

**VISICONS CONSTRUCTION AND INVESTMENT JSC.**

**Separate financial statements**

**For the third quarter of 2025**



**VISICONS CONSTRUCTION AND INVESTMENT JSC.**

5<sup>th</sup> Floor-29T2 Building, Hoang Dao Thuy,  
Yen Hoa Ward, Hanoi, Vietnam

Separate financial statements  
For the ended 30 September 2025

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## SEPARATE BALANCE SHEET

As at 30 September 2025

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
1	2	3	4	5
100	<b>A - CURRENT ASSETS</b> (100 = 110 + 120 + 130 + 140 + 150)		<b>868.365.474.930</b>	<b>900.377.012.934</b>
110	<b>I. Cash and cash equivalents</b>	<b>01</b>	<b>84.088.447.405</b>	<b>126.459.047.614</b>
111	1. Cash		79.088.447.405	96.459.047.614
112	2. Cash equivalents		5.000.000.000	30.000.000.000
120	<b>II. Short-term investment</b>	<b>02</b>	<b>20.090.000.000</b>	<b>20.090.000.000</b>
123	3. Held-to-maturity investments		20.090.000.000	20.090.000.000
130	<b>III. Current accounts receivable</b>		<b>326.598.129.421</b>	<b>292.918.092.394</b>
131	1. Short-term trade receivables	05	247.628.100.874	213.468.258.917
132	2. Short-term advances to suppliers		111.544.927.303	95.773.481.916
136	6. Other short-term receivables	06	18.131.926.370	18.366.296.697
137	7. Provision for doubtful short-term receivables (*)	05	(50.706.825.126)	(34.689.945.136)
140	<b>IV. Inventories</b>		<b>402.031.863.018</b>	<b>417.564.840.236</b>
141	1. Inventories	07	407.350.270.537	422.923.544.139
149	2. Provision for obsolete inventories (*)		(5.318.407.519)	(5.358.703.903)
150	<b>V. Other current assets</b>		<b>35.557.035.086</b>	<b>43.345.032.690</b>
151	1. Short-term prepaid expenses		270.200.295	211.953.734
152	2. Value-added tax deductible	16	35.286.834.791	43.133.078.956
200	<b>B - NON-CURRENT ASSETS</b> (200 = 210 + 220 + 240 + 250 + 260)		<b>79.294.788.891</b>	<b>93.108.192.093</b>
210	<b>I. Long- term receivables</b>		<b>500.000.000</b>	<b>500.000.000</b>
216	6. Other long- term receivables		500.000.000	500.000.000
220	<b>II. Fixed assets</b>		<b>39.648.259.968</b>	<b>39.087.473.365</b>
221	1. Tangible fixed assets	08	39.648.259.968	39.087.473.365
222	- Cost		65.996.454.554	67.833.218.428
223	- Accumulated depreciation (*)		(26.348.194.586)	(28.745.745.063)
227	3. Intangible fixed assets			
228	- Cost		300.000.000	300.000.000
229	- Accumulated amortisation (*)		(300.000.000)	(300.000.000)
230	<b>III. Investment properties</b>	<b>12</b>	<b>7.461.553.856</b>	<b>18.482.745.232</b>
231	- Cost		9.634.256.259	20.555.073.347
232	- Accumulated depreciation (*)		(2.172.702.403)	(2.072.328.115)
250	<b>IV. Long-term investments</b>	<b>13</b>	<b>19.500.000.000</b>	<b>19.500.000.000</b>
251	1. Investment in subsidiaries		19.500.000.000	19.500.000.000
253	3. Investment in other entities		1.400.000.000	1.400.000.000
254	4. Provision for diminution in value of long-term investments		(1.400.000.000)	(1.400.000.000)
260	<b>V. Other long-term assets</b>		<b>12.184.975.067</b>	<b>15.537.973.496</b>
261	1. Long-term prepaid expenses		12.184.975.067	15.537.973.496
270	<b>TOTAL ASSETS (270 = 100 + 200)</b>		<b>947.660.263.821</b>	<b>993.485.205.027</b>

