LIZEN

BUILDING VALUES TOGETHER

# SEPARATE FINANCIAL STATEMENTS

The Third Quarter of 2026

LIZEN JOINT STOCK COMPANY

OCTOBER 29, 2026 | LIZEN.VN

# SEPARATE STATEMENT OF FINANCIAL POSITION

**As at 30 September 2026**

| Items | Code | Notes | Ending balance VND | Beginning balance VND |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| **A. Current assets** | **100** | | **5,717,347,822,959** | **5,375,813,099,793** |
| **I. Cash and cash equivalents** | **110** | V.1 | **894,108,459,813** | **958,756,688,089** |
| 1. Cash | 111 | | 838,987,911,868 | 528,055,660,692 |
| 2. Cash equivalents | 112 | | 55,120,547,945 | 430,701,027,397 |
| **II. Short-term financial investments** | **120** | | **25,487,898,144** | **21,718,499,219** |
| 1. Short-term investments held to maturity | 123 | V.2 | 35,286,322,388 | 31,516,923,463 |
| 2. Provision for short-term Investments held to maturity | 124 | | (9,798,424,244) | (9,798,424,244) |
| **III. Short-term account receivables** | **130** | | **2,335,702,347,558** | **2,521,582,074,896** |
| 1. Short-term trade receivables | 131 | V.3 | 1,687,662,755,116 | 1,916,584,087,449 |
| 2. Short-term advances to suppliers | 132 | V.4 | 650,569,962,707 | 593,559,144,966 |
| 3. Other receivables | 135 | V.5 | 248,923,469,718 | 260,722,242,624 |
| 4. Provisions for short-term bad debts (*) | 136 | V.6 | (251,453,839,983) | (249,283,400,143) |
| **IV. Inventories** | **140** | | **2,364,848,344,882** | **1,833,994,443,241** |
| 1. Inventories | 141 | V.7 | 2,364,848,344,882 | 1,833,994,443,241 |
| **VI. Other current assets** | **160** | | **97,200,772,562** | **39,761,394,348** |
| 1. Value added tax deductibles | 162 | | 52,701,985,398 | 3,091,291,078 |
| 2. Tax and other receivables from the State | 163 | | 42,860,787,164 | 35,032,103,270 |
| 3. Other current assets | 165 | | 1,638,000,000 | 1,638,000,000 |
| **B. NON-CURRENT ASSETS** | **200** | | **2,107,023,289,268** | **1,962,045,142,912** |
| **I. Long- term receivables** | **210** | | **92,536,543,945** | **166,172,591,701** |
| 1. Other long-term receivables | 215 | | 92,536,543,945 | 166,172,591,701 |
| **II. Fixed assets** | **220** | | **604,931,543,347** | **379,525,980,071** |
| 1. Tangible fixed assets | 221 | V.8 | 79,141,371,746 | 49,716,719,928 |
| - Cost | 222 | | 714,665,737,242 | 654,333,629,551 |
| - Accumulated depreciation (*) | 223 | | (635,524,365,496) | (604,616,909,623) |
| 2. Finance lease assets | 224 | V.9 | 525,790,171,601 | 329,809,260,143 |
| - Cost | 225 | | 718,947,370,520 | 471,912,070,985 |
| - Accumulated depreciation (*) | 226 | | (193,157,198,919) | (142,102,810,842) |
| 3. Intangible fixed assets | 227 | V.10 | - | - |
| - Cost | 228 | | 10,254,240,000 | 10,254,240,000 |
| - Accumulated amortisation (*) | 229 | | (10,254,240,000) | (10,254,240,000) |
| **V. Long-term assets in progress** | **250** | | **73,693,179,703** | **73,693,179,703** |
| 1. Construction in progress | 252 | V.11 | 73,693,179,703 | 73,693,179,703 |
| **VI. Long-term financial investments** | **260** | | **1,251,108,267,474** | **1,246,803,822,030** |
| 1. Investments in subsidiaries | 261 | V.12 | 329,704,120,000 | 328,560,420,000 |
| 2. Investments in joint-ventures, associates | 262 | V.13 | 934,527,130,379 | 934,527,130,379 |
| 3. Equity investments in other entities | 263 | | 107,111,760,000 | 107,111,760,000 |
| 4. Provision for impairment of long-term investments in | 264 | V.14 | (169,868,363,085) | (164,202,200,196) |
| 5. Long-term Investments held to maturity | 265 | V.2 | 49,633,620,180 | 40,806,711,847 |
| **VII. Other long-term assets** | **270** | | **84,753,754,799** | **95,849,569,407** |
| 1. Long-term prepaid expenses | 271 | V.15 | 31,065,265,535 | 42,992,549,388 |
| 2. Deferred tax assets | 272 | | 53,688,489,264 | 52,857,020,019 |
| **TOTAL ASSETS (280 = 100 + 200)** | **280** | | **7,824,371,112,227** | **7,337,858,242,705** |

| Items | Code | Notes | Ending balance VND | Beginning balance VND |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| **C. LIABILITIES** | **300** | | **5,180,835,063,018** | **4,610,403,450,868** |
| **I. Current liabilities** | **310** | | **4,983,087,342,323** | **4,498,337,776,947** |
| 1. Short-term Trade payables | 311 | V.16 | 746,392,330,565 | 564,177,541,123 |
| 2. Short-term Advances from customers | 312 | V.17 | 2,691,481,479,469 | 2,013,136,963,834 |
| 3. Dividends and Profit Payables | 313 | | 698,620,445 | 593,001,715 |
| 4. Short-term Tax payables and statutory obligations | 314 | V.18 | 51,901,484,914 | 39,539,486,686 |
| 5. Payables to employees | 315 | | 30,400,248,738 | 31,833,777,749 |
| 6. Short-term Accrued expenses | 316 | V.19 | 139,091,607,627 | 702,215,173,441 |
| 7. Short-term other payables | 320 | V.20 | 31,017,751,366 | 71,189,821,364 |
| 8. Short-term loans and debts | 321 | V.21 | 1,247,262,371,674 | 1,035,538,471,572 |
| 9. Provision for short-term payables | 322 | | 206,304,500 | 206,304,500 |
| 10. Bonus and welfare fund | 323 | | 44,635,143,025 | 39,907,234,963 |
| **II. Long-term liabilities** | **330** | | **197,747,720,695** | **112,065,673,921** |
| 1. Other long-term payables | 338 | | 343,000,000 | 483,000,000 |
| 2. Long-term loans and debts | 339 | V.22 | 197,404,720,695 | 111,582,673,921 |
| **D. OWNERS' EQUITY** | **400** | **V.23** | **2,643,536,049,209** | **2,727,454,791,837** |
| 1. Contributed capital | 411 | | 2,086,024,670,000 | 2,086,024,670,000 |
| *- Ordinary shares with voting rights* | 411a | | *2,086,024,670,000* | *2,086,024,670,000* |
| 2. Share premium | 412 | | 93,475,603,494 | 93,475,603,494 |
| 3. Treasury shares (*) | 415 | | (18,771,380,000) | (18,771,380,000) |
| 4. Development fund | 418 | | 119,204,302,363 | 119,204,302,363 |
| 5. Undistributed earnings | 420 | | 363,602,853,352 | 447,521,595,980 |
| - Undistributed earnings of prior years | 420a | | *293,891,336,006* | *307,031,388,508* |
| - Undistributed earnings this year | 420b | | *69,711,517,346* | *140,490,207,472* |
| **TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)** | **440** | | **7,824,371,112,227** | **7,337,858,242,705** |

**Phan Anh Huy**
**Preparer**

**Do Van Huong**
**Chief Accountant**

CÔNG TY CỔ PHẦN LIZEN
LIZEN
MSDN:0302...

