PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY

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

CÔNG TY CỔ PHẦN XÂY DỰNG PHỤC HƯNG HOLDINGS
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Consolidated Financial statement
Quarter 3/2026

Form B 01a - DN
Issued under Circular No. 99/2025/TT- BTC
October 27th, 2025 of the Ministry of Finance

CONSOLIDATED BALANCE SHEET

As at 30th September, 2026

ASSETS	Code	Note	30/09/2026	01/01/2026
1	2	3	4	5
A. CURRENT ASSETS (100=110+120+130+140+150)	**100**		**3.252.331.969.003**	**3.054.701.003.261**
I. CASH AND CASH EQUIVALENTS	**110**		**41.542.569.929**	**212.664.747.723**
1. Cash	111	V.01	41.542.569.929	211.664.747.723
2. Cash equivalents	112		-	1.000.000.000
II. SHORT-TERM INVESTMENTS	**120**	V.02	**58.126.378.363**	**48.876.378.363**
1. Trading securities	121		-	-
2. Allowances for decline in value of trading securities (*)	122		-	-
3. Held - to - maturity investments	123		58.126.378.363	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**		**1.685.188.328.308**	**1.912.523.135.616**
1. Short-term receivables from customers	131	V.03	904.915.193.970	1.132.009.472.667
2. Prepayments to sellers in short-term	132	V.04	588.231.495.225	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	200.344.444.726	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**		**1.420.957.079.359**	**859.091.167.830**
1. Inventories	141	V.06	1.420.957.079.359	859.091.167.830
2. Allowances for devaluation of inventories (*)	142		-	-
VI. OTHER CURRENT ASSETS	**160**		**46.517.613.044**	**21.545.573.729**
1. Short-term deferred expenses	161		2.324.676.071	1.937.220.738
2. Deductible value added tax	162		32.824.203.096	12.016.350.194
3. Taxes and other receivables from Government budget	163		11.368.733.877	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**		**668.910.259.033**	**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**		**341.919.739.874**	**332.312.639.461**
1. Tangible fixed assets	221	V.07	340.129.375.190	330.257.085.566
- Historical costs	222		445.467.795.340	420.479.648.168
- Accumulated depreciation(*)	223		(105.338.420.150)	(90.222.562.602)

ASSETS	Code	Note	30/09/2026	01/01/2026
2. Finance leasing	224	V.07	1.393.452.058	1.562.674.659
- Historical costs	225		1.810.000.000	1.810.000.000
- Accumulated depreciation(*)	226		(416.547.942)	(247.325.341)
3. Intangible fixed assets	227	V.07	396.912.626	492.879.236
- Historical costs	228		1.830.965.600	1.795.965.600
- Accumulated depreciation(*)	229		(1.434.052.974)	(1.303.086.364)
IV. INVESTMENT PROPERTIES	**240**	V.08	**80.023.488.973**	**98.160.044.700**
- Historical costs	241		93.949.427.682	110.474.269.737
- Accumulated depreciation(*)	242		(13.925.938.709)	(12.314.225.037)
V. LONG-TERM ASSETS IN PROGRESS	**250**		**33.951.214**	-
1. Long-term work in progress	251		-	-
2. Construction in progress	252		33.951.214	-
VI. LONG-TERM FINANCIAL INVESTMENTS	**260**		**216.372.412.359**	**216.017.032.460**
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262	V.09	216.047.542.359	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**		**30.267.446.613**	**21.441.581.465**
1. Long-term deferred expenses	271	V.11	26.347.446.613	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		3.920.000.000	4.280.000.000
TOTAL ASSETS (270 = 100 + 200)	**280**	-	**3.921.242.228.036**	**3.722.925.521.347**

