and cash equivalents at beginning of the year	60	36,258,673,905	48,172,276,259
<i>Effect of exchange rate fluctuations</i>	61	1,836,068	71,271,689
Cash and cash equivalents at end of the year	70	63,866,224,206	36,258,673,905

Hanoi, Jan 30, 2026

Prepared by

Trinh Tuan Anh

Chief Accountant

Nguyen Thi Doan Trang

General Director



Tran Duc Toan

NOTES TO INTERIM SEPARATE FINANCIAL STATEMENTS

From 01/10/2025 to 31/12/2025

I. GENERAL INFORMATION OF THE CORPORATION

1. Form of ownership

Vietnam National Construction Consultant Corporation - JSC, formerly a One-Member Limited Liability Company, was converted from a State-owned Enterprise under Decision No. 744/QD-BXD dated July 22, 2010 of the Ministry of Construction. The Corporation operates under Business Registration Certificate No. 0100105278 issued by the Hanoi Department of Planning and Investment for the first time on December 31, 2010, and changed for the sixth time on Sep 5, 2025. The Corporation has been converted into a Joint Stock Company under the Business Registration Certificate of a Joint Stock Company issued by the Hanoi Department of Planning and Investment on October 7, 2016.

The Corporation's head office is located at 183 Huynh Thuc Khang street, Lang ward, Hanoi city, Vietnam.

Corporation's Charter capital as registered is: VND 357,744,480,000, the actual contributed charter capital as of Dec 31, 2025 is VND 357,744,480,000; equivalent to 35,774,448 shares, with a par value of VND 10,000 per share.

2. Business field

The business field of the Corporation is design consulting services.

3. Business activities

The main business activities of the Corporation are: Investment and construction consultancy, full consulting services including EPC form for civil and industrial construction investment projects; Preparation and assessment of technical economic reports, investment reports, construction investment projects; Preparation and assessment of technical designs, construction drawing designs, total estimates, construction estimates and technical infrastructure systems; Construction supervision.

4. Normal business and production cycle

The normal business and production cycle of the Corporation does not exceed 12 months.

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

5. Corporation structure

As of Dec 31, 2025, the Corporation has the following subsidiaries, associates and affiliated units:

Subsidiaries

Company name	Main business activities	Capital contribution ratio	Interest ratio	Voting rights ratio
Consultancy on Construction Building Material Projects Joint Stock Company (CCBM)	Construction Consultancy	51%	51%	51%
Vietnam Investment Consulting and Construction Designing Joint Stock Company (CDC)	Construction Design Consultancy	51%	51%	51%
VCC Engineering Consultants Joint-Stock Company (VCC)	Construction Consultancy	51%	51%	51%
Union of Survey and Construction Joint Stock Company - USCO	Construction Survey	57,76%	57,76%	57,76%

Affiliated Companies

Company name	Main business activities	Capital contribution ratio	Interest ratio	Voting rights ratio
National General Construction Consulting Joint Stock Company (NAGECCO)	Construction Consultancy	48,57%	48,57%	48,57%
Vietnam Water, Sanitation and Environment Joint Stock Company (VIWASE)	Construction Consultancy	35,35%	35,35%	35,35%
Construction Consultant and Safety Technique Inspection Joint Stock Company (INCOSAF)	Construction Inspection	49%	49%	49%
CIC Technology and Consultancy Joint Stock Company	Construction Information Technology and Consultancy	49%	49%	49%

Affiliated units without legal status have dependent accounting

Unit name	Address
Construction Supervision and Project Management Branch	No. 183 Huynh Thuc Khang street, Lang ward, Hanoi city
Building Science, Technology and Environment Center	No. 183 Huynh Thuc Khang street, Lang ward, Hanoi city
VNCC Branch	8th Floor - HUD BUILDING, 159 Dien Bien Phu, Gia Dinh ward, Ho Chi Minh city

6. Statement on the comparability of information in the Interim Financial Statements

The corresponding figures of the previous period are comparable with the figures of the current period.

7. Employees

At the end of the accounting period, the Corporation had 526 employees working (at the beginning of the year, there were 463 employees).

II. FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING

1. Financial year

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

2. Currency used in accounting

The currency used in accounting is Vietnamese Dong (VND) because most transactions are performed in VND.

III. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

1. Applicable accounting policies

The Corporation applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

2. Declaration of compliance with Accounting Standards and Accounting System

The Corporation has applied Vietnamese Accounting Standards and documents guiding Accounting Standards issued by the State. Financial statements are prepared and presented in accordance with the provisions of each standard, circular guiding the implementation of current applicable corporate accounting standards and policies.

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis for preparation of Interim Financial Statements

The interim financial statements are prepared on the basis of accrual accounting (except for information related to cash flows). The subsidiaries form their own accounting apparatus and account for themselves. The interim financial statements of the Corporation are prepared on the basis of aggregating the financial statements of the subsidiaries. Revenue and balances between the subsidiaries are eliminated when preparing the interim financial statements.

