

CONSOLIDATED FINANCIAL STATEMENT

ELECTRICITY INVESTMENT - SERVICE - TRADE JOINT STOCK COMPANY

For Q4/2025 ended as at December 31, 2025

BALANCE SHEET
As at December 31, 2025

Code	ASSETS	Notes	31/12/2025	1/1/2025
			VND	VND
100	CURRENT ASSETS		838,612,524,697	899,511,361,955
110	Cash and cash equivalents	01	863,371,127	278,523,477
111	Cash		863,371,127	278,523,477
112	Cash equivalents		-	
120	Current financial investment	04	728,334,905,255	787,419,562,034
121	Trading securities		-	-
122	Provision for Trading securities devaluation (*)		(67,978,045,656)	(8,893,388,877)
123	Held-to-Maturity Investments		796,312,950,911	796,312,950,911
130	Current receivables		69,385,155,503	71,072,824,950
131	Current trade receivables	02	9,245,583,859	7,934,386,619
132	Current advances to suppliers	03	25,761,951,118	25,834,701,254
133	Current internal receivables		10,000,000	
134	Receivables under the construction contract schedule		-	
135	Current receivables from loans		-	
136	Other current receivables	05	122,503,669,174	121,924,323,082
137	Provisions for doubtful current receivables (*)		(108,280,583,445)	(104,765,120,802)
139	Shortage of assets awaiting resolution		20,144,534,797	20,144,534,797
			-	
140	Inventories	06	29,004,465,788	29,004,465,788
141	Inventories		29,004,465,788	29,004,465,788
149	Provisions for devaluation of inventories (*)		-	
			-	
150	Other current receivables		11,024,627,024	11,735,985,706
151	Current prepayments		973,148	
152	Deductible VAT		10,504,947,861	10,217,279,691
153	Taxes and receivables from the State budget	15	518,706,015	1,518,706,015
154	Repurchase agreement (repo) on government bonds		-	
155	Other current receivables		-	
			-	
200	NON-CURRENT ASSETS		312,948,177,111	298,120,692,529
210	Non-current receivables		92,064,845,364	91,964,845,364
211	Non-current trade receivables		-	-
212	Non-current prepaid to the suppliers		-	-
213	Working capital from sub-units		-	-
214	Non-current internal receivables		-	-
215	Non-current loan receivables		-	-
216	Other non-current receivables	05	92,064,845,364	91,964,845,364
219	Provisions for doubtful non-current receivables (*)		-	
			-	
220	Other tangible fixed assets		52,831,492,427	54,707,271,659
221	Tangible fixed assets	08	9,280,462,683	9,890,836,695
222	Original costs		28,425,894,089	28,425,894,089
223	Accumulated depreciation(*)		(19,145,431,406)	(18,535,057,394)
224	Financial leased fixed assets		-	-

225	Original costs		-	-
226	Accumulated depreciation(*)		-	-
227	Intangible fixed assets	09	43,551,029,744	44,816,434,964
228	Original costs		56,374,580,642	56,374,580,642
229	Accumulated depreciation(*)		(12,823,550,898)	(11,558,145,678)
230	Investment property	10	10,777,884,986	10,982,545,718
231	Original costs		13,984,236,454	13,984,236,454
232	Accumulated depreciation(*)		(3,206,351,468)	(3,001,690,736)
240	Non-current assets in progress	07	154,273,954,334	137,466,029,788
241	Non-current unfinished production costs		-	-
242	Construction-in-progress costs		154,273,954,334	137,466,029,788
250	Non-current financial investment	04	3,000,000,000	3,000,000,000
251	Investment in subsidiaries		-	-
252	Investment in an associate company or joint venture		-	-
253	Equity investment in another entity		3,000,000,000	3,000,000,000
254	Provisions for impairment of non-current financial investment(*)		-	-
255	Held-to-Maturity Investments		-	-
260	Other non-current assets		-	-
261	Non-current prepaid expenses	11	-	-
262	Deferred income tax assets		-	-
263	Non-current equipment, materials and spare parts		-	-
268	Other non-current assets		-	-
270	TOTAL ASSETS		1,151,560,701,808	1,197,632,054,484

BALANCE SHEET
As at December 31, 2025
(continued)

Code	RESOURCES	Notes	31/12/2025	1/1/2025
			VND	VND
300	I. LIABILITIES		913,632,562,743	826,431,263,426
310	Current liabilities		842,112,134,630	754,910,835,313
311	Current trade payables	13	7,395,352,141	7,515,975,279
312	Current advances from customers	14	29,585,855,515	28,694,839,749
313	Taxes and payables to the State	15	26,492,452,069	7,107,048,431
314	Payables to employees		2,499,734,080	2,878,113,384
315	Current accrued expenses	16	79,423,614,906	12,937,889,993
316	Current internal payables		-	
317	Payables for work completed		-	
318	Current unearned revenue	17	-	
319	Other current payables	18	600,373,728,162	599,435,570,720
320	Current loans and obligations under financial leases	12	96,132,456,167	96,132,456,167
321	Provisions for current payables		-	
322	Reward and welfare funds		208,941,590	208,941,590
323	Price stabilization fund		-	
324	Repurchase agreement (repo) on government bonds		-	
330	Non-current liabilities		71,520,428,113	71,520,428,113
331	Non-current payables to the seller		-	
332	Non-current prepaid payments from the buyers		-	
333	Non-current accrued expenses		-	
334	Internal payables related to equity		-	
335	Non-current internal payables		-	
336	Non-current unearned revenue		-	
337	Other non-current payables	18	-	
338	Non-current loans and obligations under finance leases		71,520,428,113	71,520,428,113
339	Convertible bond		-	
340	Preferred stock		-	
341	Deferred tax liabilities		-	
342	Provisions for non-current payables		-	
343	Funds for Science and technology development		-	
400	EQUITY	19	237,928,139,065	371,200,791,058
410	Equity		237,928,139,065	371,200,791,058
411	Owner's capital contribution		454,071,610,000	454,071,610,000
411a	Voting Ordinary shares		454,071,610,000	454,071,610,000
411b	Preferred stock		-	-
412	Share premium		1,000,000,000	1,000,000,000
413	Convertible bond option		-	
414	Other owners' equity		-	
415	Treasury stock (*)		-	
416	Assets revaluation reserve		-	

417	Foreign exchange differences	-	-
418	Fund for investment and development	2,773,035,995	2,773,035,995
419	Enterprise restructuring support fund	-	-
420	Other equity funds	-	-
421	Retained earnings	(219,916,506,930)	(86,643,854,937)
421a	Accumulated undistributed Post-tax profit As at the end of previous Year	(86,643,854,937)	(54,707,920,717)
421b	Undistributed Post-tax profit for this year	(133,272,651,993)	(31,935,934,220)
422	Capital investment for construction	-	-
430	Other sources of funds and budgets	-	-
431	Funding sources	-	-
432	Funds that have formed fixed assets (hoặc Funds allocated to fixed assets)	-	-
440	TOTAL CAPITAL SOURCE	1,151,560,701,808	1,197,632,054,484

