

SCI JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

No.: ~~132~~/2026/BCTC/SCI-TCKT

Hanoi, 29th October, 2026.

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange
State Securities Commission

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the securities market, SCI JSC hereby discloses Financial Statements for Quarter III of 2026 to the State Securities Commission, Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: S99.
- Address: 3rd floor, C tower, Golden Palace building, Me Tri road, Tu Liem ward, Hanoi.
- Tel: 024 7684495.
- Fax: 0247684490.
- Website: <https://www.scigroup.vn>

2. Information disclosure content:

- Financial statements for the Quarter III of 2026.

- ☐ Separate financial statements (for listed companies without subsidiaries or superior accounting units with dependent units).
- ☒ Consolidated financial statements (for listed companies have subsidiaries).
- ☐ General financial statements (for listed companies with subordinate units maintaining separate accounting systems).

- Cases requiring explanation:

+ The auditing organization issued an opinion that is not an unqualified opinion on the financial statements (for the Reviewed / Audited financial statements):

- ☐ Yes ☒ No

Explanatory document in case "Yes" is selected:

- ☐ Yes ☒ No

+ The difference between pre-audit and post-audit profit after tax in the reporting period is 5% or more, changing from a loss to a profit or vice versa (for the Reviewed / Audited financial statements):



☐ Yes ☒ No

Explanatory document in case "Yes" is selected:

☐ Yes ☒ No

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

☒ Yes ☐ No

Explanatory document in case "Yes" is selected:

☒ Yes ☐ No

+ Profit after tax reporting period shows a loss, with a change from profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes ☒ No

Explanatory document in case "Yes" is selected:

☐ Yes ☒ No

This information was disclosed on the company's website as of 29 October 2026 with the link: <https://scigroup.vn/quan-he-co-dong#bao-cao-tai-chinh>

3.3. Report on transactions with a value of 35% or more of total assets in 2026

In case the listed company has transactions, please fully report the following contents: No.

• Transaction details:

- Ratio of transaction value / total asset value of the company (%) (based on the most recent financial statements):.....

- Transaction completion date (signed contract):.....

We hereby commit that the information disclosed above is true and accurate, and we fully take responsibility before the law for the content of the disclosed information.

Attached documents:

- Financial statements for the Quarter I of 2025
- Explanatory document for business results

Organization representative

Legal Representative / Authorized Person
for Information Disclosure

(Signature, full name, position, seal)



Phan Dương Mạnh

SCI JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from 01/01/2026 to 30/09/2026



SCI JOINT STOCK COMPANY

3rd Floor, Tower C, Golden Palace Building, Me Tri Street, Tu
Liem Ward, Ha Noi

TABLE OF CONTENTS

<u>CONTENTS</u>	<u>PAGE</u>
STATEMENT OF THE BOARD OF MANAGEMENT	02-03
CONSOLIDATED FINANCIAL STATEMENT	04-05
CONSOLIDATED INCOME STATEMENT	06-07
CONSOLIDATED CASH FLOW STATEMENT	08-09
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS	10-45

SCI JOINT STOCK COMPANY

3rd Floor, Tower C, Golden Palace Building, Me Tri Street, Tu
Liem Ward, Ha Noi

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Directors and The Board of Management of SCI Stock Company ("the Company") presents this report together with the Company's Consolidated financial statements For the accounting period from 01/01/2026 to 30/09/2026.

THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT

The members of The Board of Directors and The Board of Management of the Company who held office during the year and to the date of this report are as follows:

The Board of Directors

Mr. Nguyen Cong Hung	Chairman	
Mr. Kim Manh Ha	Member	
Mr. Nguyen Van Phuc	Vice Chairman	(Appointment dated 01/07/2026)
Mr. Doan The Anh	Member	
Mr. Hoang Trong Minh	Member	

The Board of Management

Mr. Nguyen Van Phuc	General Director	(Dismissal dated 01/07/2026)
Mr. Truong Buu Ngoc	General Director	(Appointment dated 01/07/2026)
Mr. Doan The Anh	Vice General Director	
Mr. Pham Van Nghia	Vice General Director	
Mr. Nguyen Van Do	Vice General Director	
Mr. Vu An Minh	Vice General Director	
Mr. Nguyen Chinh Dai	Vice General Director	(Appointment dated 01/07/2026)
Mr. Phan Duong Manh	Chief Financial Officer	(Appointment dated 01/07/2026)

RESPONSIBILITY

The Board of Directors and The Board of Management of the Company is responsible for preparing the financial statements, which give a true and fair view of the financial position of the Company and of its results and cash flows for the year in accordance with Vietnamese accounting standards, accounting regime for enterprises and legal regulations relating to consolidated financial statements. In preparing these Consolidated financial statements, The Board of Directors and The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the Consolidated financial statements;
- Prepare the Consolidated financial statements the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the Consolidated financial statements so as to minimize errors and frauds.

SCI JOINT STOCK COMPANY

3rd Floor, Tower C, Golden Palace Building, Me Tri Street, Tu
Liem Ward, Ha Noi

The Board of Directors and The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese accounting standards, accounting regime for enterprises and legal regulations relating to consolidated financial statements. The Board of Directors and The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Directors and The Board of Management, confirms that the Company has complied with the above requirements in preparing these Consolidated financial statements.

For and on behalf of The Board of Directors and The Board of Management,



Nguyen Cong Hung
Chairman of the Board of Directors

Ha Noi, 29 October 2026

CONSOLIDATED FINANCIAL STATEMENT

As at 30 September 2026

FORM B 01-DN
Unit: VND

ASSETS	Code	Note	30/09/2026 VND	01/01/2026 VND
A. CURRENT ASSETS	100		3.260.570.050.685	2.170.176.044.621
I. Cash and cash equivalents	110	5	278.049.327.658	335.969.326.869
1. Cash	111		90.698.133.765	110.969.326.869
2. Cash equivalents	112		187.351.193.893	225.000.000.000
II. Short-term investments	120	6	741.378.921.065	450.774.837.614
1. Trading securities	121		47.924.196.437	1.282.524.237
2. Provision for diminution in value of trading securities	122		(1.549.490.231)	(511.956.031)
3. Held to maturity investments	123		695.004.214.859	450.004.269.408
III. Short-term receivable	130		1.307.798.989.092	686.023.987.665
1. Short-term trade receivables	131	7	619.455.208.339	553.605.044.966
2. Short-term prepayments to suppliers	132	8	464.971.510.973	96.106.119.925
3. Other short-term receivables	135	9	237.114.573.087	50.498.877.081
4. Short-term provision for doubtful debts (*)	136		(13.742.303.307)	(14.186.054.307)
IV. Inventories	140	11	711.124.022.268	492.377.197.891
1. Inventories	141		711.124.022.268	492.377.197.891
VI. Other current assets	160		222.218.790.602	205.030.694.582
1. Short-term deferred expenses	161	16	4.814.071.245	1.230.722.671
2. Deductible VAT	162		216.658.006.290	203.301.779.501
3. Taxes and other receivables from State budget	163	19	496.713.067	498.192.410
4. Other short-term assets	165		250.000.000	-
B. LONG-TERM ASSETS	200		2.481.166.031.556	2.522.330.429.738
I. Long-term receivables	210		6.378.801.696	1.762.599.098
1. Other long-term receivables	215	9	6.378.801.696	1.762.599.098
II. Fixed assets	220		2.207.291.817.883	2.269.531.238.521
1. Tangible fixed assets	221	13	2.127.074.098.794	2.237.279.957.177
- Historical costs	222		3.717.166.622.554	3.742.302.163.233
- Accumulated depreciation	223		(1.590.092.523.760)	(1.505.022.206.056)
2. Finance lease assets	224	14	73.568.733.453	25.741.983.038
- Historical costs	225		95.152.897.302	33.744.420.344
- Accumulated depreciation	226		(21.584.163.849)	(8.002.437.306)
3. Intangible fixed assets	227	15	6.648.985.636	6.509.298.306
- Historical costs	228		8.328.650.000	7.759.250.000
- Accumulated depreciation	229		(1.679.664.364)	(1.249.951.694)
V. Long-term unfinished asset	250	12	36.170.054.074	22.076.661.880
1. Construction in progress	252		36.170.054.074	22.076.661.880
VI. Long-term investments	260	6	43.004.593.000	42.040.322.683
1. Investments in joint ventures, associates	262		12.375.600.000	11.490.322.683
2. Equity investments in other entities	263		30.628.993.000	30.550.000.000
VII Other long-term assets	270		188.320.764.903	186.919.607.556
1. Long-term deferred expenses	271	16	114.581.280.287	110.289.906.633
2. Deferred tax assets	272	32.a	2.461.624.511	5.087.342.445
3. Long-term equipment and spare parts for replacement	273		1.520.619.460	2.738.908.221
4. Good will	279		69.757.240.645	68.803.450.257
TOTAL ASSETS (280=100+200)	280		5,741.736.082.241	4,692.506.474.359

CONSOLIDATED FINANCIAL STATEMENT (Continued)