Interim financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

The affiliated units form their own accounting apparatus and perform dependent accounting. The interim financial statements of the Corporation are prepared on the basis of aggregating the financial statements of the affiliated units. Revenue and balances between affiliated units are eliminated when preparing the interim financial statements.

2. Foreign currency transactions

Foreign currency transactions during the accounting period are translated into Vietnam Dong using the actual rate at transaction date.

Actual exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of Interim Separate Financial Statements is determined under the following principles:

- For asset accounts: applying the bid rate of the commercial bank In which the Corporation regularly conducts transactions.
- For foreign currency deposits in bank: applying the bid rate of the commercial bank In which the Corporation opens its foreign currency account.
- For liability accounts: applying the offer rate of the commercial bank In which the Corporation regularly conducts transactions.

All exchange differences arising as a result of transactions during the period or revaluation at the balance sheet date of preparing the separate financial statements shall be recorded into the financial income or expense of the accounting period.

3. Cash and cash equivalents

Cash comprises cash on hand, demand deposits

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

4. Financial investments

Investments held to maturity comprise: Term deposits held to maturity to earn profits periodically and other held to maturity investments.

Investments in Subsidiaries and Associates: Adjusted according to the revaluation value according to Decision No. 980/QD-BXD of the Ministry of Construction dated August 25, 2015 on approving the enterprise value for equitization of the Corporation at 0:00 on January 1, 2015 and the Equitization Finalization Minutes at October 7, 2016 prepared by CPA

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

Vietnam Auditing Company Limited on October 10, 2018. Decision 607/QD-BXD of the Ministry of Construction dated May 24, 2021 on the value of state capital at the time of handover of the Parent company - Vietnam National Construction Consultant Corporation to Vietnam National Construction Consultant Corporation - JSC.

Investments in other entities comprise: investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost and adjusted according to the revaluation value according to Decision No. 980/QD-BXD of the Ministry of Construction dated August 25, 2015 on approving the enterprise value for equitization of the Corporation at 0:00 on January 1, 2015 and the Minutes of equitization settlement at October 7, 2016 prepared by CPA Vietnam Auditing Company Limited on October 10, 2018 and Decision 607/QD-BXD dated May 24, 2021 on the value of State capital at the time of handover of the Parent Company - Vietnam National Construction Consultant Corporation to Vietnam National Construction Consultant Corporation - JSC) and adjusted for changes in the interest on net assets of the Associate after the date of handover to the Joint Stock Company.

Provision for devaluation of investments is made at the end of the period as followings:

- Investments in subsidiaries and associates: provisions for loss investments shall be made based on the Financial Statements of the subsidiaries and associates at the provision date.
- Long-term investments (other than trading securities) without significant influence on the investee: if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.
- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

5. Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Corporation. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Separate Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case in which the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

6. Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

The cost of inventory is calculated by the specific identification method.

Inventory is recorded by perpetual method.

Inventories are accounted for using the perpetual inventory method.

Method for valuation of work in process at the end of period: The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the period.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

7. Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses of the Corporation include:

- Tools and supplies include assets which are possessed by the Corporation in an ordinary course of business, with historical cost of each asset less than 30 million dong and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 02 to 36 months.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis from 1 to 2 years.

8. Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition.

If these costs augment future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Separate Statement of Income in the year in which the costs are incurred.

The original price of tangible fixed assets is readjusted according to the revaluation value according to Decision No. 980/QD-BXD of the Ministry of Construction dated August 25, 2015 on approving the enterprise value for equitization of the Corporation at 0:00 on January 1, 2015.

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

<u>Type of fixed asset</u>	<u>Number of years</u>
Building, structures	10 - 45
Machinery and equipment	03
Transportation and transmission vehicles	03 - 08
Management equipment and tools	02 - 03
Management software	03 - 05

9. Investment properties

Investment properties are initially recognised at historical cost.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

	<u>Number of year</u>
Building, structures	31

An item of owner-occupied property or inventories only becomes an investment property when its using purposes has been changed, evidenced by commencement of stopping using that item and starting to operate leasing for the third party or completing the construction period. The investment property is transferred to owner-occupied property or inventories only In which it undergoes a change in use, evidenced by commencement of starting using the assets by owner or development with a view to sale. The transferring from investment property to owner-occupied property or inventories will not change the original cost and carrying amount of asset as at the date of transfer.

10. Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Corporation. The payables shall be classified into short-term payables or long-term payables on the Separate Financial Statements according to their remaining terms at the reporting date.

11. Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as provisional costs for construction costs, etc. which are recorded as operating expenses of the reporting year.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

12. Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

- The Corporation has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting year.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payables.

Provisions for payables are recorded as operating expenses of the accounting year. In case provision made for the previous accounting year but not used up exceeds the one made for the current accounting year, the difference is recorded as a decrease in operating expenses. The excess of the provision for payables relating to construction warranty is recorded as other income in the fiscal year.

13. Unearned revenues

Unearned revenue includes prepayments from customers for one or many accounting periods relating to asset leasing and other unearned revenues.

Unearned revenues are transferred to Revenue from sale of goods and rendering of services with the amount corresponding to each accounting period.

14. Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Differences arising from asset revaluation shall be recorded when receiving decision of State on asset revaluation; or when carrying out the equitization of State-owned enterprises and other cases in accordance with legal regulations.

Retained earnings are used to present the Corporation's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Corporation.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the General Meeting of shareholders and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

15. Revenue

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be reliably measured regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

Revenue from rendering of services:

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Financial income:

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Corporation;
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Corporation's right to receive dividend is established.

16. Cost of services rendered

Costs of services rendered are costs of services rendered during the period, and recorded on the basis of matching with revenue during the period and on a prudence basis.

17. Financial expenses

Items recorded into financial expenses comprise:

- Losses from sale of foreign currency, exchange loss, etc.

18. Corporate income tax

Current Corporate Income Tax Expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Current Corporate income tax rate

The Corporation applies the corporate income tax rate of 20% for production and business activities with taxable income from Jul 1, 2025 to Sep 30, 2025.

19. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Corporation's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Separate Financial Statements, the Corporation should consider the nature of the relationship rather than the legal form of the relationship.

20. Segment information

Because the Corporation's business activities during the period are mainly in the field of construction consultancy and take place in the territory of Vietnam, the Corporation did not prepare Segment Reports by business sector and geographical area.

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

1. Cash and cash equivalents

	31/12/2025	01/01/2025
	VND	VND
Cash on hand	13,741,130,237	5,034,728,500
Demand deposits	35,125,093,969	8,223,945,405
Cash equivalents	15,000,000,000	23,000,000,000
Total	63,866,224,206	36,258,673,905

2. Financial investments

The Corporation's financial investments include investments held to maturity and capital contributions to other entities. Information on the Corporation's financial investments is as follows:

2a. Held to maturity investments

Term deposits with terms of over 3 months and up to 13 months, with a book value equal to the original price.

	31/12/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
- Term deposits (from 03 months to 13 months)	195,517,210,000	-	169,872,882,901	-
Total	195,517,210,000	-	169,872,882,901	-

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

2b. Investment in equity to other entities

The book value of capital contributions to other entities is recorded according to the Equitization Finalization Minutes as of October 6, 2016 prepared by CPA Vietnam Auditing Company Limited on October 10, 2018 and Decision No. 607/QD-BXD dated May 24, 2021 on the value of state capital at the time of handover of the parent company - Vietnam National Construction Consultant Corporation to Vietnam National Construction Consultant Corporation - JSC.

Information on the Corporation's financial investments is as follows:

	Unit: VND			
	31/12/2025		01/01/2025	
	Ownersh ip ratio	Book value	Ownersh ip ratio	Book value
Investments in Member companies		68,243,850,433		68,243,850,433
Consultancy on Construction of Building Material Projects JSC (CCBM)	51%	11,599,524,738	51%	11,599,524,738
Vietnam Investment Consulting and Construction Designing JSC (CDC)	51%	10,152,212,002	51%	10,152,212,002
Vietnam National Consultant JSC. for Industrial and Urban Construction (VCC)	51%	14,039,197,402	51%	14,039,197,402
Union of Survey JSC(Usco)	57,76%	32,452,916,291	57,76%	32,452,916,291
Investment in Associates		50,473,354,941		48,885,994,941
National General Construction Consulting JSC (NAGECCO)	48,57%	22,098,023,547	48,57%	22,098,023,547
Vietnam Water, Sanitation and Environment JSC (VIWASE)	35,35%	16,079,573,733	35,35%	16,079,573,733
Construction Consultant Safety Technique Inspection JSC (INCOSAF)	49%	5,723,981,751	49%	5,723,981,751
Technology and Consultancy JSC (CIC)	49%	6,571,775,910	49%	4,984,415,910
Investment in other entities		38,025,693,509		38,025,693,509
Consultant and Inspection JSC of Construction Technology and Equipment (CONINCO)	19,7%	21,114,000,000	19,7%	21,114,000,000
Lilamaland Corporation (LILAMA)	6,21%	6,626,292,837	6,21%	6,626,292,837
Tan Cang infrastructure Development Investment Joint Stock Company	10%	8,860,349,441	10%	8,860,349,441
Asia Pacific Engineering Consultants (APECO)	13,8%	1,425,051,231	13,8%	1,425,051,231
Total		156,742,898,883		155,155,538,883

Fair value

The Corporation has not determined the fair value of these financial investments because Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Systems do not have specific guidance on determining fair value. For investments in public companies, because the shares of these companies have low trading volume on the stock market and are illiquid, the Corporation has not determined the fair value based on the closing price on December 31, 2024 and Dec 31, 2025 of these companies.

Performance of Subsidiaries and Affiliates

Other Subsidiaries and Associates are operating normally, with no major changes compared to the previous period.

