

## BALANCE SHEET

As at 31st March 2026

ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
<b>A. CURRENT ASSETS ( 100=110+120+130+140+160)</b>	<b>100</b>		<b>3.195.134.262.792</b>	<b>2.988.846.836.404</b>
<b>I. CASH AND CASH EQUIVALENTS</b>	<b>110</b>		<b>140.183.337.176</b>	<b>199.908.551.089</b>
1. Cash	111	V.01	140.183.337.176	199.908.551.089
2. Cash equivalents	112		-	-
<b>II. SHORT-TERM INVESTMENTS</b>	<b>120</b>	V.02	<b>45.126.378.363</b>	<b>48.376.378.363</b>
1. Trading securities	121		-	-
2. Allowances for decline in value of trading securities (*)	122		-	-
3. Short - term held to maturity Investments	123		45.126.378.363	48.376.378.363
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		-	-
<b>III. SHORT-TERM RECEIVABLES</b>	<b>130</b>		<b>1.798.682.243.980</b>	<b>1.907.731.647.745</b>
1. Short-term receivables from customers	131	V.03	933.717.419.586	1.129.531.761.217
2. Prepayments to sellers in short-term	132		725.945.856.713	650.276.728.841
3. Short-term intra-company receivables	133		-	-
4. Receivables under schedule of construction contract	134		-	-
5. Other short-term receivables	135	V.04	146.408.632.596	135.312.822.602
6. Short-term allowances for doubtful debts	136		(7.389.664.915)	(7.389.664.915)
7. Shortage of assets awaiting resolution	137		-	-
<b>IV. INVENTORIES</b>	<b>140</b>		<b>1.165.246.213.215</b>	<b>812.087.733.044</b>
1. Inventories	141	V.05	1.165.246.213.215	812.087.733.044
2. Allowances for devaluation of inventories (*)	142		-	-
<b>VI. OTHER CURRENT ASSETS</b>	<b>160</b>		<b>45.896.090.058</b>	<b>20.742.526.163</b>
1. Short-term deferred expenses	161		1.819.033.913	1.919.132.193
2. Deductible value added tax	162		36.511.307.902	11.282.852.727
3. Taxes and other receivables from Government budget	163		7.565.748.243	7.540.541.243
4. Government bonds purchased for resale	164		-	-
5. Other current assets	165		-	-
<b>B. LONG - TERM ASSETS ( 200 = 210 + 220 + 240 + 250 +260+270)</b>	<b>200</b>		<b>482.145.905.171</b>	<b>498.330.374.940</b>
<b>I. LONG-TERM RECEIVABLES</b>	<b>210</b>		-	-
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		-	-
6. Long-term allowances for doubtful debts (*)	216		-	-
<b>II. FIXED ASSETS</b>	<b>220</b>		<b>59.835.552.940</b>	<b>60.884.330.102</b>
1. Tangible fixed assets	221	V.06	59.406.710.315	60.391.450.866
- Historical costs	222		102.349.257.174	101.284.095.356
- Accumulated depreciation(*)	223		(42.942.546.859)	(40.892.644.490)
2. Finance lease fixed assets	224	V06	-	-
- Historical costs	225		-	-
- Accumulated depreciation(*)	226		-	-



ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
3. Intangible fixed assets	227	V.06	428.842.625	492.879.236
- Historical costs	228		1.671.965.600	1.671.965.600
- Accumulated depreciation(*)	229		(1.243.122.975)	(1.179.086.364)
<b>IV. INVESTMENT PROPERTIES</b>	<b>240</b>	<b>V07</b>	<b>81.216.024.326</b>	<b>98.160.044.700</b>
- Historical costs	241		94.061.994.046	110.474.269.737
- Accumulated depreciation(*)	242		(12.845.969.720)	(12.314.225.037)
<b>V. LONG-TERM ASSETS IN PROGRESS</b>	<b>250</b>		-	-
1. Long-term work in progress	251		-	-
2. Construction in progress	252		-	-
<b>VI. LONG-TERM FINANCIAL INVESTMENTS</b>	<b>260</b>		<b>334.343.943.000</b>	<b>334.343.943.000</b>
1. Investments in subsidiaries	261	V.08	122.700.000.000	122.700.000.000
2. Investments in joint ventures and associates	262	V.09	211.319.073.000	211.319.073.000
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		-	-
<b>VII. OTHER LONG-TERM ASSETS</b>	<b>270</b>		<b>6.750.384.905</b>	<b>4.942.057.138</b>
1. Long-term deferred expenses	271	V.11	6.750.384.905	4.942.057.138
2. Deferred income tax assets	272		-	-
3. Long-term equipment and spare parts for replacement	273		-	-
4. Other long-term assets	274		-	-
<b>TOTAL ASSETS ( 280 = 100 + 200)</b>	<b>280</b>	<b>-</b>	<b>3.677.280.167.963</b>	<b>3.487.177.211.344</b>