**SEPARATE BALANCE SHEET (continued)**

*As at 30 September 2025*

*Currency: VND*

Code	RESOURCES	Notes	Ending balance	Beginning balance
<b>300</b>	<b>C. LIABILITIES (300 = 310 + 320)</b>		<b>780.893.110.321</b>	<b>843.460.967.034</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>780.893.110.321</b>	<b>841.429.076.034</b>
311	1. Short-term trade payables		397.856.060.772	429.609.285.291
312	2. Short-term advances from customers		140.894.691.747	228.239.356.710
313	3. Statutory obligations	16	6.681.601.392	5.060.846.228
314	4. Payables to employees		8.375.451.211	4.916.093.960
315	5. Short-term accrued expenses	17	52.057.462.249	28.810.885.614
319	9. Other short-term payables	18	1.868.194.438	1.940.594.975
320	10. Short-term loans	15	173.159.648.512	142.852.013.256
<b>330</b>	<b>II. Non-current liabilities</b>		<b>0</b>	<b>2.031.891.000</b>
338	8. Long-term loans		0	2.031.891.000
<b>400</b>	<b>D. OWNERS' EQUITY (400 = 410 + 420)</b>		<b>166.767.153.500</b>	<b>150.024.237.993</b>
<b>410</b>	<b>I. Capital</b>	22	<b>166.767.153.500</b>	<b>150.024.237.993</b>
411	1. Share capital		108.408.770.000	96.796.860.000
411a	- Shares with voting rights		108.408.770.000	96.796.860.000
412	2. Share premium		14.612.324.709	14.612.324.709
418	8. Investment and development fund		11.920.852.173	11.920.852.173
421	11. Undistributed earnings		31.825.206.618	26.694.201.111
421a	- Undistributed earnings by the end of prior year		5.342.605.111	2.574.275.294
421b	- Undistributed earnings of current year/period		26.482.601.507	24.119.925.817
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)</b>		<b>947.660.263.821</b>	<b>993.485.205.027</b>

28 October 2025

Preparer

  
Le Thi Linh

Chief Accountant

  
Mai Phuong Anh

General Director

  
Hoàng Hoa Cương



## SEPARATE INCOME STATEMENT

For the third quarter of 2025

Currency: VND

Code	ITEMS	Notes	The third quarter of 2025	The third quarter of 2024	For the nine-month period ended 30 September 2025	For the nine-month period ended 30 September 2024
1	2	3	4	5	6	7
01	1. Revenue from sale of goods and rendering of services	20	350.354.363.393	231.964.115.839	1.755.268.362.736	1.210.023.224.395
10	3. Net revenue from sale of goods and rendering of services		350.354.363.393	231.964.115.839	1.755.268.362.736	1.210.023.224.395
11	4. Cost of goods sold and services rendered	21	311.604.064.427	216.744.176.399	1.664.292.312.174	1.136.841.816.704
20	5. Gross profit from sale of goods and rendering of services		38.750.298.966	15.219.939.440	90.976.050.562	73.181.407.691
21	6. Finance income	23	1.513.358.486	1.289.135.802	5.051.407.637	3.103.945.797
22	7. Finance expenses	24	3.343.481.491	2.734.569.218	9.745.881.787	11.651.208.989
23	-In which: Interest expenses		3.332.457.130	2.734.569.218	9.734.857.426	10.973.888.337
26	9. General and administrative expenses	25	30.423.917.390	7.753.929.406	53.688.202.189	39.635.061.292
30	10. Operating profit [30 = 20 + (21 - 22) - (25 + 26)]		6.496.258.571	6.020.576.618	32.593.374.223	24.999.083.207
31	11. Other income	26	340.441.214	571.877.444	911.375.583	868.859.444
32	12. Other expenses	27	7.515.349	508.410	399.258.774	16.894.235
40	13. Other profit (40 = 31 - 32)		332.925.865	571.369.034	512.116.809	851.965.209
50	14. Accounting profit before tax (50 = 30 + 40)		6.829.184.436	6.591.945.652	33.105.491.032	25.851.048.416
51	15. Current corporate income tax expense		1.367.339.957	1.318.490.812	6.622.889.525	5.173.588.530
60	17. Net profit after tax (60 = 50 - 51 - 52)		5.461.844.479	5.273.454.840	26.482.601.507	20.677.459.886