As at 30 September 2026

FORM B 01-DN

Unit: VND

CAPITAL	Code	Note	30/09/2026	01/01/2026
			VND	VND
C. LIABILITIES	300		3.701.899.905.321	2.816.255.555.328
I. Current liabilities	310		2.281.991.148.740	1.168.557.856.915
1. Short-term trade payables	311	17	269.838.223.972	166.915.601.009
2. Short-term advances from customers	312	18	754.724.574.494	430.912.588.281
3. Dividends and profits must be paid.	313		3.780.574.700	1.006.080.650
4. Taxes and other payables to State budget	314	19	26.251.369.961	28.713.349.345
5. Payables to employees	315		15.799.476.968	34.391.319.648
6. Short-term accrued expenses	316	20	58.749.450.277	57.851.130.192
7. Other short-term payables	320	21	40.971.622.206	25.938.700.725
8. Short-term loans and finance lease liabilities	321	22	1.087.864.492.093	398.795.722.996
9. Bonus and welfare fund	323		24.011.364.069	24.033.364.069
II. Long-term liabilities	330		1.419.908.756.581	1.647.697.698.413
1. Long-term accrued expenses	334	20	-	5.700.339.726
2. Long-term loans and finance lease liabilities	339	22	1.404.963.853.613	1.592.940.812.168
3. Deferred tax payables	342	32.b	2.767.538.832	21.412.763.677
4. Long-term provisions for payables	343		12.177.364.136	27.643.782.842
D. OWNER'S EQUITY	400		2.039.836.176.920	1.876.250.919.031
1. Contributed capital	411		1.047.189.920.000	1.040.889.920.000
2. Capital surplus	412		(1.803.179.017)	(1.568.523.461)
3. Other capital	414		134.038.910.000	134.038.910.000
4. Exchange rate differences	417		8.990.550	(6.183.255)
5. Development investment funds	418		11.429.942.906	11.429.942.906
6. Undistributed profit after tax	420		355.685.549.884	270.085.029.041
Undistributed post-tax profits accumulated by the end of the previous period	420a		284.551.446.265	249.809.175.219
Undistributed profit after tax for the current period	420b		71.134.103.619	20.275.853.822
8. Non controlling interest	429		493.286.042.597	421.381.823.800
TOTAL CAPITAL (440 = 300+ 400)	440		5.741.736.082.241	4.692.506.474.359

Le Thi Nhung
Preparer

Phan Duong Manh
Chief Financial Officer

Nguyen Cong Hung
Chairman of the Board of Directors

Ha Noi, 29 October 2026

CONSOLIDATED INCOME STATEMENT*For the accounting period from 01/01/2026 to 30/09/2026*FORM B 02-DN
Unit: VND

ITEM	Code	Note	Quarter II/2026	Quarter II/2025	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
			VND	VND	VND	VND
1. Revenue from sales and services rendered	01	26	643.523.499.907	520.914.135.627	1.157.853.628.753	1.336.965.352.966
2. Net revenue from sales and services rendered	10		643.523.499.907	520.914.135.627	1.157.853.628.753	1.336.965.352.966
3. Cost of goods sold	11	27	553.687.375.347	441.723.836.407	927.427.035.721	1.105.653.772.395
4. Gross profit from sales and services rendered (20=10-11)	20		89.836.124.560	79.190.299.220	230.426.593.032	231.311.580.571
5. Financial income	22	28	7.827.175.170	26.495.008.342	38.558.339.139	60.822.997.379
6. Financial expenses	23	29	42.573.734.431	44.231.866.338	124.118.712.107	133.546.949.422
In which: Interest expenses	24		38.004.495.779	39.472.151.890	114.332.820.072	113.497.116.524
8. Profit or loss in joint ventures and associates	0	0	(586.260.208)	-	-	-
9. Selling expenses	25			(14.881.578.971)	(14.881.578.971)	-
7. General and administration expenses	26	30	23.038.065.743	19.924.240.186	75.205.219.681	61.563.727.581
8. Net profit from operating activities (30=20+(21-22)+24-(25+26))	30		31.465.239.348	41.529.201.038	84.542.579.354	97.023.900.947
9. Other income	31		6.218.345.237	3.012.643.865	11.169.775.533	4.622.238.583
10. Other expenses	32		6.205.610.832	4.291.982.951	8.454.063.988	7.112.398.923
11. Other profit (loss) (40=31-32)	40		12.734.405	(1.279.339.086)	2.715.711.545	(2.490.160.340)
12. Total profit before tax (50=30+40)	50		31.477.973.753	40.249.861.952	87.258.290.899	94.533.740.607

SCI JOINT STOCK COMPANY

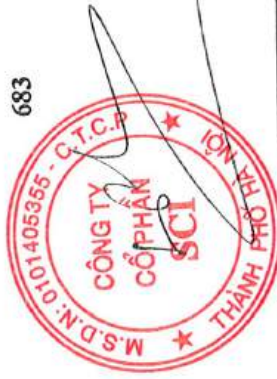
3rd Floor, Tower C, Golden Palace Building, Me Tri Street, Tu
Liem Ward, Ha Noi

Consolidated financial statements
For the accounting period from 01/01/2026 to 30/09/2026

13. Current corporate income tax expenses	51	31	4.208.786.572 (182.600.325)	3.541.828.719	19.373.667.790 (7.871.376.370)	11.547.077.199 3.555.177.498
14. Deferred corporate income tax expenses	52	32.c		649.288.536		
15. Profit after corporate income tax (60=50-51-52)	60		<u>27.451.787.506</u>	<u>36.058.744.698</u>	<u>75.755.999.479</u>	<u>79.431.485.910</u>
16. Profit after tax attributable to shareholders of the parent	61		27.316.195.202	32.005.049.794	71.134.103.619	71.726.422.201
17. Profit after tax attributable to non-controlling interests	62		135.592.304	4.053.694.904	4.621.895.860	7.705.063.709
18. Basic earnings per share	70	33			683	724
22. Diluted earnings per share	71				683	724

Le Thi Nhung
Preparer

Phan Duong Manh
Chief Financial Officer



Nguyen Cong Hung
Chairman of the Board of Directors
Ha Noi, 29 October 2026

CONSOLIDATED CASH FLOW STATEMENT

For the accounting period from 01/01/2026 to 30/09/2026

(Under indirect method)

FORM B 03-DN

Unit: VND

ITEM	Code	Note	For the accounting period from 01/01/2026 to 30/09/2026 VND	For the accounting period from 01/01/2025 to 30/09/2025 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		87.258.290.899	94.533.740.607
6. Adjustments for				
- Depreciation of fixed assets and investment property	02		147.818.078.148	211.307.640.668
- Provisions	03		(14.872.635.506)	5.546.083.007
- Gains/losses of exchange rate differences from revaluation of accounts derived from foreign	04		(1.682.012.081)	1.985.099.867
- Gains/losses from investment	05		(31.487.195.057)	(17.055.097.986)
- Interest expense	06		114.332.820.072	113.497.116.524
13 Profit from operating activities before changes in working capital	08		301.367.346.475	409.814.582.687
- Increase/decrease in receivables	09		(634.729.972.083)	84.640.217.311
- Increase/decrease in inventory	10		(218.746.824.377)	113.628.193.377
- Increase/decrease in payables (excluding interest payables, enterprise income tax payables)	11		406.356.197.468	53.879.043.585
- Increase/decrease in prepaid expenses	12		(7.874.722.228)	3.508.662.267
- Increase/decrease in trading securities	13		(46.641.672.200)	(108.747.616.553)
- Interest expenses paid	14		(113.138.967.926)	(104.869.472.564)
- Corporate income tax paid	15		(21.182.419.521)	(13.406.900.359)
Net cash flows from operating activities	20		(334.591.034.392)	438.446.709.751
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets and other long-term assets	21		(27.054.590.782)	(17.741.585.332)
2. Proceeds from disposals of fixed assets and other long-term assets	22		6.291.782.648	2.142.742.493
3. Loans to other entities and purchase of debt instruments of other entities	23		(244.999.945.451)	(397.947.130.019)
4. Collection of loans and resale of debt instrument of other entities	24		-	1.000.000.000
5. Interest and dividend received	27		41.302.645.073	(5.632.549.573)
Net cash flows from investing activities	30		(224.460.108.512)	(418.178.522.431)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		1.451.558.421.271	1.123.760.606.230
2. Repayment of principal	34		(890.554.381.734)	(981.488.992.142)
3. Repayment of financial principal	35		(59.912.228.995)	(10.249.040.206)
Net cash flows from financing activities	40		501.091.810.542	132.022.573.882

CONSOLIDATED CASH FLOW STATEMENT

For the accounting period from 01/01/2026 to 30/09/2026
(Under indirect method)

FORM B 03-DN
Unit: VND

ITEM	Code	Note	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
			VND	VND
Net cash flows within the year (50=20+30+40)	50		(57.959.332.362)	152.290.761.202
Cash and cash equivalents at beginning of the year	60		335.969.326.869	139.204.839.719
Impact of foreign exchange fluctuation	61		39.333.151	207.345.388
Cash and cash equivalents at the end of year (70=50+60+61)	70	5	278.049.327.658	291.702.946.309

Le Thi Nhung
Preparer

Phan Duong Manh
Chief Financial Officer



Nguyen Cong Hung
Chairman of the Board of Directors

Ha Noi, 29 October 2026

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

1 . CHARACTERISTICS OF OPERATION OF THE COMPANY

Form of capital ownership

SCI Stock Company which was established and operating activities under Business License No 0101405355 issued by Ha Noi city Department of Investment and Planning for the first time on 28/12/2007 , 24th re-registered on 21/07/2026.

