

No.: 83/CTGTSG

Ho Chi Minh City, January 28, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Complying with the provisions of Clauses 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance, providing guidelines on disclosure of information on the securities market. Saigon Traffic Construction Joint Stock Company (GTS) would like to disclose the financial statements for Q4/2025 to the Hanoi Stock Exchange as follows:

1. Name of Organization: Saigon Traffic Construction Joint Stock Company

- Stock code: GTS
- Address: 476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City
- Tel : 028.38558649 - Fax : 028.38558649
- Email: ctgtsg@gmail.com Website : <http://www.giaothongsaigon.com.vn>

2. Content of information disclosure

- Quarter IV/2025 financial statements, in accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC, include the following:

- Office Financial Statements
- Separate Financial Statements
- Consolidated Financial Statements

- Cases that need to be explained

+ Profit after tax in the income statement of the reporting period changes by 10% or more compared to the same reporting period in the previous year

Yes

No

Explanation document for a 10% change in profit compared to the same period in the previous year:

Yes

No

This information was disclosed on the company's website on January 28, 2026 at the link: <http://www.giaothongsaigon.com.vn>

We hereby certify that the disclosed information above is truthful, and we shall be fully legally responsible for the content of the disclosed information

Representative of the organization

Legal representative /

Authorized person to disclose information

Attached documents:

- Office Financial Statements Q4/2025;
- Separate Financial Statements Q4/2025;
- Consolidated Financial Statements Q4/2025;



Hoang Anh Giao

**SAIGON TRAFFIC CONSTRUCTION
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom - Happiness

No.: 84 /CTGTSG

Ho Chi Minh City, January 28, 2026

*“Re: Explanation of Profit After Tax in the
Office Financial Statements and Separate
Financial Statements for Q4/2025”*

To: Hanoi Stock Exchange

1. Company name: SAIGON TRAFFIC CONSTRUCTION JOINT STOCK COMPANY
2. Stock code: **GTS**
3. Head office address: 476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City

Based on the Office Financial Statements, Separate Financial Statements for Quarter IV, 2024;

Based on the Office Financial Statements, Separate Financial Statements for Quarter IV, 2025;

Saigon Traffic Construction Joint Stock Company (GTS) would like to explain the change in profit after corporate income tax in the income statement for Q4 2025, which increased by 10% or more compared to the same reporting period last year, as follows:

Profit After Tax from Office Financial Statements, Separate Financial Statements for Quarter IV, 2025: 15,522,911,149 VND

Profit After Tax from Office Financial Statements, Separate Financial Statements for Quarter IV, 2024: 25,953,424,552 VND

Difference: 10,430,513,403 VND

Reasons: Revenue increased compared to the same period last year.

The above is the explanation from Saigon Traffic Construction Joint Stock Company regarding the change in profit for Quarter IV, 2025, compared to Quarter IV, 2024.

Sincerely./.

**SAIGON TRAFFIC CONSTRUCTION JOINT
STOCK COMPANY**
GENERAL DIRECTOR



Recipients:

- As above;
- Archived.

Hoang Anh Giao

**SAIGON TRAFFIC CONSTRUCTION
JOINT STOCK COMPANY**

Separate financial statements for the period
from October 1, 2025 to December 31, 2025 of
Office & Affiliated Enterprises



SEPARATE BALANCE SHEET

At as December 31, 2025
Office & Affiliated Enterprises

Unit: VND

Items	Code	Note	The end of the period	The beginning of the year
A. CURRENT ASSETS	100		1,126,576,134,656	865,185,947,332
I. Cash and cash equivalents	110	V.1	261,011,200,077	275,273,253,169
Cash	111		121,011,200,077	55,273,253,169
Cash equivalents	112		140,000,000,000	220,000,000,000
II. Short-term financial investments	120	V.2	786,380,400	764,061,970
Held-to-maturity investments	123		786,380,400	764,061,970
III. Short-term receivables	130		713,052,245,411	477,979,263,897
Short-term trade receivables	131	V.3	652,935,766,135	369,277,521,909
Short-term prepayments to suppliers	132		101,462,255,290	160,455,213,966
Other short-term receivables	136	V.4	14,979,290,421	13,411,813,009
Allowance for short-term doubtful debts	137	V.5	(56,325,066,435)	(65,165,284,987)
IV. Inventories	140	V.6	126,858,489,975	87,198,921,228
Inventories	141		126,858,489,975	87,198,921,228
V. Other current assets	150		24,867,818,793	23,970,447,068
Short-term prepaid expenses	151			
Taxes and other receivables from the State Treasury	153	V.11	24,867,818,793	23,970,447,068
B. NON - CURRENT ASSETS	200		269,899,828,995	189,606,067,167
I. Long-term receivables	210		3,369,196,765	5,900,310,978
Other long-term receivables	216	V.4	3,369,196,765	5,900,310,978
II. Fixed assets	220		172,023,390,359	175,228,331,059
Tangible fixed assets	221		171,776,390,367	174,859,081,055
- Cost	222		396,220,212,671	383,639,090,529
- Accumulated depreciation	223		(224,443,822,304)	(208,780,009,474)
Intangible fixed assets	227		246,999,992	369,250,004
- Cost	228		1,248,691,819	1,248,691,819
- Accumulated amortisation	229		(1,001,691,827)	(879,441,815)
III. Investment property	230			
IV. Long-term assets in progress	240	V.7	89,507,241,871	
Construction-in-progress	242		89,507,241,871	
V. Long-term financial investments	250	V.2	5,000,000,000	1,500,000,000
Investments in subsidiaries	251		5,000,000,000	1,500,000,000
VI. Other long-term assets	260			6,977,425,130
Long-term prepaid expenses	261			6,977,425,130
TOTAL ASSETS (270=100+200)	270		1,396,475,963,651	1,054,792,014,499

