

CONSOLIDATED BALANCE SHEET

As at 31th March, 2026

ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
A. CURRENT ASSETS (100=110+120+130+140+150)	100		3.264.075.642.245	3.054.701.003.261
I. CASH AND CASH EQUIVALENTS	110		148.579.745.495	212.664.747.723
1. Cash	111	V.01	148.579.745.495	211.664.747.723
2. Cash equivalents	112		-	1.000.000.000
II. SHORT-TERM INVESTMENTS	120	V.02	45.126.378.363	48.876.378.363
1. Trading securities	121		-	-
2. Allowances for decline in value of trading securities (*)	122		-	-
3. Held - to - maturity investments	123		45.126.378.363	48.876.378.363
4. Allowance for impairment of short-term held-to-maturity investments	124		-	-
5. Other short-term Investments	125		-	-
6. Allowances for impairment of other short-term Investments	126		-	-
III. SHORT-TERM RECEIVABLES	130		1.807.450.356.014	1.912.523.135.616
1. Short-term receivables from customers	131	V.03	926.648.660.560	1.132.009.472.667
2. Prepayments to sellers in short-term	132	V.04	717.631.651.576	630.160.422.371
3. Short-term intra-company receivables	133		-	-
4. Receivables under schedule of construction contract	134		-	-
5. Other short-term receivables	135	V.05	171.472.849.491	158.656.046.191
6. Short-term allowances for doubtful debts	136		(8.302.805.613)	(8.302.805.613)
7. Shortage of assets awaiting resolution	137		-	-
IV. INVENTORIES	140		1.216.376.339.064	859.091.167.830
1. Inventories	141	V.06	1.216.376.339.064	859.091.167.830
2. Allowances for devaluation of inventories (*)	142		-	-
VI. OTHER CURRENT ASSETS	160		46.542.823.309	21.545.573.729
1. Short-term deferred expenses	161		1.819.033.913	1.937.220.738
2. Deductible value added tax	162		37.108.710.781	12.016.350.194
3. Taxes and other receivables from Government budget	163		7.615.078.615	7.592.002.797
4. Government bonds purchased for resale	164		-	-
5. Other current assets	165		-	-
B. LONG - TERM ASSETS (200 = 210 + 220 + 240 + 250 +260+270)	200		652.139.244.789	668.224.518.086
I. LONG-TERM RECEIVABLES	210		293.220.000	293.220.000
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital provided to sub-units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		293.220.000	293.220.000
6. Long-term allowances for doubtful debts (*)	216		-	-
II. FIXED ASSETS	220		328.827.049.714	332.312.639.461
1. Tangible fixed assets	221	V.07	326.891.320.101	330.257.085.566
- Historical costs	222		421.771.369.986	420.479.648.168
- Accumulated depreciation(*)	223		(94.880.049.885)	(90.222.562.602)

ASSETS	Code	Note	31/03/2026	01/01/2026
2. Finance leasing	224	V.07	1.506.886.988	1.562.674.659
- Historical costs	225		1.810.000.000	1.810.000.000
- Accumulated depreciation(*)	226		(303.113.012)	(247.325.341)
3. Intangible fixed assets	227	V.07	428.842.625	492.879.236
- Historical costs	228		1.795.965.600	1.795.965.600
- Accumulated depreciation(*)	229		(1.367.122.975)	(1.303.086.364)
IV. INVESTMENT PROPERTIES	240	V.08	81.216.024.326	98.160.044.700
- Historical costs	241		94.061.994.046	110.474.269.737
- Accumulated depreciation(*)	242		(12.845.969.720)	(12.314.225.037)
V. LONG-TERM ASSETS IN PROGRESS	250		-	-
1. Long-term work in progress	251		-	-
2. Construction in progress	252		-	-
VI. LONG-TERM FINANCIAL INVESTMENTS	260		216.017.032.460	216.017.032.460
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262	V.09	215.692.162.460	215.692.162.460
3. Investments in equity of other entities	263	V.10	-	24.642.000
4. Allowances for long-term investments (*)	264		-	-
5. Long - term held to maturity Investments	265		324.870.000	300.228.000
6. Allowance for impairment of long-term held-to-maturity investments	266			
VII. OTHER LONG-TERM ASSETS	270		25.785.918.289	21.441.581.465
1. Long-term deferred expenses	271	V.11	21.625.918.289	17.161.581.465
2. Deferred income tax assets	272		-	-
3. Long-term equipment and spare parts for replacement	273		-	-
4. Other long-term assets	274		-	-
5. Goodwill	279		4.160.000.000	4.280.000.000
TOTAL ASSETS (270 = 100 + 200)	270	-	3.916.214.887.034	3.722.925.521.347