The Company's head office is located at: 3rd Floor, Tower C, Golden Palace Building, Me Tri Street, Tu Liem Ward, Ha Noi.

Company's Charter capital: VND 1.047.189.920.000, charter capital on the Consolidated Financial Statements as of September 30, 2026 is VND 1.047.189.920.000. Equivalent to 104.718.992 shares with the price of VND 10.000 per share.

Business field

Business field of the Company is: Construction and providing construction machine rental services.

Business activities

Main business activities of the Company is:

- Maintenance and repair of automobiles and other motor vehicles;
- Repair of machinery and equipment;
- Investing in the construction of hydropower plants, managing and operating hydropower plants, and selling electricity;
- Wholesale of materials and other installation equipment in construction;
- Construction of other civil works: Construction of civil and industrial works, construction of hydropower works, irrigation works, road traffic at all levels, airports, ports, bridges, industrial and urban infrastructure works, leveling foundations, treatment of weak ground, drainage works, processing and installation of technological and pressure pipelines.

Structure of the Group

The total number of subsidiaries:

- The number of subsidiaries has consolidated: 12 company.
- The number of subsidiaries has not consolidated: 0 company.

The Company's subsidiaries have consolidated in Consolidated Financial Statements as at 30/09/2026 include :

Name of company	Head office	Proportion of	Voting rights held	Main business activities
SCI E&C Joint Stock Company	Ha Noi	51,00%	51,00%	Mechanical installation and manufacture, construction of works,
SCI Nghe An Joint Stock Company	Nghe An	99,29%	99,29%	Hydropower construction
SCI Consulting Joint Stock Company	Ha Noi	65,00%	65,00%	Design consultancy
SCI Lai Chau Joint Stock Company	Lai Chau	99,99%	99,99%	Hydropower construction
SCI Quang Tri Joint Stock Company	Quang Tri	90,14%	90,14%	Hydropower construction
SCI Energy Company Limited	Quang Tri	100,00%	100,00%	Power Generation and Trading
SCI E&C Mien Bac One Member Limited	Lai Chau	51,00%	51,00%	Construction

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Huong Linh 8 Wind Power Joint Stock Company	Quang Tri	67,01%	67,01%	Power Generation, Transmission and Distribution
SCI Vietnam-Laos Joint Stock Company	Hà Nội	51,00%	51,00%	Power Generation and Trading
Nam Neun Lower Power Sole Company Limited	Lao	51,00%	51,00%	Power Generation, Transmission and Distribution
Nam Lan 1 Power Sole Company Limited	Lao	51,00%	51,00%	Power Generation, Transmission and Distribution
Nam Lan 2 Power Sole Company Limited	Lao	51,00%	51,00%	Power Generation, Transmission and Distribution

2 . ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

Annual accounting period commences from 1st January and ends as at 31st December.
The Company maintains its accounting records in VND.

3 . STANDARDS AND APPLICABLE ACCOUNTING POLICIES

Applicable accounting policies

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance and the Circular No. 202/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements; Circular No. 43/2026/TT-BTC dated April 20, 2026 amends and supplements a number of articles of Circular 202/2014/TT-BTC.

Declaration of compliance with accounting standards and accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

4 . SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these financial Estimates

The preparation of financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the fiscal year. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Goodwill

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition. Goodwill is recognised as an asset and is amortised on the straight-line basis over its estimated period of benefit of 10 years.

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. Goodwill arising on the acquisition of subsidiaries is presented separately as an intangible asset in the consolidated balance sheet.

On disposal of a subsidiary, associate or jointly controlled entity, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on disposal.

Financial Instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recognised at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash, cash equivalents, trade and other receivables, deposits, financial investments and derivative financial instruments.

Financial liabilities: At the date of initial recognition financial liabilities are recognised at cost plus transaction costs that are directly attributable to the issue of the financial liabilities. Financial liabilities of the Company comprise trade and other payables, accrued expenses, obligations under finance leases, borrowings and derivative financial instruments.

Subsequent measurement after initial recognition

Currently, there are no requirements for the subsequent measurement of the financial instruments after initial

Foreign currency transactions

The foreign currency transactions during the fiscal year are converted into Vietnam dong with the real exchange rate at the transaction date. Real exchange rates are determined as the following principles:

- When buying or selling foreign currency: are exchange rates concluded in contracts of foreign exchange sale between Company and commercial banks;
- When capital contribution or receipt of contributed capital: are exchange rate of purchase of foreign currency of the bank where Company opens the account to receive capital from investors at the date of the contribution of
- When recording receivables: are exchange rates of purchase of commercial banks where Company assigned customers to make payment at the time of incurred transactions;
- When recording liabilities: are exchange rates of purchase of commercial banks where Company expects to conduct transactions at the time of incurred transactions;
- When purchases of assets or expenses paid immediately in foreign currency: are the rate of purchase of commercial banks where Company makes payments.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Real exchange rate upon re-determining accounts derived from foreign currencies at the date of the Consolidated financial statements determined on the following principles:

- For accounts classified as asset: applies exchange rates of purchase of commercial banks where Company regularly conducts transaction;
- For foreign currency deposited in bank: applies exchange rate of purchase of the bank where Company opens
- For accounts classified as liabilities: applies exchange rates of selling foreign currency of commercial banks where Company regularly conducts transaction.

All sums of real exchange rates for foreign currency transactions in the year and real exchange rate upon re-determining accounts derived from foreign currencies at the end of the year are recorded immediately to results of

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Trading securities

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less provision for impairment of such investments.

With regard to investments in trading securities, the provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits (commercial bills), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts.

With regard to investments held to maturity, the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting. Interests in associates are carried in the balance sheet at cost as adjusted by post-acquisition changes in the Company's share of the net assets of the associate. Losses of an associate in excess of the Company's interest in that associate (which includes any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognised.

Where a group entity transacts with an associate of the Company, unrealised profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less provision for impairment.

With regard to investments held long-term (other than trading securities) without significant influence on the investee: If the investment is made in listed shares or the fair value of the investment is determined reliably, the provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, the provision shall be made based on the Financial Statements at the provision date of the investee.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method /or FIFO /or specific identification method /or retail method in case of goods. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The cost of inventory is calculated by weighted average method/first in first out method /or specification price /or

Inventory is recorded by perpetual method /or periodic method.

Method for valuation of work in process at the end of the year:

- Works in progress is obtained for each construction project unfinished or related unrecognised revenue, corresponding to the workload unfinished at the end of the period.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

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

- Buildings	15 - 40 years
- Machine, equipment	03 - 10 years
- Transportation equipment	04 - 10 years
- Office equipment and furniture	03 - 08 years
- Others property	03 - 05 years

Leasing

The cost of finance lease fixed assets is recognised at fair value or present value of the minimum lease payments (in case the fair value is greater than present value of minimum lease payments amounts) plus initial direct costs

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Company's general policy on borrowing costs (see below).

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives, as follows:

- Machine, equipment	04 - 08 years
- Transportation equipment	08 years

Intangible assets and amortisation

Land use rights

Intangible assets represent land use rights that are stated at cost less accumulated amortisation. Land use rights are amortised using the straight-line method over the duration of the right to use the land.

Patents and trademarks

Patents and trademarks are measured initially at purchase cost and are amortised on the straight-line basis over their estimated useful lives.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods, including land rentals, establishment costs and other types of long-term prepayments.

Payables

The payables shall be kept records in details according to period payables, entities payables, types of currency payable and other factors according to requirements for management of the Company.

Loans and finance lease liabilities

The value of finance lease liabilities is the total payable amount calculated on the present value of minimum lease payments or the fair value of leased assets.

Loans and finance lease liabilities shall be kept records in details according to entities loans, loan agreement and loans and finance lease liabilities term. In case of loans or liabilities in foreign currency shall be kept records in detail the currency.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Borrowing costs

Borrowing costs are recognized into operating costs in the year, except for which directly attributable to the construction or production of unfinished asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". Beside, regarding loans serving the construction of fixed assets, investment properties, and the interests shall be capitalized even if the construction duration is under 12 months.

Regarding joint capital borrowings, which are used for the purpose of investment in construction or production of an unfinished asset, the borrowing costs eligible for capitalization in each accounting year shall be determined according to the capitalization rate for weighted average accumulated costs incurred to the investment in construction or production of such asset. The capitalization rate shall be calculated according to the weighted average interest rate of the borrowings unrepaid in the period, except for particular borrowings for purpose of

Accrued expenses

Payables to goods or services received from the seller or provided for the seller during a reporting year, but payments of such goods or services have not been made and other payables such as annual leave salary, expenses in seasonal cessation of production period, interest expenses... which are recorded to operating expenses of the reporting year.