SEPARATE BALANCE SHEET

At as December 31, 2025
Office & Affiliated Enterprises

Unit: VND

Items	Code	Note	The end of the period	The beginning of the year
C. LIABILITIES	300		1,045,880,728,782	719,806,156,800
I. Current liabilities	310		1,040,163,653,782	715,723,336,800
Short-term trade payables	311	V.10	352,784,903,235	186,289,251,648
Short-term advances from customers	312		278,160,394,598	343,043,928,846
Taxes and other payables to the State Treasury	313	V.11	3,484,534,836	6,435,539,393
Payables to employees	314		44,477,132,539	38,808,822,961
Short-term unearned revenue	318		95,354,127,852	
Other short-term payables	319	V.12	240,541,381,461	130,059,230,796
Provision for short-term payables	321		18,064,740,037	
Bonus and welfare funds	322		7,296,439,224	11,086,563,156
II. Non-current liabilities	330		5,717,075,000	4,082,820,000
Science and technology development fund	343		5,717,075,000	4,082,820,000
D. EQUITY	400		350,595,234,869	334,985,857,699
I. Owner's equity	410		349,674,917,204	334,065,540,034
Share capital	411		284,997,640,000	284,997,640,000
- Ordinary shares carrying voting rights	411a		284,997,640,000	284,997,640,000
Share premium	412		711,011,577	711,011,577
Investment and development funds	418		21,127,524,154	12,974,873,292
Retained profits	421		42,838,741,473	35,382,015,165
+ Retained profits brought forward	421a		329,388,050	329,387,650
+ Retained profits for the current period	421b		42,509,353,423	35,052,627,515
II. Other sources and funds	430		920,317,665	920,317,665
Sources of expenditure	431		920,317,665	920,317,665
TOTAL RESOURCES (440=300+400)	440		1,396,475,963,651	1,054,792,014,499

Preparer

Do Thi Kim Phuong

Chief Accountant

Phan Thi Tu Trinh

January 28, 2026

General Director

Hoang Anh Giao



SEPARATE STATEMENT OF INCOME

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

Unit: VND

Items	Code	Note	The fourth quarter of current year	The fourth quarter of previous year	Accumulated from the beginning of the year to the end of the fourth quarter (Current year)	Accumulated from the beginning of the year to the end of the fourth quarter (Previous year)
Revenue from sales of goods and provision of services	01	VI.1	1,299,992,575,009	908,457,094,618	2,363,862,384,739	1,484,661,953,005
Revenue deductions	02			-	-	-
Net revenue from sales of goods and provision of services (10=01-02)	10		1,299,992,575,009	908,457,094,618	2,363,862,384,739	1,484,661,953,005
Cost of sales	11	VI.2	1,262,530,112,418	854,699,114,364	2,255,904,144,589	1,385,502,455,708
Gross profit (20=10-11)	20		37,462,462,591	53,757,980,254	107,958,240,150	99,159,497,297
Financial income	21	VI.3	2,102,272,762	923,121,327	7,309,248,464	3,312,202,756
Financial expenses	22		-	73,689,733	11,278,016	73,689,733
- In which: Interest expense	23		-	73,689,733	11,278,016	73,689,733
Selling expenses	25				-	-
General and administration expenses	26		20,550,888,025	22,349,727,769	62,545,447,722	53,317,810,646
Net operating profit {30=20+(21-22)-(25+26)}	30		19,013,847,328	32,257,684,079	52,710,762,876	49,080,199,674
Other income	31	VI.4	814,289,602	308,816,897	1,099,708,193	1,747,805,177
Other expenses	32	VI.5	720,281,993	176,508,159	969,563,289	458,494,147
Other profit (40=31-32)	40		94,007,609	132,308,738	130,144,904	1,289,311,030
Accounting profit before tax (50=30+40)	50		19,107,854,937	32,389,992,817	52,840,907,780	50,369,510,704
Income tax expense - current	51	VI.6	3,584,943,788	6,436,568,265	10,331,554,357	10,032,471,842
Net profit after tax (60=50-51-52)	60		15,522,911,149	25,953,424,552	42,509,353,423	40,337,038,862

Preparer

Do Thi Kim Phuong

Chief Accountant

Phan Thi Tu Trinh

January 28, 2026

General Director



Hoang Anh Giao

SEPARATE STATEMENT OF CASH FLOWS

(Indirect method)

For the period from October 1, 2025 to December 31, 2025

Items	Code	Note	Accumulated from the beginning of the year to the end of the quarter (Current year)	Accumulated from the beginning of the year to the end of the quarter (Previous year)
I. Cash flows from operating activities				
Profit before tax	01		52,840,907,780	50,369,510,704
Adjustments				
- Depreciation and amortisation of fixed assets and investment properties	02		19,371,420,434	19,724,968,733
- Provisions	03		(8,840,218,552)	(12,122,008,511)
- (Gain)/loss from investing activities	05		(7,439,393,368)	(3,312,202,756)
- Interest expense	06		11,278,016	73,689,733
- Others	07		1,634,255,000	(1,428,845,059)
Operating profit before changes in working capital	08		57,578,249,310	53,305,112,844
- (Increase)/decrease in receivables	09		(224,599,020,474)	230,496,284,186
- (Increase)/decrease in inventories	10		(39,659,568,747)	(52,774,302,972)
- (Increase)/decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		327,375,024,400	(77,924,741,164)
- (Increase)/decrease in prepaid expenses	12		6,977,425,130	6,977,425,200
- Interest paid	14		(11,278,016)	(73,689,733)
- Corporate income tax paid	15		(13,266,261,775)	(7,342,074,969)
- Other cash inflows	16	VII.3	836,476,341	-
- Other cash outflows	17	VII.3	(91,746,804,613)	(3,630,606,449)
Net cash flows from operating activities	20		23,484,241,556	149,033,406,943
II. Cash flows from investing activities				
1. Payments for additions to fixed assets and other long-term assets	21		(16,166,479,734)	(30,820,592,128)
2. Proceeds from disposals of fixed assets and other long-term assets	22		263,231,852	485,753,778
3. Cash outflow for lending, purchase of debt instruments of other entities	23		(22,318,430)	(26,816,369)
5. Cash paid for capital contribution in other entities	25		(3,500,000,000)	-
4. Interest earned, dividends and profits received	27		7,309,248,464	3,312,202,756
Net cash flows from investing activities	30		(12,116,317,848)	(27,049,451,963)
III. Cash flows from financing activities				
1. Proceeds from borrowings	33		7,623,103,400	17,090,076,033
2. Payments to settle loan principals	34		(7,623,103,400)	(17,090,076,033)
3. Dividends and profits paid	36		(25,629,976,800)	(22,799,811,200)
Net cash flows from financing activities	40		(25,629,976,800)	(22,799,811,200)
Net cash flows during the period (50=20+30+40)	50		(14,262,053,092)	99,184,143,780
Cash and cash equivalents at the beginning of the year	60	V.1	275,273,253,169	176,089,109,389
Cash and cash equivalents at the end of the period (70=50+60+61)	70		261,011,200,077	275,273,253,169

Preparer

Do Thi Kim Phuong

Chief Accountant

Phan Thi Tu Trinh



January 28, 2026
General Director

Hoang Anh Giao

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

1. Ownership structure

The predecessor of Saigon Traffic Construction Joint Stock Company is Saigon Traffic Construction One Member Limited Liability Company, a one-member limited liability, with the Ho Chi Minh City Finance and Investment State-owned Company acting as the representative of the State capital contribution. It was established according to the Business Registration Certificate No. 0300460907 on August 26, 2010, issued by the Ho Chi Minh City Department of Planning and Investment.