RESOURCES	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
<b>C. LIABILITIES ( 300 = 310 + 330)</b>	<b>300</b>		<b>3.033.471.631.754</b>	<b>2.846.566.075.091</b>
<b>I. SHORT - TERM LIABILITIES</b>	<b>310</b>		<b>3.030.931.550.037</b>	<b>2.843.415.993.374</b>
1. Short-term trade payables	311	V.12	566.712.527.054	691.700.201.628
2. Short-term prepayments from customers	312	V.13	1.004.051.852.712	818.008.978.662
3. Dividends and profit payables	313	V.13	686.601.810	686.601.810
4. Short-term Taxes and other payables to State budget	314	V.14	4.090.269.577	3.932.112.520
5. Payables to employees	315		11.629.805.008	16.273.987.156
6. Short-term accrued expenses	316		-	-
7. Short-term intra-company payables	317		-	-
8. Payables under schedule of construction contract	318		-	-
9. Short-term deferred revenues	319		-	-
10. Other short-term payables	320	V.15	10.387.770.181	8.890.182.118
11. Short-term borrowings and finance lease liabilities	321	V.16	1.435.313.909.186	1.304.661.314.971
12. Short-term provisions	322		84.441.818	84.441.818
13. Bonus and welfare fund	323		(2.025.627.309)	(821.827.309)
14. Price stabilization fund	324		-	-
15. Government bonds purchased for resale	325		-	-
<b>II. LONG-TERM LIABILITIES</b>	<b>330</b>		<b>2.540.081.717</b>	<b>3.150.081.717</b>
1. Long-term trade payables	331		-	-
2. Long-term repayments from customers	332		-	-
3. Long-term Taxes and other payables to State budget	333	V.14	-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables for operating capital received	335		-	-

RESOURCES	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
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	2.540.081.717	3.150.081.717
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		-	-
<b>D. OWNERS' EQUITY ( 400 = 410 + 430)</b>	<b>400</b>		<b>643.808.536.209</b>	<b>640.611.136.253</b>
1. Contributed capital	411		506.819.270.000	506.819.270.000
+ <i>Ordinary shares with voting rights</i>	411a		506.819.270.000	506.819.270.000
+ <i>Preference shares</i>	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		12.971.000.000	12.971.000.000
9. Other equity funds	419		-	-
10. Undistributed profit after tax	420		56.450.419.895	53.253.019.939
- <i>Undistributed profit after tax brought forward</i>	420a		53.253.019.939	32.496.312.325
- <i>Undistributed profit after tax for the current year</i>	420b		3.197.399.956	20.756.707.614
<b>TOTAL LIABILITIES AND OWNERS' EQUITY ( 440 = 300 + 400)</b>	<b>440</b>		<b>3.677.280.167.963</b>	<b>3.487.177.211.344</b>