**Phi Ngoc Anh**
**Geneal Director**
**October 29, 2026**

# SEPARATE INCOME STATEMENT

## THE THIRD QUARTER OF 2026

| Items | Code | Notes | THE THIRD QUARTER | | ACCUMULATED FROM THE BEGINNING OF THE YEAR TO THE END OF THIS QUARTER | |
|---|---|---|---|---|---|---|
| | | | CURRENT YEAR VND | PREVIOUS YEAR VND | CURRENT YEAR VND | PREVIOUS YEAR VND |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) |
| **1. Revenue from sale of goods and rendering of services** | **01** | | **868,836,363,408** | **627,083,763,996** | **2,119,741,792,125** | **1,825,880,269,069** |
| 2. Revenue deductions | 02 | | - | - | - | - |
| **3. Net Revenue from sale of goods and rendering of services (10=01-02)** | **10** | V.24 | **868,836,363,408** | **627,083,763,996** | **2,119,741,792,125** | **1,825,880,269,069** |
| 4. Cost of goods sold | 11 | V.25 | 784,110,810,535 | 562,431,007,603 | 1,922,254,492,423 | 1,622,766,476,648 |
| **5. Gross profit from sale of goods and rendering of services (20=10-11)** | **20** | | **84,725,552,873** | **64,652,756,393** | **197,487,299,702** | **203,113,792,421** |
| 6. Gain/Loss on Disposal of Investment Property | 21 | | - | - | - | - |
| 7. Revenue from financial activities | 22 | V.26 | 1,017,122,196 | 1,153,909,864 | 14,125,927,770 | 4,162,628,524 |
| 8. Finance expenses | 23 | V.27 | 32,151,939,407 | 23,328,277,660 | 80,775,366,545 | 60,652,932,741 |
| *- In which: Borrowing expense* | 24 | | *30,477,884,974* | *22,316,976,178* | *74,766,999,995* | *59,290,873,544* |
| 9. Selling expenses | 25 | | - | - | - | - |
| 10. General and administrative expenses | 26 | | 13,218,558,694 | 6,375,292,782 | 45,051,732,887 | 48,297,898,011 |
| **11. Operating profit{30=20+(21-22)-(25+26)}** | **30** | | **40,372,176,968** | **36,103,095,815** | **85,786,128,040** | **98,325,590,193** |
| 12. Other income | 31 | V.28 | 61,001,416 | 7,259,936,660 | 767,849,175 | 8,168,914,299 |
| 13. Other expenses | 32 | V.29 | 112,340,683 | 799,311,585 | 673,645,873 | 1,020,413,902 |
| **14. Other profit (40=31-32)** | **40** | | **(51,339,267)** | **6,460,625,075** | **94,203,302** | **7,148,500,397** |
| **15. Accounting profit before tax (50=30+40)** | **50** | | **40,320,837,701** | **42,563,720,890** | **85,880,331,342** | **105,474,090,590** |
| 16. Current corporate income tax expense | 51 | V.30 | 7,775,643,933 | 5,397,495,214 | 17,000,283,241 | 21,246,520,724 |
| 17. Deffered tax income (expense) | 52 | V.30 | 256,771,175 | 1,810,594,423 | (831,469,245) | (1,373,705,577) |
| **18. Net profit after tax (60=50-51-52)** | **60** | | **32,288,422,593** | **35,355,631,253** | **69,711,517,346** | **85,601,275,443** |
| **19. Basic earnings per share** | **70** | | **156** | **183** | **337** | **443** |

| | | |
|---|---|---|
| Phan Anh Huy | Do Van Huong | Phi Ngoc Anh |
| Preparer | Chief Accountant | Geneal Director |
| | | October 29, 2026 |

# SEPARATE CASH FLOW STATEMENT

**(Indirect method)**

**from 01 January 2026 to 30 September 2026**

| Code | Items | Notes | Current Year VND | Previous Year VND |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| | **I. Cash flows from operating activities** | | | |
| *01* | *1. Profit before tax* | | *85,880,331,342* | *105,474,090,590* |
| | **2. Adjustments for:** | | | |
| 02 | - Depreciation and amortisation (including amortization of goodwill) | | 81,961,843,950 | 87,910,576,260 |
| 03 | - Provisions | | 7,836,602,729 | 8,221,720,196 |
| 04 | - Unrealised foreign exchange (gains)/losses | | 7,566,000 | - |
| 05 | - (Profits)/losses from investing activities | | (14,125,927,770) | (3,755,553,944) |
| 06 | - Borrowing expense | | 74,766,999,995 | 59,290,873,544 |
| *08* | *3. Operating profit before changes in working capital* | | *236,327,416,246* | *257,141,706,646* |
| 09 | - (Increase)/decrease in receivables | | (59,175,328,660) | 292,476,011,113 |
| 10 | - (Increase)/decrease in inventories | | (530,853,901,641) | (60,049,398,421) |
| 11 | - Increase/(decrease) in payables (other than interest, corporate income tax) | | 342,772,625,074 | (540,269,874,238) |
| 12 | - (Increase)/decrease in prepaid expenses | | 11,927,283,853 | (516,110,141) |
| 13 | - (Increase)/decrease in held-for-trading securities | | - | - |
| 14 | - Borrowing expense paid | | (72,878,131,351) | (57,939,568,300) |
| 15 | - Corporate income tax paid | | (4,600,926,213) | (27,459,978,880) |
| 16 | - Other cash inflows from operating activities | | - | - |
| 17 | - Other cash outflows from operating activities | | (4,280,861,612) | - |
| *20* | *Net cash flows from/(used in) operating activities* | | *(80,761,824,304)* | *(136,617,212,221)* |
| | **II. Cash flows from investing activities** | | - | - |
| 21 | 1. Purchase and construction of fixed assets and other long-term assets | | (50,078,452,130) | (9,100,082,928) |
| 22 | 2. Proceeds from disposals of fixed assets and other long-term assets | | - | - |
| 23 | 3. Loans to other entities and payments for purchase of debt instruments of other entities | | (7,280,000,000) | (21,011,604,000) |
| 24 | 4. Collections from borrowers and proceeds from sale of debt instruments of other entities | | - | 11,600,000,000 |
| 25 | 5. Payments for investments in other entities | | (7,736,000,000) | (110,056,000,000) |
| 26 | 6. Proceeds (loss) from sale of investments in other entities/disposal of a subsidiary | | 6,592,300,000 | 19,776,900,000 |
| 27 | 7. Interest and dividends received | | 10,601,951,116 | 1,525,218,321 |
| *30* | *Net cash flows from/(used in) investing activities* | | *(47,900,201,014)* | *(107,265,568,607)* |
| | **III. Cash flows from financing activities** | | - | - |
| 31 | 1. Capital contribution and issuance of shares | | - | - |
| 33 | 2. Drawdown of borrowings | | 1,561,004,786,935 | 1,729,346,902,026 |
| 34 | 3. Repayment of borrowings | | (1,394,315,451,117) | (1,492,822,899,464) |
| 35 | 4. Payment of finance lease liabilities | | (102,675,538,776) | (88,119,004,597) |
| 36 | 5. Dividends paid | | - | - |
| *40* | *Net cash flows from/(used in) financing activities* | | *64,013,797,042* | *148,404,997,965* |
| **50** | **Net increase/(decrease) in cash and cash equivalents (50 = 20+30+40)** | | **(64,648,228,276)** | **(95,477,782,863)** |
| **60** | **Cash and cash equivalents at the beginning of the period** | | **958,756,688,089** | **348,941,397,687** |
| 61 | Impact of exchange rate fluctuation | | - | - |
| **70** | **Cash and cash equivalents at the end of the period (70 = 50+60+61)** | | **894,108,459,813** | **253,463,614,824** |