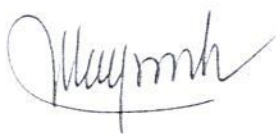
28 October 2025

Preparer



Le Thi Linh

Chief Accountant



Mai Phuong Anh

General Director



Hoang Hoa Cuong

## SEPARATE CASH FLOW STATEMENT

For the ended 30/09/2025  
Prepared by indirect method

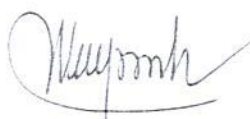
Currency: VND

Code	ITEMS	Notes	For the nine-month period ended 30 September 2025	For the nine-month period ended 30 September 2024
	<b>I. Cash flows from operating activities</b>			
1	1. Accounting profit/(loss) before tax		33.105.491.032	25.851.048.416
	2. Adjustments for:			
02	- Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		1.866.601.412	1.690.116.607
03	- Provisions		15.976.583.606	21.577.722.012
05	- Profits from investing activities		(5.051.407.637)	(1.221.770.961)
06	- Interest expense		9.734.857.426	10.973.888.337
08	3. Operating profit before changes in working capital		55.632.125.839	58.871.004.411
09	- Decrease/(increase) in receivables		(41.850.672.852)	84.488.786.065
10	- Decrease/(increase) in inventories		15.573.273.602	(79.895.757.164)
11	- Decrease/(increase) in payables		(73.680.443.438)	88.739.098.106
12	- (Increase)/decrease in prepaid expenses		3.294.751.868	(4.881.606.211)
14	- Interest paid		(14.431.755.177)	(10.829.986.827)
15	- Corporate income tax paid		(5.024.208.718)	(5.074.121.328)
20	Net cash flows from/(used in) operating activities		(60.486.928.876)	131.417.417.052
	<b>II. Cash flows from investing activities</b>			
21	Purchase, construction of fixed assets and other long-term assets		(2.717.315.909)	(1.098.226.091)
22	Proceeds from disposals of fixed assets and other long-term assets		628.027.806	326.680.200
23	Loans to other entities and payments for purchase of debt instruments of other entities		-	(10.000.000.000)
25	Payments for investments in other entities		-	-
27	Interest and dividends received		1.614.991.414	1.093.304.600
30	Net cash flows used in investing activities		(474.296.689)	(6.819.670.501)
	<b>III. Cash flows from financing activities</b>			
33	Drawdown of borrowings		359.724.522.957	223.622.096.140
34	Repayment of borrowings		(331.448.778.701)	(347.131.572.251)
36	Dividends paid		(9.685.118.900)	(38.095.000)
40	Net cash flows (used in)/from financing activities		18.590.625.356	(123.547.571.111)
50	Net increase in cash for the year		(42.370.600.209)	(1.808.395.350)
60	Cash and cash equivalents at beginning of year		126.459.047.614	30.525.173.070
70	Cash and cash equivalents at end of year		84.088.447.405	123.515.480.157

Preparer

  
Le Thi Linh

Chief Accountant

  
Mai Phuong Anh

General Director

  
Hoàng Hoa Cuong

28 October 2025



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS****1 CORPORATE INFORMATION**

Visicons Construction and Investment Joint Stock Company ("the Company"), previously known as Constructions Company No.6, an independent accounting unit of Vietnam Construction and Import-export Corporation, was established through the equitization of state-owned enterprise under the Decision No. 890/QĐ-BXD dated 30 June 2000 by the Minister of Construction. The Company is currently a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 0100105503 issued by the Hanoi Department of Planning and Investment on 17 July 2000 and subsequent amended enterprise registration certificates, with the latest being 15th Amendment dated 09 July 2025.

The Company's shares have been listed (under ticker of VC6) on the Hanoi Securities Trading Center (currently known as Hanoi Stock Exchange) since 28 January 2008 pursuant to Decision No. 23/QĐ-TTGDHN dated 18 January 2008.

The current principal activities of the Company are:

- ▶ Construction of civil projects, industrial works, transportation, irrigation, hydroelectric, construction of urban infrastructures and industrial zone;
- ▶ Investment, trading of real estate, lease of office; and
- ▶ Other activities in accordance with Enterprise Registration Certificate.

