

QUARTER III FINANCIAL REPORT 2026
TRUONG SON INVESTMENT AND CONSTRUCTION
JOINT STOCK COMPANY



INTERIM BALANCE SHEET

From January 1, 2026, to September 30, 2026

Form B01-DN

Unit: VND

ASSETS	Mã số	Thuyết minh	30/09/2026	01/01/2026
A. SHORT-TERM ASSET	100		398.492.974.686	473.438.485.241
I. Cash and cash equivalents	110	5.1	50.533.552.225	156.018.240.067
1. Cash	111		27.860.658.449	45.544.096.727
2. Cash equivalents	112		22.672.893.776	110.474.143.340
II. Short-term investments	120	5.9	3.314.807.269	7.226.186.596
3. Short-term held-to-maturity investments	123		3.314.807.269	7.226.186.596
III. Short-term receivables	130		165.582.467.677	266.707.641.043
1. Short-term trade receivables	131	5.2	157.051.372.987	220.940.728.578
2. Short-term advances to suppliers	132	5.3	11.349.086.638	45.196.115.748
5. Other short-term receivables	135	5.4.	5.794.585.341	9.116.659.608
6. Provision for doubtful debts (*)	136	5.8	(8.612.577.289)	(8.545.862.891)
IV. Inventories	140	5.5.	161.116.956.178	43.341.550.651
1. Inventories	141		161.116.956.178	43.341.550.651
2. Provision for decline in inventory (*)	142		-	-
V. Short-term biological assets	150		-	-
VI. Other short-term assets	160		17.945.191.337	144.866.884
1. Short-term prepaid expenses	161	5.6.	-	-
2. Value added tax deductibles	162		14.584.855.280	-
3. Taxes and other receivables from the State budget	163	5.14	3.360.336.057	144.866.884
B. LONG-TERM ASSETS	200		289.833.140.784	208.265.419.503
I. Long-term receivables	210		5.370.974.558	5.370.974.558
1. Long-term trade receivables	211		5.370.974.558	5.370.974.558
II. Fixed assets	220		210.435.059.249	138.281.069.692
1. Tangible fixed assets	221	5.10.	210.435.059.249	138.281.069.692
- Cost	222		388.443.155.509	298.769.556.276
- Accumulated depreciation	223		(178.008.096.260)	(160.488.486.584)
III. Long-term biological assets	230		-	-
IV. Investment properties	240		-	-
V. Long-term assets in progress	250	5.7.	66.488.265.773	58.789.756.934
1. Long-term business costs in progress	251		-	-
2. Long-term construction costs in progress	252		66.488.265.773	58.789.756.934
VI. Long-term financial investments	260	5.9.	-	-
VII. Other long-term assets	270		7.538.841.204	5.823.618.319
1. Long-term prepaid expenses	271	5.6.	7.538.841.204	5.823.618.319
TOTAL ASSETS	280		688.326.115.470	681.703.904.744

INTERIM BALANCE SHEET (continued)
From January 1, 2026, to September 30, 2026

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Unit: VND

RESOURCES	Mã số	Thuyết minh	30/09/2026	01/01/2026
C. LIABILITIES	300		251.237.544.625	242.358.430.698
I. Short-term liabilities	310		231.533.781.149	242.358.430.698
1. Short-term trade payables	311	5.12.	68.879.605.361	80.533.488.584
2. Short-term advances from customers	312	5.13.	53.761.472.207	88.002.680.880
3. Dividends and profits payable	313		28.700.000	14.000.000
4. Taxes and amounts payable to the State budget	314	5.14.	4.924.128.544	2.976.916.229
5. Payable to workers	315		3.639.575.997	2.042.222.210
6. Short-term accrued expenses	316	5.15.	-	219.644.662
10. Other short-term payable items	320		498.078.305	319.558.592
11. Short-term borrowings and finance lease liabilities	321	5.11.	99.788.453.339	68.236.152.145
12. Short-term provisions for payables	322		-	-
13. Bonus & welfare funds	323		13.767.396	13.767.396
II. Long-term liabilities	330		19.703.763.476	-
9. Long-term borrowings and finance lease liabilities	339	5.11.	19.703.763.476	-
D. EQUITY	400	5.16.	437.088.570.845	439.345.474.046
1. Owner's contributed capital	411		412.249.940.000	404.249.940.000
- Ordinary shares with voting rights	411a		412.249.940.000	404.249.940.000
- Preference shares	411b		-	-
2. Capital surplus	412		(126.000.000)	(126.000.000)
10. Undistributed earnings	420		24.964.630.845	35.221.534.046
- Retained earnings/(losses) accumulated to the prior year end	420a		7.009.037.046	7.737.519.467
- Retained earnings/(losses) of the current year	420b		17.955.593.799	27.484.014.579
TOTAL RESOURCES	440		688.326.115.470	681.703.904.744

