

BUSINESS RESULTS
CMC INVESTMENT JOINT STOCK COMPANY
QUARTER 1/2026

UNIT: VND

ASSETS	Codes	Explanat ion	QUARTER 1		ACCUMULATED FROM BEGINNING OF YEAR	
			2026	2025	2026	2025
1	2	3	4	5	6	7
TOTAL REVENUE						
1. Sales revenue and CCDV	01	V.22	23,063,403,706	21,537,852,987	23,063,403,706	21,537,852,987
2. Deductions	02					
3. Net sales revenue and services (10=01-02)	10		23,063,403,706	21,537,852,987	23,063,403,706	21,537,852,987
4. Cost of goods sold	11	V.23	20,620,193,414	19,060,811,832	20,620,193,414	19,060,811,832
5. Gross profit from sales and services (20=10-11)	20		2,443,210,292	2,477,041,155	2,443,210,292	2,477,041,155
6. Profit and loss from the sale and liquidation of investment properties.	21					
7. Financial revenue	22	V.24	269,198,095	22,724,722	269,198,095	22,724,722
8. Financial expenses	23	V.25	1,039,333,649	934,672,223	1,039,333,649	934,672,223
In which: Interest payable	24		1,002,290,155	891,148,622	1,002,290,155	891,148,622
9. Sales expenses	25	V.26	78,826,770	140,868,702	78,826,770	140,868,702
10. Business management expenses	26	V.27	1,251,557,330	1,090,830,517	1,251,557,330	1,090,830,517
11. Net profit from business activities {30=20+21(21-22)-(24+25)}	30		342,690,638	333,394,435	342,690,638	333,394,435
12. Other income	31	V.28				
13. Other expenses	32	V.29	376,539		376,539	
14. Other profits (40=31-32)	40		-376,539	0	-376,539	
15. Total profit before tax (50=30+ 40)	50		342,314,099	333,394,435	342,314,099	333,394,435
16. Current corporate income tax expense	51	V.10.2	199,347,812	185,654,223	199,347,812	185,654,223
17. Deferred corporate income tax expense re	52					
18. Profit after corporate income tax (60=50-51-52)	60		142,966,287	147,740,212	142,966,287	147,740,212
19. Basic earnings per share (*)	70		28	46	28	46
20. Diluted earnings per share (*)	71					

PREPAPER



NGUYEN ANH HONG

CHIEF ACCOUNTANT



NGUYEN TRONG HA

Hanoi April 16, 2026

GENERAL DIRECTOR



NGUYỄN ANH PHƯƠNG

BALANCE SHEET
CMC INVESTMENT JOINT STOCK COMPANY
QUARTER 1/2026

UNIT: VND

ASSETS	Codes	Expla nation	31/03//2026	01/01/2026
A. CURRENT LIABILITY AND SHORT-TERM INVESTMENTS (100=110+120+130+140+150)			85,157,539,919	89,092,935,492
I. Cash and cash equivalents	110	V.01	1,465,340,500	16,777,465,330
1. Cash	111		1,465,340,500	1,013,425,330
2. Cash equivalents	112			15,764,040,000
II. Short-term financial investments	120	V.02	32,480,061,101	16,473,971,201
1. Trading securities	121		35,307,873,150	19,301,783,250
2. Provision for devaluation of trading securities (*)	122		(2,827,812,049)	(2,827,812,049)
3. Investments held to maturity	123			
III. Short-term receivables	130	V.03	6,584,915,000	20,979,883,605
1. Short-term receivables from customers	131		3,855,000,000	7,673,030,000
2. Short-term prepayments to suppliers	132		2,500,000,000	13,000,993,400
3. Short-term loan receivables	135		2,150,000,000	2,000,000,000
4. Other short-term receivables	136		579,915,000	805,860,205
5. Provision for doubtful debts (*)	137		(2,500,000,000)	(2,500,000,000)
IV. Inventories	140	V.04	44,627,223,318	34,794,415,356
1. Inventories	141		45,120,223,318	35,287,415,356
2. Provision for inventory price reduction	149		(493,000,000)	(493,000,000)
V. Other current assets	150	V.05	-	67,200,000
1. Short-term prepaid expenses	151			67,200,000
2. Deductible value added tax	152			
3. Taxes and other receivables from the State	153			
4. Other current assets	155			
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		69,924,794,192	70,183,488,902
I. Long-term receivables	210			
1. Long-term receivables from customers	211			
2. Long-term prepayments to suppliers	212			
3. Working capital at affiliated units	213			
4. Other long-term receivables	216			
5. Provision for long-term doubtful debts (*)	219			

II. Fixed assets	220	V.06	6,273,451,281	5,926,154,888
1. Tangible fixed assets	221		6,273,451,281	5,926,154,888
Original cost	222		14,526,952,495	13,927,013,421
Accumulated depreciation (*)	223		(8,253,501,214)	(8,000,858,533)
2. Financial lease fixed assets	224			
Original cost	225			
Accumulated depreciation (*)	226			
Original cost	228			
Accumulated depreciation (*)	229			
III. Investment property	230			
Original cost	231			
Accumulated depreciation (*)	232			
IV. Long-term unfinished assets	240		66,572,311	672,563,414
Construction costs in progress	242		66,572,311	672,563,414
V. Long-term financial investments	250	V.07	63,584,770,600	63,584,770,600
1. Investments in subsidiaries	251			
2. Long-term investments in companies	252		66,884,770,600	66,884,770,600
2.1 Investments in joint ventures and associates	252.1		63,584,770,600	63,584,770,600
2.2 Investments in other entities	252.2		3,300,000,000	3,300,000,000
3. Investments in other entities	253			
4. Provisions for long-term financial investments (*)	254		(3,300,000,000)	(3,300,000,000)
VI. Other long-term assets	260		-	-
1. Long-term prepaid expenses	261			
2. Deferred income tax assets	262			
3. Other long-term assets	268			
TOTAL ASSETS (270=100+200)	270		155,082,334,111	159,276,424,394