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

Transactions with Subsidiaries and Affiliates

During the period, the Corporation only had transactions mainly with Subsidiaries and Associates as follows:

	01/01/2025- 31/12/2025 VND	01/01/2024- 31/12/2024 VND
Dividends from Subsidiaries	6,173,291,120	5,530,292,364
Consultancy on Construction of Building Material Projects JSC (CCBM)	43,600,920	36,108,364
Vietnam Investment Consulting and Construction Designing JSC (CDC)	1,533,100,800	1,248,480,000
Union of Survey JSC(Usco)	346,249,400	1,365,938,000
Vietnam National Consultant JSC. for Industrial and Urban Construction (VCC)	4,250,340,000	2,879,766,000
Dividends from Associates	5,179,145,000	5,230,470,000
Construction Consultant Safety Technique Inspection JSC (INCOSAF)	795,270,000	725,200,000
Technology and Consultancy JSC (CIC)	611,795,000	562,190,000
Vietnam Water, Sanitation and Environment JSC (VIWASE)	1,018,080,000	2,290,680,000
National General Construction Consulting JSC (NAGECCO)	2,754,000,000	1,652,400,000

3. Trade receivables

	31/12/2025 VND	01/01/2025 VND
Quang Ninh Provincial Police	513,188,400	513,188,400
Military Medical Academy	-	5,055,460,044
Yen Bai Provincial Construction Investment PMB	495,600,000	883,684,000
Vietnam Television Office	435,317,760	111,739,000
Dong Anh District Construction Investment PMB	819,482,658	885,585,658
Project Management Board for Investment and Construction in Area I, Quang Ninh Province	6,993,327,665	722,560,000
Other objects	67,184,785,165	53,346,421,820
Total	76,441,701,648	61,518,638,922

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

4. Prepayment to Suppliers

	31/12/2025 VND	01/01/2025 VND
Union Of Survey And Construction Joint Stock Company - USCO	68,000,000	68,000,000
COTECCONS Construction Joint Stock Company	150,000,000	150,000,000
Hihaus & Co Company Limited	120,000,000	120,000,000
AC - Tech Viet Nam Company Limited		254,085,120
VIET GLOBAL Development Joint Stock Company	127,500,000	-
Other suppliers	1,336,878,110	730,514,273
Total	1,802,378,110	1,322,599,393

5. Other short-term receivables

5a. Short – term

	Unit: VND			
	31/12/2025	01/01/2025	Original cost	Provision
Other payables from related parties	1,551,100,000	-	1,621,500,000	-
Dividends receivable	1,450,000,000	-	1,500,000,000	-
Union of Survey JSC(Usco)	1,450,000,000	-	1,500,000,000	-
Receivables from Capital Representative Remuneration	101,100,000	-	121,500,000	-
Vietnam National Consultant JSC. for Industrial and Urban Construction (VCC) Consultancy on Construction of Building Material Projects JSC (CCBM)	-	-	38,400,000	-
Technology and Consultancy JSC (CIC)	36,000,000	-	36,000,000	-
Union of Survey JSC(Usco) National General Construction Consulting JSC (NAGECCO)	24,000,000	-	24,000,000	-
Receivables from other organizations and individuals	36,000,000	-	18,000,000	-
- Capital Representative Remuneration	23,615,385,291	-	20,260,467,979	-
- Personal income tax	279,066,660	-	145,111,956	-
- Advances	6,629,107,959	-	2,595,170,143	-
- Mortgages	14,912,175,123	-	14,639,953,424	-
- Overpaid insurance	71,000,000	-	71,000,000	-
- Others	4,304,761	-	449,692	-
Total	1,719,730,788	-	2,808,782,764	-
	25,166,485,291	-	21,881,967,979	-

5b. Other long-term receivables

Deposit, bet, collateral

VIETNAM NATIONAL CONSTRUCTION CONSULTANT CORPORATION - JSC
 Financial Statements for the accounting period from 01/10/2025 to 31/12/2025

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

6. Doubtful debts

All of the following receivables are overdue for 3 years and have been provisioned for:

	<i>Unit: VND</i>			
	31/12/2025	01/01/2025	Original cost	Recoverable value
PMB of Hanoi Department of Health	-	-	96,530,000	(96,530,000)
Song Da Urban Development and Construction Investment JSC	167,867,000	(167,867,000)	167,867,000	(167,867,000)
Hanoi Construction JSC No. 1	-	-	899,596,800	(899,596,800)
TID Façade JSC	773,932,585	(773,932,585)	773,932,585	(773,932,585)
People's Committee of Phuc Yen town	341,861,000	(341,861,000)	341,861,000	(341,861,000)
MHDI 10 COMMERCIAL AND CONSTRUCTION INVESTMENT JOINT	938,181,817	(938,181,817)	-	-
Receivables from other organizations and individuals	7,214,927,652	(7,214,927,652)	3,081,413,745	(3,081,413,745)
Total	9,436,770,054	(9,436,770,054)	5,361,201,130	(5,361,201,130)

