

BALANCE SHEET

Quarter 1, 2026

Unit: VND

ITEMS	Code	Note	Ending balance 31/03/2026	Beginning balance 01/01/2026
1	2	3	4	5
A - CURRENT ASSETS	100		115,493,431,345	105,812,988,709
I. Cash and cash equivalents	110		1,082,528,492	1,527,753,540
1. Cash	111	VI.01	1,082,528,492	1,527,753,540
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for impairment of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		-	-
4. Provision for impairment of held-to-maturity investm	124		-	-
5. Other short-term investments	125	VI.03.a	-	-
'6. Provision for impairment of other short-term investm	126		-	-
III. Short-term receivables	130		34,094,332,292	19,991,183,304
1. Short-term trade receivables	131		16,761,201,003	16,680,386,841
2. Short-term advances to suppliers	132		9,620,183,739	7,035,066,146
3. Short-term intra-company receivables	133	VI.04.a	(14,013,426,645)	(14,013,426,645)
4. Receivables according to construction contract prog	134		-	-
5. Other short-term receivables	135	VI.05	53,750,195,478	9,203,232,672
6. Provision for doubtful short-term receivables (*)	136	VI.07	(32,023,821,283)	33,109,745,573
7. Shortage of assets awaiting resolution	137		-	(32,023,821,283)
IV. Inventories	140		76,156,321,436	76,156,321,436
1. Inventories	141		76,156,321,436	76,156,321,436
2. Provision for decline in value of inventories (*)	142	VI.13.a	-	-
V. Short-term biological assets	150		-	-
1. Short-term livestock held for single-product harvest	151	VI.17.b	-	-
2. Seasonal crops or single-harvest plants	152		-	-
3. Provision for impairment of short-term biological as	153	VI.14.a	-	-
VI. Other current assets	160		4,160,249,125	8,137,730,429
1. Short-term prepaid expenses	161		3,012,590,732	3,018,976,061
2. Deductible value added tax	162	VI.03.b	43,923,259	-
3. Taxes and other receivables from the State Budget	163		500,000,001	4,515,019,235

ITEMS	Code	Note	Ending balance 31/03/2026	Beginning balance 01/01/2026
1	2	3	4	5
4. Government bond reverse repo transactions	164		-	-
5. Other current assets	165		603,735,133	603,735,133
B - NON-CURRENT ASSETS	200		72,291,589,828	73,700,429,582
I. Long-term receivables	210	VI.04.b	9,195,399,898	9,195,399,898
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Capital specialized in under-controlled entities	213	VI.09	9,195,399,898	9,195,399,898
4. Long-term intra-company receivables	214		-	-
5. Long-term loan receivables	215		-	-
6. Other long-term receivables (*)	216	VI.11	-	-
II. Fixed assets	220		12,476,297,623	12,576,108,004
1. Tangible fixed assets	221		12,476,297,623	12,576,108,004
- Cost	222	VI.10	20,081,114,822	20,081,114,822
- Accumulated depreciation (*)	223		(7,604,817,199)	(7,505,006,818)
2. Finance lease fixed assets	224		-	-
- Cost	225	VI.12	-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227		-	-
- Cost	228	VI.08	-	-
- Accumulated depreciation (*)	229	VI.08.a	-	-
III. Tài sản sinh học	230		-	-
1. Livestock held for bearer products	231		-	-
a) Immature bearer livestock	232		-	-
b) Mature bearer livestock	233		-	-
- Cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Long-term livestock held for single-product harvesting	236		-	-
3. Long-term seasonal crops or single-harvest plants	237		-	-
4. Provision for impairment of long-term biological assets	238		-	-
III. Investment properties	240	VI.08.b	6,257,083,415	6,306,988,604
- Cost	241		8,982,934,277	8,982,934,277
- Accumulated depreciation (*)	242		(2,725,850,862)	(2,675,945,673)
IV. Long-term assets in progress	250		44,362,808,892	45,621,933,076
1. Long-term work in progress	251		-	-
2. Construction in progress	252		44,362,808,892	45,621,933,076
V. Long-term financial investments	260		-	-
1. Investments in subsidiaries	261		-	-
2. Investments in associates and joint ventures	262	VI.13.b	-	-