RESOURCES	Code	Note	31/03/2026	01/01/2026
A. LIABILITIES (300 = 310 + 330)	300		3.228.872.739.247	3.039.163.293.504
I. SHORT - TERM LIABILITIES	310		3.130.852.183.422	2.936.886.127.679
1. Short-term trade payables	311	V.12	647.012.117.034	757.317.808.513
2. Short-term prepayments from customers	312	V.13	999.620.900.488	817.293.035.886
3. Dividends and profit payables	313		686.601.810	686.601.810
4. Short-term Taxes and other payables to State budget	314	V.14	5.068.084.383	7.419.135.046
5. Payables to employees	315		15.180.263.947	21.630.997.239
6. Short-term accrued expenses	316		408.737.330	408.737.330
7. Short-term intra-company payables	317		-	-
8. Payables under schedule of construction contract	318		-	-
9. Short-term deferred revenues	319		240.203.462	240.203.462
10. Other short-term payables	320	V.15	9.574.511.091	9.757.638.731
11. Short-term borrowings and finance lease liabilities	321	V.16	1.454.617.435.259	1.322.484.841.044
12. Short-term provisions	322		84.441.818	84.441.818
13. Bonus and welfare fund	323		(1.641.113.200)	(437.313.200)
14. Price stabilization fund	324		-	-
15. Government bonds purchased for resale	325		-	-
II. LONG-TERM LIABILITIES	330		98.020.555.825	102.277.165.825
1. Long-term trade payables	331		-	-

RESOURCES	Code	Note	31/03/2026	01/01/2026
2. Long-term repayments from customers	332		-	-
3. Long-term Taxes and other payables to State budget	333			
4. Long-term accrued expenses	334		-	-
5. Intra-company payables for operating capital received	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term deferred revenues	337		-	-
8. Other long-term payables	338		-	-
9. Long-term borrowings and finance lease liabilities	339	V.16	97.631.041.717	101.887.651.717
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred income tax payables	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		389.514.108	389.514.108
B. OWNERS' EQUITY (400 = 410 + 430)	400		687.342.147.787	683.762.227.843
1. Contributed capital	411		506.819.270.000	506.819.270.000
+ Ordinary shares with voting rights	411a		506.819.270.000	506.819.270.000
+ Preference shares	411b		-	-
2. Capital surplus	412		67.567.846.314	67.567.846.314
3. Conversion options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418		14.863.377.304	14.863.377.304
9. Other equity funds	419		-	-
10. Undistributed profit after tax	420		62.359.255.367	58.918.119.779
Undistributed post-tax profits accumulated by the end of the previous period	420a		58.918.119.781	36.780.225.369
Undistributed profit after tax for the current period	420b		3.441.135.586	22.137.894.410
11. Non-controlling interest	429		35.732.398.802	35.593.614.446
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		3.916.214.887.034	3.722.925.521.347