The Company's head office is located at 5<sup>th</sup> floor, 29T2 building, Hoang Dao Thuy street, Cau Giay district, Hanoi, Vietnam. The Company has a representative office in Ho Chi Minh City, following the Certificate of Representative Office Operation Registration No. 0100105503-002 issued by the Ho Chi Minh City Department of Planning and Investment on 9 October 2019.

***Corporate structure***

As at 30 September 2025, the Company has committed to contribute 65% of equity share in Visiland Investment and Construction Joint Stock Company.

Visiland Investment and Construction Joint Stock Company was incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0110006861, under the form of a shareholding company, issued by the Hanoi Department of Planning and Investment on 24 May 2022. The head office of Visiland Investment and Construction Joint Stock Company is located at Floor 5, 29T2 building, Hoang Dao Thuy street, Trung Hoa ward, Cau Giay District, Hanoi, Vietnam.

**2 BASIS OF PREPARATION*****2.1 Purpose of preparing the separate financial statements***

The Company has subsidiaries as disclosed in Note 28 to the separate financial statements. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the ended 30 September 2025 ("the consolidated financial statements") dated 22 October 2025.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiary.

***2.2 Accounting standards and system***

The separate financial statements of the Company expressed in Vietnam Dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting



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Standard No. 27 - Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the separate financial position and results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

**2.3 *Applied accounting documentation system***

The Company's applied accounting documentation system is the Voucher Journal system.

**2.4 *Fiscal year***

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1 January and ends on 31 December.

**2.5 *Accounting currency***

The separate financial statements are prepared in VND which is also the Company's accounting currency.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****3.1 *Cash and cash equivalents***

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

**3.2 *Inventories***

Inventories are measured at their historical costs. The cost of inventories comprise costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

- |                                           |   |                                                                                                                                                                                                                                                                   |
|-------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Work-in-process of construction contracts | - | includes costs of materials, labour costs, construction cost payable to sub-contractors and other related costs which have not been certified by the customers at the date of separate financial statements and overheads cost allocated on an appropriate basis. |
|-------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



*Provision for obsolete inventories*

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the separate income statement.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the separate income statement.

**3.3 Receivables**

Receivables are presented in the separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the separate income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the separate income statement.

**3.4 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the separate income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

**3.5 Leased assets**

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

*Where the Company is the lessee*

Rentals under operating leases are charged to the separate income statement on a straight-line basis over the lease term.

*Where the Company is the lessor*

Assets subject to operating leases are included as the Company's investment properties in the separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the separate income statement as incurred.

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For other cases under an operating lease, lease income is recognised in the separate income statement on a straight-line basis over the lease term.

**3.6 *Intangible fixed assets***

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the separate income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

**3.7 *Depreciation and amortisation***

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 50 years
Machinery and equipment	4 - 15 years
Means of transportation	6 - 10 years
Office equipment	3 - 10 years
Computer software	5 years

**3.8 *Investment properties***

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land-use and infra-structure rights	50 years
-------------------------------------	----------

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the separate income statement in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

**3.9 *Borrowing costs***

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.



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**Separate financial statements**

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Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

**3.10 *Prepaid expenses***

Prepaid expenses are reported as short-term or long-term prepaid expenses on the separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

**3.11 *Investments***

*Investments in subsidiaries*

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

*Investments in other entities*

Investments in other entities are stated at their acquisition costs.

*Held-to-maturity investments*

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the separate income statement and deducted against the value of such investments.

*Provision for diminution in value of investments*

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the separate balance sheet date.

Increases and decreases to the provision balance are recorded as finance expense in the separate income statement.

**3.12 *Payables and accruals***

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

**3.13 *Provisions***

*General*

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

**3.14 Foreign currency transactions**

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment;
- ▶ Capital contributions are recorded at the buying exchange rates of the commercial banks designated for capital contribution; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the separate balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Company conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

All foreign exchange differences incurred are taken to the separate income statement.

**3.15 Revenue recognition**

Revenue is recognised to the extent that 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, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

*Rendering of services*

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion. Where the contract outcome cannot be reliably measured, revenue is recognised only to the extent of the expenses recognised which are recoverable.

*Rental income*

Rental income arising from operating leases is accounted for in the separate income statement on a straight-line basis over the terms of the lease.

*Interest*

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.