Ho Chi Minh City, January 28, 2026

Chief Accountant



La Thi Vuong Quy

General Director




Hoàng Huy Hung

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INCOME STATEMENT

Q4, 2025

Code	ITEMS	Notes	Q4, 2025			
			Quarter 04.2025	Quarter 04.2024	Accumulated to Q4/2025	Accumulated to Q4/2024
01	1. Revenue from goods sold and services rendered	01	4,308,751,957	9,375,272,217	10,286,089,934	40,738,758,970
02	2. Revenue deductions	02	-	-	1,844,481	17,248,000
10	3. Net revenue from sales of goods and services rendered	03	4,308,751,957	9,375,272,217	10,284,245,453	40,721,510,970
11	4. - Cost of goods sold	04	-	-	-	-
			1,720,054,955	6,705,078,736	5,868,040,075	32,616,086,449
20	5. Gross profit from goods sold and services rendered		-	-	-	-
			2,588,697,002	2,670,193,481	4,416,205,378	8,105,424,521
21	6. Financial income	05	46,552	152,030	653,228,940	483,137
22	7. Financial expenses	06	55,133,010,679	-	125,646,142,918	1,945,041,566
-	<i>Of which: Interest expense</i>		1,977,279,818	-	66,561,486,139	1,945,041,566
25	8. Selling expenses	07	13,177,828	675,000	13,177,828	100,727,773
26	9. Administration expenses	08	4,626,812,814	17,534,799,965	8,612,782,929	26,600,014,108
30	10. Net profit from business operation		-	-	-	-
			(57,184,257,767)	(14,865,129,454)	(129,202,669,357)	(20,539,875,789)
31	11. Other income	09	5,346,772	15	8,515,220	598,209,616
32	12. Other expenses	10	20,011,225	779,600,388	3,886,758,752	859,183,009
40	13. Other profit		-	-	-	-
			(14,664,453)	(779,600,373)	(3,878,243,532)	(260,973,393)
50	14. Total Accounting Profit Before Tax		-	-	-	-
			(57,198,922,220)	(15,644,729,827)	(133,080,912,889)	(20,800,849,182)
51	15. Current Corporate Income Tax Expense		-	-	-	-
52	16. Deferred Corporate Income Tax (expense)		-	-	191,739,104	-
60	17. Profit after Corporate Income Tax		-	-	-	-
			(57,198,922,220)	(15,644,729,827)	(133,272,651,993)	(20,800,849,182)

Ho Chi Minh City, January 28, 2026

Chief Accountant

La Thi Vuong Quy

General Director

Hoang Huy Hung



CASH FLOW STATEMENT

(According to indirect method)

Q4, 2025

Items	Code	Notes	Accumulated to Q4/2025	Accumulated to Q4/2024
1	2	3	4	5
I. Cash flow from operating activities				
1. Revenue from sales, services, and other income	01		7,873,739,457	32,197,321,662
2. Payments to suppliers of goods and services	02		(5,776,042,473)	(20,697,041,038)
3. Payments to employees	03		(704,150,904)	(509,972,138)
4. Interest paid	04		-	(22,937,000)
5. Paid Corporate income tax	05		-	-
6. Other cash inflows from operating activities	06		7,436,092,399	4,963,690,534
7. Other cash outflows for operating activities	07		(8,236,897,318)	(15,990,479,077)
Net cash generated from operating activities	20		592,741,161	(59,417,057)
II. Cash flow from investing activities				
1. Outflow for procurement and construction of fixed assets, and other Non-current assets	21		-	-
2. Proceeds from disposal and of fixed assets, and other Non-current assets	22		-	-
3. Outflows for lending and purchasing debt instruments of other entities	23		-	-
4. Cash recovered from lending an selling of debt instruments of other entities	24		-	-
5. Outflows for equity investments in another entity	25		-	-
6. Cash recovered from investments in another entity	26		-	-
7. Income from interest, dividends and profits	27		-	-
Net cash flow from investment	30		-	-
III. Cash flow from financial activities				
3. Proceeds from borrowings	33		-	-
4. Repayment of borrowings	34		-	-
Net cash flow generated by financial activities	40		-	-
Net cash flow during the period (50 = 20+ 30+ 40)	50		592,741,161	(59,417,057)
Cash and cash equivalents at the beginning of the period	60		270,454,349	337,940,534
Impact of foreign exchange rate changes on foreign currency conversion	61		175,617	-
Cash and equivalents at the end of the period (70=50+ 60+ 61)	70	VIII	863,371,127	278,523,477

Chief Accountant
(Signature and Full name)



La Thi Vuong Quy

Ho Chi Minh City, January 28, 2026

General Director

(Signature, full name and seal)



Hoang Huy Hung

NOTE FOR CONSOLIDATED FINANCIAL STATEMENT Q4, 2025

(This note is an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

I. The Business operation characteristics

1. Form of capital ownership

Cong ty Co phan Dau Tu Thuong mai Dich vu Dien Luc, with the trading name "Electricity Investment-Service Trade Joint Stock Company" and the abbreviated name "ECInvest", is operating under the Enterprise Registration Certificate No 4103007426 dated July 30, 2007 and changed for the ninth time on December 02, 2024 issued by the Department of Planning and Investment of Ho Chi Minh City.

- The Company's headquarter is located at No 4 Nguyen Sieu Ben Nghe Ward, District 1 Ho Chi Minh City

The company's registered capital as per Enterprise Registration Certificate No. 4103007426 was amended for the second time on June 30, 2009, to 841,000,000,000 VND. The actual contributed capital reflected in the "Owners' equity" item - Code 411 as at December 31, 2025, is 454,071,610,000 VND, equivalent to 45,407,161 shares. The par value per share is 10,000 VND.

2. Business fields

Real estate, hotel and travel services business.

3. Business line

The company's main activities are:

- Restaurant and hotel operations (excluding operations at the headquarters);
- Domestic and international travel services;
- Real estate business, office and warehouse leasing;
- Real estate brokerage, valuation, and trading services; tender consulting;
- Office and warehouse leasing; Entertainment services (excluding operations at the headquarters);
- Insurance agency, foreign exchange trading agency, airline ticket sales agency;
- Wholesale of iron, steel, and other metals (excluding gold bullion);
- Supporting services related to tourism promotion and organization;
- Other wholesale activities.