RESOURCES	Code	Note	30/09/2026	01/01/2026
A. LIABILITIES (300 = 310 + 330)	**300**		**3.255.254.116.775**	**3.039.163.293.504**
I. SHORT - TERM LIABILITIES	**310**		**3.154.389.773.739**	**2.936.886.127.679**
1. Short-term trade payables	311	V.12	814.314.764.094	757.317.808.513
2. Short-term prepayments from customers	312	V.13	877.501.250.826	817.293.035.886
3. Dividends and profit payables	313		26.019.243.785	686.601.810
4. Short-term Taxes and other payables to State budget	314	V.14	13.896.567.749	7.419.135.046
5. Payables to employees	315		19.019.282.218	21.630.997.239
6. Short-term accrued expenses	316		338.481.430	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	24.257.928.682	9.757.638.731
11. Short-term borrowings and finance lease liabilities	321	V.16	1.377.498.047.875	1.322.484.841.044
12. Short-term provisions	322		84.441.818	84.441.818
13. Bonus and welfare fund	323		1.219.561.800	(437.313.200)
14. Price stabilization fund	324		-	-
15. Government bonds purchased for resale	325		-	-
II. LONG-TERM LIABILITIES	**330**		**100.864.343.036**	**102.277.165.825**
1. Long-term trade payables	331		-	-

RESOURCES	Code	Note	30/09/2026	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	100.474.828.928	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**		**665.988.111.261**	**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		15.239.990.764	14.863.377.304
9. Other equity funds	419		-	-
10. Undistributed profit after tax	420		40.716.548.545	58.918.119.779
Undistributed post-tax profits accumulated by the end of the previous period	420a		30.194.088.977	36.780.225.369
Undistributed profit after tax for the current period	420b		10.522.459.568	22.137.894.410
11. Non-controlling interest	429		35.644.455.638	35.593.614.446
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**3.921.242.228.036**	**3.722.925.521.347**

Hanoi, October 29th, 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Tuyen	Ngo Thi Minh Nguyet	Dang Trong Duc

CÔNG TY CỔ PHẦN XÂY DỰNG PHỤC HƯNG HOLDINGS

PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY
1st Floor, Tower A, Building CT2 (The Light), To Huu Street, Dai Mo Ward,
Hanoi, Vietnam

Consolidated Financial statement
Quarter 3/2026

Form B 02a - DN
Issued under Circular No. 99/2025/TT- BTC
October 27th, 2025 of the Ministry of Finance

INCOME STATEMENT

Quarter 3/2026

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**	**822.818.749.526**	**335.775.823.985**	**1.881.472.979.357**	**886.146.636.970**
2. Revenue deductions	2	VI. 26	-	-	-	-
3. Net revenues from sale of goods and rendering of services (10 = 01- 02)	10	VI. 27	**822.818.749.526**	**335.775.823.985**	**1.881.472.979.357**	**886.146.636.970**
4. Costs of goods sold	11	VI.28	789.065.910.305	299.260.304.349	1.770.520.834.745	792.357.858.653
5. Gross profit from sales and rendering services (20 = 10 -11)	20		**33.752.839.221**	**36.515.519.636**	**110.952.144.612**	**93.788.778.317**
6. Gain/(loss) on sale and disposal of investment properties	21		-	-	-	-
7. Financial income	22	VI.29	481.352.030	970.714.816	3.293.577.388	2.202.171.649
8. Financial expenses	*23*	VI.30	9.158.966.159	12.133.498.277	35.801.861.929	34.102.889.481
_ *In which: interest expenses*	24		*9.062.942.653*	*10.995.894.715*	*34.804.027.702*	*32.433.150.706*
9. Profit or loss in joint ventures and associates	25		-	(28.775.892)	355.379.899	604.448.435
10. Selling expenses	26		-	-	-	-
11. General administration expenses	27		20.135.298.970	17.767.597.246	59.050.656.891	49.394.145.827
12. Net profits from operating activities {(30 = 20 + (21-22) +24-(25 + 26)}	**30**		**4.939.926.122**	**7.556.363.037**	**19.748.583.079**	**13.098.363.093**
13. Other income	31		480.021.661	1.727.012.915	954.980.520	3.086.054.817
14. Other expenses	32		2.650.642.005	611.429.466	7.200.890.393	3.397.101.207
15. Other profits (40 = 31 - 32)	40		**(2.170.620.344)**	**1.115.583.449**	**(6.245.909.873)**	**(311.046.390)**
16. Total net profit before tax (50=30+40)	**50**		**2.769.305.778**	**8.671.946.486**	**13.502.673.206**	**12.787.316.703**
17. Current corporate income tax expenses	51	VI.31	712.302.719	1.421.539.425	2.929.372.446	3.161.047.291
18. Deferred corporate income tax expenses	52	VI.32	-	-	-	-
19. Profits after enterprise income tax (60 = 50 - 51 - 52)	**60**		**2.057.003.059**	**7.250.407.061**	**10.573.300.760**	**9.626.269.412**
19.1. Profit after tax attributable to shareholders of the parent company	**61**		2.135.800.303	6.743.417.429	10.522.459.568	10.153.867.879
19.2. Profit after tax attributable to non-controlling interests	**62**		(78.797.244)	506.989.632	50.841.192	(527.598.467)
20. Basic earnings per share(*)	**70**		42	133	208	200
21. Diluted earnings per share	**71**					