**3.16 Construction contract**

Where the outcome of a construction contract can be estimated reliably, and the construction contract is paid according to the value of the realized volume, revenue and costs are recognised by reference to the stage of completion of the contract activity at the separate balance sheet date, which is certified by customers during the year according to construction volume certificates. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable.

**3.17 Taxation***Current income tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the separate balance sheet date.

Current income tax is charged or credited to the separate income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

*Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the separate balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

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

Previously unrecognised deferred tax assets are re assessed at each separate balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.



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

Deferred tax is charged or credited to the separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company intends either settle current tax liabilities and 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 assets are expected to be settled or recovered.

### **3.18 Appropriation of net profits**

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

#### *Investment and development fund*

This fund is set aside for use in the expansion of operation or in-depth investments of the Company and its subsidiaries.

### **3.19 Segment information**

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or services in a particularly economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Company's principal activities are construction. Activities relating to real estate trading or other leases are also to support construction activities and accounted a very small proportion of sales as presented in Note 20. These activities are mainly taking place within Vietnam. Therefore, the Company's risks and returns are not impacted by the Company's products that the Company is doing business or the locations where the Company is trading. As a result, the Company's management is of the view that there is only one segment for business and geography. As a result, the Company is not required to present segmental information.

### **3.20 Related parties**

Parties are considered to be related parties of the Company if one party has the ability to, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of their families.



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Currency: VND

	As at 30 September 2025	As at 01 January 2025
<b>1- Cash and cash equivalents</b>		
- Cash on hand	48.902.847	1.376.094.060
- Cash at banks	79.039.544.558	95.082.953.554
- Cash equivalents	5.000.000.000	30.000.000.000
<b>Total</b>	<b>84.088.447.405</b>	<b>126.459.047.614</b>
<b>2- Short-term investment</b>		
- Held-to-maturity investments	20.090.000.000	20.090.000.000
<b>Total</b>	<b>20.090.000.000</b>	<b>20.090.000.000</b>
<b>5- Short-term trade receivables</b>		
- Short-term trade receivables	247.628.100.874	213.468.258.917
<b>Total</b>	<b>247.628.100.874</b>	<b>213.468.258.917</b>
- Provision for doubtful short-term receivables	(50.706.825.126)	(34.689.945.136)
<b>6- Other short-term receivables</b>		
- Contribution under business cooperation contract	15.184.700.000	15.184.700.000
- Other receivables	2.947.226.370	3.181.596.697
<b>Total</b>	<b>18.131.926.370</b>	<b>18.366.296.697</b>
<b>7- Inventories</b>		
- Work-in progress of construction contracts	407.350.270.537	422.923.544.139
<b>Total</b>	<b>407.350.270.537</b>	<b>422.923.544.139</b>
<b>12- Investment properties</b>		
- Cost	9.634.256.259	20.555.073.347
- Accumulated depreciation	(2.172.702.403)	(2.072.328.115)
<b>Total</b>	<b>7.461.553.856</b>	<b>18.482.745.232</b>
<b>13- Long-term investments</b>		
- Investment in subsidiaries	19.500.000.000	19.500.000.000
- Investment in other entities	1.400.000.000	1.400.000.000
- Provision for diminution in value of long-term	(1.400.000.000)	(1.400.000.000)
<b>Total</b>	<b>19.500.000.000</b>	<b>19.500.000.000</b>
<b>15- Short-term loans</b>		
a. Short-term loans		
- Short-term loans from banks	170.655.648.512	140.974.013.256
b. Long-term loans	2.504.000.000	2.504.000.000
<b>Total</b>	<b>173.159.648.512</b>	<b>143.478.013.256</b>

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*Currency: VND*

<b>17- Short-term accrued expenses</b>	<b>As at 30 September 2025</b>	<b>As at 01 January 2025</b>
a) Short-term	52.057.462.249	28.810.885.614
- Completed construction work, waiting for billing from contractors, warranty provision	51.767.706.240	28.615.153.535
- Interest accruals	289.756.009	195.732.079
b) Long-term		
<b>Total</b>	<b>52.057.462.249</b>	<b>28.810.885.614</b>