Hanoi, April 28nd, 2026

Preparer/Chief Accountant

General Director



Ngo Thi Minh Nguyet



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	291.818.163.246	210.268.195.381	291.818.163.246	210.268.195.381
2. Revenue deductions	2	VI. 26	0	0	0	0
3. Net revenues from sales and services rendered (10 = 01- 02)	10	VI. 27	291.818.163.246	210.268.195.381	291.818.163.246	210.268.195.381
4. Costs of goods sold	11	VI.28	259.698.579.706	185.239.548.687	259.698.579.706	185.239.548.687
5. Gross revenues from sales and services rendered (20 = 10 -11)	20		32.119.583.540	25.028.646.694	32.119.583.540	25.028.646.694
6. Gain/(loss) on sale and disposal of investment properties	21		0	0	0	0
7. Financial income	22	VI.29	1.454.126.706	1.861.207.781	1.454.126.706	1.861.207.781
8. Financial expenses	23	VI.30	11.661.600.709	8.851.761.783	11.661.600.709	8.851.761.783
<i>In which: interest expenses</i>	24		11.249.766.305	8.540.175.694	11.249.766.305	8.540.175.694
9. Selling expenses	25		0	0	0	0
10. General administrative expenses	26		16.806.773.165	14.169.668.218	16.806.773.165	14.169.668.218
11. Net profits from operating activities {(30 = 20 + 21 + 22 - ( 23 + 25 + 26)}	30		5.105.336.372	3.868.424.474	5.105.336.372	3.868.424.474
12. Other income	31		95.244.190	847.333.638	95.244.190	847.333.638
13. Other expenses	32		1.051.186.577	1.564.256.548	1.051.186.577	1.564.256.548
14. Other profits (40 = 31 - 32)	40		(955.942.387)	-716.922.910	(955.942.387)	-716.922.910
15. Total net profit before tax (50 = 30 + 40)	50		4.149.393.985	3.151.501.564	4.149.393.985	3.151.501.564
16. Current corporate income tax expenses	51	VI.31	951.994.029	684.300.313	951.994.029	684.300.313
17. Deferred corporate income tax expenses	52	VI.32				
18. Profits after enterprise income tax (60 = 50 - 51 - 52)	60		3.197.399.956	2.467.201.251	3.197.399.956	2.467.201.251
19. Basic earnings per share(*)	70					
20. Diluted earnings per share	71					

Hanoi, April 28nd, 2026

Preparer/Chief Accountant



Ngo Thi Minh Nguyet

General Director



Dang Trong Duc

1st Floor, Tower A, Building CT2 (The Light), To Huu Street, Dai Mo Ward,  
Hanoi, Vietnam

Form B 03a - DN  
Issued under Circular No. 99/2025/TT- BTC  
October 27nd, 2025 of the Ministry of Finance

## CASH FLOW STATEMENT

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

ITEMS	Code	Note	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)
<b>I. Cash flows from operating activities</b>				
1. Profit before tax	01		4.149.393.985	3.151.501.564
<b>2. Adjustments for</b>				
- Depreciation of fixed assets and investment properties	02		2.645.683.663	2.884.025.486
- Provisions	03		-	(177.095.804)
- Gain, loss from investment activities	05		(1.454.126.706)	(1.801.546.781)
- Interest expenses	06		11.249.766.305	8.540.175.694
<b>3. Operating profit before movements in working capital</b>	<b>08</b>		<b>16.590.717.247</b>	<b>12.597.060.159</b>
- (Increase) decrease receivables	09		83.795.741.590	18.340.345.223
- (Increase) decrease inventories	10		(353.158.480.171)	(61.777.451.157)
- Increase or decrease in payable (excluding interest payables/ corporate income tax payables)	11		59.835.834.366	(55.142.338.665)
- (Increase) decrease prepaid expenses	12		(1.708.229.487)	1.455.016.620
- Interest paid	14		(11.249.766.305)	(8.540.175.694)
- Corporate income tax paid	15		(1.500.000.000)	(1.000.000.000)
- Other payments on operating activities	17		(1.203.800.000)	(1.021.820.000)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>(208.597.982.760)</b>	<b>(95.089.363.514)</b>
<b>II. Cash flows from investing activities</b>				
1. Purchase or construction of fixed assets and other long-term assets	21		(1.177.728.182)	(2.460.090.818)
2. Proceeds from disposal or sale of fixed assets and other long- term assets	22		16.524.842.055	-
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		3.225.358.000	-
5. Equity investments in other entities	25		-	-
6. Proceed from investment into other entities	26		24.642.000	339.000
7. Interest income, dividends received	27		233.060.759	1.861.207.781
<b>Net cashflow from investing activities</b>	<b>30</b>		<b>18.830.174.632</b>	<b>(8.848.544.037)</b>
<b>III. Cash flows from financing activities</b>				
3. Proceeds from borrowings	33		639.747.366.087	358.135.971.320
4. Repayment of principal	34		(509.704.771.872)	(455.063.697.080)
5. Repayment of financial principal	35		-	(277.799.902)
6. Dividends and profits paid to the owner	36		-	-
<b>Net cashflow from financing activities</b>	<b>40</b>		<b>130.042.594.215</b>	<b>(97.205.525.662)</b>
<b>Net cashflow during the period (50 = 20+30+40)</b>	<b>50</b>		<b>(59.725.213.913)</b>	<b>(201.143.433.213)</b>
Cash and cash equivalents at beginning of year	60		199.908.551.089	226.226.059.734
Effect of exchange rate fluctuations	61		-	-
<b>Cash and cash equivalents at end of period (70 = 50+60+61)</b>	<b>70</b>		<b>140.183.337.176</b>	<b>25.082.626.521</b>

Preparer/Chief Accountant



Ngo Thi Minh Nguyet



Hanoi, April 28nd, 2026

General Director

Dang Trong Duc

**NOTES TO THE 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 24 Jun 2002, 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, Dai Mo Ward, 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 (Temporarily closed).