Hanoi, October 29th, 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Tuyen	Ngo Thi Minh Nguyet	Dang Trong Duc

M.S.D.N: 0101311315 C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG PHỤC HƯNG HOLDINGS
THÀNH PHỐ HÀ NỘI

PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY

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

Consolidated Financial statement
Quarter 3/2026

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

CASH FLOW STATEMENT

From 01/01/2026 to 30/09/2026

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**	**13.502.673.206**	**12.787.316.703**
2. Adjustments for			-
- Depreciation of fixed assets and investment properties	**02**	17.027.760.431	16.037.427.861
- Provisions	**03**	-	(177.095.804)
- (Gain), loss from investment activities	**05**	(3.648.957.287)	(2.750.350.405)
- Interest expenses	**06**	34.804.027.702	32.433.150.706
3. Operating profit before movements in working capital	**08**	**61.685.504.052**	**58.330.449.061**
- (Increase) decrease in receivables	**09**	212.729.267.352	(38.851.198.522)
- (Increase) decrease in inventories	**10**	(561.865.911.529)	(142.962.484.753)
- Increase or (decrease) in payable (excluding interest payables/ corporate income tax payables)	**11**	135.850.936.876	54.364.314.770
- (Increase) decrease prepaid expenses	**12**	(9.213.320.481)	7.632.405.544
- Interest paid	**14**	(34.804.027.702)	(32.433.150.706)
- Corporate income tax paid	**15**	(3.285.840.910)	(3.370.279.541)
- Other payments on operating activities	**17**	(1.343.125.000)	(2.410.320.000)
Net cash flows from operating activities	**20**	**(200.246.517.342)**	**(99.700.264.147)**
II. Cash flows from investing activities			
1. Purchase or construction of fixed assets and other long-term assets	**21**	(25.501.076.568)	(37.216.721.140)
2.Proceeds from disposal or sale of fixed assets and other long-term assets	**22**	10.154.500.000	-
3.Loans and purchase of debt instruments from other entities	**23**	(16.000.000.000)	(58.885.010.164)
4. Collection of loans and resale of debt instrument of other entities	**24**	6.750.000.000	45.000.000.000
6. Proceed from investment into other entities	**26**	-	339.000
7.Interest income, dividends and profit sharing received	**27**	128.853.599	161.731.061
Net cashflow from investing activities	**30**	**(24.467.722.969)**	**(53.812.798.961)**
III. Cash flows from financing activities			-
3.Proceeds from borrowings	**33**	1.458.560.305.596	1.082.544.823.538
4.Repayment of principal	**34**	(1.404.520.091.554)	(1.069.642.078.103)
5.Repayment of financial principal	**35**	(439.830.000)	(717.629.902)
6.Dividends and profits paid to the owner	**36**	(8.321.525)	(4.794.175)
Net cashflow from financing activities	**40**	**53.592.062.517**	**12.180.321.358**
Net cashflow during the period (50 = 20+30+40)	**50**	**(171.122.177.794)**	**(141.332.741.750)**
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**	**41.542.569.929**	**94.933.064.675**

Hanoi, October 29th, 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Tuyen	Ngo Thi Minh Nguyet	Dang Trong Duc

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

From 01/01/2026 to 30/09/2026

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 17th time on 19/06/2026.

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.