Hanoi, April 28nd, 2026

Preparer/Chief Accountant



Ngo Thi Minh Nguyet

General Director



Dang Trong Duc

INCOME STATEMENT
Quarter 1/2026

ITEMS	Code	Note	This quarter	The same quarter last year	Accumulated from the beginning of the year to the end of this quarter (This year)	Accumulated from the beginning of the year to the end of this quarter (last year)
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	1	VI. 25	297.169.182.659	223.394.721.166	297.169.182.659	223.394.721.166
2. Revenue deductions	2	VI. 26	0	0	0	0
3. Net revenues from sale of goods and rendering of services (10 = 01- 02)	10	VI. 27	297.169.182.659	223.394.721.166	297.169.182.659	223.394.721.166
4. Costs of goods sold	11	VI.28	260.455.374.762	196.489.301.203	260.455.374.762	196.489.301.203
5. Gross profit from sales and rendering services (20 = 10 -11)	20		36.713.807.897	26.905.419.963	36.713.807.897	26.905.419.963
6. Gain/(loss) on sale and disposal of investment properties	21		0	0	0	0
7. Financial income	22	VI.29	644.957.328	558.289.079	644.957.328	558.289.079
8. Financial expenses	23	VI.30	12.617.807.145	9.510.541.486	12.617.807.145	9.510.541.486
<i>In which: interest expenses</i>	24		12.205.972.741	9.198.955.397	12.205.972.741	9.198.955.397
9. Profit or loss in joint ventures and associates	25		0	529.337.449	0	529.337.449
10. Selling expenses	26		0	0	0	0
11. General administration expenses	27		19.240.096.561	16.122.880.007	19.240.096.561	16.122.880.007
12. Net profits from operating activities {{30 = 20 + (21-22) +24-(25 + 26)}	30		5.500.861.519	2.359.624.998	5.500.861.519	2.359.624.998
13. Other income	31		155.843.217	1.363.579.628	155.843.217	1.363.579.628
14. Other expenses	32		1.112.913.084	1.780.475.827	1.112.913.084	1.780.475.827
15. Other profits (40 = 31 - 32)	40		(957.069.867)	(416.896.199)	(957.069.867)	(416.896.199)
16. Total net profit before tax (50=30+40)	50		4.543.791.652	1.942.728.799	4.543.791.652	1.942.728.799
17. Current corporate income tax expenses	51	VI.31	963.871.708	684.300.313	963.871.708	684.300.313
18. Deferred corporate income tax expenses	52	VI.32	0	0	0	0
19. Profits after enterprise income tax (60 = 50 - 51 - 52)	60		3.579.919.944	1.258.428.486	3.579.919.944	1.258.428.486
19.1. Profit after tax attributable to shareholders of the parent company	61		3.441.135.586	1.695.237.368	3.441.135.586	1.695.237.368
19.2. Profit after tax attributable to non-controlling interests	62		138.784.358	(436.808.882)	138.784.358	(436.808.882)
20. Basic earnings per share(*)	70		68	33	68	33
21. Diluted earnings per share	71					

Hanoi, April 28nd, 2026

Preparer/ Chief Accountant



Ngô Thị Minh Nguyệt

General Director



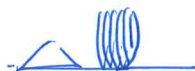
Dang Trong Duc

CASH FLOW STATEMENT

From 01/01/2026 to 31/03/2026

ITEMS	Code	Accumulated from the beginning of the year to the end of this quarter (This year)	Accumulated from the beginning of the year to the end of this quarter (last year)
I. Cash flows from operating activities			
1. Profit before tax	01	4.543.791.652	1.942.728.799
2. Adjustments for			-
- Depreciation of fixed assets and investment properties	02	5.309.056.248	5.234.885.614
- Provisions	03	-	(177.095.804)
- (Gain), loss from investment activities	05	(644.957.328)	(1.031.356.849)
- Interest expenses	06	12.205.972.741	9.198.955.397
3. Operating profit before movements in working capital	08	21.413.863.313	15.168.117.157
- (Increase) decrease in receivables	09	80.345.637.204	24.356.560.674
- (Increase) decrease in inventories	10	(357.285.171.234)	(58.921.977.094)
- Increase or (decrease) in payable (excluding interest payables/ corporate income tax payables)	11	63.944.978.610	(57.325.187.084)
- (Increase) decrease prepaid expenses	12	(4.226.149.999)	1.349.478.919
- Interest paid	14	(12.205.972.741)	(9.198.955.397)
- Corporate income tax paid	15	(1.871.588.790)	(1.195.707.343)
- Other payments on operating activities	17	(1.203.800.000)	(1.021.820.000)
Net cash flows from operating activities	20	(211.088.203.637)	(86.789.490.168)
II. Cash flows from investing activities			
1. Purchase or construction of fixed assets and other long-term assets	21	(1.404.288.182)	(2.460.090.818)
3. Loans and purchase of debt instruments from other entities	23	-	(8.250.000.000)
4. Collection of loans and resale of debt instrument of other entities	24	3.750.000.000	-
6. Proceed from investment into other entities	26	-	339.000
7. Interest income, dividends and profit sharing received	27	256.663.321	46.234.284
Net cashflow from investing activities	30	19.127.217.194	(10.663.517.534)
III. Cash flows from financing activities			
3. Proceeds from borrowings	33	641.247.366.087	358.635.971.320
4. Repayment of principal	34	(513.224.771.872)	(459.264.816.508)
5. Repayment of financial principal	35	(146.610.000)	(424.409.902)
6. Dividends and profits paid to the owner	36	-	-
Net cashflow from financing activities	40	127.875.984.215	(101.053.255.090)
Net cashflow during the period (50 = 20+30+40)	50	(64.085.002.228)	(198.506.262.792)
Cash and cash equivalents at beginning of year	60	212.664.747.723	236.265.806.425
Cash and cash equivalents at end of period (70 = 50+60+61)	70	148.579.745.495	37.759.543.633