ITEMS	Code	Note	Ending balance 31/03/2026	Beginning balance 01/01/2026
1	2	3	4	5
3. Equity investments in other entities	263	VI.24.a	-	-
4. Provision for impairment of equity investments in o	264		-	-
5. Long-term held-to-maturity investments	265	VI.14.b	-	-
6. Provision for impairment of long-term held-to-matur	266		-	-
VI . Other non-current assets	270		-	-
1. Long-term prepaid expenses	271		-	-
2. Deferred tax assets	272	VI.16.a	-	-
3. Long-term equipment, materials and spare parts	273		-	-
4. Other non-current assets	274	VI.17.a	-	-
TOTAL ASSETS (270 = 100 + 200)	280		187,785,021,173	179,513,418,291
C - LIABILITIES	300	VI.18.a	164,391,611,412	148,966,921,681
I . Current liabilities	310		177,401,809,994	162,026,636,878
1. Short-term trade payables	311		26,783,069,393	22,772,711,946
2. Short-term advances from customers	312	VI.20.a	37,458,373,212	34,145,359,657
3. Dividends and profits payable	313	VI.19.a	-	345,655,670
4. Statutory obligations (Taxes and other payables to the S	314		1,072,345,429	1,852,436,881
5. Payables to employees	315	VI.23.a	1,291,822,014	33,111,883,061
6. Short-term accrued expenses	316		43,102,877,887	9,250,146,400
7. Short-term inter-company payables	317		-	-
8. Construction contract progress payments payable...	318		-	-
9. Short-term unearned revenue	319		7,093,782,288	14,419,281,246
10. Other short-term payables	320		16,199,561,958	45,993,201,767
11. Short-term borrowings and financial lease liabilities	321		44,264,017,563	-
12. Short-term provisions	322	VI.18.b	-	-
13. Bonus and welfare fund	323		135,960,250	135,960,250
14. Price stabilization fund	324		-	-
15. Government bond repo transactions	325	VI.20.b	-	-
II. Long-term Liabilities	330	VI.19.b	(13,010,198,582)	(13,059,715,197)
1. Long-term trade payables	331		21,617,593	-
2. Long-term advances from customers	332		27,899,022	-
3. Long-term statutory obligations	333		-	-
4. Long-term accrued expenses	334	VI.24.b	-	-
15. nter-company payables on working capital	335	VI.23.b	(14,068,173,147)	(14,068,173,147)
6. Long-term inter-company payables	336		-	-
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338	VI.25	-	-
9. Long-term borrowings and financial lease liabilities	339		1,008,457,950	1,008,457,950

ITEMS	Code	Note	Ending balance 31/03/2026	Beginning balance 01/01/2026
1	2	3	4	5
10. Convertible bonds	340		-	-
11. Preferred shares (classified as liabilities)	341		-	-
12. Deferred tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-
D - OWNER'S EQUITY	400		23,393,409,761	30,546,496,610
I. Owner's equity	410		152,995,952,218	152,995,952,218
1. Contributed capital by owner	411		150,861,600,000	150,861,600,000
- Ordinary shares with voting rights	411a		150,861,600,000	150,861,600,000
- Preferred shares	411b		-	-
2. Share premium	412		-	-
3. Options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares (*)	415		-	-
6. Asset revaluation differences	416		-	-
7. Foreign exchange differences	417	VI.28	-	-
8. Investment and development fund	418		2,134,352,218	2,134,352,218
9. Other funds belonging to owner's equity	419		-	-
10. Undistributed post-tax profits	420		(129,602,542,457)	(122,449,455,608)
- Accumulated undistributed post-tax profits up to t	420a		(26,206,672,192)	(26,206,672,192)
- Undistributed post-tax profits of current period	420b		(103,395,870,265)	(96,242,783,416)
12. Capital expenditure fund	422		-	-
II. Funding and other funds	430		-	-
1. Non-business funding	431		-	-
2. Non-business funding used to acquire fixed assets	432		-	-
TOTAL RESOURCES (440 = 300+400)	440		187,785,021,173	179,513,418,291

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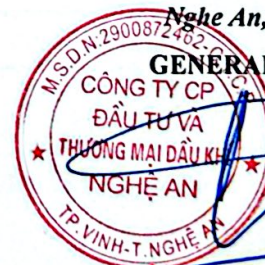
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CHIEF ACCOUNTANT