On May 5, 2016, Saigon Traffic Construction One Member Limited Liability Company officially transformed into a Joint Stock Company. It was issued a Business Registration Certificate by the Business Registration Office - Ho Chi Minh City Department of Planning and Investment. Currently, Saigon Traffic Construction Joint Stock Company operates with the business registration number: 0300460907, with its 13th amendment registered on December 26, 2022, and a total charter capital of 284,997,640,000 VND.

The company's headquarters is located at 476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City.

2. Operating industry

- Public service activities: Management and maintenance of road infrastructure in Ho Chi Minh City, maintenance of inland waterway structures;
- Undertake business projects: Construction of transportation works; water supply; drainage; electricity; postal and irrigation services;
- Construction materials business: Production and trading of hot asphalt concrete and bitumen emulsion, etc.

3. Business lines

- Public utility activities: Maintenance and repair of transportation infrastructure; maintenance and repair of inland waterway structures; maintenance and repair of irrigation works, green spaces, lighting, bridges, drainage systems, and wastewater treatment (Industry code 4390).
- Construction of transportation works; ports and yards; water supply and drainage; civil works; industrial works; electricity; lighting; postal services; green spaces and hydraulic works. Construction of irrigation works (Industry Code 4299)
- Freight transportation by road: Freight transportation by trucks (Industry Code 4933)
- Architectural activities and technical consulting: Consulting for construction of B and C class transportation works, consulting for water supply and drainage works, technical infrastructure (Industry Code 7110).
- Trading of specialized construction materials, traffic signals. Wholesale of materials and equipment for water supply and drainage industry (Industry Code 4663).
- Production of billboards for traffic safety propaganda (not operating at the headquarters) (Industry Code 7310).
- Construction of railway and road works (Industry Codes 4211; 4212).
- Inland waterway freight transport (Industry Code 5022).
- Construction of all types of buildings: construction of factories, civil construction (Industry Code 4102).
- Demolition: demolition of construction works (Industry Code 4311).
- Site preparation: land leveling, site preparation (Industry Code 4312).
- Collection of non-hazardous waste, hazardous waste (Industry Codes 3811, 3812).
- Rental of machinery, equipment, and other tangible goods: Rental of motorcycles, construction equipment (Industry Code 7730).
- Architectural and technical consulting activities: Testing and quality control of construction works and building materials (Industry Code 7110).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

- Production of hot asphalt concrete, production of ready-mix concrete, concrete batching plants, production of emulsions, production of traffic signals (Industry Codes 2395, 1920, 2790).
- Architectural and technical consulting activities: Testing and quality control of construction works and building materials (Industry Code 7110).
- Toll collection services for road usage; Management and supervision of control rooms, toll booths (Industry Codes 5225)
- Regulation, control, removal of obstacles, and prevention of drifting collisions to ensure inland waterway traffic safety; Inland waterway pilotage services (Industry Code 5222).

4. Normal operating cycle:

The normal operating cycle of the Company is generally within 12 months.

5. Corporate structure: Includes 01 subsidiary and 14 affiliated enterprises.

1. Consolidated subsidiary: 1 company

Subsidiary	Traffic Construction Number 1 Company Limited
Address	476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City
Rate of interest	100%
Rate of voting rights	100%

2. Dependent units without legal status and dependent accounting: Including the office and 14 affiliated enterprises located at the headquarters at 476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City, The business functions of the affiliated units are as follows:

Units	Main business activities
Company office	General management
Road Enterprise 1	Management, maintenance of road infrastructure, construction of works, Production of hot asphalt concrete, emulsions.
Road Enterprise 4	Management, maintenance of road infrastructure, construction of works
Road Enterprise 6	Management, maintenance of road infrastructure, construction of works
Construction Works Enterprise 2	Construction of works
Construction Works Enterprise 3	Management, maintenance of road infrastructure, construction of works
Construction Works Enterprise 5	Management, maintenance of road infrastructure, construction of works; Production and installation of traffic signal systems.
Construction Works Enterprise 6	Management, maintenance of road infrastructure, construction of works
Construction Works Enterprise 8	Management, maintenance of road infrastructure, construction of works
Construction Works Enterprise 9	Management, maintenance of road infrastructure, construction of works
Construction Works Enterprise 10	Management, maintenance of road infrastructure, construction of works
Youth Construction Works Enterprise	Management, maintenance of road infrastructure, construction of works
Traffic Infrastructure Construction Works Enterprise	Construction of works

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

Traffic Signal System Production and Installation
Enterprise

Management, maintenance of road infrastructure, construction
of works; Production and installation of traffic signal systems.

Hot Asphalt Concrete Enterprise

Management, maintenance of road infrastructure, construction
of works, Production of hot asphalt concrete

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY

1. Accounting period

The first accounting period of Saigon Traffic Construction Joint Stock Company began from May 5, 2016, to December 31, 2016, when it officially transitioned from a State-owned Enterprise to a Joint Stock Company according to the Business Registration Certificate No. 0300460907, 9th amendment on May 5, 2016, issued by the Ho Chi Minh City Department of Planning and Investment.

The accounting period for the subsequent years of the company begins on January 1st and ends on December 31st of

2. Accounting currency

The Company's accounting currency is Vietnam Dong ("VND").

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting system

The Company applies the Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, and the guiding, supplementary, and amended Circulars.

2. Statement of compliance

The Company has applied the Vietnamese Accounting Standards and the guiding documents issued by the State. The financial statements are prepared and presented in accordance with the regulations of the standards, the circulars guiding the implementation of the standards, and the current accounting system in use.

IV. APPLICABLE ACCOUNTING POLICIES

1. Principles of recognition of cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank deposits, Cash in transit and short-term investments with a maturity or redemption period of no more than 3 months from the purchase date, easily convertible into a defined amount of cash, and with minimal risk in converting to cash.

2. Recognition principles for receivables

Receivables are monitored in detail of receivable terms, receivable parties, original currency and other factors depending on the Company's managerial requirements.

The classification of receivables is carried out according to the following principles:

- Trade receivables: trade receivables arising from buying-selling transactions between the Company and buyers, such as sales of goods, provision of services, disposals of assets, and money from the export sales of consignors through consignees;
- Inter-company receivables: Receivables between the parent company and its dependent subordinate units without legal entity status;
- Other receivables: Other receivables include non-trade receivables, not related to buying-selling transactions.