The recording of accrued expenses to operating expenses during a period shall be carried out in conformity with revenues and expenses incurring during the year. Accrued expenses payable are settled with actual expenses incurred. The difference between accrualment and actual expenses are reverted.

Provision for payables

Provision for payables only record when meet all following conditions:

- Enterprises have current debt obligation (legal obligation or jointly liable obligation) due to result from a fact happened;
- Decrease in economic benefits may happen leading to the requirement for payment of debt obligation;
- Giving a confident estimation on value of such debt obligation.

Value recorded of a provision payable is the most reasonably estimated the amount which will be paid for current debt obligation at the end of the year.

Only expenses related to the provision for payable set up initially shall be offset by that provision for payable.

Provisions for payables are recorded in business and production costs of the accounting year. In case provision set for the previous year but not used up exceeds the one set for the current year, the difference is recorded as decrease in production and operation expenditures. The bigger difference of the payables provision on insuring the construction is recorded into other revenue in the year.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium shall record the difference between the par value, direct costs related to the issuing shares and issue price of shares (including the case of re-issuing stock fund) and can be a positive premium (if the issue price is higher than par value and direct costs related to the issuance of shares) or negative premium (if the issue price is lower than par value and direct costs related to the issuance of shares).

Other capital shall record operating capital set up additionally from the result of business activities or given as gifts, presents, financing and asset revaluation (if these items are allowed to record a decrease or increase in investment capital).

Undistributed profit after tax is used to record business results (profit, loss) after corporate income tax and situation of income distribution or loss handling of company. The distribution of profits are made when the undistributed profit after tax of company shall not exceed the undistributed profit after tax on Consolidated Financial Statements after eliminating the impact of profits recorded from cheap purchase. In case payment of dividends, profits for the owners exceeding the undistributed profit after tax shall be essentially decrease of contributed capital. Undistributed profit after tax can be distributed to investors based on capital contribution rate after approval by General Meeting of Shareholders and after making appropriation to funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

The Company's retained earnings is distributed to other funds according to recommendation of the Board of Management and approval of shareholders at annual General Meeting of Shareholders:

- Development and investment funds: The fund is reserved for The purpose of business expansion or in depth investment.
- Bonus and welfare fund and bonus for the Board of Directors: The fund is reserved for the purpose of bonus, material incentives, common benefit and increasing welfare for employees and presented as a liability on the Consolidated financial statements.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after declaration from the Board of Management and announcement closing date receipt dividends of Securities Depository Center of Vietnam.

Revenue

Sales

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Services rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of completion of a transaction may be determined by surveys of work completed method.

Revenue from construction contract

- In case the construction contract defines that the contractor shall be entitled to payment basing on the progress, when achieved results of construction contract are estimated reliably, then turnover from the construction contract is recorded proportionally to part of works finished, determined by the Company on the date of financial statements without depending on the bills under the progress made or not and the amount on the bills.
- In case the construction contract defines that the contractor shall be entitled to payment basing on value of volume achieved, when achieved results of construction contract are estimated reliably and confirmed by customers, then revenues and expenditures related to the contract recorded in proportion to the completed work confirmed by the customer in period are recorded in the bills set up.
- When the results of a construction contract can not be estimated reliably, revenue is only recognised corresponding to the incurred costs which the recovery is probable. Contract costs are only recognised as expenses in the year when they are actually incurred.

Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the income can be measured reliably;

Dividends shall be recognised when the shareholder's right to receive payment is established.

Cost of goods sold

Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses, and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the year.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Financial expenses

Items recorded into financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Expenses of capital borrowing;
- Losses from short-term security transfer, expenses of security selling transaction;
- Provision for business security decrease, provision for losses from investment in other units, losses incurred when selling foreign currency, losses from exchange rate...

The above items are recorded by the total amount arising within the year without compensation to financial revenue.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the .

Diluted earnings per share are calculated by dividing the net profit or loss after tax attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund, allowance for Board of Directors and interest on the convertible preference shares) by the weighted average number of ordinary shares that would be issued by conversion of all dilutive potential ordinary shares into ordinary shares.

Segment information

A segment is a distinguishable component of the Company that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other components.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company in order to help users of financial statements better understand and make more informed judgements about the Company as a whole.

Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and affiliated companies;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals; ;

In considering the relationship of related parties, one should also consider the nature, not only the legal form of the relationship.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

5 . CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	6.188.755.963	6.971.516.047
Non term deposit	84.509.377.802	103.997.810.822
Cash equivalents	187.351.193.893	225.000.000.000
	278.049.327.658	335.969.326.869
	30/09/2026	01/01/2026
	VND	VND
Demand deposits		
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam</i>	79.168.313.226	92.901.341.827
<i>Lao Development Bank</i>	3.796.560.040	5.984.620.165
<i>Lao Viet Bank</i>	72.770.499	5.020.144.199
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade</i>	1.401.501.583	-
<i>Other banks</i>	70.232.454	91.704.631
	84.509.377.802	103.997.810.822
	30/09/2026	01/01/2026
	VND	VND
Demand deposits		
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam</i>	133.351.193.893	225.000.000.000
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade</i>	54.000.000.000	-
	187.351.193.893	225.000.000.000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements

6 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	30/09/2026		01/01/2026	
	Original cost VND	Book value VND	Original cost VND	Book value VND
Short - term	695.004.214.859	695.004.214.859	450.004.269.408	450.004.269.408
Term deposits	693.541.210.750	693.541.210.750	436.704.269.408	436.704.269.408
BIDV - Ha Dong Branch	693.402.224.448	693.402.224.448	436.704.269.408	436.704.269.408
Vietinbank - Hai Ba Trung Branch	138.986.302	138.986.302	-	-
Others	1.463.004.109	1.463.004.109	13.300.000.000	13.300.000.000
	695.004.214.859	695.004.214.859	450.004.269.408	450.004.269.408

b) Trading securities

	30/09/2026			01/01/2026		
	Original cost VND	Fair value VND	Provision VND	Original cost VND	Fair value VND	Provision VND
Stock investments	47.924.196.437	46.374.706.206	(1.549.490.231)	1.282.524.237	770.795.600	(511.956.031)
CIC	287.964.935	39.600.000	(248.364.935)	287.964.935	39.600.000	(248.364.935)
EIB	11.461.000.000	11.082.500.000	(378.500.000)	1.395.422	21.450	(1.373.972)
CYC	209.189.174	34.620.000	(174.569.174)	209.189.174	40.390.000	(168.799.174)
DCM	7.004.390.000	7.004.390.000	-	-	-	-
GEL	7.839.233.000	7.839.233.000	-	-	-	-
VIX	8.256.332.000	7.626.000.000	(630.332.000)	-	-	-
GEX	12.080.717.200	12.050.000.000	(30.717.200)	-	-	-
VEA	783.173.000	698.000.000	(85.173.000)	783.173.000	690.200.000	(92.973.000)
Others	2.197.128	363.206	(1.833.922)	801.706	584.150	(444.950)
	47.924.196.437	46.374.706.206	(1.549.490.231)	1.282.524.237	770.795.600	(511.956.031)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements

c) Equity investments in other entities

	30/09/2026			01/01/2026		
	Historical cost VND	Fair value VND	Provision VND	Historical cost VND	Fair value VND	Provision VND
Investments in joint ventures, associat	12.375.600.000	12.375.600.000	-	11.490.322.683	11.490.322.683	-
Lai Chau 110KV Power Grid	12.375.600.000	12.375.600.000	-	11.490.322.683	11.490.322.683	-
Management and Operation Joint						
Investments in other entities	30.628.993.000	30.628.993.000	-	30.550.000.000	30.550.000.000	-
Hai Ha Economic Zone Development	550.000.000	550.000.000	-	550.000.000	550.000.000	-
Investment Joint Stock Company						
Fecon Infrastructure and Urban	30.000.000.000	30.000.000.000	-	30.000.000.000	30.000.000.000	-
Development JSC						
Ia Dreng 1 Wind Power Company	78.993.000	78.993.000	-	-	-	-
Limited						
	<u>43.004.593.000</u>	<u>43.004.593.000</u>	<u>-</u>	<u>42.040.322.683</u>	<u>42.040.322.683</u>	<u>-</u>

The company has not determined the fair value of these financial investment, since Vietnamese Accounting Standards and Corporate accounting regimes do not provide specific guidance.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

7 . SHORT-TERM TRADE RECEIVABLES

	30/09/2026	01/01/2026
	VND	VND
EVNGENCO2 Project Management Board - Branch of Power Generation Corporation 2	217.827.253.359	-
Nam Sam 3A Power Sole Company	136.247.404.230	22.708.895.458
Nam Mo 1 Hydropower Company Limited	-	39.136.538.770
Nam Sam 3 Power Limited Company	98.361.698.634	197.457.107.818
Branch of Vietnam Oil and Gas Technical Services Corporation	36.958.814.420	36.958.814.420
SCI Consulting Joint Stock Company	274.506.743	-
Electricity trading company	24.800.801.874	28.018.089.939
Northern Power Corporation	24.728.663.779	30.922.623.412
Nam Mo 2 Hydropower Limited Company	65.651.080.588	161.701.500.737
Xekaman 3 Power Limited Company	1.266.946.546	1.266.946.546
Other trade receivables	13.338.038.166	35.434.527.866
	619.455.208.339	553.605.044.966