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Nghệ An, May 18, 2026

GENERAL DIRECTOR



TỔNG GIÁM ĐỐC

Trần Đình Quang

INCOME STATEMENT

Quarter 1, 2026

No.	Items	Code	Note	Quarter 1		Year-to-date	
				Current quarter	Same quarter last year	Current quarter	Same quarter last year
1	Gross revenue from sale of goods and provision of services	01		7,589,087,760	25,848,919,922	7,589,087,760	25,848,919,922
2	Revenue deductions	02		-	-	-	-
3	Net revenue from sale of goods and provision of services	10		7,589,087,760	25,848,919,922	7,589,087,760	25,848,919,922
4	Cost of goods sold	11		6,248,772,129	19,805,244,492	6,248,772,129	19,805,244,492
5	Gross profit from sale of goods and provision of services	20		1,340,315,631	6,043,675,430	1,340,315,631	6,043,675,430
6	Financial income	21		457,597	101,544	457,597	101,544
7	Financial expenses	22		1,221,601,957	1,614,226,289	1,221,601,957	1,614,226,289
	<i>Of which: Interest expense</i>	23		1,221,601,957	1,614,226,289	1,221,601,957	1,614,226,289
8	Selling expenses	25		750,031,393	2,865,467,835	750,031,393	2,865,467,835
9	General and administrative expenses	26		1,183,843,400	816,872,044	1,183,843,400	816,872,044
10	Net operating profit	30		(1,814,703,522)	747,210,806	(1,814,703,522)	747,210,806
11	Other income	31		7,696,933	-	7,696,933	-
12	Other expenses	32		2,533,069,954	40,526,479	2,533,069,954	40,526,479
13	Other profit	40		(2,525,373,021)	(40,526,479)	(2,525,373,021)	(40,526,479)
14	Total accounting profit before tax	50		(4,340,076,543)	706,684,327	(4,340,076,543)	706,684,327
15	Current corporate income tax expense	51		-	-	-	-
16	Deferred corporate income tax expense	52		-	-	-	-
17	Net profit after corporate income tax	60		(4,340,076,543)	706,684,327	(4,340,076,543)	706,684,327
18	Basic earnings per share (*)	70					
19	Diluted earnings per share (*)	71					

Nghe An, May 18, 2026

PREPARED BY

Thai Thi Huong

CHIEF ACCOUNTANT

Thai Thi Huong

GENERAL DIRECTOR

TRAN DINH QUANG

CASH FLOW STATEMENT

(Under the direct method)

Quarter 1, 2026

NO.	Items	Code	Accumulated from the beginning of the year to the end of this quarter (Current year)	Accumulated from the beginning of the year to the end of this quarter (Previous year)
I - Cash flows from operating activities				
1.	Cash receipts from sale of goods, provision of services and other revenue	01	14,691,226,650	6,037,314,062
2.	Cash paid to suppliers of goods and services	02	(8,891,937,263)	(6,383,823,878)
3.	Cash paid to employees	03	(1,264,148,044)	(732,827,344)
4.	Interest paid	04	(34,580,000)	(2,409,800,001)
5.	Corporate income tax paid	05	-	-
6.	Other cash receipts from operating activities	06	9,538,463,831	10,377,140,534
7.	Other cash payments for operating activities	07	(13,004,512,819)	(10,081,014,747)
	Net cash flows from operating activities	20	1,034,512,355	(3,193,011,374)
II - Cash flows from investing activities				
1.	Cash paid for purchase, construction of PPE and other long-term assets	21	(195,000)	(45,520,000)
2.	Cash proceeds from disposals of PPE and other long-term assets	22	-	-
3.	Cash paid for loans granted, purchase of debt instruments of other entities	23	-	-
4.	Cash receipts from loan repayments, sales of debt instruments of other entities	24	-	-
5.	Cash paid for equity investments in other entities	25	-	-
6.	Cash receipts from equity investments in other entities	26	-	-
7.	Cash receipts from interest, dividends and profits shared	27	457,597	101,544
	Net cash flows from investing activities	30	262,597	(45,418,456)
III - Cash flows from financing activities				
1.	Cash proceeds from issuing shares, capital contribution from owners	31		
2.	Cash paid to owners for capital redemption, repurchase of issued shares	32		
3.	Cash proceeds from borrowings	33	1,720,000,000	3,810,000,000
4.	Cash repayments of principal borrowings	34	(3,200,000,000)	(300,000,000)
5.	Cash repayments of principal finance lease liabilities	35		
6.	Dividends and profits paid to owners	36	-	-
	Net cash flows from financing activities	40	(1,480,000,000)	3,510,000,000
	Net cash flows for the period	50	(445,225,048)	271,570,170
	Cash and cash equivalents at the beginning of the period	60	1,527,753,540	998,645,992
	Effect of foreign exchange rate changes	61	-	-
	Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	1,082,528,492	1,270,216,162