Classification of receivables when preparing the financial statements according to the following principles:

- Receivables with a remaining recovery period of no more than 12 months or within one operating cycle are classified as short-term.
- Receivables with a remaining recovery period of 12 months or more, or beyond one operating cycle, are classified as long-term.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

Allowance for doubtful debts: Doubtful receivables are provisioned for bad debts when preparing the financial statements. The recognition or reversal of this provision is done at the time of preparing the financial statements and is recorded as an administrative expense for the period. For receivables that have been outstanding for many years, and for which the Company has made all efforts to collect the debt but has still been unsuccessful, and determines that the debtor is truly unable to pay, the Company may need to take procedures to sell the debt to a debt purchasing company, write off the doubtful receivables, or remove them from the accounting books (in accordance with the laws and the Company's charter).

3. Recognition principles for inventories

Inventories are recognized as cost. If the net realisable value is lower than the cost, it must be measured at the net realisable value. The cost of inventories comprises costs of purchases, processing costs, and other directly relevant costs incurred in bringing the inventories to their present location and conditions

The value of inventories is calculated using the First In, First Out (FIFO) method.

Inventories are recorded for using the perpetual method.

Allowance for inventories: An allowance is made for the estimated loss in value due to the impairment in the value of materials, finished goods, and inventories owned by the Company that may occur (through diminution, damage or obsolescence, etc.) based on reasonable evidence of the impairment at the end of the financial year. Any increase or decrease in this allowance is recognized in the cost of sales on the income statement.

In addition, the Company has doubtful receivables related to the approval of the final settlement for the SPDVCI projects carried out before the official transition to a joint-stock company, which are awaiting guidance on how to handle them from the competent authorities.

4. Recognition principles for fixed assets

Fixed assets are recognized as cost. During use, fixed assets are tracked in detail by their cost, accumulated depreciation, and remaining value.

4.1. Tangible fixed assets

Cost:

Tangible fixed assets and intangible fixed assets are recognized as costs. During use, tangible fixed assets and intangible assets are recorded at their original cost, accumulated depreciation, and remaining value.

The cost of a fixed asset comprises its purchase price and any directly attributable costs of bringing the fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets, expenditures for maintenance and repair are charged as expenses for the current year.

When a asset is disposed of, its cost and accumulated depreciation are written off in the financial statements, and then any loss arising from such disposal is included in the income statement.

During use, tangible fixed assets and intangible assets are recorded at their original cost, accumulated depreciation, and remaining value.

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 - 50 years
Machinery and equipment	08 - 15 years
Vehicles	06 - 10 years
Instrument & tools for management	03 - 06 years
Other assets	04 years
Other intangible assets	03 - 06 years

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

Assets are revalued during the privatization process, and the depreciation of the aforementioned fixed assets starts from the date the company is granted the business registration certificate for its conversion into a joint-stock company.

Fixed assets that have fully depreciated are still being used by the Company because the Company consistently performs well in the maintenance and servicing of vehicles and equipment.

5. Construction in progress

Construction in progress represents costs related to construction projects, including expenditures for acquiring fixed assets, investments in ongoing construction projects, and major repair costs for fixed assets that have not yet been completed. Depreciation is not applied to construction in progress during the construction phase.

6. Recognition principles for prepaid expenses

The calculation and allocation of prepaid expenses into production and business costs for each accounting period are based on the nature and magnitude of each type of expense to select a reasonable allocation method and basis. Prepaid expenses are gradually allocated to production and business costs using the straight-line method consistently.

Prepaid expenses are tracked based on each prepaid term that has occurred, the amounts allocated to the cost-bearing entities for each accounting period, and the remaining balance not yet allocated to expenses.

The classification of prepaid expenses in the preparation of financial statements should follow these principles:

- Prepaid amounts for goods or services to be provided within 12 months or within a normal operating cycle from the date of payment are classified as short-term prepaid expenses.
- Prepaid amounts for goods or services to be provided over a period exceeding 12 months or longer than a normal operating cycle from the date of payment are classified as long-term prepaid expenses.

The value of goodwill is re-evaluated during the equitization process, based on the Enterprise Valuation Report prepared by DongA Bank Securities Company. It is amortized over a period not exceeding 10 years, starting from the official conversion date into a Joint Stock Company.

7. Recognition principles for payables

Payables are monitored in detail by remaining payable terms, payable parties, original currency, and other factors depending on the company's managerial requirements.

The classification of payables is carried out according to the following principles:

- Trade payables: trade payables arising from transactions involving the purchase of goods, services, or assets, as well as payables incurred during import transactions through consignees;
- Inter-company payables: Payables between the parent company and its dependent subordinate units without legal entity status;
- Other payables: Other payables include non-trade payables, not related to buying-selling transactions, or provision of goods and services.

Classification of payables when preparing the financial statements according to the following principles:

- Payables with a remaining payment period of no more than 12 months or within one operating cycle are classified as short-term.
- Payables with a remaining payment period of 12 months or more, or beyond one operating cycle, are classified as long-term.

8. Recognition principles for borrowings and capitalizing borrowing costs

Borrowing costs directly related to loans are recognized as financial expenses in the period, except in cases where borrowing costs are directly associated with the construction investment or production of assets in progress that are included in the value of those assets (capitalized) when the conditions specified in the Accounting Standard "Borrowing Costs" are met.

9. Recognition principles for accrued expenses

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

Payables for goods and services received from suppliers or provided to customers during the period but not yet paid due to the lack of invoices or incomplete documentation, as well as payables to employees, are recognized as production and business expenses in the period to ensure that actual expenses, when incurred, do not cause sudden fluctuations in production and business costs, while adhering to the matching principle between revenue and expenses. The accrual of accrued expenses must be calculated rigorously and supported by reasonable and reliable evidence. When these expenses are incurred, any differences from the accrued amounts should be adjusted by recording additional or reduced expenses corresponding to the difference.

10. Recognition principles for equity

The owner's equity is recognized based on the actual capital contributed by the owner.

Retained profits represents the profit from the company's activities after adding (+) or subtracting (-) adjustments due to the retrospective application of changes in accounting policies and retrospective corrections of material errors from prior years.

The distribution of the company's business operating profits must comply with the current financial policies.

When distributing profits, consideration must be given to non-monetary items within the retained profits that may affect cash flow and the company's ability to pay dividends and profits.