Preparer/Chief Accountant



Ngo Thi Minh Nguyet

Hanoi, April 28nd, 2026

General Director



Dang Trong Duc

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

From 01/01/2026 to 31/03/2026

I - COMPANY INFORMATION

1. Form of equity ownership

Phuc Hung Holdings Construction Joint Stock Company was established under the Certificate of registration of a Joint Stock Company No.0101311315 issued by the Hanoi Department of Planning and Investment on 25 October 2010, and changed for the 16th time on 24/08/2025.

2. Operating industries and principal activities

Operating industries of the Company include:

- Construction of works: water works, mining works, processing and manufacturing works, other civil engineering works, railway works, road works, electrical works, water supply and drainage works, telecommunications and communication works, other public works,...
- Specialized design activities;
- Site preparation;
- Installation of water supply and drainage systems, heating and air-conditioning systems;
- Manufacture of other foods not elsewhere classified;
- Distilling, refining and mixing spirits; Producing beer and malting beer yeast; Producing non-alcoholic beverages, mineral water;
- Wholesale of other installation materials and equipment in construction;
- Trading in real estate, land use rights belonging to the owner, user or leased;
- Consulting, brokerage, real estate auction, land use right auction; development.

3. The Company's registered office Address:

1st Floor, Tower A, Building CT2 (The Light), To Huu Street, Trung Van Ward, Nam Tu Liem District, Hanoi, Vietnam.

4. The Company's branches:

- Phuc Hung Holdings Construction Joint Stock Company - Southern Branch (Temporarily closed);
- Phuc Hung Holdings Construction Joint Stock Company - Ho Chi Minh City Branch (Temporarily closed);
- Phuc Hung Holdings Construction Joint Stock Company - Thang Long Branch.

5 Subsidiaries as follows:

- Phuc Hung Construction Equipment Management One Member Limited Liability Company;
- Phuc Hung Electrical Mechanical Joint Stock Company;
- Phu Lam Joint Stock Company.

II - FISCAL YEAR AND ACCOUNTING CURRENCY

Fiscal year:

Fiscal year of the Company starts on 1st January and ends on 31st December of solar year.

2. Accounting currency:

The accompanying financial statements are expressed in Vietnam Dong (VND).

III - ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System:

The Company applied to Vietnamese Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance .

2. Statements for the compliance with Accounting Standards and System

The Company ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Financial Statements.

IV - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Recognition principle of Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

2. Accounting principle of Inventories

- Inventories are determined on the basis of cost;
- Inventories are accounted for using the perpetual inventory method and valued using the actual method; the net realizable value compared to the history cost of inventories.

3. Accounting principle and Depreciation of Fixed assets

- Fixed assets are stated at history cost less accumulated depreciation;
- Fixed assets are depreciated using the straight-line method over their estimated useful lives.

4. Accounting principle and depreciation of investment properties:

- Investment properties include land use rights and buildings, structures held by the Company for the purpose of earning rentals or awaiting higher price, which is stated at cost less accumulated depreciation.
- Investment property for lease is amortized on a straight-line basis over its estimated useful life

5. Accounting principle for construction in progress:

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost.

6. Accounting principle for payables:

The account payables are monitored in detail by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

7. Recognition principle of Loans and finance lease liabilities:

The Company monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

8. Recognition principle of Accrued expenses:

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

9. Principle and methods for recognition provisions for payables:

The recognized amount of a provision for payables is the best estimate of the amount that will be required to settle the present obligation as at the fiscal year end date.