| Phan Anh Huy | Do Van Huong | Phi Ngoc Anh |
|---|---|---|
| Preparer | Chief Accountant | Geneal Director |
| | | October 29, 2026 |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

**For the accounting period from 01 January 2026 to 30 September 2026.**

## I. CHARACTERISTICS OF BUSINESS OPERATIONS

### 1. Forms of capital ownership

Lizen Joint Stock Company was established in accordance with Decision No. 327/QĐ-BXD dated February 28, 2006, issued by the Ministry of Construction.

The company's head office is located at 24A Phan Dang Luu Street, Gia Dinh Ward, Ho Chi Minh City

The company has the following subsidiaries and associates:

| Subsidiaries | Address | Principal activities |
|---|---|---|
| Construction and Trading 12 Company Limited | 21/3C Quarter 4, Tan Thoi Hiep Ward, HCM City | Civil and industrial construction. Trade in residential properties. |
| LIZEN Infrastructure Investment Joint Stock Company LICOGI 16 | 24A Phan Dang Luu, Gia Dinh Ward, HCM City. | Construction of railway and road works. |
| LICOGI 16 Investment Utility Joint Stock Company | 24A Phan Dang Luu, Gia Dinh Ward, HCM City. | Extraction, treatment and supply of water. |
| Investment Renewable Energy Joint Stock Company | 24A Phan Dang Luu, Gia Dinh Ward, HCM City. | Production of building materials. Civil and industrial construction. |
| Chu Ngoc Solar Power Joint Stock Company | National Highway 25, B'Lang Hamlet, Phu Tuc Commune, Gia Lai Province. | Production of electric transformers and distribution of electricity. Civil and industrial construction. |
| LIZEN Real Estate Joint Stock Company | 24A Phan Dang Luu, Gia Dinh Ward, HCM City. | Real estate trading. |
| Bac Giang – Lang Son – Huu Nghi BOT Joint Stock Company | Room No. 311, 3rd Floor, Office Area, CT2 Building, Ban Co Apartment, Thanh Xuan Ward, Hanoi. | Construction of railway and road works. |
| Son Ha Materials Joint Stock Company | Xom Song, Lien Son Commune, Phu Tho Province | Extraction of stone, sand, gravel, and clay. |
| **Associates** | | |
| Orient Bio-Fuels Company Limited | Hamlet 8, Bu Dang Commune, Dong Nai Province. | Investment, construction and operation of bio-ethanol production facilities. |
| Bac Giang - Lang Son BOT Joint Stock Company | 278 Thuy Khue, Tay Ho Ward, Hanoi | Construction of road works. |
| Huu Nghi - Chi Lang Expressway Joint Stock Company | No. 22 Dinh Liet, Dong Kinh Ward, Lang Son Province | Construction of road works. |
| Phu Tho Association Of Enterprises Joint Stock Company | No. 281 Tien Dung, Thanh Mieu Ward, Phu Tho province | Construction materials business |

### 2. Business Sector

The area of business of the Company is the execution of construction projects.

### 3. Business Lines

According to the Business Registration Certificate No. 4103004836, initially registered on June 2, 2006, and subsequently amended for the 31st time on April 29, 2026, under number 0302310209, the business activities of the Company are as follows:

- Construction of civil and industrial works, transportation infrastructure, irrigation and hydroelectric works, airport, seaport, electrical transmission lines and substations, urban and industrial infrastructure projects, water supply and wastewater treatment facilities, foundations of constructions.;
- Production and trading of materials, equipment, spare parts and various types of building materials, including concrete pipes and ready-mixed concrete;
- Processing and manufacturing of construction mechanical products, including formwork, scaffolding, and industrial framework (excluding production and fabrication at the headquarters).
- Sale and lease of technical equipment and materials, investment consulting services;
- Repair and installation services for machinery and equipment, mechanical products and shaped structures;
- Investment and trade in residential housing, new urban areas, technical infrastructure of industrial zones, medium and small hydropower projects;
- Puchase and sale of machinery and materials for the construction industry.;
- Experimentation of building materials, quarrying, extraction of stone utilizing industrial explosives.;
- Vocational training, intermediate professional education, college training and secondary education.

**4. Normal prodution and business cycle**: within 12 months

## II.ACCOUNTING PERIOD AND CURRENCY

### 1. Accounting period

The annual accounting period of the Company is from 1 January to 31 December.

### 2. Accounting currency

The currency utilized for accounting records is the Vietnamese Dong (VND).

## III. THE ACCOUNTING STANDARDS AND SYSTEM

### 1. Applied accounting System

The Company applies Accounting System for Enterprises issued under Circular 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance

### 2. Statement of compliance with Accounting Standards and System

The Company has applied Vietnamese Accounting Standards and standard guiding documents issued by the Ministry of Finance. The financial statements are prepared and presented in accordance with all regulations set forth in each standard, the circulars guiding the implementation of the standards and the current accounting policies in effect.

### 3. Applied accounting documentation system

The company's applied accounting documentation system is the accounting computer based system.

## IV. APPLIED ACCOUNTING POLICIES

### 1. Principles for recognition of cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

### 2. Principles of recording provisions for doubtful debts

Provision for doubtful accounts is made for receivables that have been overdue for three months or more, or for amounts owed that the debtor is unlikely to be able to pay due to liquidation, bankruptcy or similar difficulties.

### 3. Principles of recording inventories

Inventories are stated at cost. In cases where net realizable value is less than cost, inventories are stated at net realisable value. Cost comprises purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their present location and condition.

The value of inventory is determined using the specific identification method.

The perpetual method is used to record inventories.

Provision for devaluation of inventories made at year-end is the difference between the cost of inventories and their net realizable value.

Unfinished production and business expenses refer to the quantity of construction work that is recorded upon the issuance of an acceptance and payment report for the completed volume, or based on invoices issued by the contractor after deducting the corresponding cost of goods transferred related to the revenue recognized during the period.

### 4. Principles of recognition and depreciation method of fixed assets

Tangible fixed assets, intangible fixed assets are recognized at cost. When using, tangible fixed assets, intangible fixed assets are stated at cost, accumulated depreciation and carrying amount.

Finance lease assets are recognized at cost based on the fair value or the present value of the minimum lease payments (excluding value-added tax) and any directly attributable initial costs related to the finance lease assets. During the usage period, financial lease assets are accounted for at cost, accumulated depreciation, and carrying value.