11. Recognition principles for revenue

a. Recognition principles for revenue from sales of goods

Revenue from sales of goods is recognized when all of the following conditions are satisfied:

- The significant risks and rewards of ownership of the goods or products have been transferred to the buyer;
- The company no longer retains management rights or control over the goods as the owner.;
- Revenue can be reliably measured.;
- The company has received or will likely receive economic benefits from the sales transaction;
- The costs associated with the sales transaction can be determined.

b. Recognition principles for financial income

Financial income includes income generated from interest, royalties, dividends, profit sharing, and other financial incomes. The company recognizes dividends and profit sharing when it has the entitlement to receive dividends or profits from capital contributions.

c. Recognition principles for revenue from construction contracts

Revenue from construction contracts is recognized in one of the following two cases:

- The construction contract stipulates that the contractor is paid according to the set schedule: when the contract performance results are reliably estimated, the revenue is recognized corresponding to the completed volume determined by the contractor.
- The construction contract stipulates that the contractor is paid based on the value of performed work volume: when the contract performance results are reliably estimated and certified by customers, the revenue is recognized by reference to the completed work volume certified by the customers.

When the outcome of contract execution cannot be reliably estimated, the recognized revenue is equivalent to the costs incurred, and the reimbursement is relatively certain.

d. Recognition principles for other income

Other income includes revenue outside the company's production and business activities, such as: proceeds from the sale or disposal of fixed assets; penalties received for customer contract violations; compensation from third parties to offset asset losses; recovery of written-off bad debts; payables where creditors cannot be identified; income from gifts, monetary gifts, and in-kind gifts ...

12. Recognition principles for revenue deductions

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

The adjustment to reduce construction revenue is made upon receiving the decision from the investor or competent authorities approving the final settlement, which reduces the cost of completed construction.

13. Recognition principles for cost of sales

Cost of sales comprises the cost of products, goods, services, and investment properties; the production cost of construction products sold during the period; and expenses related to investment property business activities.

The value of inventory shortages and losses is recognized in the cost of sales after deducting any compensation received (if any).

For cost of direct raw materials consumed over the normal level, fixed labour cost and manufacturing overheads not allocated to finished goods are recorded directly into the cost of sales (after deducting compensations, if any) even if products and goods are not yet determined to be consumed.

14. Recognition principles for financial expenses

Financial expenses include costs related to financial activities, such as: expenses or losses associated with financial investment activities; costs of lending and borrowing funds; expenses for joint venture and associate capital contributions; losses from the transfer of securities; provision for the decline in value of trading securities; provisions for investment losses in other entities; losses incurred from foreign currency sales and foreign exchange rate differences

15. Recognition principles for selling expenses, general and administration expenses

Selling expenses represent expenses that are incurred in the process of selling products, goods, and providing services.

General and Administrative Expenses reflect the company's costs, including salaries, social insurance, health insurance, unemployment insurance, and trade union fees for management staff; cost of office materials, tools, and depreciation of fixed assets used for company management; land rental fees and business license tax; provisions for doubtful debts; outsourced services; and other monetary expenses...

Selling expenses and general and administration expenses are allocated to business activities based on the company's chosen criteria (revenue or profit).

16. Recognition principles for current and deferred income tax expenses

Current income tax expenses: is the amount of income taxes payable determined based on taxable profit and the current income tax rate, and tax adjustments payable related to the previous period.

The Company's tax reports are subject to examination by tax authorities. As the application of tax laws and regulations to various transactions can be interpreted in different ways, the tax figures presented in the financial statements may be subject to changes based on the final decisions of the tax authorities.

17. Related parties

Parties are considered related if one party has the ability to control or significantly influence the other party in making financial and operating policy decisions. Parties are also regarded as related if they are subject to common control or common significant influence.

In considering the relationship between related parties, the nature of relationship is focused more than its legal form.

18. Segment reporting

Segment information is presented by the Company's geographic regions and business sectors. Segment reports by geographic regions and business sectors are based on the Company's internal reporting and management structure.

The results of segment reporting include items directly allocated to a segment as well as items allocated to segments based on a reasonable criterion (revenue or profit).

19. Financial instrument

a. Financial Assets

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

The Company's financial assets include cash and short-term deposits, trade receivables, other receivables, loans, and listed and unlisted financial instruments.

Financial assets are recognized on the purchase date and derecognized on the sale date. At initial recognition, financial assets are recorded at cost plus directly attributable transaction costs associated with the purchase or issuance.

b. Financial liabilities and equity instruments

Financial instruments are classified as either financial liabilities or equity instruments at initial recognition based on their nature and definitions of financial liabilities and equity instruments.

The Company's financial liabilities include trade payables, other payables, and borrowings.

At initial recognition, all financial liabilities are recorded at their cost plus directly attributable transaction costs related to their issuance.

Equity Instruments: These are contracts that represent the residual interest in the Company's assets after deducting all its liabilities.

Offsetting Financial Instruments: Financial assets and financial liabilities are offset and presented at net value on the Balance Sheet when, and only when, the Company has a legal right to offset the recognized amounts and intends to settle on a net basis or recognize the asset and settle the liability simultaneously.

V. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN SEPARATE BALANCE SHEET

Unit: VND

1. CASH AND CASH EQUIVALENTS

	The end of the period	The beginning of the year
- Cash on hand	699,114,180	705,230,631
Company Office	675,594,550	695,819,872
Affiliated Enterprises	23,519,630	9,410,759
- Cash in banks	120,312,085,897	54,568,022,538
Company Office	118,952,679,564	54,068,984,257
Affiliated Enterprises	1,359,406,333	499,038,281
- Cash equivalents	140,000,000,000	220,000,000,000
+ Term deposit	140,000,000,000	220,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	70,000,000,000	115,000,000,000
Military Commercial Joint Stock Bank - North Saigon Branch	70,000,000,000	105,000,000,000
Total	261,011,200,077	275,273,253,169

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

2 . FINANCIAL INVESTMENTS

2.1. Short-term financial investments

	The end of the period			The beginning of the year		
	Cost	Provison	Fair value	Cost	Provison	Fair value
- Term deposit	786,380,400			764,061,970		
Total	786,380,400			764,061,970		

2.2. Investments in other entities

	The end of the period			The beginning of the year		
	Cost	Provison	Fair value	Cost	Provison	Fair value
Investments in subsidiaries	5,000,000,000			1,500,000,000		
Traffic Construction Number 1 Company Limited	5,000,000,000			1,500,000,000		
Total	5,000,000,000			1,500,000,000		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

3 TRADE RECEIVABLES

3.1. Short-term

	The end of the period	The beginning of the year
Roads Management Center	287,065,982,643	132,374,684,901
Management Center of Waterway System	19,867,625,213	8,978,544,493
Transportation Works Construction Investment Project Management Authority	57,133,507,288	42,397,379,161
Phat Dat Real Estate Development Corporation	33,132,543,198	33,132,543,198
Other trade receivables	255,736,107,793	152,394,370,156
Total	652,935,766,135	369,277,521,909