10. Recognition and capitalization of Borrowing costs principles

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

11. Owners' equity recognition principles

Capital is recorded according to the actual amounts invested by shareholders.

Capital surplus is recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue, or the difference between the re-issuance price and carrying value of treasury shares.

Undistributed profit is determined on the basis of business results after corporate income tax and the distribution of profits or handling of losses of the Company.

12. Recognition principle and methods for Revenue and other income

* Revenue from sale of goods and products

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- The Company has transferred to the buyer the significant risks and reward 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; and
- Costs related to transactions can be determined.

*** Revenue from services**

Revenue from services is recognized when the outcome of that transaction can be reliably determined. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- Identify the completed work as at the balance sheet date;
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

*** Revenue from real estate**

Revenue from the sale of real estate in which the Company is an investor is recognized when all of the following conditions are satisfied:

- The property has been completed in its entirety and handed over to the buyer, and the business has transferred the risks and rewards of ownership of the property to the buyer.
- The company no longer holds the right to manage the real estate as the owner of the real estate or control the real estate.
- The revenue can be measured reliably.
- The Company has obtained or will receive economic benefits from the sale of real estate.
- Costs related to transactions can be determined.

*** Revenue from construction contract**

Revenue from construction contract is paid according to the value of the volume performed, when the outcome of a construction contract is reliably determined and confirmed by the customer, the revenue and expenses related to the contract are recognized in equivalent proportion to the completed work confirmed by the customer and reflected on the issued invoice.

Increases and decreases in construction and installation volume, compensation and other revenues are recognized as revenue only when agreed with the customer.

*** Revenue from interest income, dividends and profits received and other income**

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

13. Accounting principle for Cost of goods sold

Including cost of construction, sale and sale of investment real estate for sale during the year (including depreciation expenses; repair costs; professional expenses for leasing investment property by rental mode) activities,...) are recognized in line with revenue for the year.

14 Principles and methods of recognizing financial expenses

- Interest expenses: Record monthly based on the loan, loan interest rate and actual number of borrowing days.
- Exchange rate loss expense: Recognized when there is a difference between the actual transaction rate and the bookkeeping rate and when there is a loss when re-evaluating foreign currency-based currency items.

15. Accounting Principles and Methods for Recognizing Current Corporate Income Tax Expenses

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Company's income tax is based on current tax regulations

V - SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE BALANCE SHEET

	31/03/2026	01/01/2026
	VND	VND
1. Cash and cash equivalents		
- Cash on hand	5.443.955.683	5.130.499.428
- Cash at bank	143.135.789.812	206.534.248.295
- Các khoản tương đương tiền	0	1.000.000.000
Total	148.579.745.495	212.664.747.723
	31/03/2026	01/01/2026
	VND	VND
2. Investments held to maturity		
- Term deposits with bank	45.126.378.363	48.876.378.363
Total	45.126.378.363	48.876.378.363
	31/03/2026	01/01/2026
	VND	VND
3. Receivables from customers		
- Pros Construction and Trading Joint Stock Company	53.773.159.180	56.773.159.180
- Ha Tay Branch - Group Joint Stock Company Nam Cuong Hanoi	17.366.846.843	17.366.846.843
- HBI Joint Stock Company	6.107.925.240	6.107.925.240
- Hoa Phat Dung Quat Steel Joint Stock Company	52.688.182.719	62.425.650.423
- ROX CONS Vietnam Investment Construction Joint Stock Company	13.178.311.965	20.178.311.965
- Gamuda Land Viet Nam Limited Liability Company	35.898.638.018	35.898.638.018
- Group Real Estate Joint Stock Company Tan A Dai Thanh - Meyland	35.586.025.113	37.116.943.220
- Ecopark Corporation Joint Stock Company	1.723.883.555	19.454.593.598
- Others	710.325.687.927	876.687.404.180
Total	926.648.660.560	1.132.009.472.667
	31/03/2026	01/01/2026
	VND	VND
4. Advances to Suppliers		
- Joint venture between Construction and Consulting Company No. 10 and PHANCOM Company Limited	98.000.000.000	98.000.000.000
- Hung Thinh Development and Construction Joint Stock Company	4.716.099.993	2.066.941.064
- 3Gdoor Aluminium Door Joint Stock Company	8.682.485.646	20.066.940.257
- Dai Phat Investment Development and Construction Joint Stock (20.768.299.058	20.768.299.058
- H&M Construction Investment Consultant And Trading Joint Stc	3.995.235.346	3.442.189.536
- Indochina Resources Development Joint Stock Company	50.800.000.000	50.800.000.000
- CB High Technology International Limited Company	2.505.343.061	5.380.032.749
- TVS Construction Investment Joint Stock Company	20.618.310.811	26.901.065.203
- Others	507.545.877.661	402.734.954.504
Total	717.631.651.576	630.160.422.371