**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****1. Fiscal period**

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 Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of 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
<b>1. Cash and cash equivalents</b>		
- Cash on hand	1.650.853.477	1.562.773.477
- Bank deposits	138.532.483.699	198.345.777.612
- Cash equivalents	-	-
<b>Total</b>	<b>140.183.337.176</b>	<b>199.908.551.089</b>
<b>2. Investments held to maturity</b>		
- Term deposits with bank	45.126.378.363	48.376.378.363
<b>Total</b>	<b>45.126.378.363</b>	<b>48.376.378.363</b>
<b>3. Receivables from customers</b>		
- Ha Tay Branch - Group Joint Stock Company Nam Cuong Hanoi	17.366.846.843	17.366.846.843
- Pros Construction and Trading Joint Stock Company	53.773.159.180	56.773.159.180
- The Forest City Company Limited	2.913.560.099	2.913.560.099
- ROX CONS Vietnam Investment Construction Joint Stock Company	12.155.735.282	12.155.735.282
- HBI Joint Stock Company	6.107.925.240	6.107.925.240
- Construction Production Trading Co., Ltd Resources	250.416.315.878	250.416.315.878
- BQP - Dong Do Property Investment 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
- Phu Lam Joint Stock Company	23.020.784.784	23.003.979.036
- Group Real Estate Joint Stock Company Tan A Dai Thanh - Meyl	24.890.356.830	26.421.274.937
- Ecopark Corporation Joint Stock Company	1.723.883.555	19.454.593.598
- My Xuan Ha Noi Housing Joint Stock Company	27.111.061.145	26.089.751.627
- Receivable from others parties	465.160.840.767	632.751.669.514
<b>Total</b>	<b>933.717.419.586</b>	<b>1.129.531.761.217</b>
<b>4. Other short-term receivables</b>		
- Other receivables	52.778.743.916	46.109.567.559
- Advance	49.398.524.385	41.759.414.325
- Receivables from related parties	44.231.364.295	47.443.840.718
<b>Total</b>	<b>146.408.632.596</b>	<b>135.312.822.602</b>
<b>5. Inventories</b>		
- Raw materials	-	-
- Tools and equipment	108.690.000	108.690.000
- Work in progress expense	1.164.545.681.216	811.387.201.045
- Goods	591.841.999	591.841.999
<b>Total</b>	<b>1.165.246.213.215</b>	<b>812.087.733.044</b>

**6. Increase, decrease Fixed Assets:**

**6.1 Increase, decrease Tangible Fixed Assets**

	Buildings, structures	Machinery, equipment	Motor vehicles	Office equipment	Other Fixed Assets	Total
<b>HISTORICAL COST</b>						
* As at 01/01/2026	28.461.674.007	43.130.075.852	29.225.853.679	466.491.818	-	101.284.095.356
<b>Increase</b>	-	137.000.000	928.161.818	-	-	1.065.161.818
- New purchase	-	137.000.000	928.161.818	-	-	1.065.161.818
<b>Decrease</b>	-	-	-	-	-	-
* As at 31/03/2026	28.461.674.007	43.267.075.852	30.154.015.497	466.491.818	-	102.349.257.174
<b>ACCUMULATED DEPRECIATION</b>						
* As at 01/01/2026	16.871.817.431	10.785.929.272	12.847.481.611	387.416.176	-	40.892.644.490
<b>Increase</b>	155.535.594	1.332.693.819	558.207.793	3.465.163	-	2.049.902.369
- Depreciation for the year	155.535.594	1.332.693.819	558.207.793	3.465.163	-	2.049.902.369
<b>Decrease</b>	-	-	-	-	-	-
* As at 31/03/2026	17.027.353.025	12.118.623.091	13.405.689.404	390.881.339	-	42.942.546.859
<b>NET BOOK VALUE</b>						
* As at 01/01/2026	11.589.856.576	32.344.146.580	16.378.372.068	79.075.642	-	60.391.450.866
* As at 31/03/2026	11.434.320.982	31.148.452.761	16.748.326.093	75.610.479	-	59.406.710.315