3.2. Trade receivables from customers are the related parties

	The end of the period	The beginning of the year
Traffic Construction Number 1 Company Limited	34,741,587,753	4,709,692,820
Total	34,741,587,753	4,709,692,820

4 . OTHER RECEIVABLES

	The end of the period		The beginning of the year	
	Value	Allowance	Value	Allowance
4.1. Short-term				
- Advances	807,429,468		818,779,468	
+ Office	807,429,468		818,779,468	
- Other receivables of the Company	8,481,459,498		7,528,087,504	
+ Construction Works Enterprise 4	1,185,994,938		1,185,994,938	
+ Construction Works Enterprise 7	4,461,194,915		4,511,194,915	
+ Other parties	2,834,269,645		1,830,897,651	
- Other receivables of the Enterprises	5,690,401,455		5,064,946,037	
Road Enterprise 1	3,736,107,067		3,983,098,573	
Road Enterprise 4	31,186,067		33,568,816	
Road Enterprise 6	117,782,564		340,557,363	
Traffic Signal System Production and Installation Enterprise	117,390,858		94,598,723	
Hot asphalt concrete Production Enterprise	58,223,815		46,633,661	
Construction Works Enterprise 2	6,973,618			

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

Construction Works Enterprise 3	25,203,344	46,738,920
Construction Works Enterprise 5	980,554,357	38,190,092
Construction Works Enterprise 6	46,814,638	47,817,792
Construction Works Enterprise 8	153,787,568	90,545,470
Construction Works Enterprise 10	259,021,434	108,509,712
Youth Construction Enterprise	153,703,871	231,050,222
Traffic Infrastructure Construction Enterprise	3,652,254	3,636,693
Total	14,979,290,421	13,411,813,009

4.2. Long-term

	<u>The end of the period</u>	<u>The beginning of the year</u>
- Deposits and Escrow	3,369,196,765	5,900,310,978
Roads Management Center		36,905,062
Urban Traffic Management Center		
Management Center of Waterway System	335,924,000	2,822,978,743
Department for Roads of Viet Nam IV	2,670,093,234	1,686,614,362
Management Centre of Public Transport	56,379,531	414,409,811
Thu Duc City Infrastructure Development Centre		632,603,000
Long Thanh Power Company	6,800,000	6,800,000
Hong An Bridge and Road Construction Trading Service Company Limited	300,000,000	300,000,000
Total	3,369,196,765	5,900,310,978

5 . ALLOWANCE FOR DOUBTFUL DEBTS:

<u>The end of the period</u>		<u>The beginning of the year</u>	
Cost	Allowance	Cost	Allowance

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

Saigon Water Corporation	582,589,683	582,589,683	582,589,683	582,589,683
Water Supply Sewerage Construction and Investment Joint Stock Company (Wasaco)	90,106,278	90,106,278	90,106,278	90,106,278
An Cuong Construct Company Limited	267,581,500	267,581,500	267,581,500	267,581,500
Gia Dinh Water Supply Joint Stock Company	211,595,335	211,595,335	211,595,335	211,595,335
Construction Works Enterprise 7	4,461,194,915	4,461,194,915	4,511,194,915	4,511,194,915
Construction Works Enterprise 4	1,928,349,204	1,928,349,204	1,928,349,204	1,928,349,204
Civil Engineering Construction Joint Stock Company No 60	523,598,000	523,598,000	523,598,000	523,598,000
Transportation Works Construction Investment Project Management Authority	5,984,024,548	4,168,040,734	6,252,600,048	4,436,616,234
Phat Dat Real Estate Development Corporation	10,312,198,603	10,312,198,603	10,312,198,603	10,312,198,603
Other parties	50,421,121,387	33,779,812,183	60,094,638,235	42,301,455,235
Total	74,782,359,453	56,325,066,435	84,774,451,801	65,165,284,987

6 . INVENTORIES

	The end of the period		The beginning of the year	
	Cost	Allowance	Cost	Allowance
- Raw materials	76,218,519,744		65,087,218,208	
- Tools and supplies	10,972,908		10,972,908	
- Production and Business Expenses	50,628,997,323		22,100,730,112	
Total	126,858,489,975		87,198,921,228	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

from October 1, 2025 to December 31, 2025
Office & Affiliated Enterprises

7 . INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Chỉ tiêu	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Other Tangible Fixed Assets	Total
Cost						
The beginning of the year	70,990,256,136	194,660,218,292	115,672,095,282	2,316,520,819		383,639,090,529
- Purchases during the period	718,208,416	5,932,300,980	9,515,970,338			16,166,479,734
- Disposals, sale		1,015,248,182	2,570,109,410			3,585,357,592
- Adjustments for increases, decreases						
The end of the period	71,708,464,552	199,577,271,090	122,617,956,210	2,316,520,819		396,220,212,671
Accumulated depreciation						
The beginning of the year	11,304,084,638	127,653,208,668	68,687,183,031	1,135,533,137		208,780,009,474
- Depreciation for the period	1,663,204,946	8,257,352,423	9,059,991,420	268,621,633		19,249,170,422
- Decreases due to disposal during the period		1,015,248,182	2,570,109,410			3,585,357,592
The end of the period	12,967,289,584	134,895,312,909	75,177,065,041	1,404,154,770		224,443,822,304
Net book value						
At the beginning of the year	59,686,171,498	67,007,009,624	46,984,912,251	1,180,987,682		174,859,081,055
At the end of the period	58,741,174,968	64,681,958,181	47,440,891,169	912,366,049		171,776,390,367

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025
Office & Affiliated Enterprises

8 INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

Items	Copyrights and Patents	Software	Other intangible fixed assets	Total
Cost				
The beginning of the year	146,129,900	992,056,103	110,505,816	1,248,691,819
- Purchases during the period				
- Other increases				
- Other decreases				
The end of the period	146,129,900	992,056,103	110,505,816	1,248,691,819
Accumulated amortisation				
The beginning of the year	146,129,900	622,806,099	110,505,816	879,441,815
Increase during the year				
- Depreciation for the period		122,250,012		122,250,012
Decrease during the year				
- Disposals, sale				
- Other decreases				
The end of the period	146,129,900	745,056,111	110,505,816	1,001,691,827
Net book value				

9 PREPAID EXPENSES

	The end of the period	The beginning of the year
Goodwill	-	6,977,425,130
		6,977,425,130