4. Normal operating cycle The Company's normal operating cycle does not exceed 12 months.

5. Characteristics of business operations during the fiscal year that affect financial statements: None

6. Business structure:

The Company has the following subsidiaries:

Subsidiary name	Address	Main Business line
The Company Office	No 4, Nguyen Sieu, Sai Gon Ward, HCMC	Real estate business; Travel car leasing.
Dien Luc Hotel	No 5/ 11, Nguyen Sieu, Sai Gon Ward, HCMC	Hotel service business.
Dien Luc Hotel - Vung Tau	No 147 Phan Chu Trinh, Vung Tau Ward, HCMC	Hotel service business.
Branch of Electricity Investment - Service - Trade Joint Stock Company - "Ngoi Nha Tuong Lai" Real Estate	No 25 - 25A Tang Bat Ho, Thanh My Tay Ward, HCMC	Real estate business
Electricity Investment - Service - Trade Joint Stock Company - Ha Noi Branch	No 89 Giang Van Minh, Ngoc Ha Ward, Ha Noi City	Operate under the Company's authorization
Electricity Investment - Service - Trade Joint Stock Company - Ninh Thuan Branch	142/2/7 Trinh Hoai Duc, Dong Hai Ward, Khanh Hoa Province	Operate under the Company's authorization

The Company has the following subsidi	Address	Main Business line
Vietlife Travel and Import Export Service Trading Joint Stock Company	2nd Floor, BTJ Building, 86-88 Nguyen Huu Cau, Tan Dinh Ward, Ho Chi Minh City	Travel, airline ticket agent, train, room booking

7. Information comparability declaration in the Financial statements

The Company has adopted Circular No. 200/2014/TT-BTC and 202/2014/TT-BTC dated December 22, 2014 issued by the Ministry of Finance, which replaces Decision No. 15/2006/QĐ-BTC dated March 20, 2006 and Circular No. 244/2009/TT-BTC dated December 31, 2009 issued by the Ministry of Finance, for the preparation and presentation of financial statements.

II. Accounting period, currency used in accounting

1. Fiscal year: from January 01 to December 31
2. Functional currency Vietnamese dong (VND)

III. Applicable accounting standards and regulations

1. Applicable accounting standards

The Company applies the Vietnamese accounting system as prescribed by Circulars 200/2014/TT-BTC and 202/2014/TT-BTC dated December 22, 2014, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in preparing and presenting financial statements.

2. Compliance Statement with Accounting Standards and regulations

The Board of Directors confirms that the Company has complied with the requirements of Vietnamese accounting system as prescribed by Circulars 200/2014/TT-BTC and 202/2014/TT-BTC dated December 22, 2014, as well as other circulars issued by the Ministry of Finance guiding the implementation of accounting standards in the preparation and presentation of the financial statements.

Basis of preparation of Consolidated Financial Statements

The consolidated financial statements are prepared under the historical cost principle.

The Company's consolidated financial statements are prepared on the basis of the consolidation of the separate financial statements of the Company and the separate financial statements of the subsidiaries controlled by the Company, for the fiscal year ended December 31st of each year.

In the Company's consolidated financial statements, intra-group transactions and balances related to assets, equity and receivables, payables have been fully eliminated.

IV. Applicable accounting policies

1. Principles for converting financial statements from foreign currency to Vietnamese Dong

The application of exchange rates for the conversion of financial statements shall comply with the guidance provided in the Enterprise Accounting Regime, as stipulated in Circular No 200/2014/TT-BTC dated December 22, 2014

2. Types of exchange rates used in accounting: Not applicable
3. Principle for determining the effective interest rate used for discounting cash flows: Not applicable
4. Principles for recognizing the cash and cash equivalents:

Cash includes cash on hand, demand deposits, time deposits, money in transit, and monetary gold. Cash equivalents are current investments with original maturities of three months or less that are readily convertible to known amounts of cash and bear insignificant risk of changes in value.

5. Principles for recognizing the financial investments

For Held To Maturity: time deposits of less than 12 months and loans.

6. Accounting principle for accounts receivable:

Accounts receivable are presented at its carrying amount less allowance for doubtful accounts.

Classification of receivables into trade receivables, intercompany receivables, and other receivables is based on the following principles:

Trade receivables reflect commercial receivables arising from purchase-sale transactions between the Company and buyers who are independent entities of the Company, including receivables from export sales entrusted to other entities.

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- Intercompany receivables represent amounts due from subsidiaries that are not separate legal entities.
- Other receivables reflect non-trade receivables that are not related to sales transactions.
An allowance for doubtful accounts is established for each individual uncollectible receivable based on the age of the overdue balance or the expected loss. Specifically:
 - For overdue receivables, the allowance is provided at a rate of:
 - 30% of the balance for receivables overdue for more than 6 months but less than 1 year.
 - 50% of the balance for receivables overdue for more than 1 Years but less than 2 years.
 - 70% of the balance for receivables overdue for more than 2 Years but less than 3 years.
 - 100% of the balance for receivables overdue for more than 3 years.
- For receivables that are not overdue but are unlikely to be recovered: Based on the expected loss level, reserve is established.

7. Principles for recognition of inventories

- Inventories are measured at its cost. If the net realizable value is lower than the cost, the inventories shall be measured
- at the net realizable value. The cost of inventories shall comprise the purchase price, costs of conversion, and other costs incurred in bringing the inventories to their present location and condition.
 - Inventories are valued using the weighted average cost method.
 - Inventories are accounted for using the periodic inventory method.
- An allowance for inventory devaluation is established at the end of the year for the difference between the cost of inventories and their net realizable value. The Company does not recognize any allowance for inventory devaluation.

8. Principles for recognition and depreciation of fixed assets, Finance Leased fixed assets, and Investment Property

a. Principles for recognition and depreciation of tangible and intangible fixed assets

- Fixed assets are stated at cost less accumulated depreciation. The cost of fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the assets are ready for use. Expenses incurred after initial
- recognition are only recorded as an increase in the cost of fixed assets if it is certain that these costs will increase future economic benefits from the use of the assets. Expenses incurred that do not satisfy the above conditions are recorded as production and business expenses in the period.

- Depreciation is calculated using the straight-line method. The depreciation rate for tangible and intangible fixed assets
- is applied according to Circular 45/2013/TT-BTC dated April 25, 2013 issued by the Ministry of Finance. The depreciation period is calculated as follows:

+ Machinery and equipment	08 - 10 Years
+ Means of transport	07 - 10 Years

b. Recognition and depreciation of finance lease assets

- Finance leased fixed assets: The original cost of fixed assets under finance leases is recognized at the fair value of the
- leased asset or the present value of minimum lease payments (in cases where the fair value exceeds the present value of minimum lease payments), plus any directly incurred initial costs related to the finance lease.

c. Principles for Recognition and Depreciation of Investment Properties

- Investment properties are recognized at cost. During the holding period for capital appreciation or operating lease
- purposes, investment properties are recognized at their original cost, accumulated depreciation, and the remaining
 - Investment properties are depreciated in the same manner as the company's fixed assets.

9. Accounting principles for business cooperation contracts:

a. For BBC in the form of jointly controlled business activities:

The parties participating in the joint venture jointly open accounting books to record and reflect in their separate Financial Statements the following contents:

- Assets contributed to the joint venture and controlled by the business capital contributor;
- Debts to be incurred;
- Revenue shared from the sale of goods or provision of services of the joint venture;
- Expenses to be incurred.

The parties shall divide the revenue from the sale of goods or provision of services of the joint venture, and divide the common expenses according to the agreements in the Joint Venture Contract.

b. For BBC sharing after-tax profits

According to the terms of the agreement at BBC, the parties will share profits and losses based on BBC's business results. The company will record in the Business Performance Report the revenue, expenses and profits corresponding to the BBC's agreed share. The ratio of sharing business cooperation results is stipulated in each specific contract after the parties have fulfilled BBC's obligations to the State Budget.