	31/03/2026	01/01/2026
	VND	VND
5. Other receivables		
- Other receivables	82.959.311.007	81.363.296.085
- Advance	88.504.153.284	76.404.364.906
- Short-term deposit and guarantees	9.385.200	888.385.200
Total	171.472.849.491	158.656.046.191

	31/03/2026	01/01/2026
	VND	VND
6. Inventories		
- Raw materials	-	-
- Tools and equipment	455.140.000	108.690.000
- Work in progress expense	1.215.329.357.065	858.390.635.831
- Goods	591.841.999	591.841.999
Total	1.216.376.339.064	859.091.167.830

7. Increase, decrease Fixed Assets:

7.1 Increase, decrease Tangible Fixed Assets

Item	Buildings, structures	Machinery, equipment	Motor vehicles	Office equipment	Other Fixed Assets	Total
HISTORICAL COST						
* As at 01/01/2026	220.809.060.343	94.291.805.708	29.640.526.406	1.980.171.227	73.758.084.484	420.479.648.168
Increase	0	363.560.000	928.161.818	0	0	1.291.721.818
- New purchase	0	363.560.000	928.161.818	0	0	1.291.721.818
- Decrease	0	0	0	0	0	0
* As at 31/03/2026	220.809.060.343	94.655.365.708	30.568.688.224	1.980.171.227	73.758.084.484	421.771.369.986
ACCUMULATED DEPRECIATION						
* As at 01/01/2026	42.011.053.361	23.395.148.460	14.960.231.675	1.330.689.792	8.525.439.314	90.222.562.602
Increase	1.310.606.163	2.266.154.986	572.814.660	37.513.170	470.398.304	4.657.487.283
- Depreciation for the year	1.310.606.163	2.266.154.986	572.814.660	37.513.170	470.398.304	4.657.487.283
- Decrease	0	0	0	0	0	0
* As at 31/03/2026	43.321.659.524	25.661.303.446	15.533.046.335	1.368.202.962	8.995.837.618	94.880.049.885
NET BOOK VALUE						
* As at 01/01/2026	178.798.006.982	70.896.657.248	14.680.294.731	649.481.435	65.232.645.170	330.257.085.566
* As at 31/03/2026	177.487.400.819	68.994.062.262	15.035.641.889	611.968.265	64.762.246.866	326.891.320.101

7.2 Finance leasing

Item	Buildings, structures	Machinery, equipment	Motor vehicles	Office equipment	Other Fixed Assets	Total
HISTORICAL COST						
* As at 01/01/2026		1.810.000.000				1.810.000.000
Increase	-	0				0
Decrease		0				0
* As at 31/03/2026		1.810.000.000				1.810.000.000
ACCUMULATED DEPRECIATION						0
* As at 01/01/2026		247.325.341				247.325.341
Increase		55.787.671				55.787.671
- Depreciation for the year		55.787.671				55.787.671
Decrease		0				0
* As at 31/03/2026		303.113.012				303.113.012
NET BOOK VALUE						0
* As at 01/01/2026		1.562.674.659				1.562.674.659
* As at 31/03/2026		1.506.886.988				1.506.886.988