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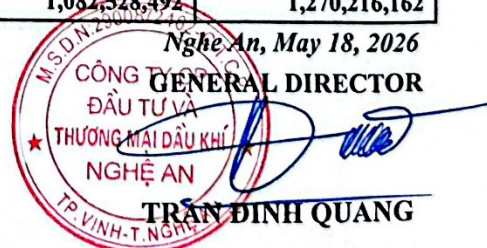
tran dinh quang
TRAN DINH QUANG

CHIEF ACCOUNTANT

tran dinh quang
TRAN DINH QUANG

Nghe An, May 18, 2026

GENERAL DIRECTOR



tran dinh quang
TRAN DINH QUANG

FINANCIAL STATEMENT EXPLANATION

These explanatory notes are an integral part and should be read together with the accompanying financial statements.

I. GENERAL INFORMATION:

1.1. Ownership structure:

Investment & Trade Petroleum Joint Stock Company of Nghe An was established under Business Registration Certificate No. 2703001785 issued by the Department of Planning and Investment of Nghe An Province on February 25, 2008, and subsequent amendments. According to the 13th amended Business Registration Certificate dated June 10, 2016, the company's charter capital is VND 150,000,000,000, with a par value of VND 10,000 per share.

1.2. Business activities: The company's business activities include:

- Real estate business, ownership, and rental of land use rights.
- Construction of civil engineering projects, including industrial park infrastructure and technical infrastructure.
- Construction of various types of buildings.
- Road freight transport.
- Investment trust services.
- Wholesale of construction materials and installation equipment.
- Specialized design services, including consultancy, verification of design documents, and cost estimation for civil, industrial, transport, irrigation, and technical infrastructure projects.
- Management consultancy services, including investment project consultancy and bidding consultancy.
- Mineral exploration, mining, processing, and trading.
- Specialized construction activities, including investment in commercial centers, urban areas, industrial zones, and hydropower projects.
- Architectural and related technical consultancy services, including construction supervision.
- Road and railway construction.
- Financial support services.
- Passenger transport services.
- Rental of surveying and construction equipment.

II. BASIS FOR FINANCIAL STATEMENTS PREPARATION AND ACCOUNTING PERIOD:

2.1. Basis for financial statements preparation:

The accompanying financial statements are presented in Vietnamese Dong (VND) on a historical cost basis, in compliance with Vietnamese Accounting Standards, Vietnamese Accounting System, and other relevant accounting regulations in Vietnam.

2.2. Accounting period:

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

III. ACCOUNTING STANDARDS AND PRINCIPLES:

The company complies with current Vietnamese Accounting Standards in preparing these financial statements.

The financial statements are prepared under Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance.

Accounting method applied: General journal.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

4.1. Accounting estimates:

The preparation of financial statements in compliance with Vietnamese Accounting Standards (VAS), the Vietnamese Accounting System (VAS), and other prevailing accounting regulations in Vietnam requires the Management Board to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets at the date of the financial statements, as well as the reported amounts of revenue and expenses throughout the financial year. Actual results may differ from these estimates and assumptions.

4.2. Cash and cash equivalents:

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with high liquidity that are readily convertible into cash and are subject to an insignificant risk of changes in value.

4.3. Inventories:

Inventories are stated at the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labor costs, and applicable overhead costs incurred to bring the inventories to their present location and condition. The cost of goods sold is determined using the weighted average method. Net realizable value is calculated as the estimated selling price less the costs required to complete the sale, including marketing, selling, and distribution expenses.

The Company's inventory provision is made in accordance with prevailing accounting regulations. Accordingly, the Company is allowed to make provisions for obsolete, damaged, or low-quality inventories when the actual value of inventories exceeds their net realizable value at the end of the financial year.

4.4. Tangible fixed assets and depreciation:

Tangible fixed assets are presented at cost, net of accumulated depreciation.

The cost of tangible fixed assets includes the purchase price and all directly attributable costs necessary to bring the asset into a usable condition.