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 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

1. Cash and cash equivalents	30/09/2026	01/01/2026
- Cash on hand	5.197.282.213	5.130.499.428
- Cash at bank	36.345.287.716	206.534.248.295
- Các khoản tương đương tiền	0	1.000.000.000
Total	**41.542.569.929**	**212.664.747.723**

2. Investments held to maturity	30/09/2026	01/01/2026
- Term deposits with bank	58.126.378.363	48.876.378.363
Total	**58.126.378.363**	**48.876.378.363**

3. Receivables from customers	30/09/2026	01/01/2026
- Pros Construction and Trading Joint Stock Company	33.773.159.180	56.773.159.180
- Ha Tay Branch - Group Joint Stock Company Nam Cuong Hanoi	13.716.175.635	17.366.846.843
- HBI Joint Stock Company	6.107.925.240	6.107.925.240
- Hoa Phat Dung Quat Steel Joint Stock Company	52.543.649.940	62.425.650.423
- ROX CONS Vietnam Investment Construction Joint Stock Company	178.311.965	20.178.311.965
- Gamuda Land Viet Nam Limited Liability Company	96.918.898.394	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	0	19.454.593.598
- Others	666.091.048.503	876.687.404.180
Total	**904.915.193.970**	**1.132.009.472.667**

4. Advances to Suppliers	30/09/2026	01/01/2026
- Joint venture between Construction and Consulting Company No. 10 and PHANCOM Company Limited	90.728.852.734	98.000.000.000
[illegible] Company	3.463.698.643	2.066.941.064
- 3Gdoor Aluminium Door Joint Stock Company	0	20.066.940.257
- Dai Phat Investment Development and Construction Joint Stock Company	7.409.361.698	20.768.299.058
- H&M Construction Investment Consultant And Trading Joint Stock Company	13.524.300.502	3.442.189.536
- Indochina Resources Development Joint Stock Company	0	50.800.000.000
- CB High Technology International Limited Company	3.955.343.061	5.380.032.749
- TVS Construction Investment Joint Stock Company	3.354.372.902	26.901.065.203
- Others	465.795.565.685	402.734.954.504
Total	**588.231.495.225**	**630.160.422.371**

5. Other receivables	30/09/2026	01/01/2026
- Other receivables	60.799.827.037	81.363.296.085
- Advance	62.719.023.937	76.404.364.906
- Short-term deposit and guarantees	76.825.593.752	888.385.200
Total	**200.344.444.726**	**158.656.046.191**

6. Inventories	30/09/2026	01/01/2026
- Tools and equipment	273.770.000	108.690.000
- Work in progress expense	1.420.255.768.832	858.390.635.831
- Goods	427.540.527	591.841.999
Total	**1.420.957.079.359**	**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**	**24.012.354.532**	**928.161.820**	**266.296.852**	**0**	**25.206.813.204**
- New purchase	*0*	*23.793.688.502*	*928.161.818*	*266.296.852*	*0*	*24.988.147.172*
- Reclassification		*218.666.030*	*2*			*218.666.032*
- Decrease	**0**	**0**	**0**	**218.666.032**	**0**	**218.666.032**
- Reclassification				*218.666.032*		
*** As at 30/09/2026**	**220.809.060.343**	**118.304.160.240**	**30.568.688.226**	**2.027.802.047**	**73.758.084.484**	**445.467.795.340**
ACCUMULATED DEPRECIATION						0
*** 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	**4.033.451.928**	**7.729.996.123**	**2.013.158.735**	**156.938.041**	**1.411.194.912**	**15.344.739.739**
- Depreciation for the year	*4.033.451.928*	*7.729.996.123*	*1.784.276.544*	*156.938.041*	*1.411.194.912*	15.115.857.548
- Reclassification	*0*	*0*	*228.882.191*	*0*	*0*	228.882.191
- Decrease	**40.752.663**	**16.637.148**	**0**	**171.492.380**	**0**	**228.882.191**
- Reclassification	*40.752.663*	*16.637.148*	*0*	*171.492.380*	*0*	*228.882.191*
*** As at 30/09/2026**	**46.003.752.626**	**31.108.507.435**	**16.973.390.410**	**1.316.135.453**	**9.936.634.226**	**105.338.420.150**
NET BOOK VALUE						0
*** 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 30/09/2026**	**174.805.307.717**	**87.195.652.805**	**13.595.297.816**	**711.666.594**	**63.821.450.258**	**340.129.375.190**