10. Accounting principles for deferred Corporation Income Tax: None

11. Accounting principles for prepaid expenses

Prepaid expenses are gradually allocated to production and business costs, including: Pre-operating costs; Tools and equipment, costs used for many business cycles.

Prepaid expenses are gradually allocated using the straight-line method and the allocation time is based on the nature and level of each type of expense for reasonable allocation.

- Prepaid expenses are monitored in detail by period.

12. Accounting principle for payables:

Payables are recorded for future amounts payable related to goods and services received.

Classification of payables as trade payables, intercompany payables, and other payables is based on the following principles:

+ Trade payables reflect commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity from the Company, including payables when importing through a consignee

+ Intercompany payables represent amounts between a superior unit and a subordinate unit that are not separate legal entities.

+ Other payables reflect non-trade payables that are not related to transactions of purchasing, selling, providing goods and services.

The Company does not revalue payables that meet the definition of foreign currency-denominated monetary items.

The Company does not record payables lower than payment obligations.

The company does not make provisions for liabilities.

13. Principles for recognizing loans and financial lease payables:

Loans and financial lease payables are monitored for each lending entity, each loan agreement and the repayment term of loans and financial lease payables.

14. Principles for recognizing and capitalizing borrowing costs

Borrowing costs are recorded in production and business expenses in the period when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs".

15. Principles of recognizing payable expenses

Actual expenses that have not yet arisen but are estimated to be recorded in production and business expenses in the period to ensure that when actual expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When such expenses arise, if there is a difference with the amount deducted, the accountant will record additional expenses or reduce the expenses corresponding to the difference.

16. Principles and methods of recording provisions for payables

- Principle of recognizing payable provisions:

Provisions for payables are recorded when they satisfy the conditions specified in Accounting Standard No. 18 "Provisions, assets and contingent liabilities".

- Methods of recognizing payable provisions:

Provisions for payables are additionally created (or reversed) according to the larger (or smaller) difference between the amount of provisions for payables to be created this year compared to the amount of provisions for payables created in the previous year that have not been used and are recorded in the accounting books.

The Company does not generate any provisions for payables

17. Principles for Recognizing Unearned Revenue

Unearned revenue includes the amount of money that customers have paid in advance for one or more accounting periods for leasing assets.

Unearned revenue is transferred to Sales and Service Revenue or Financial Activity Revenue according to the amount determined in accordance with each accounting period.

The Company does not generate Unearned Revenue

18. Principles of recognizing owner's equity:

a. *Principles of recognizing owner's investment capital, capital surplus, other capital of owner:*

+ Owner's investment capital: is recognized according to the actual capital contributed by the owner;

Capital surplus: is recognized according to the difference greater (or less) between the actual issuance price and the par value of shares in joint stock companies when issuing shares for the first time, issuing additional shares or reissuing treasury shares;

Other owners' equity: is recognized at the remaining value between the fair value of assets that the company receives from other organizations and individuals, after deducting (-) the tax payable (if any) related to these donated assets.

The company only recognizes the investment capital of the owner.

b. *Principles for recognizing differences in asset revaluation:*

The company does not have any asset revaluation transactions.

c. *Principles for recognizing exchange rate differences:*

Exchange rate differences reflected on the Balance Sheet are exchange rate differences arising or revaluation at the end of the period of foreign currency items (exchange rate gains or losses) of investment activities in construction and development (pre-operational period, not yet completed investment).

Recognition, evaluation and handling of exchange rate differences in the company in 2016 are implemented in accordance with the provisions of Circular 200/2014/TT-BTC dated December 22, 2014 issued by the Ministry of Finance.

d. *Principles for recognizing undistributed revenue:*

Undistributed profits after tax reflected on the Balance Sheet are the profits (profits or losses) from the business's activities after deducting (-) the current year's CIT expenses and adjustments due to retroactive application of changes in accounting policies and retroactive adjustments of material errors of previous years.

19. Principles and methods for recognizing revenue:

a. *Revenue from sales:*

Sales revenue is recognized when the conditions for recognizing sales revenue are satisfied as prescribed in Accounting Standard No. 14 "Revenue and other income" such as:

+ Most of the risks and benefits associated with ownership of the product or goods have been transferred to the buyer.

+ The company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods.

+ Revenue is determined relatively reliably.

+ The company has received or will receive economic benefits from the sales transaction.

+ The costs related to the sales transaction can be determined.

Sales revenue is determined at the fair value of the amounts received or to be received according to the accrual accounting principle. Advance payments from customers are not recognized as revenue in the period. In case of deferred payment sales, the interest on deferred payment will be deferred in the "Unearned Revenue" item and will be recorded in financial income when the interest is due.

b. *Revenue from providing services:*

Revenue from providing services is recognized when the conditions for recognizing revenue from providing services are satisfied as prescribed in Accounting Standard No. 14 "Revenue and other income", as follows:

+ Revenue is determined with relative certainty;

+ It is possible to obtain economic benefits from the service provision transaction;

+ The portion of work completed on the date of preparing the Balance Sheet can be determined;

- + The costs incurred for the transaction and the costs to complete the service provision transaction can be determined

The portion of service provision work completed is determined according to the method of assessing completed work.

c. Financial income:

Financial revenue includes revenue arising from interest, royalties, dividends, profits shared and other financial revenue items recorded when simultaneously satisfying the following two (2) conditions:

- + It is possible to obtain economic benefits from the transaction;
- + Revenue is determined relatively reliably.

d. Revenue from construction contract:

The Company does not generate revenue from construction contract:

20. Accounting principles for revenue deductions

Revenue deductions include discounts, sales discounts, and sales returns that arise in the same period of consumption of products, goods, and services and are adjusted to reduce revenue in the period in which they arise.

In the case of products, goods, and services that have been consumed in the previous period and sales discounts and returns arise in this period, they are recorded as reductions according to the following principles:

- + If the discounts and returns arise before the issuance of the Financial Statements for this period, the revenue is recorded as reductions in the Financial Statements for this period.
- + If the discounts and returns arise following the issuance of the Financial Statements for this period, the revenue is recorded as reductions in the Financial Statements for this period.

21. Principles of accounting for cost of goods sold

Cost of products, goods, services, investment real estate; production cost of construction products (for construction enterprises) sold during the period. In addition, cost of goods sold also reflects costs related to investment real estate business activities such as: Depreciation costs; repair costs; costs of leasing investment real estate under the operating lease method (in case of small occurrence); costs of transferring and liquidating investment real estate, etc.

For the value of inventory that is lost or damaged, accountants must immediately calculate it into cost of goods sold (after deducting compensation, if any).

For direct material costs that exceed normal levels, labor costs, and fixed general production costs that are not allocated to the value of products in stock, accountants must immediately calculate it into cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed.

Import tax, special consumption tax, environmental protection tax have been included in the value of purchased goods. If these taxes are refunded when selling goods, they will be recorded as a reduction in the cost of goods sold.