7.3 Increase, decrease Intangible Fixed Assets

	Software	Total
HISTORICAL COST		
* As at 01/01/2026	1.795.965.600	1.795.965.600
- Increase	-	-
Decrease	-	-
* As at 31/03/2026	1.795.965.600	1.795.965.600
ACCUMULATED DEPRECIATION		-
* As at 01/01/2026	1.303.086.364	1.303.086.364
- Increase	64.036.611	64.036.611
Depreciation for the year	64.036.611	64.036.611
Decrease	-	-
* As at 31/03/2026	1.367.122.975	1.367.122.975
NET BOOK VALUE		-
* As at 01/01/2026	492.879.236	492.879.236
* As at 31/03/2026	428.842.625	428.842.625

01/01/2026
 CÔNG TY CỔ PHẦN
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8. Investment property

Item	As at 01/01/2026	Increase	Decrease	As at 31/03/2026
a. Investment real estate for renta				
Historical cost	110.474.269.737	443.978.182	16.856.253.873	94.061.994.046
House and land use rights	110.474.269.737	443.978.182	16.856.253.873	94.061.994.046
Accumulated Depreciation	7.961.661.715	531.744.683	-	12.845.969.720
House and land use rights	12.314.225.037	531.744.683	-	12.845.969.720
Net book value	98.160.044.700	443.978.182	17.387.998.556	81.216.024.326
House and land use rights	98.160.044.700	443.978.182	17.387.998.556	81.216.024.326

9. Investments in joint ventures and associates

	<u>31/03/2026</u>	<u>01/01/2026</u>
- An Phu Hung Business Investment Joint Stock Company	87.104.107.613	87.104.107.613
- Machino An Phu Joint Stock Company	82.722.000.000	82.722.000.000
- An Think Phat Real Estate Invesment Co.,Ltd	38.768.981.847	38.768.981.847
- Phuoc Truong Hung Housing Development Co.,Ltd	7.097.073.000	7.097.073.000
Total	215.692.162.460	215.692.162.460

10. Invest in Others

	<u>31/03/2026</u> VND	<u>01/01/2026</u> VND
- Joint Stock Commercial Bank for Investment and Development of Vietnam	-	24.642.000
Total	-	24.642.000

11. Long-term prepaid expenses

	<u>31/03/2026</u> VND	<u>01/01/2026</u> VND
- Tools and equipment	21.625.918.289	17.161.581.465
Total	21.625.918.289	17.161.581.465

12. Trade account payables

	<u>31/03/2026</u> VND	<u>01/01/2026</u> VND
- Fountech Joint Stock Company	9.265.073.171	9.265.073.171
- Long Hung Trading And Investment Construction Joint Stock Co	2.217.425.985	2.217.425.985
- Viet Tiep Investment Building Development Joint Stock Company	5.702.405.346	5.650.512.221
- Thu Ngân Construction And Trading Limited	3.641.364.857	3.013.724.591
- Steel And Construction Material Joint Stock Company	3.543.746.490	9.470.933.406
- Lam Hoang Anh Construction Joint Stock Company	1.020.160.846	1.020.160.846
- Phuc Hung 7 Investment Construction Joint Stock Company	49.673.094.463	58.268.589.850
- Van Lang Co.,Ltd	53.676.334.048	53.676.334.048
- ATAD Dong Nai Steel Structure Corporation	43.448.093.923	101.595.069.942
- Hanoi Steel and Trading Joint Stock Company	18.113.352.965	10.976.831.023
- Others	456.711.064.940	502.163.153.430
Total	647.012.117.034	757.317.808.513