Depreciation is deducted in accordance with the provisions of Circular 45/2013/TT-BTC, dated April 25, 2013, issued by the Ministry of Finance.

### 5. The principles of recognition and depreciation of investment property

Investment property is recorded at cost. During the holding period, whether awaiting appreciation or engaged in rental activities, investment property is recorded at cost, less accumulated depreciation and carrying value.

### 6. Principles of recording financial investments

Investments in subsidiaries over which the Company has control are carried at cost. Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognized in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates over which the Company has significant influence are carried at cost. Distributions from accumulated net profits of the associates arising subsequent to the date. of acquisition are recognized in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in joint ventures are accounted at cost. The joint venture capital contribution is not adjusted for the change in the company's share of the joint venture's net assets. The income statement of the Company reflects the income

distributed from the accumulated net profit of the joint venture arising after the contribution of capital to the joint venture.

Joint venture activities in the form of jointly controlled businesses and jointly controlled assets are subject to the same general accounting principles as with other ordinary business activities. Including:
- The Company separately monitors the incomes and expenses related to joint venture activities and makes allocations to the parties in the joint venture according to the joint venture;
- The Company separately monitors assets contributed to joint ventures, capital contributions to jointly controlled assets and joint liabilities and separate liabilities arising from joint venture.

Securities investments at the reporting time, if:

- With a maturity or withdrawal period not exceeding 3 months from the date of purchase, such investment is considered "cash equivalent";
- Having a withdrawal period of less than 1 year or within 1 business cycle, which is classified as a short-term asset;
- Having a withdrawal period of more than 1 year or more than 1 business cycle, which is classified as a long-term asset;

Provision for devaluation of investments made at year-end is the difference between the cost of investments accounted in the accounting books and their market value at the time of making the provision.

## 7. The principles of recognition and capitalisation of borrowing costs

Borrowing costs are recognized in business expenses in the period in which they are incurred, except where the borrowing costs related to the investment in construction or production of unfinished assets which are included in the value of assets (capitalized) when all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs" are met.

Borrowing costs related to the investment in construction or production of unfinished assets are included in the value of the asset (capitalized), including interest on the loan, amortization of discounts or additional fees when issuing bonds, additional costs incurred in relation to the borrowing process.

## 8. The principles of recognizing and allocating prepaid expenses.

Prepaid expenses that only relate to production costs for the current fiscal year are recognized as short-term prepaid expenses and are accounted for as production costs within the fiscal year.

The following expenses incurred during the fiscal year are recorded as long-term prepaid expenses to gradually allocate to many later accounting periods:
- Tools and instruments are of great value;
- Other long-term prepaid expenses.

Calculation and allocation of long-term prepaid expenses into production and business expenses in each accounting period is based on the nature and extent of each type of expense in order to choose a method and reasonable allocation criteria. Prepaid expenses are gradually amortized to production and business expenses on a straight-line basis.

## 9. Principles of recording payable expenses

Actual expenses that have not been incurred but are deducted in advance into production and business expenses in the period to ensure that when incurred costs actually do not cause a sudden change in production and business costs on the basis of ensuring the matching rule between revenue and cost. When such expenses are incurred, if there is a difference with the deducted amount, the accountant shall record additional or decrease expenses corresponding to the difference.

## 10. Principles and methods of recording the payables provision

The recognized amount of a payable provision is the most reasonable estimate of the amount that will be required to settle the present obligation as at the end of accounting period or at the end of interim reporting period.

Only expenses related to the payable provision initially made will be offset by such provision.

The difference between the provisions for payables made in the previous accounting period that has not been used up is larger than the provision for payables made in the reporting period, which is reversed and recorded as a decrease in production and business expenses in the period minus the difference. The larger amount of the provision for warranty payments for construction works is reversed into other income in the period.

## 11. Principles of recognition of equity

The owner's investment equity is recognized according to the actual capital contributed by the shareholders.

Share premium is recognized according to the larger or smaller difference between the actual value of the issue and the par value of the shares upon the initial issuance, additional issuance or re-issuance of treasury shares.

Other equity of the owner is stated according to the residual value between the fair value of assets that the enterprise is donated or sponsored by other organizations and individuals after deducting (-) payable taxes (if any) related to these donated assets and not additional business capital from business performance.

Treasury shares refer to shares that are issued by a company and subsequently repurchased. Treasury shares are recorded at their actual value and are presented on the Balance Sheet as a reduction in shareholders' equity. The company does not recognize any gains or losses when buying, selling, issuing or cancelling treasury shares.

Undistributed earnings is the amount of profit from the enterprise's operating activities after deducting (-) adjustments due to retrospective application of changes in accounting policies and retrospective adjustment of material misstatements of the previous years.

Net profit after tax is available for appropriation to shareholders after approval in the annual General Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

Dividends payable to shareholders are recognized as liabilities in the Company's Balance Sheet following the announcement of dividend distribution by the Company's Board of Directors.

## 12. Foreign currency transactions

Transactions arising in currencies other than the Company's accounting currency (VND/USD) are accounted for according to the guidance in Circular 99/2025/TT-BTC dated October 27, 2025.

## 13. Principles and methods of recording revenue

*Revenue from sales of goods*

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

- The significant risks and rewards of ownership of the product or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the owner of the goods or control the goods;
- The revenue can be measured reliably;
- The Company has obtained or will receive economic benefits from the sale transaction;
- Determine the costs associated with the sale transaction.

*Revenue from rendering of services*

Revenue from provision of services is recognized when the results of the transaction are reliably determined. In cases where the service provision spans multiple periods, revenue is recognized in the period based on the outcome of the work completed as of the date of the balance sheet for that period. The results of the service provision transaction are determined when the following conditions are satisfied:

- The revenue can be measured reliably;
- It is probable that there are economic benefits from the transaction of services;
- The work completed at the balance sheet date can be determined;

- Determine the costs incurred for the transaction and the cost to complete the transaction of providing that service;
- The work of providing services completed has been determined by work completion assessment method;

*Financial income*

Revenue arising from interest, royalties, dividends, distributed profits and other financial income is recognized when the following two (2) conditions are satisfied simultaneously:

- It is likely to obtain economic benefits from the transaction;
- The revenue can be measured reliably.
- Dividends and distributed profits are recognized when the Company receives dividends or receives profits from capital contribution.

*Revenue from construction contracts*

Revenue from construction contracts is recognized upon the completion of a progress report that confirms the value of the work completed or the final settlement of the completed project.

## 14. Principles and methods of recording financial expenses

Financial expenses are expenses incurred in the year for financial activities including:
- Expenses or losses relating to financial investment activities;
- Expenses of borrowing;
- Losses from trading of securities;
- Provision for diminution in value of investments;
- Losses from foreign exchange differences and payment discounts.

## 15. Principles and methods of recording taxes

Current tax assets (liabilities) for the current and prior periods are measured at the amount expected to be paid to (recovered from) the taxation authorities, using the tax rates and tax laws that have been enacted by the end of the reporting period.