CAPITAL RESOURCES	<i>Codes</i>	<i>Explan</i> <i>nation</i>	31/03/2026	01/01/2026
A. LIABILITIES (300=310+330)	300		85,419,123,940	89,955,528,322
I. Short-term liabilities	310		85,122,104,187	89,578,508,569
1. Short-term payables to suppliers	311	V.08		
2. Short-term prepayments from buyers	312	V.09	608,000,000	305,000,000
3. Taxes and other payables to the State	313	V.10	34,039,478	1,557,670,978
4. Payables to employees	314	V.11		174,835,546
5. Short-term payable expenses	315	V.12		20,000,000
6. Short-term internal payables	316			
7. Payables according to the construction contract schedule	317			
8. Short-term unrealized revenue	318	V.13	7,432,099	867,132,099
9. Other short-term payables	319	V.14	2,159,170,158	1,918,594,894
10. Short-term loans and financial leasing debts	320	V.15	81,998,277,015	84,420,089,615
11. Bonus and welfare funds	322	V.16	315,185,437	315,185,437
II. Long-term liabilities	330		297,019,753	377,019,753
1. Long-term unearned revenue	336	V.18	197,019,753	197,019,753
2. Other long-term payables	337	V.19	100,000,000	180,000,000
3. Long-term borrowings and finance leases	338	V.20		
4. Long-term internal payables	335			
5. Long-term accrued expenses	333			
7. Deferred income tax payable	341			
8. Long-term provisions	342			
B. OWNER'S EQUITY (400=410+430)	400		69,663,210,171	69,320,896,072
I. Owner's equity	410		69,663,210,171	69,320,896,072
1. Owner's capital	411	V.21	51,083,470,000	51,083,470,000
Common shares with voting rights				
2. Share premium	412	V.21	2,100,000	2,100,000
3. Bond conversion options	413			
4. Other owners' capital	414			
5. Treasury shares	415			
6. Asset revaluation differences	416			
7. Exchange rate differences	417			
8. Development investment fund	418	V.22	9,211,921,095	9,211,921,095
9. Enterprise arrangement support fund	419			
10. Other funds belonging to owner's equity	420	V.22	93,928,484	93,928,484

11. Undistributed profit after tax	421		9,271,790,592	8,929,476,493
Undistributed profit after tax accumulated to the end of the period			8,929,476,493	448,991,999
Profit after tax not distributed this period			342,314,099	8,480,484,494
II. Other funding sources and funds	430			
1. Funding sources	431			
2. Funding sources that have formed fixed assets	432			
TOTAL CAPITAL SOURCES (440=300+400)	440		155,082,334,111	159,276,424,394

Hanoi April 16, 2026

PREPAPER



NGUYEN ANH HONG

CHIEF ACCOUNTANT



NGUYEN TRONG HA



GENERAL DIRECTOR



NGO ANH PHƯƠNG

CASH FLOW STATEMENT
CMC INVESTMENT JOINT STOCK COMPANY
QUARTER 1/2026

UNIT: VND

INDICATORS	CODES	From 1/1/2026 to 31/03/2026	From 1/1/2025 to 31/03/2025
1	2	3	4
I. Net cash flow from operating activities			
1. Cash receipts from sales, provision of services and other revenues	1	28,811,986,900	29,679,115,127
2. Cash paid to suppliers of goods and services	2	-36,365,153,547	-23,779,436,319
3. Cash paid to employees	3	-764,830,550	-513,485,675
4. Cash paid for interest and transaction fees	4	-623,517,137	-502,746,917
5. Cash paid for corporate income tax	5	-1,177,900,798	-304,948,123
6. Other cash receipts from operating activities	6	13,744,661,000	24,009,241,270
7. Other cash paid from operating activities	7	-18,787,370,698	-24,515,726,249
Net cash flow from operating activities	20	-15,162,124,830	4,072,013,114
II. Cash flow from investing activities			
1. Cash spent on purchasing and constructing fixed assets and other long-term assets	21		
2. Cash received from liquidation and sale of fixed assets and long-term assets	22		
3. Cash spent on lending and purchasing debt instruments of other entities	23	-150,000,000	
4. Cash recovered from lending and reselling debt instruments of other entities	24		
5. Cash spent on investing in other entities	25		
6. Cash recovered from investing in other entities	26		
7. Cash received from interest on loans, dividends and profits distributed	27		
Net cash flow from investing activities	30	-150,000,000	0
III. Cash flow from financing activities			
1. Cash received from issuing shares, receiving capital contributions from owners	31		
2. Cash paid for capital contributions to owners, buying back shares	32		
3. Cash received from short-term and long-term loans	33		19,426,386,993
4. Cash paid for principal repayment	34		-21,565,313,693
5. Cash paid for financial leases	35		
6. Dividends, profits paid to owners	36		
Net cash flow from financing activities	40	0	-2,138,926,700
Net cash flow during the period (50=20+30+40)	50	-15,312,124,830	1,933,086,414
Cash and cash equivalents at the beginning of the period	60	16,777,465,330	1,166,547,699
Effect of changes in foreign exchange rates	61		
Cash and cash equivalents at the end of the period (70=50+60+61)	70	1,465,340,500	3,099,634,113

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NGUYEN ANH HONG

CHIEF ACCOUNTANT



NGUYEN TRONG HA



Hanoi April 16, 2026

GENERAL DIRECTOR



NGUYEN ANH PHƯƠNG

**FINANCIAL STATEMENT NOTES
QUARTER I 2026**

I. CHARACTERISTICS OF ENTERPRISE ACTIVITIES

1. Form of capital ownership

CMC Investment Joint Stock Company (hereinafter referred to as the Company), formerly Construction and Mechanical Joint Stock Company No. 1, was converted from a State-owned enterprise under Decision No. 3854/QD-BGTVT dated December 9, 2004 of the Minister of Transport. The company operates under the business registration certificate No. 0103009571, first registered on October 14, 2005, issued by the Hanoi Department of Planning and Investment. On April 16, 2008, Construction and Mechanical Joint Stock Company No. 1 changed its name to CMC Investment Joint Stock Company. The Company changed its business registration for the 12th time on September 18, 2025.