22. Principles and methods for recognizing Financial expenses

Expenses recorded in financial expenses include:

- + Expenses or losses related to financial investment activities;
- + Lending and borrowing costs;
- + Losses due to changes in exchange rates of transactions arising from foreign currencies;
- + Provisions for devaluation of securities investments.

The above amounts are recorded according to the total amount incurred during the period, without offsetting against financial income.

23. Principles of accounting for selling costs and business management costs

Selling costs reflect actual costs incurred in the process of selling products, goods, and providing services.

Business management costs reflect the general management costs of the company.

24. Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses:

Current corporate income tax expenses are determined based on taxable income and corporate income tax rates in the current year.

Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences and corporate income tax rates.

Current corporate income tax expenses are not offset against deferred corporate income tax expenses.

25. Related individuals

A related person is an organization or individual that has a direct or indirect relationship with an enterprise in the following cases:

- The parent company, the parent company manager and the person with the authority to appoint that manager for a subsidiary in the group of companies;
- A subsidiary of the parent company in the group of companies;
- A person or group of people who are able to influence the decision-making and operations of that enterprise through the enterprise management agency;
- An enterprise manager;
Wife, husband, biological father, adoptive father, biological mother, adoptive mother, biological child, adopted child,
- biological brother, biological sister, biological sibling, brother-in-law, sister-in-law of the company manager or of the member, shareholder owning the capital contribution or controlling shares;
- Individuals authorized to represent the persons, companies specified in points a, b, c, d and dd, Clause 17, Article 4 of the Law on Enterprises
- Enterprises in which the persons, companies specified in points a, b, c, d, dd, e and h, Clause 17, Article 4 of the Law on Enterprises own enough to control the decision-making of the management agencies in that enterprise;
- Groups of people agreeing to coordinate to take over the capital contribution, shares or interests in the company or to control the decision-making of the company.

In considering each possible related party relationship for the preparation and presentation of the separate financial statements, the Company pays attention to the substance of the relationship rather than the legal form.

26. Other accounting methods and principles

a. Principles for recognizing trade receivables and other receivables

Recognition principles:

Customer receivables, prepayments to suppliers, internal receivables and other receivables at the reporting date, if:

- + With a collection or payment period of less than 1 year are classified as current assets.
- + With a collection or payment period of above than 1 year are classified as non-current assets.

Provision for doubtful debts:

Provision for doubtful debts represents the estimated loss of receivables that are unlikely to be paid by customers at the time of preparing the Financial Statements.

b. Principles for recognizing trade payables and other payables

Payables to suppliers, internal payables, other payables, loans at the time of reporting, if:

- + With a collection or payment period of less than 1 year are classified as current debt.
- + With a collection or payment period of more than 1 year are classified as non-current debt.

Deferred income tax (if any) is classified as non-current debt.

Unit : VND

Additional information for items presented in the Consolidated Balance Sheet

	<u>31/12/2025</u>	<u>1/1/2025</u>
Cash and cash equivalents:		
Cash on hand (*)	127,371,777	9,232,397
Cash in bank (**)	735,999,350	269,291,080
Cash equivalents (***)	-	
Total	<u><u>863,371,127</u></u>	<u><u>278,523,477</u></u>
Trade receivables	<u>31/12/2025</u>	<u>1/1/2025</u>
<i>Current</i>		
<i>Civil Engineering Construction Joint Stock Company No 585</i>	534,620,500	534,620,500
<i>Electricity And Telecommunications Payment Solutions Joint Stock Company</i>	3,315,576,876	3,323,576,876
<i>Marina Hotel J.S.C</i>	1,210,222,008	1,210,222,008
<i>Viet Nam Rubber Group - Joint Stock Company</i>		981,954,001
<i>Hoa Binh Service Trading Technology Investment Company Limited</i>	183,681,415	183,681,415
<i>Thuan Phat Agricultural Investment Company Limited</i>	277,242,655	290,462,159
<i>Ha Noi Electrical Equipment And Technology Joint Stock Company</i>	262,538,340	262,538,340
<i>Duyen Hai Thermal Power Company</i>	535,824,000	
<i>Dai Nam Saigon Hotel Co., Ltd.</i>	900,000,000	
<i>Other entities</i>	2,025,878,065	1,147,331,320
Total	<u><u>9,245,583,859</u></u>	<u><u>7,934,386,619</u></u>
Advances to suppliers	<u>31/12/2025</u>	<u>1/1/2025</u>
<i>Current</i>		
Huynh Phuoc Gia	2,000,000,000	2,000,000,000
Southern Power Project Management Board	611,748,436	611,748,436
DAT VANG DESIGN CONSTRUCTION COMPANY LIMITED	500,000,000	500,000,000
VCC Engineering Consultants Joint - Stock Company	425,000,000	425,000,000
Phu Loi Investment And Trading Production Corp	16,790,610,574	16,790,610,574
CMA Vietnam Joint Stock Company (import fee)	1,400,202,492	1,400,202,492
Viet Nam Travel Airlines Joint Stock Company	10,375,973	57,923,149
Mekong Leisure Travel Company Limited	3,186,719,121	3,186,719,121
Other entities	837,294,522	862,497,482
Total	<u><u>25,761,951,118</u></u>	<u><u>25,834,701,254</u></u>

Advance payment for project management costs - Con Khuong Garden House Project and Ninh Thuan Province Hotel Project

Unit: VND

4. Financial investment

4.1. Held-to-Maturity Investments

	31/12/2025		1/1/2025	
	Cost	Carrying amount	Cost	Carrying amount
<i>Term Deposit</i>	-	-	-	-
<i>Bonds</i>				
<i>Other investment</i>	796,312,950,911	796,312,950,911	796,312,950,911	796,312,950,911
Electricity and Telecommunications Solutions Joint Stock Company	796,312,950,911	796,312,950,911	796,312,950,911	796,312,950,911
Total	796,312,950,911	796,312,950,911	796,312,950,911	796,312,950,911

4.2. Equity investment in another entity

	31/12/2025		1/1/2025	
	Cost	Provision	Cost	Provision
<i>Investment in subsidiaries</i>				
<i>Investment in an associate company or joint venture</i>				
<i>Investment in another entity</i>				
Vietnam Electricity Investment and Construction Joint Stock Company (owns 2% of charter capital, voting ratio 17.4% of actual contributed capital)	3,000,000,000		3,000,000,000	
Total	3,000,000,000		3,000,000,000	

5. Other receivables

Items	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
a.1 Current	122,503,669,174	-	121,924,323,082	-
- Advances	22,495,758,236		22,053,038,367	
- Deposits, collateral	192,500,000		192,500,000	
- Other receivables (*)	99,813,625,938		99,673,720,415	
- Other receivables.	1,785,000			
- Other payables (*)			5,064,300	
b. Non-current	92,064,845,364	-	91,964,845,364	-
- Deposits, collateral	102,512,000		2,512,000	
- Other receivables (*)	91,962,333,364		91,962,333,364	
Total	214,568,514,538	-	213,889,168,446	-