## V. ADDITIONAL INFORMATION ON ITEMS PRESENTED ON THE BALANCE SHEET

### 1 . Cash and cash equivalents

| | 30/09/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Cash on hand | 134,894,552 | 66,637,411 |
| Cash in banks | 838,853,017,316 | 527,989,023,281 |
| Cash equivalents | 55,120,547,945 | 430,701,027,397 |
| **Total** | **894,108,459,813** | **958,756,688,089** |

### 2 . Investments held to maturity

| | 30/09/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Term deposits in banking | 963,391,109 | 963,391,109 |
| Licogi 16.1 Joint Stock Company | 3,136,418,391 | 3,136,418,391 |
| Interest on deposits, interest receivable on other loans | 6,667,674,252 | 6,678,601,482 |
| Related parties (Notes VII) | 74,152,458,816 | 61,545,224,328 |
| **Total** | **84,919,942,568** | **72,323,635,310** |

### 3 . Short-term trade receivables

| | 30/09/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Investment and Construction Project Management Board No. 1 | 447,657,852,560 | 483,093,939,373 |
| Vietnam Expressway Corporation | 221,058,471,027 | 1,331,412,645 |
| Ms. Luu Thi Binh Dan | 82,522,000,000 | 82,522,000,000 |
| Projects Management Board 7 | 80,809,055,999 | 79,220,085,999 |
| Gia Lai Province Investment and Construction Project Management Board | 40,578,673,222 | - |
| IPC Group Joint Stock Company | 40,534,398,234 | 76,931,162,098 |
| Railway Projects Management Board | 28,971,700,114 | 56,787,971,273 |
| Other customers | 534,713,716,288 | 562,450,655,120 |
| Related parties (Notes VII) | 210,816,887,672 | 574,246,860,941 |
| **Total** | **1,687,662,755,116** | **1,916,584,087,449** |

### 4 . Short-term advances to suppliers

| | 30/09/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Minh Duc 399 Thai Nguyen Company Limited | 60,800,646,908 | 96,857,125,323 |
| Sacons Joint Stock Company | 44,693,576,184 | 125,947,800,000 |
| Thai Khang International Import Export Joint Stock Company | 31,795,200,000 | - |
| Hugia Investment and Development Joint Stock Company | 17,850,964,119 | 25,284,000,000 |
| BG Group Company Limited | 13,098,379,350 | - |
| Trung Phat GiaLai One Member Limited Liability Company | 12,186,272,900 | - |
| Thang Long L.T Company Limited | 11,907,000,000 | 11,907,000,000 |
| 575 Project Investment & Construction Joint Stock Company | 8,472,974,526 | 23,643,900,000 |
| Other suppliers | 370,049,089,244 | 246,164,941,931 |
| Related parties (Notes VII) | 79,715,859,476 | 63,754,377,712 |
| **Total** | **650,569,962,707** | **593,559,144,966** |

| 5 . Other Receivables | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Advances | 160,079,663,493 | 173,944,659,253 |
| Related parties (Notes VII) | 2,000,000,000 | 2,000,000,000 |
| Others | 86,843,806,225 | 84,777,583,371 |
| **Total** | **248,923,469,718** | **260,722,242,624** |

| 6 . Provision for bad debts | From 01 Jan, 2026 To 30 Sep, 2026 | From 01 Jan, 2025 To 31 Dec 2025 |
|---|---|---|
| | VND | VND |
| Beginning balance | (249,283,400,143) | (220,652,282,162) |
| Provisions made during the year | (7,695,825,398) | (35,154,251,367) |
| Provision for reversal during the year | 5,525,385,558 | 6,523,133,386 |
| **Total** | **(251,453,839,983)** | **(249,283,400,143)** |

| 7 . Inventory | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Construction materials | 147,318,787,156 | 44,610,049,163 |
| Tools and supplies | 483,094,633 | 281,026,200 |
| Inventory on-going construction projects (*) | 1,886,177,201,571 | 1,461,664,706,901 |
| Properties available for sale (**) | 44,921,037,171 | 44,895,952,971 |
| Inventory properties under development (***) | 285,948,224,351 | 282,542,708,006 |
| **Total** | **2,364,848,344,882** | **1,833,994,443,241** |
| ***(*) Inventory on-going construction projects*** | ***1,886,177,201,571*** | ***1,461,664,706,901*** |
| Ring Road 4 - Hung Yen | 255,440,339,219 | 196,015,461,007 |
| Van Phong - Nha Trang Highway | 223,071,731,504 | 345,317,502,255 |
| Huu Nghi - Chi Lang Highway | 187,221,079,570 | - |
| Dau Giay - Tan Phu Highway | 157,695,774,228 | - |
| Heritage Road - Hung Yen | 121,955,071,582 | 28,424,569,925 |
| Quy Nhon - Pleiku Highway | 68,664,858,954 | 9,928,054,740 |
| Tan Phuc Vong Phan Street | 43,567,794,081 | 37,541,571,627 |
| Yen Bai - Lao Cai Highway | 42,941,951,386 | 26,269,579,191 |
| Others | 785,618,601,047 | 818,167,968,156 |
| ***(**) Properties available for sale*** | ***44,921,037,171*** | ***44,895,952,971*** |
| Hoa Xuan Riverside Ecological Urban Area Project | 14,551,834,871 | 14,550,706,871 |
| De Dong Apartment Complex in Quy Nhon | 30,369,202,300 | 30,345,246,100 |
| ***(***) Inventory properties under development*** | ***285,948,224,351*** | ***282,542,708,006*** |
| Mui Dinh Project | 139,918,690,480 | 139,918,690,480 |
| Long Tan Residential Project | 105,270,402,460 | 102,291,238,423 |
| Bao Loc Residential Project | 40,759,131,411 | 40,332,779,103 |

8 . Tangible Fixed Asset

| Items | Building & Construction | Machinery equipment & Others | Motor vehicles | Office equipment | Total Tangible FA |
|---|---|---|---|---|---|
| **Historical cost** | | | | | |
| **Beginning balance** | 8,238,660,794 | 493,118,675,368 | 150,884,109,389 | 2,092,184,000 | 654,333,629,551 |
| **Increase for the period** | - | 60,184,607,691 | - | 147,500,000 | 60,332,107,691 |
| - New purchase | - | 49,930,952,130 | - | 147,500,000 | 50,078,452,130 |
| - Reclassification | - | 10,253,655,561 | - | - | 10,253,655,561 |
| **Decrease for the period** | - | - | - | - | - |
| - Sold, disposed | - | - | - | - | - |
| **Ending balance** | 8,238,660,794 | 553,303,283,059 | 150,884,109,389 | 2,239,684,000 | 714,665,737,242 |
| **Accumulated depreciation** | | | | | |
| **Beginning balance** | 119,996,726 | 459,409,792,010 | 143,097,726,154 | 1,989,394,733 | 604,616,909,623 |
| **Increase for the period** | 176,659,553 | 27,739,021,067 | 2,936,675,817 | 55,099,436 | 30,907,455,873 |
| - Depreciation for the year | 176,659,553 | 17,485,365,506 | 2,936,675,817 | 55,099,436 | 20,653,800,312 |
| - Reclassification | - | 10,253,655,561 | - | - | 10,253,655,561 |
| **Decrease for the period** | - | - | - | - | - |
| - Sold, disposed | - | - | - | - | - |
| **Ending balance** | 296,656,279 | 487,148,813,077 | 146,034,401,971 | 2,044,494,169 | 635,524,365,496 |
| **Net book value** | | | | | |
| **Beginning balance** | 8,118,664,068 | 33,708,883,358 | 7,786,383,235 | 102,789,267 | 49,716,719,928 |
| **Ending balance** | 7,942,004,515 | 66,154,469,982 | 4,849,707,418 | 195,189,831 | 79,141,371,746 |