The Company's charter capital is: VND 51,083,470,000 (Fifty-one billion, eighty-three million, four hundred and seventy thousand dong)

2. Business fields

The company's business fields are financial investment, construction and trade.

3. Business lines

- Construction of traffic, industrial, civil, irrigation and infrastructure works, residential areas, new urban areas, industrial parks, construction of power lines and transformer stations up to 35KV.
- Production of automobiles and auto parts of all kinds, mechanical and industrial products, repair, assembly, refurbishment, conversion, restoration of construction equipment and means of transport, processing of import and export goods
- Repair and assembly of automobiles.
- Production of other industrial products.
- Trading in houses, infrastructure of new urban areas, concentrated residential areas.
- Import and export and trading of materials, raw materials, petrol and oil agents, means of transport and spare parts, equipment, machinery of all kinds, consumer goods, agents for buying, selling and renting construction machinery and equipment.
- Production and trading of construction materials and precast material components.
- Trading of gasoline and their products.
- Trading of automobile transportation.
- Surveying and construction of traffic, irrigation, civil and industrial works.
- Investing in the construction of private kindergartens and preschools.
- Trading of all types of parking lots, leasing of offices.
- Trading of real estate.
- Investing in the construction of telecommunications works.

II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING

- The Company's annual accounting period begins on January 1 and ends on December 31 every year.
- The currency unit used in accounting records is Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND REGIMES APPLIED

1. Applied accounting regime

The Company applies the enterprise accounting regime issued under Decision No. 15/2006/QĐ-BTC dated March 20, 2006, Circular No. 244/2009/TT-BTC dated December 31, 2009 on guidance, amendments and supplements to the enterprise accounting regime and decisions promulgating Vietnamese accounting standards, circulars guiding, amending and supplementing Vietnamese accounting standards issued by the Ministry of Finance effective until the end of the accounting year for preparing the annual financial statements.

2. Changes in accounting policies, commitment to comply with Accounting Standards and Regimes

On January 6, 2009, the Ministry of Finance issued Circular No. 210/2009/TT-BTC guiding the application of international accounting standards on the presentation of financial statements and information disclosure for financial instruments (applicable from fiscal year 2011).

The Company's Board of Directors ensures that it has complied with the requirements of the accounting regime, Vietnamese accounting standards and documents guiding the regime and accounting standards issued by the Ministry of Finance in preparing financial statements.

3. Applicable accounting book form

The Company applies the accounting form: Computerized.

IV. ACCOUNTING POLICIES APPLIED

1. Basis of preparation of financial statements

The financial statements are prepared and presented based on the basic accounting principles and methods, accrual basis, going concern basis, historical cost, prudence, materiality, offsetting and comparability. The accompanying financial statements are not intended to reflect the financial position, business performance and cash flows in accordance with accounting regimes, accounting standards or accounting principles and practices generally accepted in countries other than Vietnam.

2. Principles of recording cash and cash equivalents

Cash and cash equivalents include: Cash, bank deposits, cash in transit and short-term investments of no more than 03 months that can be easily converted into cash and have little risk of conversion into cash from the date of purchase of that investment at the reporting time.

3. Principles of recording exchange rate differences

Economic transactions arising in foreign currencies are converted into VND at the actual exchange rate of the transaction bank at the time of the transaction. All exchange rate differences arising during the period of production and business activities, including basic construction investment activities, are immediately recorded in financial expenses or financial revenue in the period.

Exchange rate differences due to revaluation of year-end balances of cash and cash equivalents, payables, receivables denominated in foreign currencies at the time of preparing financial statements

4. Principles of inventory recognition

4.1 Principles of inventory valuation

Inventories are calculated at original cost. In case the net realizable value is lower than the original price, it must be calculated at the net realizable value, the original price of inventories includes purchase costs,

processing costs and other directly related costs incurred to have the inventories in the current location and condition.

The original cost of purchased inventory includes the purchase price, non-refundable taxes, transportation, loading and unloading, storage costs during the purchase process and costs directly related to the purchase of inventory

4.2 Method of determining inventory value

Inventory value is determined by the specific identification method

4.3 Method of accounting for inventory

The company applies the regular declaration method to account for inventory

4.4 Establishing inventory price reduction provisions

The inventory price reduction provision is established at the end of the year as the difference between the original price of the inventory greater than their net realizable value. The method of establishing inventory price reduction provisions is to establish according to the difference between the amount of provisions to be established this year and the amount of provisions established in the previous year that have not been fully used, leading to the need to establish more or reverse this year.

5. Principles for recording trade receivables and other receivables:

5.1 Principles for recording:

Customer receivables, prepayments to sellers, internal receivables, receivables according to construction contract progress (if any) and other receivables at the reporting time, if:

- Have a collection or payment period of less than 1 year are classified as short-term assets.
- Have a collection or payment period of more than 1 year are classified as long-term assets.

5.2 Establishing provisions for doubtful debts:

Provision for doubtful debts represents the expected loss due to receivables that are likely to be unpaid by customers for receivables at the reporting time.

Provision for doubtful debts is established for each doubtful debt based on the age of the debt or the expected loss that may occur specifically as follows:

- + 30% of the value for debt overdue from 6 months to less than 1 year
- + 50% of the value for debt overdue from 1 year to less than 2 years
- + 70% of the value for debt overdue from 2 years to less than 3 years
- + 100% of the value for debt overdue from 3 years or more

For debt not overdue for payment but with the possibility of recovery: Based on the expected loss level to establish the provision.

6. Principles of recording and depreciation of fixed assets

6.1 Principles of recording tangible fixed assets, intangible fixed assets

Fixed assets are recorded at original cost. During use, fixed assets are recorded at original cost, accumulated depreciation and residual value.