PREPARER



Nguyen Thi Hang

CHIEF ACCOUNTANT



Dang Thi Chinh

GENERAL DIRECTOR



Doan Van Thanh

* This English translation is equivalent to and consistent with the original Vietnamese version. In case of any discrepancies or differences in interpretation between the Vietnamese and English versions, the Vietnamese version shall prevail.

TRUONG SON INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY
Chau Son Industrial Zone, Chau Son Ward, Ninh Binh Province.

INTERIM INCOME STATEMENT

From January 1, 2026, to September 30, 2026

Form B02-DN
Unit: VND

ITEMS	No	Note	Quarter III		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1. Gross revenue from goods sold and services rendered	01	6.1	195.690.510.375	153.378.538.992	537.191.242.047	442.051.925.425
2. Deductions	02	6.2	385.291.849	-	987.401.606	360.300
3. Net revenue from goods sold and services rendered	10		195.305.218.526	153.378.538.992	536.203.840.441	442.051.565.125
4. Cost of goods sold and services rendered	11	6.3	177.000.618.721	141.603.102.137	479.001.278.594	398.713.297.111
5. Gross profit from goods sold and services rendered	20		18.304.599.805	11.775.436.855	57.202.561.847	43.338.268.014
7. Financial income	22	6.4	94.012.390	221.011.537	1.300.459.497	597.665.068
8. Financial expense	23	6.5	2.633.290.138	1.034.937.193	4.587.373.696	3.114.032.582
- In which: Interest expense	24		2.633.290.138	1.034.937.193	4.587.373.696	3.114.032.582
9. Selling expense	25		1.377.907.783	1.211.807.674	3.977.903.517	4.693.436.180
10. General and administration expenses	26	6.8	8.322.415.883	3.352.125.438	27.178.966.300	15.109.282.208
11. Net operating profit	30		6.064.998.391	6.397.578.087	22.758.777.831	21.019.182.112
12. Other income	31		392.935	102.311.149	4.426.605	184.248.019
13. Other expense	32	6.7	52.896.891	4.077.712	62.169.328	23.844.873
14. Other profit	40		(52.503.956)	98.233.437	(57.742.723)	160.403.146
15. Accounting profit before tax	50		6.012.494.435	6.495.811.524	22.701.035.108	21.179.585.258
16. Current corporate income tax expense	51	6.9	1.375.244.053	1.311.081.159	4.745.441.309	4.305.155.553
18. Net profit after corporate income tax expense	60		4.637.250.382	5.184.730.365	17.955.593.799	16.874.429.705
19. Basic earnings per share (*)	70		112,49	128,26	435,55	417,43
20. Diluted earnings per share (*)	71		112,49	128,26	435,55	417,43