8 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Windey Energy Technology Group Co.,LTD	-	-	33.727.542.800	-
Hung Ha Investment and Development Joint Stock Company	10.019.854.150	-	10.649.044.226	-
Voith Hydro Private Limited	2.228.161.140	-	2.228.161.140	-
Voith Hydro Viet Nam Limited Company	1.652.050.000	-	-	-
Global Hydro Energy GMBH	56.734.107.120	-	-	-
NGUYEN ANH HUNG Construction Machinery Co., Ltd.	840.000.000	-	-	-
Vestas Asia Pacific A/S	120.822.924.238	-	-	-
Vestas Wind Technology Vietnam LLC Co., Ltd.	-	-	50.600.000	(50.600.000)
Asia Consulting and Technology Company Limited	-	-	-	-
Thai Minh Group Joint Stock Company	99.486.662.085	-	-	-
Others	144.482.752.240	(430.058.500)	49.450.771.759	(430.058.500)
	436.266.510.973	(430.058.500)	96.106.119.925	(480.658.500)

SCI JOINT STOCK COMPANY3rd Floor, Tower C. Golden Palace Building, Me Tri Street,
Tu Liem Ward, Ha Noi**Consolidated financial statements**

For the accounting period from 01/01/2026 to 30/09/2026

*These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement***9 . OTHER RECEIVABLES**

		30/09/2026		01/01/2026	
		Value	Provision	Value	Provision
		VND	VND	VND	VND
a) Other short-term receivables					
Receivables from interest of deposit, loan	932.055	-		16.108.164.719	-
Receivables from employees	-	-		1.474.179.534	-
Receivables from social insurance	1.905.750	-		34.145.475	-
Receivables from health	12.502.200	-		-	-
Receivables from unemployment	8.334.800	-		-	-
Advances	6.845.023.404	-		4.753.681.101	-
Deposits	190.865.777.652	-		705.900.000	-
Advanced materials to subcontractors	-	-		787.775.967	(55.076.916)
Value added tax of finance lease fixed	4.225.071.606	-		1.451.678.493	-
Others	35.155.025.620	(615.969.126)		25.183.351.792	(560.892.210)
	237.114.573.087	(615.969.126)		50.498.877.081	(615.969.126)
b) Other long-term receivables					
Deposits	6.378.801.696	-		1.762.599.098	-
	6.378.801.696	-		1.762.599.098	-

SCI JOINT STOCK COMPANY

3rd Floor, Tower C, Golden Palace Building, Me Tri Street, Tu Liem Ward, Ha Noi

Consolidated financial statements
For the accounting period from 01/01/2026 to 30/09/2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements

10 . BAD DEBTS

Total value of receivables, loan overdue or non overdue but hard to be collected

	30/09/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
	13.742.303.307	-	14.186.054.307	-
Thanh Nam Construction and Development Joint Stock Company	6.248.083.094	-	6.248.083.094	-
68 Trading Construction and Service Joint Stock Company	3.425.189.422	-	3.425.189.422	-
Chitichareune Construction Co., Ltd.	1.810.101.671	-	1.810.101.671	-
Others	2.258.929.120	-	2.702.680.120	-
	13.742.303.307	-	14.186.054.307	-

11 . INVENTORIES

Goods in transit
Raw material
Work in process

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
	71.527.400	-	2.426.921.759	-
	86.339.240.245	-	45.473.040.695	-
	624.713.254.623	-	444.477.235.437	-
	711.124.022.268	-	492.377.197.891	-

SCI JOINT STOCK COMPANY

3rd Floor, Tower C, Golden Palace Building, Me Tri Street,
Tu Liem Ward, Ha Noi

Consolidated financial statements
For the accounting period from 01/01/2026 to 30/09/2026

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

12 . LONG-TERM UNFINISHED ASSET

	30/09/2026	01/01/2026
	VND	VND
Construction in progress	34.197.889.813	13.319.735.954
Ca Nan 3 Hydropower Plant Project	906.704.019	730.068.326
Hydropower project cluster in Laos	5.662.442.343	3.344.005.570
Construction cost of SCI Quang Tri Headquarters	11.972.590.164	551.175.263
Laos-Vietnam Power Transmission Line	420.000.000	420.000.000
Quang Tri wind power project	15.236.153.287	8.274.486.795
Fixed assets prior to commissioning	2.106.925.926	8.756.925.926
Software costs	875.925.926	875.925.926
RCC Station	-	7.576.000.000
Unit H1, Nam Lum 2 Power Plant	-	305.000.000
Generator cooling system	1.225.000.000	-
Other assets	6.000.000	-
	36.304.815.739	22.076.661.880

SCI JOINT STOCK COMPANY

3rd Floor, Tower C, Golden Palace Building, Me Tri Street, Tu Liem Ward, Ha Noi

Consolidated financial statements

For the accounting period from 01/01/2026 to 30/09/2026

FORM B 09-DN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements

13 . TANGIBLE FIXED ASSETS

	Buildings	Machinery, equipment	Transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Original cost						
As at 01/01/2026	1.587.942.779.018	1.932.586.158.237	206.369.199.168	4.802.885.279	10.601.141.531	3.742.302.163.233
Purchase	-	27.202.726.295	7.137.678.034	323.243.061	171.500.000	34.835.147.390
Purchase of financial leased assets	-	2.875.676.300	-	-	-	2.875.676.300
Decrease due to divestment in subsidiary	-	-	(6.070.902.727)	(1.186.263.637)	-	(7.257.166.364)
Liquidating, disposed	-	(37.325.222.491)	(17.346.987.563)	(916.987.951)	-	(55.589.198.005)
As at 30/09/2026	1.587.942.779.018	1.925.339.338.341	190.088.986.912	3.022.876.752	10.772.641.531	3.717.166.622.554
Accumulated depreciation						
As at 01/01/2026	511.935.574.741	836.609.591.713	146.521.270.069	3.742.732.317	6.213.037.216	1.505.022.206.056
Depreciation	56.378.899.417	65.983.043.270	8.086.932.564	655.434.997	849.266.101	131.953.576.349
Transferring into investment properties	-	1.853.062.586	-	-	-	1.853.062.586
Liquidating, disposed	-	(32.631.143.860)	(12.333.187.577)	(916.987.951)	-	(45.881.319.388)
Decrease due to divestment in subsidiary	-	-	(1.730.666.739)	(1.124.335.104)	-	(2.855.001.843)
As at 30/09/2026	568.314.474.158	871.814.553.709	140.544.348.317	2.356.844.259	7.062.303.317	1.590.092.523.760
Net carrying amount						
As at 01/01/2026	1.076.007.204.277	1.095.976.566.524	59.847.929.099	1.060.152.962	4.388.104.315	2.237.279.957.177
As at 30/09/2026	1.019.628.304.860	1.053.524.784.632	49.544.638.595	666.032.493	3.710.338.214	2.127.074.098.794

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

14 . FINANCE LEASE FIXED ASSETS

	Machinery, equipment VND	Transportation equipment VND	Total VND
Original cost			
As at 01/01/2026	31.258.965.798	2.485.454.546	33.744.420.344
Finance lease	38.843.991.331	25.430.661.927	64.274.653.258
Buying old finance lease fixed assets	(2.866.176.300)	-	(2.866.176.300)
As at 30/09/2026	67.236.780.829	27.916.116.473	95.152.897.302
Accumulated depreciation			
As at 01/01/2026	7.044.294.068	958.143.238	8.002.437.306
Depreciation	11.264.849.630	4.169.939.499	15.434.789.129
Buying old finance lease fixed assets	(1.853.062.586)	-	(1.853.062.586)
As at 30/09/2026	16.456.081.112	5.128.082.737	21.584.163.849
Net carrying amount			
As at 01/01/2026	24.214.671.730	1.527.311.308	25.741.983.038
As at 30/09/2026	50.780.699.717	22.788.033.736	73.568.733.453

15 . INTANGIBLE FIXED ASSETS

	Land use rights VND	Brand, trademark VND	Computer software VND	Total VND
Original cost				
As at 01/01/2026	4.974.750.000	250.000.000	2.534.500.000	7.759.250.000
Purchase	180.000.000	-	389.400.000	569.400.000
As at 30/09/2026	5.154.750.000	250.000.000	2.923.900.000	8.328.650.000
Accumulated depreciation				
As at 01/01/2026	63.778.848	250.000.000	936.172.846	1.249.951.694
Depreciation	96.585.081	-	333.127.589	429.712.670
As at 30/09/2026	160.363.929	250.000.000	1.269.300.435	1.679.664.364
Net carrying amount				
As at 01/01/2026	4.910.971.152	-	1.598.327.154	1.598.327.154
As at 30/09/2026	4.994.386.071	-	1.654.599.565	6.648.985.636