6.2 Depreciation method of tangible fixed assets, intangible fixed assets

Depreciation is deducted by the straight-line method. The depreciation period is consistent with Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance and is estimated as follows:

- Houses, architectural objects 10-50 years
- Machinery, equipment 03-12 years
- Means of transport 06-10 years
- Office equipment 03-08 years

7. Principles of recording and depreciation of investment real estate:

7.1 Principles of recording: Investment real estate is recorded at original cost. During the holding period for appreciation, or for operating lease, investment real estate is recorded at original cost, accumulated depreciation and residual value

7.2 Principles and methods of depreciation of investment real estate: Investment real estate is calculated and depreciated like other fixed assets of the Company.

8. Principles of recording financial investments

8.1 Principles of recording

Investments in subsidiaries and associates are accounted for using the cost method. Net profits distributed from subsidiaries and associates arising on the date of investment are recorded in the income statement. Other distributed amounts are deductions from the cost of investment.

Investments in joint ventures are accounted for using the cost method. Joint venture capital contributions are not adjusted for changes in the Company's ownership share in the net assets of the joint venture. The company's income statement reflects the income shared from the accumulated net profit of the joint venture company arising after the joint venture capital contribution.

Joint venture activities in the form of jointly controlled business and jointly controlled assets are applied by the company with general accounting principles as with other normal business activities. In which:

The company separately tracks the income and expenses related to the joint venture activities and allocates them to the joint venture parties according to the joint venture contract.

Short-term securities investments at the reporting date, if:

- Have a recovery period or maturity of no more than 3 months from the date of purchase of the investment are considered "cash equivalents"
- Have a capital recovery period of less than 1 year or within 1 business cycle are classified as short-term assets.
- Have a capital recovery period of more than 1 year or more than 1 business cycle are classified as long-term assets.

8.2 Provision for financial investments

Provision for long-term financial investments:

Investment provision for each financial investment is equal to the invested capital and calculated according to the following formula:

$$\text{Provision level losses of the parties} = \frac{\text{Actual contributed capital of the enterprise} \times \text{Capital Investment capital of the enterprise}}{\text{Actual economic organization Total actual contributed capital of the parties}}$$

Provision for securities investment depreciation:

Securities investment provision is calculated for each type of securities and calculated according to the following formula:

Provision level Number of securities Securities price Securities price
depreciation = depreciation at the time of x accounting - actual
securities investment reporting point on the accounting books on the market

-For listed securities:

- + Actual securities price on the Hanoi Stock Exchange (HNX) is the average trading price on the date of provisioning.
- + Actual stock price on Ho Chi Minh City Stock Exchange (HOSE) is the average trading price on the date of provisioning
- + Stock price registered for trading on the trading market of unlisted public companies (UPCOM) is the average trading price on the system on the date of provisioning.

In case the market value of the securities cannot be determined, no provision for securities depreciation is allowed.

9. Principles for recording trade payables and other payables

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

With a payment term of less than 1 year are classified as Current Debt.

With a payment term of more than 1 year are classified as Long-term Debt

Assets awaiting resolution are classified as Current Debt

Deferred income tax is classified as Current Debt.

10. Principles of recording payable expenses

Actual expenses that have not yet arisen but are deducted in advance from production and business expenses in the period to ensure that actual expenses 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 and there is a difference with the amount deducted, the accountant will record additional or reduce the expenses corresponding to the difference.

11. Principles of recording owner's equity

The owner's investment capital is recorded according to the actual capital contributed by the owner.

Excess equity is recorded according to the larger or smaller difference between the actual price incurred and the par value of the shares when issuing shares for the first time, issuing additional shares or reissuing treasury shares.

Other capital of the owner is recorded at the remaining value between the fair value of the assets that the enterprise receives from other organizations and individuals after deducting taxes payable (if any) related to these donated assets, and the additional amount from the business results. Undistributed profit after tax is the profit from the enterprise's activities after deducting adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors of previous years.

Principles of recording and presenting repurchased shares: Shares issued by the Company and then repurchased are the Company's treasury shares. Treasury shares are recorded at actual value and presented on the Company's Balance Sheet as a reduction in equity.

Dividend recognition principle: Dividends payable to shareholders are recorded as payable in the Company's Balance Sheet after the dividend announcement by the Company's Board of Directors.

12. Principles for setting aside reserves from after-tax profits:

After being approved by the Board of Directors, after being allocated to funds according to the Company's Charter and current legal regulations, the funds will be divided among the parties based on the capital contribution ratio.

13. Principles and methods for recognizing revenue

13.1 Sales revenue is recognized when the following conditions are simultaneously satisfied:

- Most of the risks and benefits associated with owning the products 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.

13.2 Financial revenue

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when both of the following two conditions are satisfied:

- There is the possibility of obtaining economic benefits from that transaction.
- Revenue is determined relatively reliably
- Dividends, profits shared are recorded when the Company is entitled to receive dividends or profits from capital contributions.

14. Principles and methods of recording financial expenses

Financial expenses:

Expenses recorded in financial expenses include:

Expenses or losses related to financial investment activities

Borrowing costs include interest and other costs incurred directly related to loans recorded in expenses during the period. Borrowing costs directly related to the investment in construction or production of unfinished assets are included in the value of that asset (capitalized) including interest on loans, allocation of discounts or premiums when issuing bonds, and accessory costs arising in connection with the loan procedures.

Selling costs and business management costs

15. Tax obligations

Value added tax (VAT)

Enterprises apply the declaration and calculation of VAT according to the guidance of current tax laws with a VAT rate of 10% for goods that are construction machinery, a VAT rate of 10% including machinery rental, cleaning services, and other revenues.

Corporate Income Tax (CIT)

CMC Investment Joint Stock Company is a state-owned enterprise converted into a joint stock company, so it is exempted from tax for 02 years and reduced by 50% of CIT for 03 years according to Decree 187/2004/ND-CP dated November 16, 2004 of the Government

The determination of CIT is based on current tax regulations. However, these regulations change from time to time and the final determination of CIT depends on the inspection results of the competent tax authority.