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 30/09/2026**		**1.810.000.000**				**1.810.000.000**
ACCUMULATED DEPRECI						0
*** As at 01/01/2026**		**247.325.341**				**247.325.341**
Increase		**169.222.601**				**169.222.601**
- Depreciation for the year		*169.222.601*				*169.222.601*
Decrease		**0**				**0**
*** As at 30/09/2026**		**416.547.942**				**416.547.942**
NET BOOK VALUE						0
*** As at 01/01/2026**		**1.562.674.659**				**1.562.674.659**
*** As at 30/09/2026**		**1.393.452.058**				**1.393.452.058**

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	**35.000.000**	**35.000.000**
- New purchase	35.000.000	35.000.000
Decrease	-	-
*** As at 30/09/2026**	**1.830.965.600**	**1.830.965.600**
ACCUMULATED DEPRECIATION		-
*** As at 01/01/2026**	**1.303.086.364**	**1.303.086.364**
- Increase	**130.966.610**	**130.966.610**
Depreciation for the year	130.966.610	130.966.610
Decrease	-	-
*** As at 30/09/2026**	**1.434.052.974**	**1.434.052.974**
NET BOOK VALUE		-
*** As at 01/01/2026**	**492.879.236**	**492.879.236**
*** As at 30/09/2026**	**396.912.626**	**396.912.626**

8. Investment property

Item	As at 01/01/2026	Increase	Decrease	As at 30/09/2026
a. Investment real estate for rent				
Historical cost	**110.474.269.737**	**443.978.182**	**16.968.820.237**	**93.949.427.682**
House and land use rights	110.474.269.737	443.978.182	16.968.820.237	93.949.427.682
Accumulated Depreciation	**12.314.225.037**	**1.611.713.672**	**-**	**13.925.938.709**
House and land use rights	12.314.225.037	1.611.713.672	-	13.925.938.709
Net book value	**98.160.044.700**	**443.978.182**	**18.580.533.909**	**80.023.488.973**
House and land use rights	98.160.044.700	443.978.182	18.580.533.909	80.023.488.973

9. Investments in joint ventures and associates	**30/09/2026**	**01/01/2026**
- An Phu Hung Business Investment Joint Stock Company	87.506.282.487	87.104.107.613
- Machino An Phu Joint Stock Company	82.722.000.000	82.722.000.000
- An Thinh Phat Real Estate Invesment Co.,Ltd	38.722.186.872	38.768.981.847
- Phuoc Truong Hung Housing Development Co.,Ltd	7.097.073.000	7.097.073.000
Total	**216.047.542.359**	**215.692.162.460**

10. Invest in Others	**30/09/2026**	**01/01/2026**
- Joint Stock Commercial Bank for Investment and Development of Vietnam	-	24.642.000
Total	**-**	**24.642.000**

11. Long-term prepaid expenses	**30/09/2026**	**01/01/2026**
- Tools and equipment	26.347.446.613	17.161.581.465
Total	**26.347.446.613**	**17.161.581.465**

12. Trade account payables	**30/09/2026**	**01/01/2026**
- Fountech Joint Stock Company	9.265.073.171	9.265.073.171
- Long Hung Trading And Investment Construction Joint Stock Cc	2.217.425.985	2.217.425.985
- Viet Tiep Investment Building Development Joint Stock Company	11.478.489.750	5.650.512.221
- Thu Ngân Construction And Trading Limited	3.203.132.092	3.013.724.591
- Steel And Construction Material Joint Stock Company	6.938.435.060	9.470.933.406
- EUSTEEL Joint Stock Company	18.587.240.720	18.587.240.720
- Phuc Hung 7 Investment Construction Joint Stock Company	52.151.492.008	58.268.589.850
- Van Lang Co.,Ltd	51.441.005.650	53.676.334.048
- Hasky Joint Stock Company	21.099.403.733	21.122.727.276
- ATAD Dong Nai Steel Structure Corporation	43.630.361.063	101.595.069.942
- Hanoi Steel and Trading Joint Stock Company	-	10.976.831.023
- Others	594.302.704.862	463.473.346.280
Total	**814.314.764.094**	**757.317.808.513**