**6.3 Increase, decrease Intangible Fixed Assets**

	Software	Tổng
<b>HISTORICAL COST</b>		
* As at 01/01/2026	1.671.965.600	1.671.965.600
<b>Increase</b>	-	-
<b>Decrease</b>	-	-
* As at 31/03/2026	1.671.965.600	1.671.965.600
<b>ACCUMULATED DEPRECIATION</b>		
* As at 01/01/2026	1.179.086.364	1.179.086.364
<b>Increase</b>	64.036.611	64.036.611
Depreciation for the year	64.036.611	64.036.611
<b>Increase</b>	-	-
* As at 31/03/2026	1.243.122.975	1.243.122.975
<b>NET BOOK VALUE</b>		
* As at 01/01/2026	492.879.236	492.879.236
* As at 31/03/2026	428.842.625	428.842.625

## 7. Investment property

Items	As at 01/01/2026	Increase	Decrease	As at 31/03/2026
<b>a. Real estate for investment renta</b>				
<b>Historical cost</b>	<b>110.474.269.737</b>	<b>443.978.182</b>	<b>16.856.253.873</b>	<b>94.061.994.046</b>
House and land use rights	110.474.269.737	443.978.182	16.856.253.873	94.061.994.046
<b>Accumulated Depreciation</b>	<b>12.314.225.037</b>	<b>531.744.683</b>	<b>-</b>	<b>12.845.969.720</b>
House and land use rights	12.314.225.037	531.744.683	-	12.845.969.720
<b>Net book value</b>	<b>98.160.044.700</b>	<b>443.978.182</b>	<b>17.387.998.556</b>	<b>81.216.024.326</b>
House and land use rights	98.160.044.700	443.978.182	17.387.998.556	81.216.024.326

<b>8. Invest in Subsidiaries</b>	<b>Equity owned rate</b>	<b>31/03/2026 VND</b>	<b>01/01/2026 VND</b>
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	100%	20.000.000.000	20.000.000.000
- Phuc Hung Electrical Machanical Joint Stock Company	70%	3.500.000.000	3.500.000.000
- Phu Lam Joint Stock Company	73,75%	99.200.000.000	99.200.000.000
<b>Total</b>		<b>122.700.000.000</b>	<b>122.700.000.000</b>
		<b>31/03/2026 VND</b>	<b>01/01/2026 VND</b>
<b>9. Invest in a joint venture company</b>			
- An Phu Hung Business Investment Joint Stock Company		82.800.000.000	82.800.000.000
- Machino An Phu Joint Stock Company		38.700.000.000	38.700.000.000
- An Thinh Phat Real Estate Invesment Co.,Ltd		82.722.000.000	82.722.000.000
- Phuoc Truong Hung Housing Development Co.,Ltd		7.097.073.000	7.097.073.000
<b>Total</b>		<b>211.319.073.000</b>	<b>211.319.073.000</b>
		<b>31/03/2026 VND</b>	<b>01/01/2026 VND</b>
<b>10. Invest in Others</b>			
- Joint Stock Commercial Bank for Investment and Development of Vietnam		-	24.642.000
<b>Total</b>		<b>-</b>	<b>24.642.000</b>
		<b>31/03/2026 VND</b>	<b>01/01/2026 VND</b>
<b>11. Long-term prepaid expenses</b>			
- Tools and equipment		6.750.384.905	4.942.057.138
<b>Total</b>		<b>6.750.384.905</b>	<b>4.942.057.138</b>