16. Other accounting principles and methods

Basis for preparing financial statements: Financial statements are prepared and presented based on the basic accounting principles and methods: accrual basis, going concern, original cost, appropriateness,

consistency, prudence, materiality, offset and comparability. Financial statements prepared by the Company are intended to reflect the financial situation, results of production and business activities and cash flow situation in accordance with accounting standards, accounting regimes or accounting principles and practices generally accepted in countries other than Vietnam.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and cash equivalents

Details	31/03/2026	01/01/2026
Cash	4.578.740	38.788.449
Bank deposits	1.460.761.760	974.636.881
Vietnam Investment and Development Bank – South Hanoi Branch	38.000.050	439.829.076
Asia Commercial Bank (ACB) – Hanoi Branch	203.219.179	378.892.496
TP Bank – Thang Long Branch	1.077.873.265	
MBS Securities Joint Stock Company	672.902	888.960
GUOTAI JUNAN Securities Joint Stock Company (Vietnam)	140.996.364	155.026.349
Money is in transit		15.764.040.000
Total	1.465.340.500	16.777.465.330

2. Short-term financial investments

2.1 Trading securities

DETAILS	31/03/2026		01/01/2026	
	Quantity	Value	Quantity	Value
LIZEN Joint Stock Company (LCG)	170	1.795.524	170	1.795.524
Quang Ninh Book and School Equipment Joint Stock Company (QST)	41.880	581.774.900	55.580	772.095.300
ADC Fine Arts and Communication Joint Stock Company (ADC)	90	1.531.600	690	11.740.600
Educational Book Joint Stock Company in Hanoi (EBS)	1.106.500	9.389.611.200	1.106.500	9.389.611.200
LTC Telecommunications Light Electrical Joint Stock Company (LTT)	196.500	1.042.800.000	196.500	1.042.800.000
TMT Automobile Joint Stock Company (TMT)	4		4	
FLC Group Joint Stock Company (FLC)	86	586.090	86	586.090
Sao Vang Rubber Joint Stock Company (SRC)	60	1.026.690	60	1.026.690
Song Da 4 Joint Stock Company (SD4)	1.500	15.000.000	1.500	15.000.000
ALPHA SEVEN Group Joint Stock Company (DL1)	25.025	232.010.000	22.750	232.010.000
HUD1 Investment and Construction Joint Stock Company (HU1)	20.700	265.233.200	20.700	265.233.200
Cao Son Coal Joint Stock Company (CST)	172.500	3.025.009.240	172.500	3.025.009.240
Vietnam Livestock Corporation (VLC)	100.450	2.543.285.000	100.450	2.543.285.000
Military Bank (MBB)	78.126	1.632.554.755	50.126	875.798.755
Ho Chi Minh City Book and School Equipment Joint Stock Company (STC)	2.400	41.040.000	2.400	41.040.000
Southern Education Investment and Development Joint Stock Company (SED)	10.800	234.489.910	10.800	234.489.910
Bamboo Capital Joint Stock Company (BCG)	13.000	52.468.585	13.000	52.468.585
Post and Telecommunications Information Technology Joint Stock Company (ICT)	43.300	584.508.956	59.100	797.793.156
Saigon - Hanoi Commercial Joint Stock Bank (SHB)	1.000.000	15.663.147.500		
Total		35.307.873.150		19.301.783.250

2.2 Provision for decline in value of trading securities

DETAILS	31/03/2026	01/01/2026
Light Telecommunications Joint Stock Company (LTC)	- 590.850.000	- 590.850.000
Song Da 4 Joint Stock Company (SD4)	-11.670.000	-11.670.000
VNECO 8 Electrical Construction Joint Stock Company (VE8)		
EVERLAND Group Joint Stock Company (EVG)		
ALPHA SEVEN Group Joint Stock Company (DL1)	- 118.260.000	- 118.260.000
FLC Group Joint Stock Company (FLC)	-285.090	-285.090
GELEX Group Joint Stock Company (GEX)		
Vietnam Livestock Corporation (VLC)	- 1.139.998.500	- 1.139.998.500
LIZEN Joint Stock Company (LCG)	- 61.524	- 61.524
Ho Chi Minh City Book and School Equipment Joint Stock Company (STC)	- 2.640.000	- 2.640.000
HUD1 Investment and Construction Joint Stock Company (HU1)	- 124.059.200	- 124.059.200
Bamboo Capital Joint Stock Company (BCG)	-19.578.585	-19.578.585
Cao Son Coal Joint Stock Company (CST)	-799.759.240	-799.759.240
Southern Education Investment and Development Joint Stock Company (SED)	-20.649.910	-20.649.910
Total	-2.827.812.049	-2.827.812.049

3. Short-term receivables

Details	31/03/2026	01/01/2026
3.1 Short-term receivables from customers	3.855.000.000	7.673.030.000
T MÀRTSTORES Joint Stock Company		690.030.000
LTC Telecommunications and Light Electrical Joint Stock Company	8.000.000	8.000.000
Cao Dang Hoang Household Business	270.000.000	270.000.000
Thuong Xuan Urban and Environment Company Limited		370.000.000
HT Investment and Service Company Limited		218.000.000
Thinh Phat Dak Lak Construction and Trading Company Limited		150.000.000
Dinh Khac Truong – Gia Vien – Ninh Binh		295.000.000
Nguyen Van Tung – Dong Hung – Thai Binh		270.000.000
Le Thanh Loc – Sa Thay - Kom Tum		400.000.000
Tran Manh Hai – Van Chan – Yen Bai		215.000.000
Luu Trung Kien – Son Duong – Tuyen Quang		140.000.000
Dang Ngoc Hoa – Kon Tum City, Kon Tum		450.000.000
Le Huu Duong – Thieu Hoa - Thanh Hoa		280.000.000
Nguyen Van Giap – Hau Loc – Thanh Hoa		205.000.000
Nguyen Trong Vinh – Hoai Duc – Hanoi		305.000.000
Nguyen Van Thanh – Phuc Yen – Phu Tho		275.000.000
Hoang Manh Cuong – Dong Anh – Hanoi		250.000.000
Nguyen Tien Phuc – Thuong Hoi Village – O Dien – Dan Phuong - Hanoi		250.000.000
Vu Quoc Tuan – Thanh Mieu – Phu Tho Province		480.000.000
Nguyen Tien Tho - Duong Hong – Thanh Da - Phuc Tho - Hanoi		320.000.000
Nguyen Quang Tien – Village 5 - Kim Bang – Ha Nam		300.000.000
Pham Quang Dung – Ham Hy Village – Cong Lac – Tu Ky – Hai Duong		180.000.000
Tran Van Khi – Group 2 – Hamlet 2 – Minh Lap – Chon Thanh		570.000.000