16 . DEFERRED EXPENSES

	30/09/2026 VND	01/01/2026 VND
a) Short-term deferred expenses		
Tools and consumables awaiting for allocation	454.333.741	101.958.500
Cost of software	702.265.769	453.305.316
Prepaid office rental expenses	807.627.626	-
Completion Insurance Fees for Civil Engineering Projects	1.184.177.201	-
Others	1.665.666.908	675.458.855
	4.814.071.245	1.230.722.671

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

b) Long-term deferred expenses		
Tools and consumables awaiting for allocation	672.013.836	322.885.423
Early repayment fee	5.335.267.387	6.177.678.019
Compensation and site clearance cost	96.563.697.248	98.265.936.205
The costs for renovating, assembling, and finishing office furniture	1.130.352.302	1.873.597.902
Major repair costs for fixed assets	9.257.294.830	2.633.669.345
Others	1.622.654.684	1.016.139.739
	114.581.280.287	110.289.906.633

17 . SHORT-TERM TRADE PAYABLES

		30/09/2026		01/01/2026	
		Outstanding	Amount can be	Outstanding	Amount can be
		VND	VND	VND	VND
Windey Technology Co., LTD	Energy Group	67.541.288.698	67.541.288.698	-	-
Hanoi Operation and Maintenance Co., Ltd.	Windey	84.176.544.482	84.176.544.482	-	-
Hung Ha Investment and Development Jsc.,		9.491.041.273	9.491.041.273	-	-
Voith Hydro Private Limited		174.130.555	174.130.555	39.547.167.428	39.547.167.428
D.N.T Trading Service Company Limited	Construction	-	-	7.933.421.707	7.933.421.707
AMA Vietnam Construction Consulting Co., Ltd.		2.503.173.725	2.503.173.725	10.462.946.975	10.462.946.975
Other loan payables		105.952.045.239	105.952.045.239	108.972.064.899	108.972.064.899
		269.838.223.972	269.838.223.972	166.915.601.009	166.915.601.009

18 . SHORT-TERM ADVANCES FROM CUSTOMERS

		30/09/2026	01/01/2026
		VND	VND
a) Short-term advances from customers			
An Phu Real Estate and Infrastructure Development JSC		393.121.015.323	-
Branch of Vietnam Petroleum Technical Services Joint Stock Corporation - Long Phu Thermal Power Project Board		13.588.401.409	13.588.401.409
Power Project Management Board 3 - Branch of Vietnam Electricity		40.205.664.613	43.627.234.447
Song Bung 2 Hydropower Project Management Board - Branch of Power Generation Corporation 2 - Joint Stock Company		-	78.309.319.000
PHONGSUBTHAVY GROUP SOLE		-	1.134.225.000
EVNGENCO2 Project Management Board		25.545.070.302	-
Nam Mo 2 Hydropower Company Limited		3.263.852.399	18.998.258.498
Nam Sam 3A Power Sole Company		169.408.320.738	151.534.329.230
Nam Mo 1 Hydropower Sole Co., Ltd		92.224.658.412	92.224.658.412
Others		17.367.591.298	31.496.162.285
		754.724.574.494	430.912.588.281

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements***19 . TAX AND PAYABLES FROM STATE BUDGET**

	Receivable at the opening year	Payable at the opening year	Payable arise in the year	Amount paid in the year	Receivable at the closing year	Payable at the closing year
	VND	VND	VND	VND	VND	VND
Value added tax	2.214.900	3.955.874.918	43.666.623.523	44.722.300.288	2.214.900	2.900.198.153
Export, import duties	-	-	99.459.166	99.459.166	-	-
Business income tax	494.498.167	20.255.980.392	19.373.667.791	21.182.419.521	494.498.167	18.447.228.662
Personal income tax	1.479.343.00	813.613.932	3.539.457.081	3.775.388.587	-	576.203.083
Natural resource tax	-	2.614.382.158	18.311.433.370	18.797.258.778	-	2.128.556.750
Property tax and land rental	-	-	48.826.575	48.826.575	-	-
Forest environmental service fee	-	1.040.569.260	8.227.999.800	7.102.314.432	-	2.166.254.628
Fees and other obligations	-	32.928.685	3.135.000	3.135.000	-	32.928.685
	<u>498.192.410</u>	<u>28.713.349.345</u>	<u>93.270.602.306</u>	<u>95.731.102.347</u>	<u>496.713.067</u>	<u>26.251.369.961</u>

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

20 . SHORT-TERM ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
Accrued interest expenses	4.290.516.767	3.096.664.621
Accrued expenses for works	52.616.054.177	51.529.846.384
Other accrued expenses	1.842.879.333	3.224.619.187
	58.749.450.277	57.851.130.192

21 . OTHER SHORT-TERM PAYABLES

	30/09/2026	01/01/2026
	VND	VND
a) Other short-term payables	40.971.622.206	25.938.700.725
Trade union fund	4.992.155.515	4.680.198.653
Social insurance	20.837.000	362.250
Remuneration for the Board of Directors	62.307.440	61.587.440
Payable for temporarily imported materials during the period	-	701.080.800
Cooperation in implementing connection lines for hydropower projects (	2.000.000.000	2.000.000.000
Union dues and colleague fund contributions are collected from employee	10.876.964.114	9.906.630.895
Others	23.019.358.137	8.588.840.687
	40.971.622.206	25.938.700.725

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements

22 . LOANS AND FINANCE LEASE LIABILITIES

	01/01/2026		In the year		30/09/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term loans and finance lease liabilities						
Short-term loans	232.264.056.641	232.264.056.641	1.221.489.208.959	581.542.025.347	868.711.240.253	868.711.240.253
Current portion of long-term loans	156.388.620.992	156.388.620.992	145.503.153.744	120.361.465.744	189.530.308.992	189.530.308.992
Short-term loans	10.143.045.363	10.143.045.363	44.338.894.586	24.858.997.101	29.622.942.848	29.622.942.848
	<u>398.795.722.996</u>	<u>398.795.722.996</u>	<u>1.411.331.257.289</u>	<u>726.762.488.192</u>	<u>1.087.864.492.093</u>	<u>1.087.864.492.093</u>
b) Long-term loans and finance lease liabilities						
Long-term loans	1.739.997.104.193	1.739.997.104.193	160.753.391.674	330.371.353.488	1.570.379.142.379	1.570.379.142.379
Long-term finance lease liabilities	19.475.374.330	19.475.374.330	69.315.820.638	35.053.231.894	53.737.963.074	53.737.963.074
	<u>1.759.472.478.523</u>	<u>1.759.472.478.523</u>	<u>230.069.212.312</u>	<u>365.424.585.382</u>	<u>1.624.117.105.453</u>	<u>1.624.117.105.453</u>
Amounts come due within 12 months	166.531.666.355	166.531.666.355	189.842.048.330	145.220.462.845	219.153.251.840	219.153.251.840
Amounts come due after 12 months	<u>1.592.940.812.168</u>	<u>1.592.940.812.168</u>			<u>1.404.963.853.613</u>	<u>1.404.963.853.613</u>

SCI JOINT STOCK COMPANY

3rd Floor, Tower C, Golden Palace Building, Me Tri Street, Tu Liem Ward, Ha Noi

Consolidated financial statements
For the accounting period from 01/01/2026 to 30/09/2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements

Detail information on Short-term loans:

Short-term loans at SCI Quang Tri Joint Stock Company
 BIDV - Ha Dong Branch
 Current portion of long-term loans at SCI Quang Tri Jsc.,
 BIDV - Ha Dong Branch
 Short-term loans at SCI E&C Joint Stock Company
 BIDV - Ha Dong Branch
 Current portion of long-term loans and Short-term loans at SCI E&C Jsc.,
 Industrial and Commercial Bank of Vietnam Leasing Company Limited
 BIDV - Ha Dong Branch
 Other Leasing Company
 Chailase International Leasing Company Limited - Hanoi Branch
 Current portion of long-term loans at SCI Nghe An Jsc.,
 BIDV - Ha Dong Branch
 KEB Hana - Ho Chi Minh City Branch
 KEB Hana - Hanoi Branch
 Short-term loans at SCI Consulting Joint Stock Company
 Short-term borrowings from individuals
 Current portion of long-term loans at SCI Lai Chau Jsc.,
 BIDV - Ha Dong Branch
 Short-term loans from other companies
 Borrow from other organizations

	Currency	Guarantee	30/09/2026	01/01/2026
			VND	VND
By assets	VND	By assets	318.667.400.000	33.141.837.613
By assets	VND	By assets	3.480.000.000	-
By assets	VND	By assets	548.656.100.647	188.871.831.736
By assets	VND	By assets	6.171.758.436	4.359.352.512
By assets	VND	By assets	1.361.688.000	400.000.000
By assets	VND	By assets	465.445.565	1.167.549.953
By assets	VND	By assets	22.985.738.847	4.616.142.898
By assets	VND	By assets	15.000.000.000	9.000.000.000
By assets	VND	By assets	5.544.176.544	5.544.176.544
By assets	VND	By assets	44.444.444.448	44.444.444.448
Credit	VND	Credit	-	8.850.000.000
By assets	VND	By assets	119.700.000.000	97.000.000.000
Credit	VND	Credit	1.387.739.606	1.400.387.292
			1.087.864.492.093	398.795.722.996