12. Trade account payables	31/03/2026 VND	01/01/2026 VND
- Viet Tiep Investment Building Development Joint Stock Company	5.702.405.346	5.650.512.221
- Fountech Joint Stock Company	9.265.073.171	9.265.073.171
- PHCONS Construction Joint Stock Company	5.022.872.333	6.015.742.669
- Dai Minh Construction And Trading Joint Stock Company	2.682.905.608	6.863.682.660
- EUSTEEL Joint Stock Company	18.587.240.720	18.587.240.720
- Phuc Hung 7 Investment Construction Joint Stock Company	49.673.094.463	58.268.589.850
- Lam Hoang Anh Construction Joint Stock Company	1.020.160.846	1.020.160.846
- Van Lang Co.,Ltd	53.676.334.048	53.676.334.048
- Steel and Sonstruction Material Joint Stock Company	3.543.746.490	9.470.933.406
- TKB Viet Nam Joint Stock Company	5.191.896.047	5.742.921.248
- ATAD DONG NAI Steel Structure Corporation	43.448.093.923	101.595.069.942
- Hasky Joint Stock Company	13.704.767.856	21.122.727.276
- Others	355.193.936.203	394.421.213.571
<b>Total</b>	<b>566.712.527.054</b>	<b>691.700.201.628</b>
	<b>31/03/2026 VND</b>	<b>01/01/2026 VND</b>
13. Advances from customers		
- Vietnam Airports Corporation - JSC	90.249.557.904	90.249.557.904
- Hanoi City Civil Construction Investment Project Management Board	100.516.126.241	110.046.288.241
- Lac Viet Quy Nhon Ltd.,	93.559.569.388	93.559.569.388
- Viet Nam Green Architecture Investment And Construction JSC	135.781.383.468	76.776.023.029
- Landcom Invest Joint Stock Company	115.897.950.000	-
- A&A Green Phoenix Group Joint Stock Company	20.972.177.717	20.442.311.939
- Thanh Nguyen Infrastructure JSC	100.000.000.000	100.000.000.000
- Mik Group Vietnam Joint Stock Company	43.182.841.063	40.276.399.859
- Thanh Xuan Joint Stock Company	32.261.480.442	-
- Southern Region Air Traffic Services Company - Vietnam Air Traffic Management Corporation - Company Limited	34.763.752.219	34.763.752.219
- TASECO Land Investment Joint Stock Company	109.779.030.198	136.165.148.440
- Others	127.087.984.072	115.729.927.643
<b>Total</b>	<b>1.004.051.852.712</b>	<b>818.008.978.662</b>
	<b>31/03/2026 VND</b>	<b>01/01/2026 VND</b>
14. Taxes and other payables to government budget		
- Value Added Tax (VAT)	-	-
- Corporate income tax	1.890.884.177	2.438.890.148
- Personal income tax	2.199.385.400	1.493.222.372
<b>Total</b>	<b>4.090.269.577</b>	<b>3.932.112.520</b>

	31/03/2026	01/01/2026
	VND	VND
<b>15. Other short-term payables</b>		
- Trade union fee	1.164.315.660	910.384.700
- Social insurance	1.086.403.480	-
- Other payables	8.137.051.041	7.979.797.418
<b>Total</b>	<b>10.387.770.181</b>	<b>8.890.182.118</b>

	31/03/2026	01/01/2026
	VND	VND
<b>16. Borrowings and finance lease liabilities</b>		
<b>Short-term borrowings</b>	<b>1.435.313.909.186</b>	<b>1.304.661.314.971</b>
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Do Branch	1.424.884.660.279	1.303.432.514.971
- 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
- Others loan	288.800.000	288.800.000
<b>Long-term borrowings</b>	<b>2.540.081.717</b>	<b>3.150.081.717</b>
<b>Total</b>	<b>1.437.853.990.903</b>	<b>1.307.811.396.688</b>

## 17. Owners' Equity

### a- Changes of owners' equity

	Share capital	Share premium	Other owner's capital	Cổ phiếu quỹ	Appropriated funds development	Retained earnings	Total
As at 01/01/2026	506.819.270.000	67.567.846.314	-	-	12.971.000.000	53.253.019.939	640.611.136.253
Gain in last year						3.197.399.956	3.197.399.956
Dividend						-	-
Appropriated bonus and welfare fund						-	-
Losses recovered from the branch					-	-	-
As at 31/03/2026	506.819.270.000	67.567.846.314	-	-	12.971.000.000	56.450.419.895	643.808.536.209

	31/03/2026	01/01/2026
	VND	VND
<b>b- Shares</b>		
<b>Number of shares sold to the public</b>	<b>50.681.927</b>	<b>50.681.927</b>
Common shares	50.681.927	50.681.927
<b>Number of outstanding shares</b>	<b>50.681.927</b>	<b>50.681.927</b>
Par value of outstanding shares (VND/per shares)	10.000	10.000