- Binh Phuoc		
Huynh Phuc Nhan - Kon Tum City - Kon Tum Province		470.000.000
Dinh Huu Duc - Trung Tru - Ninh Giang - Hoa Lu - Ninh Binh		312.000.000
Nguyen Van Tho - Song Van, Tan Yen, Bac Giang	520.000.000	
Ha Dinh Thong - Quyet Thang 1, Thuong Xuan, Thanh Hoa	320.000.000	
Nguyen Duy Nhat Construction Materials Business Household	300.000.000	
Nguyen Huu Quynh - Kha Linh Village - Yen Binh, Yen Bai	500.000.000	
Luong Van Man - Ban Pieng Pen, Ky Son, Nghe An	555.000.000	
Nguyen Van Luu, Hung Nhan, Vinh Hai, Hai Phong	300.000.000	
Dam Dinh Xuan, Huong Mac, Tu Son Town, Bac Ninh Province	270.000.000	
Ha Nhu Thuan, Po Khoang Village, Dinh Lap, Lang Son Province	500.000.000	
Dinh Huu Duc - Trung Tru - Ninh Giang - Hoa Lu - Ninh Binh	312.000.000	
3.2 Short-term prepayments to suppliers	2.500.000.000	13.000.993.400
120 Mechanical Joint Stock Company	2.500.000.000	2.500.000.000
ARAI LOGISTICS CO LTD		4.903.476.900
KOBELCO CONSTRUCTION		747.663.600
THI CORP		614.100.000
ASAHI CORPORATION CO LTD		3.298.363.500
NORI ENTERPRISE CO. LTD		354.432.000
WAKITA & CO. LTD		432.957.400
Green Architecture & Construction Joint Stock Company		150.000.000
3.3 Short-term loan receivables	2.150.000.000	2.000.000.000
FIVE STAR Kim Giang Co., Ltd.	2.000.000.000	2.000.000.000
Lamarr Technology Joint Stock Company	150.000.000	
3.4 Other short-term receivables	579.915.000	805.860.205
Dang Van Xuan	5.000.000	5.000.000
Lam Quynh Huong	2.000.000	
Ngo Anh Phuong		200.000.000
Interest on loans from FIVE STAR Kim Giang Co., Ltd.		27.945.205
Deposit for renting a yard	155.505.000	155.505.000
Deposit for purchasing machinery from foreign partners	417.410.000	417.410.000
Buy Japanese Yen to deposit for machine purchase auction, In which Nori Enterprise co. LTD: 500,000 JPY: 100,345,000 Komatsu used equipment corp (KUEC): 500,000 JPY: 100,345,000 Hitachi Constructionmachirery: 500,000 JPY: 107,975,000 Yuasa Trading: 500,000 JPY: 108,745,000		
3.5 Provision for doubtful debts	(2.500.000.000)	(2.500.000.000)
Provision for investment in Mechanical Joint Stock Company 120 (*)	(2.500.000.000)	(2.500.000.000)
Total	6.584.915.000	20.979.883.605

4. Inventory

Details	31/03/2026	01/01/2026
4.1 Inventory	45.120.223.318	35.287.415.356
Goods in transit		4.927.883.100
Excavators of all types	459.373.272	483.550.812
Excavator hammers	43.060.850.046	28.775.981.444

Costs incurred while awaiting payment for machine purchase	1.600.000.000	1.100.000.000
4.2 Provision for inventory devaluation	(493.000.000)	(493.000.000)
Provision for machinery depreciation	(493.000.000)	(493.000.000)
Total	44.627.223.318	34.794.415.356

5. Other short-term assets

Details	31/03/2026	01/01/2026
Short-term prepaid expenses for CMC equipment yard		67.200.000
VAT is deductible		
Total		67.200.000

6. Tangible fixed assets

Fixed Assets	Tangible Fixed Assets					Total
	Land Houses and structures	Machinery and equipment	Means of transport	Management tools and equipment	Management equipment	
1. Original cost of fixed assets						
1. Balance at the beginning of the period		110.919.200		13.816.094.221		13.927.013.421
2. Increase during the period						
In which:						
- New purchases				599.939.074		599.939.074
- New construction						
3. Decrease during the period						
In which:						
- Liquidation, sale						
4. Ending balance		110.919.200		14.416.033.295		14.526.952.495
II. Depreciation value						
1. Beginning of the period		110.919.200		7.889.939.333		8.000.858.533
2. Increase during the period				252.642.681		252.642.681
3. Ending balance		110.919.200		8.142.582.014		8.253.501.214
III. Remaining value						
1. Beginning of the period				5.926.154.888		5.926.154.888
2. Ending				6.273.451.281		6.273.451.281

7. Long-term work-in-progress assets Construction in progress costs

Details	31/03/2026	01/01/2026
Purchasing fixed assets		599.939.074
Office rental costs at 67 8/3 Street, Bach Mai Ward, Hanoi	66.572.311	72.624.340
Total		672.563.414

8. Long-term financial investment

Details	31/03/2026	01/01/2026
8.1 Investment in joint ventures	63.584.770.600	63.584.770.600
Railway Signaling and Telecommunications Joint Stock Company (2,443,668 Shares)	46.608.970.600	46.608.970.600
HCGC Hanoi Surveying and Geodesy Joint Stock Company (943,100 Shares)	16.975.800.000	16.975.800.000
8.2 Capital contribution to other entities	3.300.000.000	3.300.000.000
CMC - KPI Joint Stock Company	3.300.000.000	3.300.000.000
8.3 Long-term financial investment reserve	(3.300.000.000)	(3.300.000.000)
CMC - KPI Joint Stock Company	(3.300.000.000)	(3.300.000.000)
Total	63.584.770.600	63.584.770.600