7. Inventories

	31/12/2025		01/01/2025	
	VND	VND	VND	VND
Starlake Urban Complex Project	523,551	18,000,140		
Antares Ocean Project	-	639,981,304		
Tien Bo Plaza Project	117,945,346	150,362,519		
Bai Lu Eco-tourism Area	893,513,994	1,627,301,263		
Event Center Project at Lot CC01, An Hung New Urban Area	3,391,261,243	3,388,190,980		
Lach Tray Riverside Urban Area Development Project, Hai Phong	-	53,181,818		
Long Thanh International Airport Construction Project	4,382,418,545	4,648,667,987		
Other projects	64,496,924,250	68,059,539,197		
Total	73,282,586,929	78,585,225,208		

8. Prepaid Expenses

8a. Short-term

	31/12/2025		01/01/2025	
	VND	VND	VND	VND
- Computer software	207,450,000	17,703,333		
Total	207,450,000	17,703,333		

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

8b. Long-term

	31/12/2025	01/01/2025
	VND	VND
- Tools and supplies used	1,319,537,068	933,467,403
Total	1,319,537,068	933,467,403

9. Tangible Fix assets

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Unit: VND Total
Historical cost					
Beginning balance as of 01/01/2025	69,900,339,549	38,219,468,046	7,900,751,841	2,003,067,288	118,023,626,724
Increase in the period	-	-	854,523,636	-	854,523,636
Purchase in the period	-	-	854,523,636	-	854,523,636
Decrease in the period	-	(195,983,500)	(1,452,123,636)	(40,552,381)	(1,688,659,517)
Liquidation, disposal in the period	-	(195,983,500)	(1,452,123,636)	(40,552,381)	(1,688,659,517)
Ending balance as of 31/12/2025	69,900,339,549	38,023,484,546	7,303,151,841	1,962,514,907	117,189,490,843
Accumulated depreciation					
Beginning balance as of 01/01/2025	13,648,563,660	19,213,816,580	6,039,432,588	1,822,911,425	40,724,724,253
Increase in the period	1,720,331,919	2,570,168,010	535,375,655	162,956,828	4,988,832,412
Depreciation in the period	1,720,331,919	2,570,168,010	535,375,655	162,956,828	4,988,832,412
Decrease in the period	-	(195,983,500)	(1,452,123,636)	(40,552,381)	(1,688,659,517)
Liquidation, disposal in the period	-	(195,983,500)	(1,452,123,636)	(40,552,381)	(1,688,659,517)
Ending balance as of 31/12/2025	15,368,895,579	21,588,001,090	5,122,684,607	1,945,315,872	44,024,897,148
Net carrying amount					
Beginning balance as of 01/01/2025	56,251,775,889	19,005,651,466	1,861,319,253	180,155,863	77,298,902,471
Ending balance as of 31/12/2025	54,531,443,970	16,435,483,456	2,180,467,234	17,199,035	73,164,593,695

In which:

Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 7,920,605,470.

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

10. Intangible Fixed Assets

	<i>Unit: VND</i>	
	Computer software	Total
Historical cost		
Beginning balance as of 01/01/2025	10,076,648,420	10,076,648,420
Increase in the period	2,760,000,000	2,760,000,000
Purchase in the period	2,760,000,000	2,760,000,000
Ending balance as of 31/12/2025	12,836,648,420	12,836,648,420
Accumulated amortization		
Beginning balance as of 01/01/2025	8,812,121,753	8,812,121,753
Increase in the period	951,680,000	951,680,000
Amortization in the period	951,680,000	951,680,000
Ending balance as of 31/12/2025	9,763,801,753	9,763,801,753
Net carrying amount		
Beginning balance as of 01/01/2025	1,264,526,667	1,264,526,667
Ending balance as of 31/12/2025	3,072,846,667	3,072,846,667

In which:

Cost of fully depreciated intangible fixed assets but still in use at the end of the year: VND 6,913,248,420.

11. Investment Properties

The investment property is the 4th floor of VG Building, handed over from Consultancy on Construction of Building Material Projects Joint Stock Company - CCBM, which has been recorded in the enterprise valuation file for equitization of the Corporation approved in Decision 980/QD-BXD dated August 25, 2015 of the Ministry of Construction on enterprise value for equitization of the parent company - Vietnam National Construction Consultant Corporation. The Corporation has not yet been granted a Certificate of ownership of this investment property.

Item	31/12/2025	Increase	Decrease	01/01/2025
Investment properties held for lease				
Historical cost	11,856,000,000	-	-	11,856,000,000
Buildings	11,856,000,000	-	-	11,856,000,000
Accumulated depreciation	4,208,650,552	382,451,616	-	3,826,198,936
Buildings	4,208,650,552	382,451,616	-	3,826,198,936
Net carrying amount	7,647,349,448	-	382,451,616	8,029,801,064
Buildings	7,647,349,448	-	382,451,616	8,029,801,064

VIETNAM NATIONAL CONSTRUCTION CONSULTANT CORPORATION - JSC
 Financial Statements for the accounting period from 01/10/2025 to 31/12/2025