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

10 TRADE PAYABLES

	The end of the period		The beginning of the year	
	Value	Amount available for debt repayment	Value	Amount available for debt repayment
a. Company Office	121,966,877,461	121,966,877,461	37,326,966,740	37,326,966,740
Trading and Transport Materials Import Export Joint Stock Company (TRATIMEX)	14,391,628,560	14,391,628,560	8,597,499,900	8,597,499,900
Dinh Phuong Nam Company Limited	5,167,439,820	5,167,439,820	897,833,160	897,833,160
Hong An Bridge and Road Construction Trading Service Company Limited	23,199,270,163	23,199,270,163	9,366,118,123	9,366,118,123
International Investment Construction And Trading Joint Stock Company	8,975,211,480	8,975,211,480	5,033,926,700	5,033,926,700
Petrolimex Asphalt Company Limited	14,719,794,120	14,719,794,120	9,902,713,700	9,902,713,700
Payables to other parties	55,513,533,318	55,513,533,318	3,528,875,157	3,528,875,157
b. Trade payables of affiliated enterprises	230,818,025,774	230,818,025,774	148,962,284,908	148,962,284,908
Road Enterprise 1	88,375,691,536	88,375,691,536	32,901,124,730	32,901,124,730
Road Enterprise 4	28,171,437,935	28,171,437,935	17,904,786,100	17,904,786,100
Road Enterprise 6	15,475,404,552	15,475,404,552	19,543,452,829	19,543,452,829
Traffic Signal System Production and Installation Enterprise	2,802,570,912	2,802,570,912	2,422,474,487	2,422,474,487
Hot asphalt concrete Enterprise	9,964,011,375	9,964,011,375	10,162,055,283	10,162,055,283
Construction Works Enterprise 2	4,318,174,497	4,318,174,497		
Construction Works Enterprise 3	1,290,643,864	1,290,643,864	2,035,253,380	2,035,253,380
Construction Works Enterprise 5	7,980,940,456	7,980,940,456	6,007,323,968	6,007,323,968
Construction Works Enterprise 6	4,434,726,195	4,434,726,195	2,872,866,664	2,872,866,664
Construction Works Enterprise 8	7,981,359,923	7,981,359,923	11,259,736,893	11,259,736,893
Construction Works Enterprise 10	6,908,692,710	6,908,692,710	3,465,050,092	3,465,050,092
Youth Construction Enterprise	52,325,018,759	52,325,018,759	38,951,256,104	38,951,256,104
Traffic Infrastructure Construction Enterprise	789,353,060	789,353,060	1,436,904,378	1,436,904,378
Total	352,784,903,235	352,784,903,235	186,289,251,648	186,289,251,648

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

11 TAXES AND RECEIVABLES, PAYABLES TO THE STATE TREASURY

	Beginning-of- year receivables	Beginning-of- year payables	Payables for the period	Amounts paid for the period	End-of-period receivables	End-of-period payables
Value added tax	23,763,119,324		197,093,860,632	197,693,418,027	24,362,676,719	
Import Value Added Tax			189,488,974	189,488,974		
Corporate income tax		6,074,966,887	10,675,829,724	13,266,261,775		3,484,534,836
Personal income tax		360,572,506	3,846,765,176	4,505,152,012	297,814,330	
Land & housing tax, land rental charges			478,032,468	478,032,468		
Other Fees and Licenses Payable	207,327,744		396,419,007	396,419,007	207,327,744	
Other Tax						
Total	23,970,447,068	6,435,539,393	212,680,395,981	216,528,772,263	24,867,818,793	3,484,534,836

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

12 . OTHER PAYABLES

	The end of the period	The beginning of the year
- Other payables	18,958,040,279	16,637,963,965
+ Hochiminh city Finance and Investment state-owned		1,305,962,129
+ Ho Chi Minh City Department of Finance	7,120,660,129	7,120,660,129
+ Traffic Construction Number 1 Company Limited	5,000,000,000	1,500,000,000
+ Road Enterprise 1	188,065,108	113,469,108
+ Road Enterprise 4	287,687,687	285,065,687
+ Construction Works Enterprise 1	980,618,509	980,618,509
+ Construction Works Enterprise 2	329,176,436	229,403,008
+ Construction Works Enterprise 4	1,333,989,177	1,333,989,177
+ Other Shareholders (Dividends Payable)	124,895,640	105,084,840
+ Other parties	3,592,947,593	3,663,711,378
- Payable to HFIC - Equitization expenses	156,381,600	156,381,600
- Other payables of enterprises	221,426,959,582	113,264,885,231
Road Enterprise 1	97,735,702,741	16,764,859,971
Road Enterprise 4	37,619,347,547	9,750,434,037
Road Enterprise 6	4,930,208,957	12,101,660,268
Traffic Signal System Production and Installation Enterprise	4,514,193,519	6,480,317,174
Hot asphalt concrete Production Enterprise	5,375,125,981	18,529,602,676
Construction Works Enterprise 2	3,903,553,509	183,449,976
Construction Works Enterprise 3	4,510,984,093	3,989,625,269
Construction Works Enterprise 5	14,831,333,074	2,621,247,109
Construction Works Enterprise 6	5,143,245,010	5,980,086,283
Construction Works Enterprise 8	16,941,105,984	9,843,381,360
Construction Works Enterprise 10	3,007,613,643	6,009,777,062
Youth Construction Enterprise	22,339,932,584	17,500,638,803
Traffic Infrastructure Construction Enterprise	574,612,940	3,509,805,243
Total	240,541,381,461	130,059,230,796

13 . UNEARNED REVENUE

	The end of the period	The beginning of the year
- Deferred revenue	95,354,127,852	
Total	95,354,127,852	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025
Office & Affiliated Enterprises

14 . OWNERS' EQUITY

	Share capital	Share premium	Investment and development funds	Retained profits	Total
The beginning of the previous year	284,997,640,000	711,011,577	12,974,873,292	23,241,149,882	321,924,674,751
- Profit increase for the period				40,337,038,862	40,337,038,862
- Decrease					
+ Profit distribution and fund appropriation				(5,396,362,379)	(5,396,362,379)
+ Dividend distribution				(22,799,811,200)	(22,799,811,200)
The end of the previous year	284,997,640,000	711,011,577	12,974,873,292	35,382,015,165	334,065,540,034
The beginning of this year	284,997,640,000	711,011,577	12,974,873,292	35,382,015,165	334,065,540,034
- Profit increase for the period				42,509,353,423	42,509,353,423
- Decrease					
+ Provision for investment and development	-	-	8,152,650,862	(8,152,650,862)	
+ Distribution for Bonus and Welfare Funds	-	-	-	(1,250,188,653)	(1,250,188,653)
+ Dividend Payment	-	-	-	(25,649,787,600)	(25,649,787,600)
The end of the period	284,997,640,000	711,011,577	21,127,524,154	42,838,741,473	349,674,917,204