<b>18- Other short-term payables</b>	<b>As at 30 September 2025</b>	<b>As at 01 January 2025</b>
- Union fund	185.163.981	179.463.999
- Other payables	1.683.030.457	1.761.130.976
<b>Total</b>	<b>1.868.194.438</b>	<b>1.940.594.975</b>

*Currency: VND*

<b>20- Revenue</b>	<b>For the nine-month period ended 30 September 2025</b>	<b>For the nine-month period ended 30 September 2024</b>
- Revenue from leasing offices, machinery, equipment and real estate transfer	10.895.591.327	-
- Revenue from construction contracts	1.744.372.771.409	1.210.023.224.395
<b>Total</b>	<b>1.755.268.362.736</b>	<b>1.210.023.224.395</b>



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Currency: VND

<b>21- Cost of goods sold and services rendered</b>	For the nine-month period ended 30 September 2025	For the nine-month period ended 30 September 2024
- Cost of leasing activities and real estate transfer	10.442.449.336	-
- Cost of construction contract delivered	1.653.849.862.838	1.136.841.816.704
<b>Total</b>	<b>1.664.292.312.174</b>	<b>1.136.841.816.704</b>
<b>23- Finance income</b>	For the nine-month period ended 30 September 2025	For the nine-month period ended 30 September 2024
- Bank interest, Interest from the advance to construction teams	5.051.407.637	3.103.945.797
- Other finance income		
<b>Total</b>	<b>5.051.407.637</b>	<b>3.103.945.797</b>
<b>24- Finance expenses</b>	For the nine-month period ended 30 September 2025	For the nine-month period ended 30 September 2024
- Interest expenses	9.734.857.426	10.973.888.337
- Provision for investment		677.320.652
- Other expenses	11.024.361	
<b>Total</b>	<b>9.745.881.787</b>	<b>11.651.208.989</b>
<b>25- General and administrative expenses</b>	For the nine-month period ended 30 September 2025	For the nine-month period ended 30 September 2024
- Labour costs	28.752.110.744	13.726.563.540
- Tool and supply cost	515.982.346	381.383.726
- Depreciation expense	1.380.940.169	1.155.209.005
- Provisions	16.016.879.990	18.423.375.927
- Expense for external services	1.702.639.710	1.415.679.177
- Others	5.319.649.230	4.532.849.917
<b>Total</b>	<b>53.688.202.189</b>	<b>39.635.061.292</b>
<b>26- Other income</b>	For the nine-month period ended 30 September 2025	For the nine-month period ended 30 September 2024
- Disposal of assets	911.375.583	868.859.444
- Others	-	
<b>Total</b>	<b>911.375.583</b>	<b>868.859.444</b>
<b>27- Other expenses</b>	For the nine-month period ended 30 September 2025	For the nine-month period ended 30 September 2024
- Others	399.258.774	16.894.235
<b>Total</b>	<b>399.258.774</b>	<b>16.894.235</b>

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Currency: VND

16- Statutory obligations	As at 01 January 2025	Payable during the period	Amount paid during the period	As at 30 September 2025
- VAT	(43.133.078.956)	9.651.488.417	1.805.244.252	(35.286.834.791)
- Corporate Income Tax	4.922.538.318	6.651.959.925	5.024.208.718	6.550.289.525
- Personal income tax	76.857.910	2.552.051.648	2.497.597.691	131.311.867
- Other taxes	61.450.000	92.426.736	153.876.736	-
<b>Total</b>	<b>(38.502.323.191)</b>	<b>18.947.926.726</b>	<b>9.480.927.397</b>	<b>(28.605.233.399)</b>