(*) Details of current receivables, including:

As of:	31/12/2025	01/01/2025
Mr. Truong Van Huy	1,000,000,000	1,000,000,000
PTN Trading Service Company Limited	4,667,424,865	4,667,424,865
Nam Long Company Limited	628,037,690	628,037,690
Electricity And Telecommunications Payment Solutions Joint Stock	77,672,326,974	77,672,326,974
Ha Noi Electrical Equipment And Technology Joint Stock Company	5,509,726,027	5,509,726,027
Manh Dien Phu Quoc Company Limited	84,742,120	30,545,370
Think Phat Business and Trade Company Limited	267,142,466	267,142,466
Hanoi Electricity Investment - Service - Trade Company Limited	6,499,630,000	6,499,630,000
Maintenance Fund Expenses Receivable	2,639,288,004	2,639,288,004
Other receivables	845,307,792	759,599,019
Total	99,813,625,938	99,673,720,415

***) Details of non-current receivables, including:

As of:	31/12/2025	01/01/2025
Phu Quoc Economic Management Board	12,772,280,000	12,772,280,000
Ha Quang Aquaculture Cooperative	29,308,601,421	29,308,601,421
Thuan Phat Agricultural Investment Company Limited	45,131,451,943	45,131,451,943
Dai Sanh Consultancy Design And Building Corporation	750,000,000	750,000,000
Ben Thanh Agricultural Cooperative	1,000,000,000	1,000,000,000
Tien Hiep Phat Production And Trading Joint Stok Company	3,000,000,000	3,000,000,000
Total	91,962,333,364	91,962,333,364

6. Shortage of assets awaiting resolution

	31/03/2025		01/01/2025	
	Quantity	Value	Quantity	Value
<i>Inventories</i>		20,144,534,797		20,144,534,797
Total		20,144,534,797		20,144,534,797

7 Inventories

Items	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
- Raw materials, inventory	-		-	
- Unfinished production costs	-		-	
- Goods				
- Real estate goods	29,004,465,788		29,004,465,788	
Total	29,004,465,788	-	29,004,465,788	-

(*) An Duong Vuong Electricity High-rise Apartment Project. As at December 31, 2025. Inventory: 6 apartments and 3 commercial floors

8 Non-current assets in progress

Items	31/12/2025		01/01/2025	
	Cost	Recoverable amount	Cost	Recoverable amount
a. Longterm unfinished production costs				
b. Construction-in-progress				
- Construction-in-	154,273,954,334	154,273,954,334	137,466,029,788	137,466,029,788
- Repair	-	-	-	-
Total	154,273,954,334	154,273,954,334	137,466,029,788	137,466,029,788

(*) Details of unfinished production costs:

<i>As of:</i>	31/12/2025	01/01/2025
- Con Khuong Project	31,182,268,473	31,182,268,473
- Bai Thom - Phu Quoc Project	1,609,760,572	1,609,760,572
- Da Lat - Lam Dong Electricity Hotel Project	183,523,176	183,523,176
- Cu Chi District Garden Village and Ecotourism Project (13ha)	5,640,301,337	5,640,301,337
- Project of flower-ornamental plants-ornamental fish village in Cu Chi district (36 ha)	2,988,269,091	2,988,269,091
- Phan Rang - Ninh Thuan Electricity Hotel Project	23,593,070,522	23,057,511,844
- Cam Phuoc Tay Commune Solar Power Plant - Nha Trang	376,471,081	376,471,081
- Phuoc Huu Commune Solar Power Plant - Ninh Thuan	19,546,639	19,546,639
- Can Tho Water Heaven Project	20,123,036,686	3,850,670,818
- Vung Tau Hotel Renovation and Upgrade	68,557,706,757	68,557,706,757
Total	154,273,954,334	137,466,029,788

Unit: VND

8. Decrease and Increase of Tangible fixed assets

Items	Buildings, structures	Machinery, and equipment	Means of transport	Management tools	Total
The original costs of tangible fixed assets					
<i>Beginning balance</i>	25,138,898,618	535,988,000	2,273,209,832	477,797,639	28,425,894,089
- Purchases during the year		-			
- Completed capital expenditure					
- Other increases					
- Transferred to investment property					
- Disposals					
- Other decreases					
<i>Ending balance</i>	25,138,898,618	535,988,000	2,273,209,832	477,797,639	28,425,894,089
Accumulated depreciation					
<i>Beginning balance</i>	15,248,061,923	535,988,000	2,273,209,832	477,797,639	18,535,057,394
- Depreciation during the year	610,374,012				610,374,012
- Other increases					-
- Transferred to investment property					-
- Disposals					
- Other decreases					
<i>Ending balance</i>	15,858,435,935	535,988,000	2,273,209,832	477,797,639	19,145,431,406
Remaining value of tangible fixed assets					
- <i>At the beginning of the year</i>	9,890,836,695	-	-	-	9,890,836,695
- <i>At the end of the year</i>	9,280,462,683	-	-	-	9,280,462,683

- Original price of fixed assets at the end of the year that have been fully depreciated but are still in use: 3,286,995,471 VND.

- Original price of fixed assets at the end of the year awaiting liquidation: 0

- Commitments on the purchase and sale of tangible fixed assets of great value in the future: None

- Other changes in tangible fixed assets: None

9. Decrease and Increase of Intangible fixed assets

Items	Land Use Rights	Patent Rights	Trademarks	Computer Software	Total
The original costs of intangible fixed assets					
<i>Beginning balance</i>	55,888,730,642	-	-	485,850,000	56,374,580,642
- Purchases during the year				-	-
- Generated internally					-
- Increases due to business consolidation					-
- Other increases	-				-
- Disposals					-
- Other decreases					-
<i>Closing balance</i>	55,888,730,642	-	-	485,850,000	56,374,580,642
Accumulated depreciation					
<i>Beginning balance</i>	11,072,295,678	-	-	485,850,000	11,558,145,678
- Depreciation during the year	1,265,405,220				1,265,405,220
- Disposals					-
- Other decreases					-
<i>Closing balance</i>	12,337,700,898	-	-	485,850,000	12,823,550,898
Remaining value of intangible fixed void					
- <i>At the beginning of the year</i>	44,816,434,964	-	-	-	44,816,434,964
- <i>At the end of the year</i>	43,551,029,744	-	-	-	43,551,029,744

- Remaining value at the end of the quarter of intangible fixed assets used as mortgages and pledges to secure loans: Land use right certificate at No. 147-Phan Chu Trinh-Ward 2-Vung Tau City has been mortgaged as collateral for loans of Electricity and Telecommunications Payment Solutions Joint Stock Company.