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

12. Short-term Trade Payables

	31/12/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
Related parties	-	-	-	-
Others	21,262,968,664	21,262,968,664	13,038,494,541	13,038,494,541
- INNO Joint Stock Company	555,544,845	555,544,845	1,578,741,857	1,578,741,857
- Anh Kiet Production and Trading Company Limited	724,025,610	724,025,610	834,025,610	834,025,610
- 38 Architecture Investment and Design Construction Joint	102,416,390	102,416,390	542,135,051	542,135,051
- PLA VIET NAM DESIGN STUDIO JOINT STOCK COMPANY	1,077,355,964	1,077,355,964	-	-
- RECO Construction Joint Stock Company	982,916,975	982,916,975	1,036,538,202	1,036,538,202
- Other Entities	17,820,708,880	17,820,708,880	9,047,053,821	9,047,053,821
Total	21,262,968,664	21,262,968,664	13,038,494,541	13,038,494,541

13. Short-term Prepayment from Customers

	31/12/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
- SLUC Company Limited	1,500,000,000	1,500,000,000	2,600,500,000	2,600,500,000
- DB Investment and Development One Member Company Limited	863,983,750	863,983,750	727,000,000	727,000,000
- Ngan Anh Trading and Toursim Joint Stock Company			1,933,000,000	1,933,000,000
- IC IctasInsaat Sanayi veTicaret A.S	5,617,920,263	5,617,920,263	6,388,861,977	6,388,861,977
- Vega City Joint Stock Company	1,100,638,384	1,100,638,384	926,616,593	926,616,593
- Everland Phu Yen Joint Stock Company	4,438,094,295	4,438,094,295	4,438,094,295	4,438,094,295
- Tan A Dai Thanh Development Joint Stock Company	362,454,928	362,454,928	2,700,000,000	2,700,000,000
- Other Entities	147,400,404,161	147,400,404,161	111,819,503,258	111,819,503,258
Total	161,283,495,781	161,283,495,781	131,533,576,123	131,533,576,123

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

14. Taxes and other Payables to the State budget

	Payable at the opening period	Receivable at the opening period	Payable arise in the period	Amount paid in the period	Payable at the closing period	Receivable at the closing period
Value added tax	2,287,563,145	-	21,050,635,632	19,581,011,961	3,819,608,564	62,421,748
Corporate income tax	1,448,527,899	-	5,738,649,754	7,022,066,200	165,111,453	-
Personal income tax	1,318,552,922	-	8,795,727,018	5,715,308,204	4,398,971,736	-
Land tax and land rental	-	-	843,115,575	1,056,064,464	-	212,948,889
Other taxes	-	-	6,000,000	6,000,000	-	-
Fees, charges and other payables	-	-	13,612,605	13,612,605	-	-
Total	5,054,643,966	-	36,447,740,584	33,394,063,434	8,383,691,753	275,370,637

Value Added Tax

The Corporation pays value added tax by the deduction method. The value added tax rate for exported goods is 0%. On June 30, 2025, the Government issued Decree No. 174/2025/NĐ-CP stipulating the policy of reducing value added tax according to Resolution No. 204/2025/QH15 dated June 17, 2025 of the National Assembly, effective from July 1, 2025 to December 31, 2026.

Corporate Income Tax

The Corporation must pay Corporate Income Tax on taxable income at a rate of 20%.

The Corporate Income Tax payable for the period is estimated as follows:

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

	01/01/2025- 31/12/2025 VND	01/01/2024- 31/12/2024 VND
Corporate income tax expense for 2025		
Total profit before tax	43,426,481,480	43,499,185,630
Adjustments to increase or decrease accounting profit to determine profit subject to corporate income tax:	8,448,859	299,458,129
	8,448,859	299,458,129
Taxable income	43,434,930,339	43,798,643,759
	(14,743,512,569)	(13,451,082,199)
Taxable income	28,691,417,770	30,347,561,560
Tax rate	20%	20%
Adjustments to corporate income tax expenses of previous periods into corporate income of this period	-	1,344,144,506
Corporate income tax payable	5,738,283,554	5,800,683,411
2. Corporate income tax expenses of previous years are accounted for in 2024		
2.1 Total pre-tax accounting profit of previous years is accounted for in the 2024 financial statements	-	553,711,864
2.2 Non-deductible expenses of the previous year are included in the corporate income tax expense in 2024	-	6,294,890,098
2.3 Taxable income from previous years recorded in 2024	-	6,848,601,962
2.4 Corporate income tax expenses of previous years are accounted for in 2024	-	1,369,720,392
<i>In which:</i>		
Corporate income tax expense of the Corporation on the income statement	5,738,283,554	6,310,381,606
Corporate income tax collection from third parties	-	(860,022,197)

Land rental

Currently, the Corporation is making temporary land rent payments according to Notice No. 8824/TB-CCTKV1-QLĐ dated April 26, 2025 of 1st Regional Tax Department. The land rent amount for the 3rd quarter of 2025 is accounted for as: VND 528,032,232.

Housing tax

Housing tax is paid according to the notice of the tax authority.

Other taxes

The Corporation declares and pays according to regulations.