9 . Finance leases Fixed Asset

| Items | Building & Construction | Machinery equipment & Others | Motor vehicles | Office equipment | Total Tangible FA |
|---|---|---|---|---|---|
| **Historical cost** | | | | | |
| **Beginning balance** | | 471,912,070,985 | | | 471,912,070,985 |
| **Increase for the period** | | 257,288,955,096 | | | 257,288,955,096 |
| - New purchase | | 257,288,955,096 | | | 257,288,955,096 |
| - Reclassification | | - | | | |
| **Decrease for the period** | | 10,253,655,561 | | | 10,253,655,561 |
| - Return | | - | | | - |
| - Reclassification | | 10,253,655,561 | | | 10,253,655,561 |
| **Ending balance** | | 718,947,370,520 | | | 718,947,370,520 |
| **Accumulated depreciation** | | | | | |
| **Beginning balance** | | 142,102,810,842 | | | 142,102,810,842 |
| **Increase for the period** | | 61,308,043,638 | | | 61,308,043,638 |
| - New purchase | | 61,308,043,638 | | | 61,308,043,638 |
| - Reclassification | | | | | |
| **Decrease for the period** | | 10,253,655,561 | | | 10,253,655,561 |
| - Sold, disposed | | | | | |
| - Reclassification | | 10,253,655,561 | | | 10,253,655,561 |
| **Ending balance** | | 193,157,198,919 | | | 193,157,198,919 |
| **Net book value** | | | | | |
| **Beginning balance** | | 329,809,260,143 | | | 329,809,260,143 |
| **Ending balance** | | 525,790,171,601 | | | 525,790,171,601 |

**10 . Intangible Fixed Asset**

| Items | Land using rights | Copyright, patents | Brand recognition, trademark | Sotfware | Total Intangible FA |
|---|---|---|---|---|---|
| **Historical cost** | | | | | |
| **Beginning balance** | | | | **10,254,240,000** | **10,254,240,000** |
| **Increase for the period** | | | | - | - |
| - Newly purchased | | | | - | - |
| **Decrease for the period** | | | | - | - |
| **Ending balance** | | | | **10,254,240,000** | **10,254,240,000** |
| **Accumulated depreciation** | | | | | |
| **Beginning balance** | | | | **10,254,240,000** | **10,254,240,000** |
| **Increase for the period** | | | | - | - |
| - Depreciation for the year | | | | - | - |
| **Decrease for the period** | | | | - | - |
| **Ending balance** | | | | **10,254,240,000** | **10,254,240,000** |
| **Net book value** | | | | | |
| **Beginning balance** | | | | - | - |
| **Ending balance** | | | | - | - |

**11 . Construction in progress**

| | 30/09/2026 VND | 01/01/2026 VND |
|---|---|---|
| LICOGI College project | 73,693,179,703 | 73,693,179,703 |
| **Total** | **73,693,179,703** | **73,693,179,703** |

**12 . Investments in subsidiaries**

| | % of ownership at 30 Sep, 2026 | 30/09/2026 VND | 01/01/2026 VND |
|---|---|---|---|
| Construction and Trading Company 12 Limited | 80.00% | 85,878,880,000 | 85,878,880,000 |
| LICOGI 16 Investment Utility Joint Stock Company | 75.00% | 75,000,000,000 | 75,000,000,000 |
| LIZEN Infrastructure Investment Joint Stock Company | 95.00% | 47,500,000,000 | 47,500,000,000 |
| Bac Giang – Lang Son – Huu Nghi BOT Joint Stock Company | 50.71% | 46,653,200,000 | 53,245,500,000 |
| LICOGI 16 Investment Renewable Energy Joint Stock Company | 97.00% | 35,760,000,000 | 35,760,000,000 |
| LIZEN Real Estate Joint Stock Company | 95.00% | 28,500,000,000 | 28,500,000,000 |
| Chu Ngoc Solar Power Joint Stock Company | 98.00% | 10,382,040,000 | 2,676,040,000 |
| Son Ha Materials Joint Stock Company | 51.00% | 30,000,000 | - |
| **Total** | | **329,704,120,000** | **328,560,420,000** |

**13 . Investments in associates, joint ventures**

| | % of ownership at 30 Sep, 2026 | 30/09/2026 VND | 01/01/2026 VND |
|---|---|---|---|
| Orient Bio-Fuels Company Limited | 22.00% | 123,508,733,758 | 123,508,733,758 |
| Bac Giang - Lang Son BOT Joint Stock Company | 22.41% | 527,589,030,000 | 527,589,030,000 |
| Huu Nghi - Chi Lang Expressway Joint Stock Company | 20.00% | 211,429,366,621 | 211,429,366,621 |
| Phu Tho Association Of Enterprises Joint Stock Company | 36.00% | 72,000,000,000 | 72,000,000,000 |
| **Total** | | **934,527,130,379** | **934,527,130,379** |

| 14 . Provision for long-term investments | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Orient Bio-fuels Company Limited | 123,508,733,758 | 123,508,733,758 |
| LICOGI 16 Investment Utility Joint Stock Company | 18,790,282,823 | 20,362,502,022 |
| Construction & Trading 12 Company Limited | 9,521,319,227 | 7,513,020,303 |
| LIZEN Real Estate Joint Stock Company | 9,134,103,414 | 4,314,495,880 |
| B.O.O Phu Ninh Water Treatment Plant Joint Stock Company | 7,279,258,913 | 7,279,258,913 |
| Bac Giang - Lang Son BOT Joint Stock Company | 1,634,664,950 | 1,224,189,320 |
| **Total** | **169,868,363,085** | **164,202,200,196** |

| 15 . Long-term prepaid expenses | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Tools and supplies | 1,587,814,894 | 1,439,794,425 |
| Land mining costs | 4,284,265,208 | 10,599,452,146 |
| Guarantee expenses | 25,193,185,433 | 30,953,302,817 |
| **Total** | **31,065,265,535** | **42,992,549,388** |

| 16 . Short-term trade payables | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Electricity Licogi 16 Joint Stock Company | 38,231,211,736 | 50,519,569,238 |
| Sacons Joint Stock Company | 30,949,494,837 | - |
| LiuGong Machinery VietNam Company Limited | 27,934,900,000 | - |
| Deo Ca Group Joint Stock Company | 16,948,808,115 | 7,194,553,485 |
| Hoa Binh Materials & Construction Investment Company Limited | 15,118,956,910 | 8,820,759,600 |
| Khanh Hoa Road Construction And Management Joint Stock Company | 10,788,087,000 | 10,597,657,000 |
| Nhung Dung Construction Trading And Service Company Limited | 9,095,510,310 | - |
| Other suppliers | 528,951,180,595 | 377,461,510,571 |
| Related parties (Notes VII) | 68,374,181,062 | 109,583,491,229 |
| | **746,392,330,565** | **564,177,541,123** |