The cost of self-constructed or self-produced tangible fixed assets includes actual construction or production costs incurred, along with installation and trial operation costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

- Buildings: 5 – 6 years
- Machinery & Equipment: 3 – 7 years
- Transportation Means: 4 – 7 years

- Office Equipment: 3 – 6 years
- Other Fixed Assets: 3 – 4 years

4.5. Construction in progress:

Assets under construction for production, rental, management, or any other purpose are recognized at cost. These costs include service costs and related borrowing costs in accordance with the Company's accounting policies. Depreciation of these assets is applied similarly to other assets, beginning when the asset is in a ready-for-use state.

4.6. Long-term prepaid expenses:

Other long-term prepaid expenses include tools, equipment, small components, marketing, and advertising costs that are expected to provide future economic benefits to the Company for at least one year. These costs are capitalized as long-term prepaid expenses and allocated to the Income Statement using the straight-line method over three years, following prevailing accounting regulations.

4.7. Revenue recognition:

Revenue is recognized when the outcome of a transaction can be reliably determined and when the Company is likely to receive economic benefits from it. Sales revenue is recognized upon delivery and transfer of ownership to the buyer.

Interest income from deposits is recognized on an accrual basis, determined based on account balances and applicable interest rates.

4.8. Construction contracts:

When the outcome of a construction contract can be reliably estimated, revenue and related costs are recognized based on the percentage of completion method as of the financial year-end. This percentage is calculated as the ratio of incurred costs for completed work at the reporting date to the total estimated contract costs unless the incurred costs do not reasonably reflect the progress of the work performed. These costs may include additional expenses, compensation, and performance-related bonuses agreed upon with the client.

If the outcome of a construction contract cannot be reliably estimated, revenue is recognized only to the extent of contract costs incurred that are likely to be recoverable.

4.9. Provisions:

Provisions are recognized when the Company has a present obligation as a result of a past event and it is probable that the Company will be required to settle the obligation. Provisions are determined based on management's estimates of the necessary costs to settle the obligation as of the reporting date.

4.10. Taxes:

Corporate income tax represents the total amount of current tax payable and deferred tax.

Current tax liabilities are calculated based on taxable income for the year. Taxable income differs from net profit presented in the Income Statement because taxable income excludes certain non-taxable income, expenses deductible in different periods, and non-deductible expenses. The Company determines corporate income tax based on prevailing tax regulations, which may change over time. The final determination of corporate income tax depends on the tax audit results of the competent tax authorities.

Deferred income tax is calculated on the differences between the carrying amounts and tax bases of assets and liabilities in the financial statements and is recognized using the balance sheet method. Deferred tax liabilities are recognized for all temporary differences, while deferred tax assets are recognized only when it is probable that future taxable profits will be available to utilize the deductible temporary differences.

Deferred tax is measured using the expected tax rates applicable in the period when assets are recovered, or liabilities are settled. Deferred tax is recognized in the Income Statement unless it relates to items recorded directly in equity, in which case it is also recognized in equity.

Deferred tax assets and liabilities are offset when the Company has a legally enforceable right to offset current tax assets against current tax liabilities, and when deferred tax assets and liabilities relate to corporate income tax managed by the same tax authority, with the intention to settle current tax liabilities on a net basis.

Other taxes are applied in accordance with prevailing tax laws in Vietnam.

V. SUPPLEMENTARY INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET:**1. Cash and Cash Equivalents**

	31-03-26	01-01-26
	VND	VND
- Cash	559,520,613	977,082,958
- Bank deposits	523,007,879	550,671,582
- Short-term savings deposits (under 3 months)	-	-
Total	1,082,528,492	1,527,754,540

2. Other Short-term Receivables

	31-03-26	01-01-26
	VND	VND
- Other receivables	44,546,962,806	33,109,745,573
- Advances to employees	1,346,813,909	865,599,350
- Other payables and accrued liabilities	23,044,160,042	14,419,218,246
- Advances	7,189,525,924	15,889,637,931
	76,127,462,681	64,284,201,100

3. Inventories

	31-03-26	01-01-26
	VND	VND
- Raw materials	-	-
- Tools and equipment	-	-
- Work in progress	-	-
- Goods	76,156,321,436	72,555,139,141
Total	76,156,321,436	72,555,139,141