- Original price of intangible fixed assets at the end of the period that have been fully depreciated but are still in use: 407,100,000 vnd

- Other data and explanation: None

10. Increase and Decrease of Investment Property

Items	Beginning balance	Increase during the period	Decrease during the period	Closing balance
Original costs of Investment Property	13,984,236,454	-	-	13,984,236,454
- House and land use rights	13,984,236,454			13,984,236,454
Accumulated depreciation	3,001,690,736	204,660,732	-	3,206,351,468
- House and land use rights	3,001,690,736	204,660,732		3,206,351,468
Remaining value of Investment Property	10,982,545,718			10,777,884,986
- House and land use rights	10,982,545,718			10,777,884,986
- Infrastructure	-			-

- Remaining value at the end of the quarter of investment property used as mortgages and pledges to secure loans: Certificate of land use rights and assets on land at No. 25-25A Tang Bat Ho-Binh Thanh District has been mortgaged as collateral for the loan.

11. Prepaid expenses

<i>a. Current</i>	<u>31/12/2025</u>	<u>1/1/2025</u>
	973,148	-
<i>b. Non-current</i>	-	-
- Used tools and equipment	-	-
Total	<u><u>973,148</u></u>	<u><u>-</u></u>

Unit: VND

12. Loans and Finance Leases

Items	31/12/2025		01/01/2025	
	Value	Amount likely to be paid	Value	Amount likely to be paid
a. Current loans	96,132,456,167	96,132,456,167	96,132,456,167	96,132,456,167
Vietnam Thuong Tin Commercial Joint Stock Bank - North Saigon Branch (1)	48,690,090,000	48,690,090,000	48,690,090,000	48,690,090,000
Saigon Bank for Industry and Trade - Head Office (2)	31,757,366,167	31,757,366,167	31,757,366,167	31,757,366,167
Agricultural and Rural Development Bank Branch 11 (3)	15,685,000,000	15,685,000,000	15,685,000,000	15,685,000,000
b. Non-current loans	71,520,428,113	71,520,428,113	71,520,428,113	71,520,428,113
Vietnam Thuong Tin Commercial Joint Stock Bank - North Saigon Branch (4)	71,520,428,113	71,520,428,113	71,520,428,113	71,520,428,113
Total	167,652,884,280	167,652,884,280	167,652,884,280	167,652,884,280

Detailed information related to current loans:

(1) Credit Agreement No. CBSG.HDTD.26210920 dated September 24, 2020 with the following detailed terms:

- Credit limit: 225,000,000,000 VND;

- Purpose of the loan: to supplement working capital to implement the 2020 production and business plan;

- Term of validity of the limit: 12 months from the date of signing the contract;

(1) Credit Agreement No. 26/2020/HDTDHMDP-PN dated October 08, 2020

- Saigon Bank for Industry and Trade - Head Office

- Credit limit: 300,000,000,000 VND;

- Term of validity of the limit: 12 months from the date of signing the contract;

- Purpose of the loan: to supplement working capital to implement from 2020 to 2020 production and business plan;

202000242/BS.03 dated August 31, 2020 with the following detailed terms:

- Credit limit: 80,000,000,000 VND;

Unit: VND

13. Trade payables

Items	31/12/2025		01/01/2025	
	Value	Amount likely to be paid	Value	Amount likely to be paid
<i>Current</i>				
Construction Corporation No 1 Joint Stock Company	536,731,647	536,731,647	536,731,647	536,731,647
Ha Noi Electrical Equipment And Technology Joint Stock Company	2,613,560,773	2,613,560,773	2,613,560,773	2,613,560,773
Marina Hotel J.S.C	1,304,251,300	1,304,251,300	1,304,301,300	1,304,301,300
Thuan Phat Agricultural Investment Company Limited	565,800,000	565,800,000	583,800,000	583,800,000
Southern House Travel Service Company Limited	141,282,989	141,282,989	141,282,989	141,282,989
Vietnamtourist Travel Joint Stock Company	515,310,000	515,310,000	515,310,000	515,310,000
Saigon Song Be Trading and Tourism Company Limited	128,000,000.00	128,000,000.00	128,000,000	128,000,000
Other entities	1,590,415,432	1,590,415,432	1,692,988,570	1,692,988,570
Total	7,395,352,141	7,395,352,141	7,515,975,279	7,515,975,279

14. Prepaid payments from the buyers

Items	31/12/2025		01/01/2025	
	Value	Amount likely to be paid	Value	Amount likely to be paid
<i>Current</i>				
Phu Loi Trading Production Corp	4,570,760,002	4,570,760,002	4,570,760,002	4,570,760,002
PTN Trading Service Company Limited	282,542,392	282,542,392	282,542,392	282,542,392
Manh Dien Phu Quoc Company Limited	780,000,000	780,000,000	780,000,000	780,000,000
Customers Buying Peridot Apartments	3,985,865,200	3,985,865,200	3,242,140,083	3,242,140,083
Ha Noi Electrical Equipment And Technology Joint Stock Company	19,759,200,000	19,759,200,000	19,759,200,000	19,759,200,000
Prepayment to other entities	207,487,921	207,487,921	60,197,272	60,197,272
Total	29,585,855,515	29,585,855,515	28,694,839,749	28,694,839,749

15. Taxes and payables

Unit: VND

	1/1/2025	Amount payable during the year	Amount actually paid during the year	31/12/2025
a. Payables				
- Value Added Tax	234,631,354	750,838,741	848,080,592	137,389,503
- Corporate income tax	210,976,048	191,739,104	402,715,152	-
- Personal income tax	177,679,848	72,261,429	24,301,894	225,639,383
- Land Rent	6,483,761,181	19,829,101,461	3,999,792,141	22,313,070,501
- Business License Tax	-	11,000,000	11,000,000	-
- Other fees and charges payable	-	3,870,940,887	54,588,205	3,816,352,682
Total	7,107,048,431	24,725,881,622	5,340,477,984	26,492,452,069
b. Receivables				
	1/1/2025	Increase	Decrease	31/12/2025
- Corporate income tax	516,650,927			516,650,927
- Personal income tax	2,055,088			2,055,088
- Land rent + Land use tax	1,000,000,000		1,000,000,000	-
Total	1,518,706,015	-	1,000,000,000	518,706,015

The Company's tax settlement is subject to examination by the tax authorities. Since the application of tax laws and regulations to various types of transactions can be subject to varying interpretations, the tax amounts presented in the Financial Statements may be subject to change at the discretion of the tax authorities.