| 17 . Short-term advances from customers | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Investment and Construction Project Management Board No. 1 | 1,487,938,865,243 | 1,195,691,807,705 |
| Gia Lai Province Construction Investment Projects Management Board | 375,470,953,000 | 101,344,609,000 |
| Dau Giay - Tan Phu Expressway Investment Company Limited | 328,000,000,000 | - |
| Vietnam Expressway Corporation | 309,009,834,375 | 540,588,300,000 |
| KCN Xuan Que Joint Stock Company | 20,042,628,111 | - |
| Other customers | 81,411,241,230 | 105,448,620,016 |
| Related parties (Notes VII) | 89,607,957,510 | 70,063,627,113 |
| | **2,691,481,479,469** | **2,013,136,963,834** |

| 18 . Statutory obligations | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Corporate income tax | 51,180,304,762 | 38,780,947,734 |
| Personal income tax | 709,274,561 | 441,712,755 |
| Other taxes | 11,905,591 | 316,826,197 |
| **Total** | **51,901,484,914** | **39,539,486,686** |

| 19 . Short-term accrued expenses | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Construction project costs to complete (*) | 121,053,192,653 | 700,817,046,428 |
| 13th month salary | 17,458,667,117 | - |
| Accrued interest expenses | - | 610,045,823 |
| Others | 579,747,857 | 788,081,190 |
| **Total** | **139,091,607,627** | **702,215,173,441** |

| (*) Construction project costs to complete | 121,053,192,653 | 700,817,046,428 |
|---|---|---|
| Heritage Road - Hung Yen | - | 339,953,727,160 |
| Huu Nghi - Chi Lang Highway | - | 214,811,359,521 |
| Long Tan Project | 66,098,713,124 | 66,098,713,124 |
| Quang Trung Primary School | 11,488,847,615 | 11,517,042,615 |
| TBA 500kV Thanh Hoa | 5,724,340,454 | 5,724,340,454 |
| TBA 500kV Phu My 3 | 5,608,589,239 | 5,709,142,655 |
| TBA 500kV Vinh Yen | 922,620,368 | 922,620,368 |
| Other projects | 31,210,081,853 | 56,080,100,531 |

| 20 . Other short-term payables | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Board of Directors' remuneration | 6,983,877,591 | 4,996,971,206 |
| Tax penalty | - | 44,615,617,189 |
| Interest payables | 18,676,840,493 | 19,889,534,335 |
| Others | 5,357,033,282 | 1,687,698,634 |
| **Total** | **31,017,751,366** | **71,189,821,364** |

| 21 . Short-term borrowing and finance lease liabilities | 30/09/2026 | 01/01/2026 |
|---|---|---|
| | VND | VND |
| Tien Phong Commercial Joint Stock Bank- Ho Chi Minh City Branch (**) | 818,907,931,655 | 605,669,214,012 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Saigon Branch (***) | 226,188,551,648 | 274,633,667,783 |
| Current portion (Detail in long-term loans) | 146,681,217,100 | 99,668,754,554 |
| BOT 38 Joint Stock Company | 5,520,471,271 | 5,520,471,271 |
| Licogi 16 investment utility joint stock company | 49,964,200,000 | 50,038,000,000 |
| Others | - | 8,363,952 |
| **Total** | **1,247,262,371,674** | **1,035,538,471,572** |

*(**)The loan is secured by the land use rights of the 50-hectare project and the 27-hectare Long Tan project.*
*with floating interest rates, loan term from 6 months to 9 months.*
*The loan is secured by the 27-hectare Long Tan Project.*

**22 . Long-term borrowing and finance lease liabilities**

| | 30/09/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Finance lease | 344,085,937,795 | 211,251,428,475 |
| *- In which: Current portion* | *146,681,217,100* | *99,668,754,554* |
| **Total** | **197,404,720,695** | **111,582,673,921** |

**23 . Owners' equity**

***a. Comparison table of changes in equity***

***b. Details of the capital contribution of the owner***

| | 30/09/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| State-owned capital contribution | - | - |
| Other shareholders | 2,086,024,670,000 | 2,086,024,670,000 |
| **Total** | **2,086,024,670,000** | **2,086,024,670,000** |

***c. Capital transactions with owners and distribution of dividends, profit division***

| | From 01 Jan, 2026<br>To 30 Sep, 2026<br>VND | From 01 Jan, 2025<br>To 31 Dec, 2025<br>VND |
|---|---|---|
| *The owner's contributed capital* | | |
| + Capital at beginning of the year | *2,086,024,670,000* | *1,950,911,700,000* |
| + Capital increased in the year | - | *135,112,970,000* |
| + Capital decreased in the year | - | - |
| **Capital at ending of the year** | **2,086,024,670,000** | **2,086,024,670,000** |

***d. Dividends***

| | 30/09/2026 | 01/01/2026 |
|---|---|---|
| - Number of shares registered for issuance | 208,602,467 | 208,602,467 |
| - Number of shares issued / sold to the public | 208,602,467 | 208,602,467 |
| *+ Ordinary shares* | *208,602,467* | *208,602,467* |
| *+ Preference shares* | - | - |
| - Number of outstanding shares | 206,602,129 | 206,602,129 |
| *+ Ordinary shares* | *206,602,129* | *206,602,129* |
| *+ Preference shares* | - | - |
| - Number of treasury shares | 2,000,338 | 2,000,338 |
| *+ Ordinary shares* | *2,000,338* | *2,000,338* |
| *Par value of outstanding shares: VND Dong/share | 10.000 VND/ 1Share | 10.000 VND/ 1Share |

**e. Funds of the enterprise**

| | 30/09/2026<br>VND | 01/01/2026<br>VND |
|---|---|---|
| Investment & Development fund | 119,204,302,363 | 119,204,302,363 |
| Share premium | 93,475,603,494 | 93,475,603,494 |
| Accumulated retained earnings | 363,602,853,352 | 447,521,595,980 |
| **Cộng** | **576,282,759,209** | **660,201,501,837** |

## VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED ON THE CONSOLIDATED INCOME STATEMENTS

### 24 . Net revenue from sale of goods and rendering of services

| | From 01 Jan, 2026 To 30 Sep, 2026 | From 01 Sep, 2025 To 30 Sep, 2025 |
|---|---|---|
| Revenue from construction contracts | 2,010,996,618,242 | 1,716,229,970,902 |
| Sales of goods, rendering of service | 108,745,173,883 | 109,650,298,167 |
| **Total** | **2,119,741,792,125** | **1,825,880,269,069** |

### 25 . Cost of goods

| | From 01 Jan, 2026 To 30 Sep, 2026 | From 01 Sep, 2025 To 30 Sep, 2025 |
|---|---|---|
| Cost of construction constracts rendered | 1,823,192,505,885 | 1,528,390,030,311 |
| Cost of finished products sold, goods sold, services rendered | 99,061,986,538 | 94,376,446,337 |
| **Total** | **1,922,254,492,423** | **1,622,766,476,648** |

### 26 . Financial income

| | From 01 Jan, 2026 To 30 Sep, 2026 | From 01 Sep, 2025 To 30 Sep, 2025 |
|---|---|---|
| Interest income | 8,329,927,770 | 3,755,553,944 |
| Other financal income | 5,796,000,000 | 407,074,580 |
| **Total** | **14,125,927,770** | **4,162,628,524** |