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

15. Short-term accrued expenses

	31/12/2025 VND	01/01/2025 VND
Project costs accrued based on consulting contract revenue	3,484,030,517	1,088,234,023
Total	3,484,030,517	1,088,234,023

16. Other payables

	31/12/2025 VND	01/01/2025 VND
<i>Other payables to related parties</i>	<i>2,250,000,000</i>	<i>2,250,000,000</i>
- National General Construction Consulting JSC (NAGECCO)	375,000,000	375,000,000
- Vietnam Investment Consulting and Construction Designing JSC (CDC)	375,000,000	375,000,000
- Union of Survey JSC(Usco)	375,000,000	375,000,000
- Consultancy on Construction of Building Material Projects JSC (CCBM)	375,000,000	375,000,000
- Vietnam Water, Sanitation and Environment JSC (VIWASE)	375,000,000	375,000,000
- Consultant and Inspection JSC of Construction Technology and Equipment (CONINCO)	375,000,000	375,000,000
<i>Other</i>	<i>22,103,435,266</i>	<i>29,182,227,185</i>
- Trade union fund	61,807,902	22,351,364
- Social insurance	29,735,018	6,080,718
- Health insurance	-	3,116,247
- Unemployment insurance	-	2,161,659
- Dividend, profit payables	55,878,997	39,462,997
- Short-term deposits, collateral received	347,299,162	286,732,100
- Remuneration	1,487,676,768	572,266,656
- Others	20,121,037,419	28,250,055,444
Total	24,353,435,266	31,432,227,185

The Corporation has no other overdue unpaid debts..

17. Provision for Short-term payables

Provision for payables related to the Consulting Contract with Thai Nguyen Iron and Steel Joint Stock Company according to Conclusion No. 167/KL-TTCP dated June 14, 2019 of the Government Inspectorate on the Production Expansion Project, Phase 2 - Thai Nguyen Iron and Steel Company and may have to return the contract value collected.

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

18. Bonus and Welfare fund

	01/01/2025	Increase due to provision from profit	Expenditure of funds during the period	31/12/2025
Bonus fund	1,576,483,002	1,000,000,000	(773,450,000)	1,803,033,002
Welfare fund	16,224,382	5,379,004,147	(4,813,900,000)	581,328,529
Reward fund of executive management board of company	107,340,000	590,241,477	-	697,581,477
Công	1,700,047,384	6,969,245,624	(5,587,350,000)	3,081,943,008

19. Owner's equity

19a. *Equity Fluctuation Reconciliation Table*

	Unit: VND			
	Contributed capital	Development and investment funds	Retained earnings	Total
Balance as of 01/01/2024	357,744,480,000	5,267,881,744	27,231,974,396	390,244,336,140
Increase in capital in previous year	-	-	9,956,829,628	9,956,829,628
Profit/loss for previous year	-	-	37,188,804,024	37,188,804,024
Profit distribution	-	-	(27,231,974,396)	(27,231,974,396)
Balance as of 31/12/2024	357,744,480,000	5,267,881,744	37,188,804,024	400,201,165,768
Balance as of 01/01/2025	357,744,480,000	5,267,881,744	37,188,804,024	400,201,165,768
Increase in capital in current year	-	-	37,688,197,926	37,688,197,926
Profit/loss for previous year	-	-	37,688,197,926	37,688,197,926
Current year decrease in	-	1,600,000,000	(37,188,804,024)	(35,588,804,024)
Profit distribution	-	1,600,000,000	(8,569,245,624)	(6,969,245,624)
Paid dividends	-	-	(28,619,558,400)	(28,619,558,400)
Balance as of 30/09/2025	357,744,480,000	6,867,881,744	37,688,197,926	402,300,559,670

19b. *Details of owner's capital contribution*

	31/12/2025 VND	Rate %	01/01/2025 VND	Rate %
State shareholder capital contribution	312,377,480,000	87.32	312,377,480,000	87.32
Capital contribution of foreign shareholders	24,760,000,000	6.92	24,760,000,000	6.92
ORIENTAL CONSULTANTS GLOBAL CO.,LTD	20,607,000,000	5.76	20,607,000,000	5.76
Other shareholders' equity	357,744,480,000	100	357,744,480,000	100

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

19c. Stock

	31/12/2025 VND	01/01/2025 VND
Quantity of Authorized issuing stocks	35,774,448	35,774,448
Number of stocks sold to the public	35,774,448	35,774,448
Common stocks	35,774,448	35,774,448
Quantity of outstanding shares in circulation	35,774,448	35,774,448
Common stocks	35,774,448	35,774,448
Par value per stock (VND/stock)	10,000	10,000

20. Off Statement of Interim Financial Position Items

Foreign currencies

At the end of the reporting period, cash and cash equivalents included USD 6,140.94 (beginning balance USD 373.36).