8 - Tangible fixed assets

Currency: VND

Items	Buildings and structures	Machinery and equipment	Means of transportation	Other tangible fixed assets	Total
<b>I. Cost</b>					
1 Beginning balance	39.408.468.670	18.668.680.907	6.290.003.371	3.474.065.480	67.833.218.428
2 New purchase	-	1.089.545.000	1.591.589.091	36.181.818	2.717.315.909
3 Disposal	-	(1.667.890.692)	(2.886.189.091)	-	(4.554.079.783)
4 Ending balance	39.408.468.670	18.090.335.215	4.995.403.371	3.510.247.298	65.996.454.554
<b>II. Accumulated depreciation</b>					
1 Beginning balance	11.197.174.174	10.225.851.341	3.893.326.541	3.429.393.007	28.745.745.063
2 Depreciation for the period	656.874.357	808.085.025	276.131.882	25.135.860	1.766.227.124
3 Disposal	-	(1.667.890.692)	(2.495.886.909)	-	(4.163.777.601)
4 Ending balance	11.854.048.531	9.366.045.674	1.673.571.514	3.454.528.867	26.348.194.586
<b>III. Net carrying amount</b>					
1 Beginning balance	28.203.294.496	8.442.829.566	2.396.676.830	44.672.473	39.087.473.365
2 Ending balance	27.546.420.139	8.724.289.541	3.321.831.857	55.718.431	39.648.259.968

28- Transactions with related parties

Transactions with related parties

Related parties	Relationship	Transactions	For the nine-month period ended 30 September 2025	For the nine-month period ended 30 September 2024
<i>Transaction on short-term loan repayment</i>				
- Visiland Investment and Construction Joint Stock Company	Subsidiary	Repayment of loan principal through transfer of investment under BCC	-	-
<i>Transactions on short-term payables</i>				
- Visiland Investment and Construction Joint Stock Company	Subsidiary	Interest	-	-
<i>Transactions on customer receivables</i>				
- Visiland Investment and Construction Joint Stock Company	Subsidiary	Office rental	-	-
<i>Transactions on other short-term receivables</i>				
- Visiland Investment and Construction Joint Stock Company	Subsidiary	Payment on behalf	-	-

Related parties balance

Related parties	Relationship	Transactions	As at 30 September 2025	As at 01 January 2025
<i>Short-term trade receivables</i>				
- Visiland Investment and Construction Joint Stock Company	Subsidiary	Office rental	-	-
<i>Other short-term receivables</i>				
- Visiland Investment and Construction Joint Stock Company	Subsidiary	Payment on behalf	-	-





**22- Owners' equity**

Currency: VND

**a- Increase and decrease in owners' equity**

Items	Share capital	Share premium	Investment and development fund	Undistributed earnings	Total
As at 01 January 2024	87.998.820.000	14.612.324.709	11.920.852.173	15.832.256.294	130.364.253.176
- Net profit for the year	-	-	-	24.119.925.817	24.119.925.817
- Stock dividends	8.798.040.000	-	-	(8.798.040.000)	-
- Dividends declared	-	-	-	(4.399.941.000)	(4.399.941.000)
- Remuneration for Board of Directors and Board of Supervision	-	-	-	(60.000.000)	(60.000.000)
As at 01 January 2025	96.796.860.000	14.612.324.709	11.920.852.173	26.694.201.111	150.024.237.993
- Stock dividends	11.611.910.000	-	-	(11.611.910.000)	-
- Net profit for the year	-	-	-	26.482.601.507	26.482.601.507
- Dividends declared	-	-	-	(9.679.686.000)	(9.679.686.000)
- Remuneration for Board of Directors and Board of Supervision	-	-	-	(60.000.000)	(60.000.000)
As at 30 September 2025	108.408.770.000	14.612.324.709	11.920.852.173	31.825.206.618	166.767.153.500

Details of owner's	As at 30 September 2025	Tỷ lệ (%)	As at 01 January 2025	Tỷ lệ (%)
- Tran Van Khanh	18.265.580.000	16,85%	16.308.550.000	16,85%
- Hoang Hoa Cuong	19.585.170.000	18,07%	17.486.760.000	18,07%
- Maeda Corporation	10.841.600.000	10,00%	9.680.000.000	10,00%
- Nguyen Phan Tuan	7.608.090.000	7,02%	6.792.940.000	7,02%
- Phung Thi Kim Oanh	6.286.280.000	5,80%	5.612.750.000	5,80%
- Mai Phuong Anh	5.582.200.000	5,15%	4.984.110.000	5,15%
- Other owners	40.239.850.000	37,11%	35.931.750.000	37,11%
<b>Total</b>	<b>108.408.770.000</b>	<b>100%</b>	<b>96.796.860.000</b>	<b>100%</b>

Preparer

Chief Accountant

Hanoi, 28 October 2025.

General Director

Le Thi Linh

Mai Phuong Anh

Hoang Hoa Cuong