### 27 . Financial expenses

| | From 01 Jan, 2026 To 30 Sep, 2026 | From 01 Sep, 2025 To 30 Sep, 2025 |
|---|---|---|
| Interest expenses | 74,766,999,995 | 59,290,873,544 |
| Losses exchange rate difference | 7,566,000 | - |
| Provision for diminution in value of investment | 5,666,162,889 | 1,362,059,197 |
| **Total** | **80,775,366,545** | **60,652,932,741** |

### 28 . Other income

| | From 01 Jan, 2026 To 30 Sep, 2026 | From 01 Sep, 2025 To 30 Sep, 2025 |
|---|---|---|
| Guarantee income | - | 111,633,837 |
| Compensation income | - | 201,921,802 |
| Others | 767,849,175 | 7,855,358,660 |
| **Total** | **767,849,175** | **8,168,914,299** |

### 29 . Other expenses

| | From 01 Jan, 2026 To 30 Sep, 2026 | From 01 Sep, 2025 To 30 Sep, 2025 |
|---|---|---|
| Guarantee expenses | 143,887,984 | 157,224,850 |
| Tax and administrative fines | 522,589,539 | 554,563,472 |
| Others | 7,168,350 | 308,625,580 |
| **Total** | **673,645,873** | **1,020,413,902** |

| 30 . Corporate income tax expense | From 01 Jan, 2026 To 30 Sep, 2026 | From 01 Sep, 2025 To 30 Sep, 2025 |
|---|---|---|
| Current income tax expense | 17,000,283,241 | 21,246,520,724 |
| Deferred tax expenses | (831,469,245) | (1,373,705,577) |
| **Total current corporate income tax expense** | **16,168,813,996** | **19,872,815,147** |

## VII. LIST OF RELATED PARTIES

During the course of business operations, the Company has transactions with related parties as follows:

| Related parties | Relationship | Nature of transaction | Amount VND |
|---|---|---|---|
| LIZEN Infrastructure Investment JSC | Subsidiary | Construction service rendered | 98,505,348,405 |
| | | Other revenues | 73,241,944,566 |
| LICOGI 16 Investment Renewable Energy JSC | Subsidiary | Construction service rendered | 31,101,494,276 |
| | | Other revenues | 6,080,019,759 |
| Construction & Trading 12 Company Limited | Subsidiary | Other services rendered | 135,000,000 |
| Huu Nghi - Chi Lang Expressway JSC | Associate | Construction revenues | 146,871,309,351 |
| | | Construction revenues | - |

**Amounts due to and due from related parties at the balance sheet date were as follows:**

| Related parties | Relationship | Nature of transaction | Amount VND |
|---|---|---|---|
| **Customer receivables** | | | |
| LIZEN Infrastructure Investment JSC | Subsidiary | Customer receivables | 10,578,148,679 |
| LICOGI 16 Investment Renewable Energy JSC | Subsidiary | Customer receivables | 6,423,892,414 |
| Huu Nghi - Chi Lang Expressway JSC | Associate | Customer receivables | 73,486,968,195 |
| Orient Bio-Fuels Company Limited | Associate | Customer receivables | 11,878,702,365 |
| Bac Giang - Lang Son BOT JSC | Associate | Customer receivables | 513,786,718 |
| BOT 38 Joint Stock Company | Related parties | Customer receivables | 28,293,236,718 |
| B.O.O Phu Ninh Water Treatment Plant JSC | Related parties | Customer receivables | 79,642,152,583 |
| **Advances to suppliers** | | | |
| Construction & Trading 12 Company Limited | Subsidiary | Advances to suppliers | 4,905,153,078 |
| LIZEN Infrastructure Investment JSC | Subsidiary | Advances to suppliers | 24,394,886,448 |
| LICOGI 16 Investment Renewable Energy JSC | Subsidiary | Advances to suppliers | 50,029,674,638 |
| Orient Bio-Fuels Company Limited | Associate | Advances to suppliers | 386,145,312 |
| **Short-term trade payables** | | | |
| Construction & Trading 12 Company Limited | Subsidiary | Short-term trade payables | 3,751,943,705 |
| LICOGI 16 Investment Renewable Energy JSC | Subsidiary | Short-term trade payables | 0 |

| Related parties | Relationship | Nature of transaction | Amount VND |
|---|---|---|---|
| **Short-term advances from customers** | | | |
| Construction & Trading 12 Company Limited | Subsidiary | Short-term advances from customers | 21,669,565,381 |
| Huu Nghi - Chi Lang Expressway JSC | Associate | Short-term advances from customers | 67,938,392,129 |
| **Investments held to maturity** | | | |
| LIZEN Infrastructure Investment JSC | Subsidiary | Loan principal | 14,677,873,780 |
| | | Loan interest | 2,890,809,086 |
| LIZEN Infrastructure Investment JSC | Subsidiary | Loan principal | 49,633,620,180 |
| | | Loan interest | 6,950,155,770 |
| **Other Receivables** | | | |
| Huu Nghi - Chi Lang Expressway JSC | Associate | Other Receivables | 2,000,000,000 |

## VIII. COMPARATIVE INFORMATION

The comparative figures are based on the financial statements for the fiscal year ended December 31, 2025 audited by Vietnam Auditing and Valuation Company Limited and the Interim Separate Financial statements for the period ended 30 Sep 2025 which were prepared by the Company, and adjusted in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance.

| | | |
|---|---|---|
| **Phan Anh Huy** | **Do Van Huong** | **Phi Ngoc Anh** |
| **Preparer** | **Chief Accountant** | **Geneal Director** |
| | | **October 29, 2026** |

**Appendix 1. Comparison table of changes in equity**

| Items | Contributed share capital | Share premium | Treasury stock | Investment and development fund | Undistributed earnings | Total |
|---|---|---|---|---|---|---|
| **Beginning balance at 01 January, 2025** | **1,950,911,700,000** | **93,475,603,494** | **(18,771,380,000)** | **119,204,302,363** | **445,788,583,496** | **2,590,608,809,353** |
| - Increase in capital | - | - | - | - | - | - |
| - Net profit for the period | - | - | - | - | 140,490,207,472 | 140,490,207,472 |
| - Share dividend | - | - | - | - | - | - |
| - Dividend declared | 135,112,970,000 | - | - | - | (135,112,970,000) | - |
| - Transfer to bonus and welfare fund | - | - | - | - | (3,644,224,988) | (3,644,224,988) |
| **Ending balance at 31 December, 2025** | **2,086,024,670,000** | **93,475,603,494** | **-18,771,380,000** | **119,204,302,363** | **447,521,595,980** | **2,727,454,791,837** |
| - Increase in capital | - | - | - | - | - | - |
| - Net profit for the period | - | - | - | - | 69,711,517,346 | 69,711,517,346 |
| - Share dividend | - | - | - | - | (144,621,490,300) | (144,621,490,300) |
| - Dividend declared | - | - | - | - | - | - |
| - Transfer to bonus and welfare fund | - | - | - | - | (9,008,769,674) | (9,008,769,674) |
| **Ending balance at 30 September, 2026** | **2,086,024,670,000** | **93,475,603,494** | **-18,771,380,000** | **119,204,302,363** | **363,602,853,352** | **2,643,536,049,209** |