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

1. Total Revenue from Sales of Goods and Rendering of services

1a. Total revenue

	01/10/2025- 31/12/2025 VND	01/10/2024- 31/12/2024 VND
Revenue from consulting service	154,723,177,394	110,298,540,109
Revenue from Office floor rental	1,953,097,562	2,403,165,874
Total	156,676,274,956	112,701,705,983

1b. Revenue from sales and rendering of services to related parties

(See detailed explanation in Page 33)

2. Costs of Goods sold

	01/10/2025- 31/12/2025 VND	01/10/2024- 31/12/2024 VND
Cost of service	132,175,466,378	93,451,297,184
Cost of Office floor rental	1,360,475,756	1,500,717,522
Total	133,535,942,134	94,952,014,706

VIETNAM NATIONAL CONSTRUCTION CONSULTANT CORPORATION - JSC
 Financial Statements for the accounting period from 01/10/2025 to 31/12/2025

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

3. Finance income

	01/10/2025- 31/12/2025 VND	01/10/2024- 31/12/2024 VND
Interest income, interest from loans	3,719,470,928	3,161,890,349
Unrealised exchange gain	1,836,068	71,271,689
Total	3,721,306,996	3,233,162,038

4. General Administrative Expenses

	01/10/2025- 31/12/2025 VND	01/10/2024- 31/12/2024 VND
Office supplies costs	127,012,419	78,247,153
Raw materials	10,911,289	63,060,540
Labour expenses	9,037,843,259	5,311,511,664
Depreciation expenses	518,123,322	369,283,077
Tax, Charge, Fee	528,032,232	2,084,650,794
Expenses of outsourcing services	63,651,943	61,732,885
Provision expenses	5,222,838,465	-
Other expenses in cash	6,145,397,963	2,864,779,931
Total	21,653,810,892	10,833,266,044

5. Other income

	01/10/2025- 31/12/2025 VND	01/10/2024- 31/12/2024 VND
Gain from design scheme competition	594,259,259	231,074,074
Gain from liquidation, disposal of fixed assets	325,254,545	2,760,000
Others	817,015,309	330,000
Total	1,736,529,113	234,164,074

6. Other expense

	01/10/2025- 31/12/2025 VND	01/10/2024- 31/12/2024 VND
Cost of design proposal	568,042,574	219,520,370
Expenses from asset disposal	12,446,163	-
Others	1,050,337,170	25,768,173
Total	1,630,825,907	245,288,543

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

7. Business and Production cost by items

	01/10/2025- 31/12/2025 VND	01/10/2024- 31/12/2024 VND
Raw materials	14,634,467,778	9,965,156,563
Labour expenses	74,367,274,740	46,769,521,981
Tax, Charge, Fee	528,032,232	2,084,650,794
Depreciation and amortisation	1,661,806,685	1,193,950,473
Expenses of outsourcing services	63,651,943	61,732,885
Provision expenses	5,222,838,465	-
Other expenses in cash	52,577,723,796	34,628,677,919
Total	149,055,795,639	94,703,690,615

VII. OTHER INFORMATION

1. Transactions and balances with related parties

Related parties to the Corporation include: key management members, individuals related to key management members and other related parties.

1a. *Transactions and balances with key management members and individuals related to key management members*

Key management members include: members of the Board of Management and members of the General Directors. Individuals related to key management members are close family members of key management members.

Transactions with key management members and individuals related to key management members

The Corporation does not have any sales or service transactions with key management members and individuals related to key management members and only has the following transactions with members of the Board of Management and individuals related to key management members.

Key Management Members' Remuneration

The income of key management members in the four quarter of 2025 is VND 2,274,000,000.

1b. *Transactions and balances with other related parties*

Other related parties to the Corporation include:

Other related parties

Consultancy on Construction of Building Material Projects JSC. (CCBM)
Vietnam Investment Consulting and Construction Designing JSC (CDC)
Union of Survey JSC(Usco)
Vietnam National Consultant JSC. for Industrial and Urban Construction (VCC)
National General Construction Consulting JSC (NAGECCO)

Relationship

Subsidiary

Subsidiary

Subsidiary

Subsidiary

Associate

NOTES TO FINANCIAL STATEMENTS

FORM B 09 - DN

Other related parties

Vietnam Water, Sanitation and Environment JSC (VIWASE)
Construction Consultant Safety Technique Inspection JSC (INCOSAF)
CIC Technology and Consultancy JSC

Relationship
Associate
Associate
Associate

Transactions with other related parties:

Purchased goods and services:

	01/10/2025- 31/12/2025 VND	01/10/2024- 31/12/2024 VND
Consultancy on Construction of Building Material Projects JSC. (CCBM)	207,690,444	110,284,660
Construction Consultant Safety Technique Inspection JSC (INCOSAF)	-	69,000,000
Technology and Consultancy JSC (CIC)	2,760,000,000	68,815,000

Goods and services sold:

	01/10/2025- 31/12/2025 VND	01/10/2024- 31/12/2024 VND
National General Construction Consulting JSC (NAGECCO)	-	140,000,000

2. Segment information

The Corporation operates mainly in one business field, which is construction consultancy, and only takes place within the territory of Vietnam.

3. Events occurring after the balance sheet date

There are no material events occurring after the balance sheet date that require adjustment to or disclosure in the interim consolidated financial statements.

Hanoi, Jan 30 , 2026

Prepared by

Chief Accountant

General Director

Trinh Tuan Anh

Nguyen Thi Doan Trang



Tran Duc Toan