13. Advances from customers	30/09/2026	01/01/2026
- Vietnam Airports Corporation - JSC	88.398.755.143	90.249.557.904
- Lac Viet Quy Nhon Co., Ltd.	42.759.569.388	93.559.569.388
- Hanoi City Civil Construction Investment Project Management Board	66.196.204.116	110.046.288.241
- MIK Group Vietnam Joint Stock Company	81.914.400.934	40.276.399.859
- Landcom Invest Joint Stock Company	105.534.755.573	-
- Thanh Nguyen Infrastructure JSC	92.614.765.098	100.000.000.000
- Vietnam Green Architecture Investment and Construction Joint S	82.591.199.630	76.776.023.029
- Rang Dong Medical Joint Stock Company	-	26.000.667.273
- Taseco Real Estate Investment Joint Stock Company	76.636.397.870	136.165.148.440
- Others	240.855.203.074	144.219.381.752
Total	**877.501.250.826**	**817.293.035.886**

14. Taxes and other payables to government budget	30/09/2026	01/01/2026
- Value Added Tax (VAT)	810.856.980	2.025.930.936
- Corporate income tax	2.558.718.183	2.915.186.647
- Personal income tax	9.979.403.189	1.564.603.362
- Resource tax	547.589.397	913.414.101
Total	**13.896.567.749**	**7.419.135.046**

15. Other short-term payments	30/09/2026	01/01/2026
- Trade union fee	1.615.515.246	1.062.639.408
- Social insurance	1.615.355.871	123.646.152
- Other payables	21.027.057.565	8.571.353.171
Total	**24.257.928.682**	**9.757.638.731**

16. Loans and finance lease liabilities	30/09/2026	01/01/2026
Short-term borrowings	**1.377.498.047.875**	**1.322.484.841.044**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Do Branch	1.355.995.134.304	1.317.432.514.971
- Tien Phong Commercial Joint Stock Bank	9.200.448.907	-
- Vietnam Joint Stock Commercial Bank For Industry And Trade	5.944.187.765	940.000.000
- Sai Gon Ha Noi Bank	3.765.950.826	-
- Financial lease	586.440.000	586.440.000
-Others loan	2.005.886.073	3.525.886.073
Long-term borrowings	**100.474.828.928**	**101.887.651.717**
Total	**1.477.972.876.803**	**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 01/01/2026	**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				10.522.459.568	50.841.192	10.573.300.760
Profit distribution				(25.340.963.500)		(25.340.963.500)
Deduction for bonus and welfare fund				(3.000.000.000)		(3.000.000.000)
Subsidiary profit distribution: Dividend payment				(6.453.842)		(6.453.842)
Deduction for Development and investment funds			376.613.460	(376.613.460)		-
As at 30/09/2026	**506.819.270.000**	**67.567.846.314**	**15.239.990.764**	**40.716.548.545**	**35.644.455.638**	**665.988.111.261**

b- Shares	**30/09/2026**	**01/01/2026**
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**
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	**Quarter 3/2026**	**Quarter 3/2025**
Revenue from sales of goods and provision of services	**822.818.749.526**	**335.775.823.985**
- Sale of constructions	816.991.898.117	317.179.966.047
- Revenue of goods and service providers	5.826.851.409	18.595.857.938
Total	**822.818.749.526**	**335.775.823.985**

2. Cost of goods sold	Quarter 3/2026	Quarter 3/2025
- Cost of constructions	784.611.963.858	290.452.319.841
- Cost of goods and service providers	4.453.946.447	8.807.984.508
Total	**789.065.910.305**	**299.260.304.349**

3. Financial revenue	Quarter 3/2026	Quarter 3/2025
- Interest income, loan, dividends distributed profit	481.352.030	970.714.816
Total	**481.352.030**	**970.714.816**

4. Financial expenses	Quarter 3/2026	Quarter 3/2025
- Interest expenses	9.062.942.653	10.995.894.715
- Others	96.023.506	1.137.603.562
Total	**9.158.966.159**	**12.133.498.277**

5. Current corporate income tax expense	Quarter 3/2026	Quarter 3/2025
- Phuc Hung Holdings Construction Joint Stock Company	297.271.316	1.373.544.719
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	415.031.403	47.994.706
Total	**712.302.719**	**1.421.539.425**

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 3/2026
Board of Director and Supervisor Board	Salary and remuneration	1.162.634.042
Board of General Director	Salary	1.708.498.724

2. Comparative figures

Comparative figures are taken from the consolidated financial statements for the Q3/2025 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, October 29th, 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Tuyen	Ngo Thi Minh Nguyet	Dang Trong Duc