9. Long-term upfront costs

Details	31/03/2026	01/01/2026
Total		

10. Short-term prepayment by buyer

Details	31/12/2025	01/01/2025
Thuy Ngoc 68 Construction and Trading Company Limited		305.000.000
Thinh Phat Construction and Trading Company Limited	50.000.000	
HT Investment Construction and Service Company Limited	68.000.000	
Tran Huu Nhat	410.000.000	
Minh Man Trading and Service Company Limited	50.000.000	
Dong Son Construction Company Limited	30.000.000	
Total	608.000.000	

11. Taxes and other payments to the state

Indicators	01/01/2026 (VND)	Amount payable (VND)	Amount paid (VND)	31/03/2026 (VND)
Output VAT	379.770.180	1.776.296.294	2.122.026.996	34.039.478
Import VAT		1.675.565.969	1.675.565.969	
Import tax		11.505.900	11.505.900	
Corporate income tax	1.177.900.798		1.177.900.798	
Land tax, land rent				
Personal income tax		18.492.808	18.492.808	
Fees, charges and other payables				
Total	1.557.670.978	3.797.592.965	3.451.862.263	34.039.478

11.1 Table excluding associated company expenses according to EBITDA calculation method of Decree 132/2020

Contents	Q1/2026	Q1/2025
Net operating profit (1)	342.314.099	333.394.435
Depreciation expense (2)	252.642.681	222.645.726
Interest expense (3)	1.002.290.155	891.148.622
Interest on deposits, Interest on loans (4)	27.856.643	22.724.722
Difference between interest expense – Interest on deposits (5) = (3) - (4)	974.433.512	868.423.900
EBITDA = (1) + (2) + (5)	1.569.390.292	1.424.464.061

30% EBITDA (6)	470.817.088	427.339.218
Interest expense exceeding 30% EBITDA = (5) - (6)	503.616.424	441.084.682
Interest expense is excluded.	503.616.424	441.084.682
Declared excluded on the corporate income tax finalization declaration		
Difference		
Corporate income tax Increase / Decrease		

11.2 Current corporate income tax expense

Contents	Q1/2026	Q1/2025
Total accounting profit before tax (1)	342.314.099	333.394.435
Adjustment of taxable income items (2) = (3) - (4)	657.784.963	594.876.682
Increase adjustment (3)	657.784.963	594.876.682
+ Non-deductible depreciation of fixed assets	153.792.000	153.792.000
+ Deductible interest expense according to Decree 132/2020/ND-CP	503.616.424	441.084.682
+ Other non-deductible expenses	376.539	
- Decrease adjustment (4)		
+ Dividends and distributed profits (5)	3.360.000	
Total taxable income (6) = (1) + (2) - (5)	996.739.062	928.271.117
Loss carryover		
Taxable income	996.739.062	928.271.117
Current income tax expense	199.347.812	185.654.223
Adjustment of current corporate income tax of the previous period to corporate income tax of this period		

12. Must pay employees

Details	31/03/2026	01/01/2026
Employee Pay Expenses		174.835.546
Total		174.835.546

13 Short-term payable expenses

Details	31/03/2026	01/01/2026
Financial statement audit fees		20.000.000
Total		20.000.000

14. Unrealized Revenue

Details	31/12/2025	01/01/2025
HINO Vietnam Joint Venture Company Limited	31/03/2026	01/01/2026
TMARTSTORES Joint Stock Company		153.600.000
Phuong Dong Import-Export Investment and Development Joint Stock Company		627.300.000
Hyundai Veracruz car rental		70.800.000
Total	7.432.099	15.432.099

15. Other short-term payables

Details	31/03/2026	01/01/2026
Trade Union Funds 338.2	67.683.483	67.155.743
Social Insurance	15.897.250	
Health Insurance	2.861.505	
Work Accident Insurance	317.945	
Unemployment Insurance	1.271.780	

Collection of Trade Union Fees Credit Balance Account 138.2	114.265.432	111.395.613
Collection of Party Fees Credit Balance Account 138.3	37.240.504	36.529.504
Interest Payable Ngo Thu Huong	1.830.754.486	1.614.636.261
Interest Payable Railway Signal Telecommunications Joint Stock Company	88.877.773	88.877.773
Total	2.159.170.158	1.918.594.894

16. Short-term loans and financial leases

Details	31/03/2026	01/01/2026
16.1 Personal loan	38.858.218.915	35.421.717.915
Ngo Trong Dat	4.600.000.000	4.600.000.000
Ngo Thu Huong	27.026.479.000	24.726.479.000
Ngo Phuong Anh	1.691.739.915	555.238.915
Hoang Manh Linh	1.500.000.000	1.500.000.000
Tran Thi Nga	4.000.000.000	4.000.000.000
Luong Van Vinh	40.000.000	40.000.000
16.2 Company loan	32.228.163.000	32.228.163.000
Railway Signal Telecommunications Joint Stock Company	5.000.000.000	5.000.000.000
Borrowing from Railway Signal Telecommunications Joint Stock Company to buy shares to increase capital	15.858.163.000	15.858.163.000
HCGC Hanoi Surveying and Measurement Joint Stock Company	11.370.000.000	11.370.000.000
16.3 Bank loan	10.911.895.100	16.770.208.700
Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch	10.911.895.100	14.692.073.900
Asia Commercial Joint Stock Bank ACB - Hanoi Branch		2.078.134.800
Total	81.998.277.015	84.420.089.615

17. Reward and welfare fund

Details	31/03/2026	01/01/2026
Reward Fund	68.667.727	68.667.727
Welfare Fund	246.517.710	246.517.710
Total	315.185.437	315.185.437

18. Long-term payables to suppliers

Details	31/03/2026	01/01/2026
Car Rental Revenue Veracru 29A-454.89	197.019.753	197.019.753
Total	197.019.753	197.019.753

19. Other long-term payables

Details	31/03/2026	01/01/2026
Receiving deposit for renting factory Phuong Dong Import-Export Investment Development Joint Stock Company		80.000.000
Receiving deposit for renting factory TMARTSTORE Joint Stock Company	100.000.000	100.000.000
Total	100.000.000	180.000.000