SCI JOINT STOCK COMPANY

3rd Floor, Tower C, Golden Palace Building, Me Tri Street, Tu Liem Ward, Ha Noi

Consolidated financial statements
For the accounting period from 01/01/2026 to 30/09/2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements

Detail information on Long-term loans:

	Currency	Guarantee	30/09/2026	01/01/2026
			VND	VND
Long-term loans at SCI Quang Tri Joint Stock Company BIDV - Ha Dong Branch	VND	By assets	326.192.082.929	339.847.791.249
Long-term loans at SCI Joint Stock Company Personal loan	VND	Credit	-	40.000.000.000
Long-term loans at SCI E&C Joint Stock Company BIDV - Ha Dong Branch	VND	By assets	7.664.212.250	4.535.000.000
Long-term finance lease liabilities at SCI E&C Joint Stock Company Industrial and Commercial Bank of Vietnam Leasing Company Limited	VND	By assets	11.719.871.062	7.653.999.792
Other Leasing Company	VND	By assets	465.445.565	1.358.047.304
Chaillease International Leasing Company Limited - Hanoi Branch	VND	By assets	41.552.646.447	10.463.327.234
Long-term loans at SCI Lai Chau Joint Stock Company BIDV - Ha Dong Branch	VND	By assets	914.076.897.564	989.676.897.564
Long-term loans at SCI Nghe An Joint Stock Company BIDV - Ha Dong Branch	VND	By assets	85.000.000.000	91.000.000.000
KEB Hana - Ho Chi Minh City Branch	VND	By assets	26.334.838.540	30.492.970.948
KEB Hana - Hanoi Branch	VND	By assets	211.111.111.096	244.444.444.432
			1.624.117.105.453	1.759.472.478.523
Amounts come due within 12 months	VND		219.153.251.840	166.531.666.355
Amounts come due after 12 months			1.404.963.853.613	1.592.940.812.168



These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

23 . LONG-TERM PROVISIONS FOR PAYABLES

	30/09/2026	01/01/2026
	VND	VND
a) Short-term provisions for payables		
Provision for construction warranty	-	-
	-	-
b) Long-term provisions for payables		
Provision for construction warranty	12.177.364.136	27.643.782.842
	12.177.364.136	27.643.782.842

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statements

24 - OWNER'S EQUITY

a) Increase and decrease in owner's equity

	Contributed legal capital	Share capital surplus	Other owner's equity	Investment and development funds	Undistributed earnings	Non controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND
Year 2024							
As at 01/01/2024	991.343.310.000	(1.568.523.461)	71.486.910.000	11.429.942.906	299.714.307.022	308.119.294.192	1.680.525.240.659
Previous year increase in capital	49.546.610.000	-	-	-	(49.546.610.000)	105.928.000.000	105.928.000.000
Profit/loss of the previous year	-	-	-	-	82.835.853.823	23.708.448.355	106.544.302.178
Stock dividend	-	-	62.552.000.000	-	(62.552.000.000)	-	-
Cash dividend	-	-	-	-	-	(16.486.306.080)	(16.486.306.080)
Board remuneration	-	-	-	-	(97.921.073)	(94.078.927)	(192.000.000)
Other decrease	-	-	-	-	(268.600.731)	206.466.260	(68.317.726)
As at 31/12/2025	1.040.889.920.000	(1.568.523.461)	134.038.910.000	11.429.942.906	270.085.029.041	421.381.823.800	1.876.250.919.031
For the accounting period from 01/01/2026 to 30/09/2026							
As at 01/01/2026	1.040.889.920.000	(1.568.523.461)	134.038.910.000	11.429.942.906	270.085.029.041	421.381.823.800	1.876.250.919.031
Issue ESOP (*)	6.300.000.000	-	-	-	(6.300.000.000)	-	-
Profit/loss of the current year	-	-	-	-	71.134.103.619	4.621.895.860	75.755.999.479
Issuing additional capital at the subsidiary.	-	(234.655.556)	-	-	-	37.331.970.000	37.097.314.444
Divestment from a subsidiary	-	-	-	-	-	(15.001.770.223)	(15.001.770.223)
Other increases and decreases	-	-	-	-	20.766.417.224	44.952.123.160	65.733.714.189
As at 30/09/2026	1.047.189.920.000	(1.803.179.017)	134.038.910.000	11.429.942.906	355.685.549.884	493.286.042.597	2.039.836.176.920

(*) According to Resolution No. 01/2026/NQ-SCI-ĐHĐCĐ dated April 20, 2026, and Resolution No. 08/NQ-SCI-HĐQT dated June 8, 2026, of the Board of Directors of SCI Joint Stock Company on approving the plan to issue shares under the employee stock option program in 2026, the number of shares issued is 630,000 shares, equivalent to VND 6,300,000,000. General information about the specific issuance is as follows:

- Stock Name: SCI Joint Stock Company Shares
 - Stock Type: Common Stock
 - Number of Shares Issued: 630,000 shares, equivalent to 100% of the total number of shares planned for issuance.
 - Number of Employees Receiving Shares: 14
 - Funding source: From after-tax profits based on the audited separate financial statements for 2025.
 - Total Number of Shares After Issuance: 104,718,992 shares.
- By September 30, 2026, the Company had completed the issuance and out the procedures for amending the Business Registration Certificate, reporting procedures to the Securities Commission, VSDC, and the Hanoi Stock Exchange.

SCI JOINT STOCK COMPANY3rd Floor, Tower C, Golden Palace Building, Me Tri Street,
Tu Liem Ward, Ha Noi**Consolidated financial statements**

For the accounting period from 01/01/2026 to 30/09/2026

*These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement***b) Details of owner's invested capital**

	Rate	30/09/2026	Rate	01/01/2026
	(%)	VND	(%)	VND
Mr.Nguyen Cong Hung	24,85%	260.190.470.000	21,76%	226.490.470.000
Ms.Nguyen Thi Thu Huong	10,37%	108.607.710.000	6,59%	68.607.710.000
Others	64,78%	678.391.740.000	71,65%	745.791.740.000
	100%	1.047.189.920.000	100%	1.040.889.920.000

c) Capital transactions with owners and distribution of dividends and profits

	For the accounting period from 01/01/2026 to 30/09/2026	Year 2025
	VND	VND
Owner's invested capital	1.047.189.920.000	1.040.889.920.000
- At the beginning of year	1.040.889.920.000	991.343.310.000
- Increase in the year	6.300.000.000	49.546.610.000
- At the ending of year	1.047.189.920.000	1.040.889.920.000

d) Stock

	30/09/2026	01/01/2026
Quantity of Authorized issuing stocks	104.718.992	104.088.992
Quantity of issued stocks	104.718.992	104.088.992
- Common stocks	104.718.992	104.088.992
Quantity of circulation stocks	104.718.992	104.088.992
- Common stocks	104.718.992	104.088.992
Par value per stock (VND)	10.000	10.000

e) Company's funds

	30/09/2026	01/01/2026
	VND	VND
Investment and development fund	11.429.942.906	11.429.942.906
	11.429.942.906	11.429.942.906

25 . OFF-STATEMENT OF FINANCIAL POSITION ACCOUNTS**Foreign currencies**

	30/09/2026	01/01/2026
USD	35.046,73	159.069,53
EUR	3.461,95	3.470,76
LAK	59.311.381,12	7.592.709.003,12

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

26 . REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
	VND	VND
Revenue from services rendered	309.886.862.411	419.236.064.400
Revenue from construction contracts	847.966.766.342	917.729.288.566
- Revenue from construction contracts in current	847.966.766.342	917.729.288.566
	1.157.853.628.753	1.336.965.352.966

27 . COSTS OF GOODS SOLD

	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
	VND	VND
Costs of services rendered	155.973.546.422	265.211.089.292
Cost of construction contracts	771.453.489.299	840.442.683.103
	927.427.035.721	1.105.653.772.395

28 . FINANCE INCOME

	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
	VND	VND
Interest income, interest from loans	25.195.412.409	14.912.350.993
Payment discount, interest from installment sales	-	3.043.481
Gain from selling investments	9.376.448.949	12.035.384.920
Dividends, profits earned	-	4.500
Realized gain from foreign exchange difference	2.341.475.608	30.514.724.877
Unrealized gain from foreign exchange difference	1.645.002.173	3.357.488.608
	38.558.339.139	60.822.997.379

29 . FINANCIAL EXPENSES

	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
	VND	VND
Interest expenses	114.332.820.072	113.497.116.524
Realized loss from foreign exchange difference	7.753.175.697	13.864.566.582
Unrealized loss from foreign exchange difference	2.323.243	5.342.588.475
Provisions/reversal of provision for devaluation of trading securities and	1.031.749.200	(3.756)
Others	998.643.895	842.681.597
	124.118.712.107	133.546.949.422