4. Increases and decreases in tangible fixed assets:

Item	Buildings & Structures	Machinery & Equipment	Transportation Means & Transmission	Office Equipment & Management Tools	Total
Balance as at 31/03/2026	27,093,983,338	163,584,562	1,611,451,069	195,030,130	29,064,049,099
Accumulated depreciation					-
Balance as at 31/03/2026	6,114,870,750	163,584,562	1,611,451,069	195,030,130	8,084,936,511
Depreciation for the period	149,716,570	-			149,716,570
- Other increases					-
- Other decreases					-
Balance as at 31/03/2026	6,264,587,320	163,584,562	1,611,451,069	195,030,130	8,234,653,081
Net book value of tangible fixed assets					
As at 01/01/2026	20,979,112,588	-	-	-	20,979,112,588
As at 31/03/2026	20,829,396,018		-	-	20,829,396,018

5. Construction in Progress

	<u>31-03-26</u> VND	<u>01-01-26</u> VND
1. Acquisition of fixed assets	-	-
2. Construction in progress	46,002,963,347	44,897,740,255
- Nghi Phu Project	505,760,927	505,760,927
- Cua Lo Resort Project	-	-
- Vinh Tan Urban Area Project	568,708,938	568,708,938
- Hung Loc Residential Area Project	44,893,530,755	43,788,307,663
- Nghia Dan Project	34,962,727	34,962,727
3. Major repairs of fixed assets	-	-
Total	<u>46,002,963,347</u>	<u>44,897,740,255</u>

6. Long-term Prepaid Expenses

	<u>31-03-2026</u> VND	<u>01-01-2026</u> VND
- Long-term prepaid expenses	-	-
Total	<u>-</u>	<u>-</u>

7. Taxes and Other Payables to the State Budget

	938,649,465	372,919,721
	<u>31-03-2026</u> VND	<u>01-01-26</u> VND
- Value Added Tax	-	-
- Other taxes	-	372,919,721
Total	<u>-</u>	<u>372,919,721</u>

8. Other short-term payables

	<u>31-03-2026</u> VND	<u>01-01-26</u> VND
- Trade union fees	16,389,161	12,528,470
- Social insurance, health insurance, and unemployment insurance	214,214,400	209,539,200
- Other payables	-	-
Total	<u>230,603,561</u>	<u>222,067,670</u>

9. Long-term borrowings and financial lease liabilities

Item	31-03-2026 VND	01-01-26 VND
- Nga Hong Khanh Co., Ltd.	32,824,017,564	32,824,017,564
- Phu Nguyen Nga Viet Co., Ltd.	6,849,999,999	7,549,999,999
- Hanviland Joint Stock Company	1,008,457,950	1,008,457,950
Total	40,682,475,513	41,382,475,513

VI. ADDITIONAL INFORMATION ON ITEMS IN THE INCOME STATEMENT:**1. Revenue from sales of goods and provision of services**

	Quarter I/2026 VND	Quarter I/2025 VND
- Revenue from construction activities		
- Revenue from real estate sales		
- Revenue from sales of goods and services	7,589,087,760	25,848,919,922
Total	7,589,087,760	25,848,919,922

2. Cost of Goods Sold

	Quarter I/2026 VND	Quarter I/2025 VND
- Cost of construction activities		
- Cost of real estate sales		
- Cost of goods and services sold	6,248,772,129	19,805,244,492
Total	6,248,772,129	19,805,244,492

3. Financial activity revenue

	Quarter I/2026 VND	Quarter I/2025 VND
3- Interest income from deposits and loans	457,597	101,544

4. Financial expenses

	Quarter I/2026 VND	Quarter I/2025 VND
- Interest expenses	1,221,601,957	1,614,226,289

VII. OTHER INFORMATION

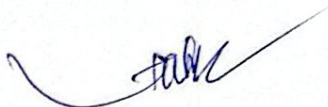
1. Events occurring after the end of the financial year:

No significant events occurred after the end of the financial year up to the date of this report that require adjustment or presentation in the financial statements.

2. Comparative figures:

Certain figures from the previous reporting period have been reclassified to ensure comparability with the figures of the current period.

PREPARING PERSON




Thai Thi Huong

CHIEF ACCOUNTANT



Thai Thi Huong

GENERAL DIRECTOR
Nghen An, May 18, 2026

Tran Dinh Quang