	31/03/2026	01/01/2026
	VND	VND
13. Advances from customers		
- Vietnam Airports Corporation - JSC	90.249.557.904	90.249.557.904
- Lac Viet Quy Nhon Co., Ltd.	93.559.569.388	93.559.569.388
- Hanoi City Civil Construction Investment Project Management Board	100.516.126.241	110.046.288.241
- MIK Group Vietnam Joint Stock Company	43.182.841.063	40.276.399.859
- Vietnam Cement Corporation	32.751.879.820	32.751.879.820
- Vietnam Green Architecture Investment and Construction Joint S	135.781.383.468	76.776.023.029
- Rang Dong Medical Joint Stock Company	9.163.109.173	26.000.667.273
- Taseco Real Estate Investment Joint Stock Company	109.779.030.198	136.165.148.440
- Others	384.637.403.233	211.467.501.932
Total	999.620.900.488	817.293.035.886
	31/03/2026	01/01/2026
	VND	VND
14. Taxes and other payables to government budget		
- Value Added Tax (VAT)	745.683.925	2.025.930.936
- Corporate income tax	2.007.469.565	2.915.186.647
- Personal income tax	2.255.438.303	1.564.603.362
- Resource tax	59.492.590	913.414.101
Total	5.068.084.383	7.419.135.046
	31/03/2026	01/01/2026
	VND	VND
15. Other short-term payments		
- Trade union fee	1.358.843.184	1.062.639.408
- Social insurance	1.382.854.663	123.646.152
- Other payables	6.832.813.244	8.571.353.171
Total	9.574.511.091	9.757.638.731
	31/03/2026	01/01/2026
	VND	VND
16. Loans and finance lease liabilities		
Short-term borrowings	1.454.617.435.259	1.322.484.841.044
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Do Branch	1.438.884.660.279	1.317.432.514.971
- Tien Phong Commercial Joint Stock Bank	9.200.448.907	-
- Vietnam Joint Stock Commercial Bank For Industry And Trade	940.000.000	940.000.000
- Financial lease	586.440.000	586.440.000
-Others loan	5.005.886.073	3.525.886.073
Long-term borrowings	97.631.041.717	101.887.651.717
Total	1.552.248.476.976	1.424.372.492.761

17. Owners' Equity

a- Changes of owners' equity

	Investment and Development fund	Retained earnings	Development funds	Retained earnings	Non-controlling shareholder interests	Total
As at 01/01/2025	506.819.270.000	67.567.846.314	14.863.377.304	58.918.119.779	35.593.614.446	683.762.227.843
Gain in this year				3.441.135.586	138.784.358	3.579.919.944
As at 31/03/2025	506.819.270.000	67.567.846.314	14.863.377.304	62.359.255.365	35.732.398.804	687.342.147.787

	31/03/2026 VND	01/01/2026 VND
b- Shares		
Number of shares sold to the public	50.681.927	50.681.927
Common shares	50.681.927	50.681.927
Number of outstanding shares	50.681.927	50.681.927
Cổ phiếu bị hạn chế chuyển giao quyền sở hữu	-	172.026.335.354
Par value of outstanding shares (VND/per shares)	10.000	10.000

VI- ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

1. Revenue from sales of goods and provision of services (No. 01)	Quarter 1/2026	Quarter 1/2025
Revenue from sales of goods and provision of services	297.169.182.659	223.394.721.166
- Sale of constructions	289.725.647.680	206.188.385.812
- Revenue of goods and service providers	7.443.534.979	17.206.335.354
Total	297.169.182.659	223.394.721.166

2. Cost of goods sold (No. 11)	Quarter 1/2026	Quarter 1/2025
- Cost of constructions	258.272.257.426	182.953.510.447
- Cost of goods and service providers	2.183.117.336	13.535.790.756
Total	260.455.374.762	196.489.301.203
3. Financial revenue (No. 21)	Quarter 1/2026	Quarter 1/2025
- Interest income, loan, dividends distributed profit	644.957.328	558.289.079
Total	644.957.328	558.289.079
4. Financial expenses	Quarter 1/2026	Quarter 1/2025
- Interest expenses	12.205.972.741	9.198.955.397
- Others	411.834.404	311.586.089
Total	12.617.807.145	9.510.541.486
5. Current corporate income tax expense	Quarter 1/2026	Quarter 1/2025
- Phuc Hung Holdings Construction Joint Stock Company	951.994.029	684.300.313
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	11.877.679	-
Total	963.871.708	684.300.313

VII. OTHER INFORMATION

1 *Income of the Board of General Director, Remuneration of the Board of Directors and Supervisor Board:*

Relavant entities	Transaction Nature	Quarter 1/2026
Board of Director and Suoervisor Board	Salary and remuneration	939.000.000
Board of General Director	Salary	2.182.729.592

2. Comparative figures

Comparative figures are taken from the consolidated financial statements for the Q1/2025 and the consolidated financial statements for the year ended 31 December 2025 which are audited by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

Hanoi, April 28nd, 2026

Preparer/Chief Accountant



Ngo Thi Minh Nguyet

General Director



Dang Trong Duc