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

30 . GENERAL AND ADMINISTRATION EXPENSES

	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
	VND	VND
Raw materials	2.440.958.466	2.044.657.048
Labor	39.074.423.627	31.023.472.133
Depreciation and amortisation	3.140.633.814	3.527.228.141
Tax, Charge, Fee	3.800.334.936	2.227.758.788
Provision expenses/reversal of provision	75.000.000	180.426.916
Allocation of commercial advantage	5.886.510.461	4.384.557.462
Expenses from external services	10.696.199.259	8.252.574.461
Other expenses by cash	10.091.159.118	9.923.052.632
	75.205.219.681	61.563.727.581

31 . CURRENT BUSINESS INCOME TAX EXPENSES

	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
	VND	VND
Current Business Income Tax Expenses	19.373.667.790	11.547.077.199
Current corporate income tax expenses	19.373.667.790	11.547.077.199

32 . DEFERRED TAX**a) Deferred income tax assets**

	30/09/2026	01/01/2026
	VND	VND
Corporate income tax rate used to determine the value of Deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	2.461.624.511	5.087.342.445
	2.461.624.511	5.087.342.445

b) Deferred income tax liabilities

	30/09/2026	01/01/2026
	VND	VND
Corporate income tax rate used to determine the value of Deferred income tax payable	20%	20%
Deferred income tax payable raised from deductible temporary difference	2.767.538.832	21.412.763.677
Deferred income tax payable	2.767.538.832	21.412.763.677

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

c) **Deferred income tax expenses**

	30/09/2026	01/01/2026
	VND	VND
Taxable temporary difference	(7.871.376.370)	3.555.177.498
	<u>(7.871.376.370)</u>	<u>3.555.177.498</u>

33 . **BASIC EARNINGS PER SHARE**

Earning per share distributed to common shareholders of the company is calculated as follows :

	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
	VND	VND
Profit after tax	71.134.103.619	71.726.422.201
Profit distributed for common stocks	71.134.103.619	71.726.422.201
Average circulated common stocks in the year	104.088.992	99.134.331
Basic earnings per share	<u>683</u>	<u>724</u>

34 . **DILUTED EARNINGS PER SHARE**

Diluted earning per share distributed to common shareholders of the company is calculated as follows :

	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
	VND	VND
Profit after tax	71.134.103.619	71.726.422.201
Profit distributed for common stocks	71.134.103.619	71.726.422.201
Average circulated common stocks in the year	104.088.992	99.134.331
Basic earnings per share	<u>683</u>	<u>724</u>

35 . **FINANCIAL INSTRUMENTS**

The types of financial instruments of the Company include:

	Carrying amount			
	30/09/2026		01/01/2026	
	Original Cost	Provision	Original Cost	Provision
	VND	VND	VND	VND
Financial Assets				
Cash and cash equivalents	278.049.327.658	-	335.969.326.869	-
Trade receivables, other receivables	862.948.583.122	(13.742.303.307)	605.866.521.145	(14.186.054.307)
Short term investments	742.928.411.296	(1.549.490.231)	451.286.793.645	(511.956.031)
Long term investments	43.004.593.000	-	42.040.322.683	-
	<u>1.926.930.915.076</u>	<u>(15.291.793.538)</u>	<u>1.435.162.964.342</u>	<u>(14.698.010.338)</u>

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

	Carrying amount	
	30/09/2026	01/01/2026
	VND	VND
Financial Liabilities		
Loans and borrowings	2.492.828.345.706	1.991.736.535.164
Trade payables, other payables	310.809.846.178	192.854.301.734
Accrued expenses	58.749.450.277	63.551.469.918
	2.862.387.642.161	2.248.142.306.816

Financial assets and financial liabilities are not revalued according to fair value at the year ended because Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial Statements and additional note for financial instruments but do not provide any relevant instructions for assessment and recognition of fair value of financial assets and liabilities, excluding provisions for bad debts and provision for devaluation of securities investments which are presented in relevant notes.

Financial risk management

The Company's financial risks including market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

Price Risk

The Company bears price risk of equity instruments from short-term and long-term security investments due to uncertainty on future prices of the securities. Long-term securities are held for long-term strategies, at the end of the fiscal year, the Company has no plans to sell these investments.

Exchange rate risk

The Company bears the risk of exchange rate due to fluctuation in fair value of future cash flows of a financial instrument according to changes in exchange rates if loans, revenues and expenses of the Company are done in foreign currencies other than VND.

Interest rate risk

The Company bears the risk of interest rates due to fluctuation in fair value of future cash flow of a financial instrument according to changes in market interest rates if the Company has time or demand deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain any interest profitable for its operation purpose.

Credit Risk

Credit risk is risk in which the potential loss may be incurred if a counterpart fails to perform its obligations under contractual terms or financial instruments. The Company has credit risk from operating activities (mainly for trade receivables) and financial activities (including bank deposits, loans and other financial instruments).

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
As at 30/09/2026				
Cash and cash	278.049.327.658	-	-	278.049.327.658
Trade receivables, other receivables	842.827.478.119	6.378.801.696	-	849.206.279.815
Short term investments	741.378.921.065	-	-	741.378.921.065
Long term investments	-	43.004.593.000	-	43.004.593.000
	1.862.255.726.842	49.383.394.696	-	1.911.639.121.538
As at 01/01/2026				
Cash and cash	335.969.326.869	-	-	335.969.326.869
Trade receivables, other receivables	589.917.867.740	1.762.599.098	-	591.680.466.838
Short term investments	450.774.837.614	-	-	450.774.837.614
Long term investments	-	42.040.322.683	-	42.040.322.683
	1.376.662.032.223	43.802.921.781	-	1.420.464.954.004

Liquidity Risk

Liquidity risk is the risk in which the Company has trouble in settlement of its financial obligations due to lack of funds. Liquidity risk of the Company is mainly from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
As at 30/09/2026				
Loans and borrowings	1.087.864.492.093	1.404.963.853.613	-	2.492.828.345.706
Trade payables, other payables	310.809.846.178	-	-	310.809.846.178
Accrued expenses	58.749.450.277	-	-	58.749.450.277
	1.457.423.788.548	1.404.963.853.613	-	2.862.387.642.161
As at 01/01/2026				
Loans and borrowings	398.795.722.996	1.592.940.812.168	-	1.991.736.535.164
Trade payables, other payables	192.854.301.734	-	-	192.854.301.734
Accrued expenses	57.851.130.192	5.700.339.726	-	63.551.469.918
	649.501.154.922	1.598.641.151.894	-	2.248.142.306.816

The Company believes that risk level of loan repayment is low. The Company has the ability to pay debts matured from cash flows from its operating activities and cash received from matured financial assets.

36 . EVENTS AFTER BALANCE SHEET DATE

There have been no significant events occurring after the reporting year, which would require adjustments or disclosures to be made in the Consolidated financial statements.

These notes are an integral part of and should be read in conjunction with the accompanying Consolidated financial statement

37 . TRANSACTION AND BALANCES WITH RELATED PARTIES

Transactions with other related parties:

	Relationship	For the accounting period from 01/01/2026 to 30/09/2026	For the accounting period from 01/01/2025 to 30/09/2025
		VND	VND
Remuneration to members of The Board of Management and The Board of Directors		4.308.887.638	2.962.436.319
Mr Nguyen Cong Hung	Chairman	360.000.000	360.000.000
Mr Truong Bui Ngoc	General Director	649.979.693	-
Mr Doan The Anh	Vice General Director/Board Member	72.000.000	72.000.000
Mr Nguyen Chinh Dai	Vice General Director	439.875.356	306.272.364
Mr Nguyen Van Phuc	Vice Chairman	897.674.188	824.837.546
Mr Pham Van Nghia	Vice General Director	175.239.867	164.086.227
Mr Nguyen Van Do	Vice General Director	529.771.254	208.804.864
Mr Vu An Minh	Vice General Director	284.637.587	228.854.864
Mr Nguyen Anh Huy	Vice General Director	-	40.000.000
Mr Ngo Vu An	Board Member	-	32.000.000
Mr Kim Manh Ha	Board Member	72.000.000	72.000.000
Mr Hoang Trong Minh	Board Member	72.000.000	72.000.000
Mr Phan Duong Manh	Chief Financial Officer	755.709.693	581.580.454

38 . COMPARATIVE FIGURES

The comparative figures in the Consolidated Statement of Financial Position and corresponding notes are those from the financial statements for the fiscal year ended December 31, 2025, audited by the Moore AISC Audit and Information Technology Services Company Limited. The comparative figures in the Consolidated Statement of Income; the Consolidated Statement of Cash Flows and corresponding notes are those from the consolidated financial statements for the accounting period from January 1, 2025 to September 30, 2025, prepared by the company.

Those figures were reclassified in order to compare with figures of this year as amended by Circular 99/2025/TT-BTC.

	Code	Reclassified VND	Presented on the last year financial VND
Consolidated balance sheet			
Held to maturity investments	123	450.004.269.408	436.704.269.408
Dividends and profits must be paid.	313	1.006.080.650	-
Other short-term payables	320	25.938.700.725	26.944.781.375

Le Thi Nhung
Preparer

Phan Duong Manh
Chief Financial Officer

Nguyen Cong Hung
Chairman of the Board of Directors

Ha Noi, 29 October 2026