**VI- ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**

<b>Revenue from sales of goods and provision of services</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
<b>1. (No. 01)</b>		
<b>Revenue from sales of goods and provision of services</b>	<b>291.818.163.246</b>	<b>210.268.195.381</b>
- Sale of constructions	287.015.438.333	206.188.385.812
- Revenue of goods and service providers	4.802.724.913	4.079.809.569
<b>Total</b>	<b>291.818.163.246</b>	<b>210.268.195.381</b>
<b>2. Cost of goods sold (No. 11)</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Cost of constructions	257.141.330.516	182.953.510.447
- Cost of goods and service providers	2.557.249.190	2.286.038.240
<b>Total</b>	<b>259.698.579.706</b>	<b>185.239.548.687</b>
<b>3. Financial revenue (No. 21)</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Interest income, loan, dividends distributed profit	1.454.126.706	1.861.207.781
<b>Total</b>	<b>1.454.126.706</b>	<b>1.861.207.781</b>
<b>4. Financial expenses (No. 22)</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Interest expenses	11.249.766.305	8.540.175.694
- Others	411.834.404	311.586.089
<b>Total</b>	<b>11.661.600.709</b>	<b>8.851.761.783</b>
<b>5. Current corporate income tax expense</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
-Accounting profit before tax	4.149.393.985	3.151.501.564
- Adjustments to increase taxable income	617.030.000	270.000.000
- Adjustments to reduce taxable income	6.453.842	-
<b>Taxable income</b>	<b>4.759.970.143</b>	<b>3.421.501.564</b>
- Current tax rate	20%	20%
- Current corporate income tax expense	951.994.029	684.300.313
<b>Total</b>	<b>951.994.029</b>	<b>684.300.313</b>

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## VII. OTHER INFORMATION

### 1. Transaction with Related parties

*In the period, Transaction with Related parties of the Company including:*

		<u>Quarter 1/2026</u>	<u>Quarter 1/2025</u>
<b>Selling goods</b>		<b>1.678.013.477</b>	<b>1.028.505.282</b>
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	1.596.033.173	920.808.966
- Phuc Hung Electrical Mechanical Joint Stock Company	Subsidiary	62.422.884	103.807.427
- Phu Lam Joint Stock Company	Subsidiary	19.557.420	3.888.889
<b>Purchasing goods</b>		<b>21.486.007.727</b>	<b>5.209.308.434</b>
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	13.838.331.453	5.157.522.792
- Phuc Hung Electrical Mechanical Joint Stock Company	Subsidiary	7.647.676.274	51.785.642
<b>Dividends</b>		<b>6.453.842</b>	
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	6.453.842	-
		<b>31/03/2026</b>	<b>01/01/2026</b>
		<b>VND</b>	<b>VND</b>
<b>Receivables from customers</b>		<b>32.974.873.219</b>	<b>33.617.938.465</b>
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	9.887.564.751	8.160.824.249
- Phuc Hung Electrical Mechanical Joint Stock Company	Subsidiary	66.523.684	2.453.135.180
- Phu Lam Joint Stock Company	Subsidiary	23.020.784.784	23.003.979.036
<b>Other receivables</b>		<b>32.240.550.924</b>	<b>35.446.573.505</b>
- Phu Lam Joint Stock Company	Subsidiary	29.396.813.087	32.609.289.510
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	2.843.737.837	2.837.283.995
<b>Trade payables</b>		<b>1.557.242.098</b>	<b>6.629.844.152</b>
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	1.557.242.098	6.629.844.152
<b>Prepayments to sellers</b>		<b>23.636.291.396</b>	<b>28.729.095.720</b>
- Phuc Hung Electrical Mechanical Joint Stock Company	Subsidiary	23.636.291.396	28.729.095.720

*Income of the Board of General Director, Remuneration of the Board of Management and Supervisory Board:*

<u>Relavant entities</u>	<u>Transaction Nature</u>	<u>Quarter 1/2026</u>
Board of Director and Supervisor Board	Salary and remuneration	939.000.000
Board of General Director	Salary	2.182.729.592

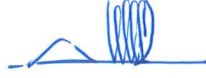
**2. Comparative figures**

Comparative figures are taken from the financial statements for the Quarter 1/2025 and the 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**

**General Director**



**Ngo Thi Minh Nguyet**



**Dang Trong Duc**

C.P.