	Unit: VND	
	31/12/2025	1/1/2025
16. Accrued expenses	79,423,614,906	12,937,889,993
<i>a. Current</i>		
- Advance provision for interest expense	79,419,438,848	12,857,952,709
Other expenses	4,176,058	79,937,284
<i>b. Non-current</i>	-	-
Total	79,423,614,906	12,937,889,993
17. Unearned revenue	31/12/2025	1/1/2025
Revenue from Leasing	-	-
Total	-	-
18. Other payables	31/12/2025	1/1/2025
<i>Current</i>		
- Union funds	93,667,940	112,640,700
- Social insurance, health insurance, unemployment insurance	2,458,914	28,313,477
- Current deposits	1,041,000,000	41,000,000
- Other payables (*)	599,236,601,308	599,253,616,543
Total	600,373,728,162	599,435,570,720
(*) Other payables include:		
<i>As of:</i>	31/12/2025	1/1/2025
Investment cooperation with Thai Son Investment Solutions Joint Stock Company	46,971,350,815	46,971,350,815
Thuan Phat Agricultural Investment Company Limited	434,727,296,294	434,727,535,294
Shareholders contribute capital in the 3rd and 4th installments	4,819,995,690	4,819,995,690
Temporarily hold 2% of Peridot apartment maintenance fee paid by customers	2,682,749,864	2,682,749,864
2010 dividend payment	810,846,638	810,846,638
2016 dividend payment	6,478,735,780	6,498,403,480
Southern Power Corporation	3,101,855,215	3,101,855,215
Mr. Tran Ngoc Thang	2,650,000,000	2,650,000,000
Marina Hotel J.S.C	10,636,870,672	10,636,870,672
Hoa Binh Service Trading Technology Investment Company Limited	42,299,692,798	42,299,692,798
Remuneration for the Board of Directors	4,299,999,872	4,015,555,456
Retail Customers	36,450,000,000	36,450,000,000
Vu Xuan Lai	1,110,000,000	2,000,000,000
Other payables	2,197,207,670	1,588,760,621
Total	599,236,601,308	599,253,616,543

Unit: VND

19. Equity

19.1 Reconciliation table of changes in equity

Items	Equity	Other owners' equity	Fund investment and development	Capital for construction and investment funds	Undistributed profit	Total
Beginning balance	454,071,610,000	1,000,000,000	2,773,035,995	-	(54,707,920,717)	403,136,725,278
- Capital increase in previous year						-
- Profit in previous year						-
- Other increases						-
- Capital decrease in previous year						-
- Loss in previous year					(31,935,934,220)	(31,935,934,220)
- Profit Distribution during the previous year						-
- Other decreases						-
Last year ending balance / This year beginning balance	454,071,610,000	1,000,000,000	2,773,035,995	-	(86,643,854,937)	371,200,791,058
- Capital increase during the reporting period						-
- Profit during the reporting period						-
- Other increases						-
- Capital decrease during the reporting period						-
- Loss during the reporting period					(133,272,651,993)	(133,272,651,993)
- Profit Distribution during the this year						-
- Other decreases						-
Ending balance of the reporting year	454,071,610,000	1,000,000,000	2,773,035,995	-	(219,916,506,930)	237,928,139,065

Unit: VND

<i>19.2 Details of equity</i>	<u>31/12/2025</u>	<u>1/1/2025</u>
- Contributed capital of the Parent Company		
- Contributed capital of owners (*)	841,000,000,000	841,000,000,000
- Contributed capital of other entities (*)		
Total	841,000,000,000	841,000,000,000

(*) Details: Contributed capital of the owners:

Thai Son Investment Solutions Joint Stock Company (20,29%)	91,217,640,000	91,217,640,000
Ha Noi Electrical Equipment and Technology Joint Stock Company (33.03%)	150,000,000,000	150,000,000,000
Other shareholders	212,853,970,000	212,853,970,000
Total	454,071,610,000	454,071,610,000

<i>19.3 Capital transactions with owners and distribution of dividends, profit sharing</i>	<u>31/12/2025</u>	<u>1/1/2025</u>
- Owners investment capital:	454,071,610,000	454,071,610,000
+ Capital contribution at the beginning of the year	454,071,610,000	454,071,610,000
+ Capital contribution increased during the year		
+ Capital contribution decreased during the year		
+ Capital contribution at the end of the year	454,071,610,000	454,071,610,000
- Dividends and profits distributed		

<i>19.4 Stocks</i>	<u>31/12/2025</u>	<u>1/1/2025</u>
Number of shares registered for issuance	84,100,000	84,100,000
Number of shares issued to the public		
- Common shares	45,407,161	45,407,161
Number of outstanding shares in circulation		
- Common shares	45,407,161	45,407,161
Par value of outstanding shares: 10,000 VND/ share		

20. Off-Balance Sheet Items

<i>Bad Debts Settled</i>	<u>31/12/2025</u>	<u>1/1/2025</u>
- Nguyen Duy Phuong	66,000,000	66,000,000
- Do Minh Son	10,000,000	10,000,000
- Nguyen Van Dau	9,232,003	9,232,003
Tra Khuc Architecture and Construction Company Limited	4,000,000	4,000,000
- Hoc Mon Electricity	6,971,538	6,971,538
- Other entities	9,018,708	9,018,708
Total	105,222,249	105,222,249

Additional information for items presented in the Income

VI. statement

	<u>Accumulated to Q4/2025</u>	<u>Accumulated to Q4/2024</u>
1. Total sales and service revenue		
- Revenue from sales:	10,286,089,934	40,738,758,970
- Revenue from other providing services		
Total	10,286,089,934	40,738,758,970
2. Revenue deductions		
+ Trade discounts	-	-
+ Sales allowances	1,844,481	17,248,000
Total	1,844,481	17,248,000
3 - Cost of goods sold		
- Cost of goods sold	5,868,040,075	32,616,086,449

- Cost of other services provided		
Total	5,868,040,075	32,616,086,449
	Accumulated to	Accumulated to
4 Financial income	Q4/2025	Q4/2024
- Interest on deposits and loans	653,228,940	483,137
- Other financial income		
- Exchange rate difference		
Total	653,228,940	483,137
	Accumulated to	Accumulated to
5 Financial expenses	Q4/2025	Q4/2024
- Interest expense	66,561,486,139	1,945,041,566
- Profit sharing from business cooperation	59,084,656,779	
- Exchange rate difference loss		
Total	125,646,142,918	1,945,041,566
	Accumulated to	Accumulated to
6. Selling expenses	Q4/2025	Q4/2024
Cost of outsourced services		
Other cash costs	13,177,828	100,727,773
Total	13,177,828	100,727,773
	Accumulated to	Accumulated to
7. Administration expenses	Q4/2025	Q4/2024
Management staff costs	1,787,070,361	3,944,373,263
Cost of management material	35,267,808	34,161,086
Cost of fixed assets depreciation and amortization	1,470,065,952	1,470,065,952
Taxes, fees and charges	44,918,901	508,546,660
Cost of outsourced services	167,094,056	142,411,699
Cost of spare room	3,518,564,507	18,731,629,797
Other cash costs	1,589,801,344	1,768,825,651
Total	8,612,782,929	26,600,014,108
	Accumulated to	Accumulated to
8. Other income	Q4/2025	Q4/2024
- Liquidation, sale of tools and equipment		555,555,556
- Penalties for breach of contract		
- Sales discounts, commissions received		
- Other amounts	8,515,220	42,654,060
Total	8,515,220	598,209,616
	Accumulated to	Accumulated to
9. Other expenses	Q4/2025	Q4/2024
- Remaining value of fixed assets and costs of liquidation and sale of fixed assets		
- Compensation for breach of contract		
- Administrative fines		
- Other amounts	3,886,758,752	859,183,009
Total	3,886,758,752	859,183,009

CHIEF ACCOUNTANT



La Thi Vuong Quy

Ho Chi Minh City, January 28, 2026

GENERAL DIRECTOR



Hoàng Huy Hung