20. Long-term loans and financial leases

Details	31/03/2026	01/01/2026
Total		

21. Owner's investment capital

Details	31/03/2026	01/01/2026
Capital contribution of the subjects	51.083.470.000	45.610.500.000
Total	51.083.470.000	45.610.500.000

22. Company funds

Indicators	01/01/2026	Increase during the period	Decrease during the period	31/03/2026
Development investment fund	9.211.921.095			9.211.921.095
Other funds belonging to owners' equity	93.928.484			93.928.484
Retained earnings	8.929.476.493	142.966.287		9.072.442.780
Share premium	2.100.000			2.100.000
Total	18.237.426.072	142.966.287		18.380.392.359

23. Net revenue from sales and services

Details	Q1/2026	Q1/2025
Sales revenue	22.203.703.706	20.408.888.888
Revenue from providing services, product introductions	851.700.000	1.121.532.000
Other operating revenue + Vehicle rental	8.000.000	7.432.099
Total	23.063.403.706	21.537.852.987

24. Cost of goods sold

Details	Q1/2026	Q1/2025
Cost of goods sold (machinery sold)	20.173.551.540	18.979.497.582
Land tax payable, Machinery yard rental	67.200.000	64.145.454
Import tax	11.505.900	
Provision for machinery damage	72.000.000	
Reversal of provision for inventory devaluation		(3.89.920.000)
Cost of investment property sold	30.229.569	
Machinery yard import costs	265.706.405	416.088.796
Total	20.620.193.414	19.060.811.832

25. Financial activity revenue

Details	Q1/2026	Q1/2025
Interest on bank deposits, Loans	27.856.695	258.969
Revenue from stock trading	237.981.400	
Dividends, distributed profits	3.360.000	
Revenue from other activities		22.465.753
Total	269.198.095	22.724.722

26. Financial expenses

Details	Q1/2026	Q1/2025
Interest expense	1.002.290.155	891.148.622
Securities transaction fees	18.550.686	2.192.779
Reversal of provision for impairment of securities investments		(443.825.000)
Provision (reversal) of provision for impairment of short-term investments		
Loss from the transfer of long-term investments		477.365.000
Personal income tax expense	18.492.808	7.790.822
Total	1.039.333.649	934.672.223

27. Selling expenses

Details	Q1/2026	Q1/2025
Costs for purchasing materials and transporting machinery	72.981.770	86.220.702
Other cash expenses	5.845.000	54.648.000
Total	78.826.770	140.868.702

28. Business management costs

Details	Q1/2026	Q1/2025
Management staff costs	723.459.078	477.133.617
Office supplies costs	84.110.023	78.042.146
Depreciation costs of fixed assets	252.642.681	222.645.726
Taxes, fees and charges		4.000.000
Expenses for outsourced services	70.345.548	44.502.890
Other cash expenses	121.000.000	264.506.138
Total	1.251.557.330	1.090.830.517

29. Other income

Details	Q1/2026	Q1/2025
Income from fixed and non-taxable capital		
Total		

30. Other expenses

Details	Q1/2026	Q1/2025
Interest expense for late payment of personal income tax.	376.539	
Total	376.539	

31. Current corporate income tax expense

Details	Q1/2026	Q1/2025
Corporate Income Tax	199.347.812	185.654.223
Total	199.347.812	185.654.223

VI. OTHER INFORMATION

1. Financial instruments

1.1 Capital risk management

The Company manages its capital resources to ensure that the Company can both operate and maximize shareholder benefits through the effective use of capital.

The Company's capital structure includes: Charter capital, share premium, funds and undistributed profits after tax.

1.2 Financial assets

Financial assets are assets from which the Company can generate future income. These assets have been re-determined at fair value at the date of financial statements.

Details	Book value	Fair value
Cash and cash equivalents	1.465.340.500	1.465.340.500
Short-term financial investments	32.480.061.101	32.480.061.101
Short-term receivables	6.584.915.000	6.584.915.000
Advance payments to suppliers	2.500.000.000	2.500.000.000
Other receivables	2.150.000.000	2.150.000.000

1.3 Financial liabilities

Financial liabilities have been re-evaluated in accordance with the provisions of current accounting standards to ensure the Company's payment obligations. Specifically, payables to vendors and loans in foreign currencies have been re-evaluated at the exchange rate on the reporting date. At the same time, borrowing costs and payables have been recorded in the period and reported in the business performance report.

Details	31/03/2026
Short-term borrowings and finance leases	81.998.277.015
Payables to employees	
Other short-term payables	2.159.170.158
Other long-term payables	100.000.000

1.4. Financial risk management

Financial risks include: Market risk and credit risk, liquidity risk and currency risk

Market risk: The Company applies flexibility in negotiating and adjusting selling prices for buyers when there are large fluctuations in commodity prices.

Credit risk: Includes liquidity risk and interest rate risk. The purpose of liquidity risk management is to ensure sufficient liquidity for current and future payables. The Company's policy is to regularly monitor current and expected future payables liquidity requirements to ensure the maintenance of a cash level to meet short-term and long-term liquidity.

Subjects	Under 1 year	Over 1 year	Total
Amount payable to seller			
Prepayment by buyer	608.000.000		608.000.000
Other payables			

1.5. Remuneration and salary of the Board of Directors, Executive Board and other management members

Name	Title	Item	Q1/2026	Q1/2025
Ngo Trong Quang	Chairman of the Board	Salary	29.582.000	
Ngo Trong Vinh	Vice Chairman of the Board	Salary	15.000.000	3.419.864
Ngo Anh Phuong	General Director	Salary	48.000.000	30.583.365
Nguyen Trong Ha	Chief Accountant	Salary	21.990.000	24.804.000
Lam Quynh Huong	Business Manager	Salary	19.491.000	21.747.000

CHIEF ACCOUNTANT



NGUYEN TRONG HA

Hanoi, April 16, 2026

GENERAL OF DIRECTOR



NGO ANH PHUONG

T.C.P