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

14.1. Details of Owner's equity"

	Rate	Number of Shares	Capital value
+ Ho Chi Minh City Finance and Investment State-Owned Company	49.00%	13,965,000	139,650,000,000
+ Other Shareholders	51.00%	14,534,764	145,347,640,000
Total	100%	28,499,764	284,997,640,000

14.2. Capital transactions with owners and distribution of dividends, profit sharing

	Current period	Previous period
- Share capital		
+ Beginning-of-year contributed capital	284,997,640,000	284,997,640,000
+ Capital contributions increased during the year		
+ End-of-period contributed capital	284,997,640,000	284,997,640,000

14.3. Shares

	The end of the period	The beginning of the year
- Number of shares registered to be issued	28,499,764	28,499,764
- Number of shares sold to the public	28,499,764	28,499,764
+ Ordinary shares	28,499,764	28,499,764
+ Preferred shares		
- Number of outstanding shares	28,499,764	28,499,764
+ Ordinary shares	28,499,764	28,499,764
+ Preferred shares		

* Par value of outstanding shares: VND 10,000 per share

14.4. Sources of expenditure

	The end of the period	The beginning of the year
- Remaining sources of expenditure at the beginning of the period	920,317,665	920,317,665
- Remaining sources of expenditure at the end of the period	920,317,665	920,317,665

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025
Office & Affiliated Enterprises

VI. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE STATEMENT OF INCOME

Unit: VND

1. REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
- Revenue from management and maintenance of road traffic infrastructure	939,944,064,627	679,569,214,668
- Revenue from construction projects	1,355,053,428,504	779,402,623,206
- Revenue from hot asphalt concrete production activities	68,864,891,608	25,690,115,131
Total	2,363,862,384,739	1,484,661,953,005

2. COST OF SALES

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
- Cost of sales from management and maintenance of road traffic infrastructure	858,971,343,890	603,739,473,402
- Cost of sales from construction projects	1,329,255,723,483	756,511,237,328
- Cost of sales from hot asphalt concrete production	67,677,077,216	25,251,744,978
Total	2,255,904,144,589	1,385,502,455,708

3. FINANCIAL INCOME

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
- Interest income from deposits, loans	7,309,248,464	3,053,755,704
- Profit from Subsidiaries		258,447,052
Total	7,309,248,464	3,312,202,756

4. OTHER INCOME

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
- Revenue from vehicle and construction equipment rentals	749,395,000	626,164,000
- Proceeds from disposals of fixed assets	263,231,852	485,753,778
- Others	87,081,341	635,887,399
Total	1,099,708,193	1,747,805,177

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025
Office & Affiliated Enterprises

5. OTHER EXPENSES

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
- Costs for renting construction equipment and vehicles	551,962,041	453,255,807
- Others	417,601,248	5,238,340
Total	969,563,289	458,494,147

6. INCOME TAX EXPENSE - CURRENT

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
- Income tax expense based on current taxable profit	10,331,554,357	10,032,471,842
Total	10,331,554,357	10,032,471,842

7. EARNINGS PER SHARE

The company does not calculate this indicator in the separate financial statements because, according to Vietnamese Standards On Accounting Standard 30 on "Earning Per Share," enterprises required to prepare both separate financial statements and consolidated financial statements are only obligated to present information on earnings per share in accordance with this standard in the consolidated financial statements.

VII. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE STATEMENT OF CASH FLOWS

1. Non-cash transactions affecting future Statements of cash flow

During the fiscal year, the Company did not have any non-cash transactions affecting the Statement of cash flow or any cash held by the company that was unused.

2. Idle funds held by the enterprise

The enterprise does not have to disclose the value and reasons for significant cash and cash equivalents held but not utilized due to legal restrictions or other binding obligations that the enterprise must comply with.

VIII. OTHER INFORMATION

1. Other financial information:

The Company still has settlement amounts pending recognition as capital by the Department of Finance for payment (according to the State Audit's notification on the results of the audit at Saigon Traffic Construction Joint Stock Company, No. 709/TB-KV IV dated September 28, 2018).

2. Events After the End of the Accounting Period: None

3. Information on related parties with significant transactions during the period

3.1. Related party

Related party	Relationship
Hochiminh city Finance and Investment state-owned Company (HFIC)	Major shareholder
Traffic Construction Number 1 Company Limited	Subsidiary

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025
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3.2. Transactions with related parties

Hochiminh city Finance and Investment state-owned Company (HFIC)	The end of the period	The beginning of the year
+ Dividend Payments	-	1,305,962,129
Traffic Construction Number 1 Company Limited	The end of the period	The beginning of the year
+ Receivables from the sale of hot asphalt concrete,	34,741,587,753	4,709,692,820
+ Receivables from advance payments	5,000,000,000	1,500,000,000

4. Salary of the General Director, and remuneration for the Board of Directors and the Board of Supervisors Accumulated from the beginning of the year to the end of the period

	Current year	Previous year
+Salary of the General Director	556,800,000	428,400,000
+ Remuneration for the Board of Supervisors	568,800,000	437,220,000
+ Remuneration for Chairman of the Board of Directors, member of the Board of Directors, Person in charge of Corporate Governance	589,200,000	454,860,000
<i>Mr. Huynh Minh Anh</i>		44,677,500
<i>Mr. Hoang Ngoc Hung</i>	188,400,000	100,222,500
<i>Mr. Hoang Anh Giao</i>	86,400,000	66,780,000
<i>Mr. Vo Anh Tu</i>	86,400,000	66,780,000
<i>Mr. Tran Thanh Hung</i>	86,400,000	66,780,000
<i>Mr. Nguyen Danh Thu</i>	86,400,000	66,780,000
<i>Ms. Do Thi Thuy Linh</i>	55,200,000	42,840,000

5 Number of employees at the reporting date: 525 employees

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the period from October 1, 2025 to December 31, 2025

Office & Affiliated Enterprises

6. Information about continuous operations

There are no events that raise significant doubts about the ability to operate continuously.

7. Comparative figures

The comparative figures on the Balance Sheet as of January 1, 2025, are derived from the audited financial statements for the year 2024 prepared by Southern Auditing & Accounting Financial Consulting Services Company Limited (AASCs), adjusted according to the 2023 tax inspection record of Regional Tax Sub-department II.

Preparer



Do Thi Kim Phuong

Chief Accountant



Phan Thi Tu Trinh

January 28, 2026

General Director



Hoang Anh Giao