PREPARER

Nguyen Thi Hang

CHIEF ACCOUNTANT

Dang Thi Chinh

GENERAL DIRECTOR
October 20, 2026
Doan Van Thanh

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INTERIM CASH FLOW STATEMENT

Form B03-DN

Indirect method

From January 1, 2026, to September 30, 2026

Unit: VND

ITEMS	No	Note	Cumulative from the beginning of the year to the end of this quarter	
			Current year	Prior year
I. Cash flows from operating activities				
1. Profit before tax	01		22.701.035.108	21.179.585.258
2. Adjustments for:			-	-
- Depreciation and amortisation of fixed assets :	02		18.018.531.494	16.165.020.660
- Allowances and provisions	03		66.714.398	1.967.341.995
- (Foreign exchange (gains)/losses arising	04		-	-
- (Gains)/losses from investing activities	05		(793.379.642)	(290.275.813)
- Interest expense	06		4.329.790.146	3.114.032.582
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		44.322.691.504	42.135.704.682
- Change in receivables	09		16.511.049.130	22.177.456.973
- Change in inventories	10		(128.724.246.336)	(98.543.235.121)
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11		(60.701.141.942)	(28.767.468.602)
- Change in prepaid expenses	12		(803.063.885)	(1.006.138.037)
- Change in trading securities	13		-	-
- Interest paid	14		(4.329.790.146)	(3.114.032.582)
- Corporate income tax paid	15		(3.124.001.194)	(2.965.964.261)
- Other cash inflows	16		-	-
- Other cash outflows	17		-	-
Net cash flows from operating activities	20		(136.848.502.869)	(70.083.676.948)
II. Cash flows from investing activities			-	-
1. Acquisition and construction of fixed assets and other long-term assets	21		(85.452.000.000)	(13.273.584.389)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		3.000.000	183.020.211
3. Cash outflow for lending, buying debt instruments of other entities	23		(34.220.673)	-
4. Cash recovered from lending, selling debt instruments of other entities	24		91.712.628.891	-
5. Equity investments in other entities	25		-	-
6. Cash recovered from equity investment in other entities	26		-	-
7. Interest earned, dividends and profits received	27		790.379.642	597.665.068
Net cash flows from investing activities	30		7.019.787.860	(12.492.899.110)

INTERIM CASH FLOW STATEMENT (continued)

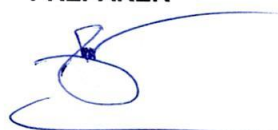
Form B03-DN

Indirect method

From January 1, 2026, to September 30, 2026

ITEMS	No	Note	Cumulative from the beginning of the year to the end of this quarter	
			Current year	Prior year
III. Cash flows from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	34.874.000.000
2. Capital withdrawals, buy-back of issued shares	32		-	-
3. Proceeds from borrowings	33		225.881.122.553	132.224.025.402
4. Repayment of borrowings	34		(174.625.057.883)	(121.584.071.598)
5. Repayment of obligations under finance leases	35		-	-
6. Dividends and profits paid	36		(26.912.037.503)	(19.250.000.000)
Net cash flows from financing activities	40		24.344.027.167	26.263.953.804
Net increase/(decrease) in cash for the year	50		(105.484.687.842)	(56.312.622.254)
Cash and cash equivalents at the beginning of	60		156.018.240.067	123.206.220.051
Effects of changes in foreign exchange rates	61		-	-
Cash and cash equivalents at the end of the ye	70		50.533.552.225	66.893.597.797

PREPARER



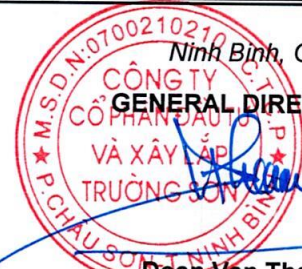
Nguyen Thi Hang

CHIEF ACCOUNTANT



Dang Thi Chinh

GENERAL DIRECTOR

Ninh Binh, October 20, 2026

Doan Van Thanh

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1 CHARACTERISTICS OF THE COMPANY'S OPERATIONS

Structure of ownership:

Truong Son Investment and Construction Joint Stock Company was established and operates under the Business Registration Certificate No. 0700210210, initially registered on August 29, 2002, and amended for the 18th time on August 12, 2025 issued by the Enterprise Department - Ninh Binh Provincial Department of Finance. The company transitioned from a Limited Liability Company (LLC) to a Joint Stock Company under the 11th amendment of the Business Registration Certificate on January 14, 2019.

The Company's charter capital, according to the 19th amended Business Registration Certificate dated September 16, 2026, is 412,249,940,000 VND (in words: four hundred and twelve billion, two hundred and forty-nine million, nine hundred and forty thousand VND).

Business Activities and Main Operations:

The main activities of the company are construction and production..

- The business sectors include:

- Construction of other civil engineering works (construction of civil, industrial, irrigation, water supply and drainage, and electrical works up to 500KV);

- Road transport of goods;

- Demolition;

- Site preparation;

- Trading of construction materials and other installation equipment;

Details: Sale of construction materials such as bricks, tiles, cement, stone, sand, gravel; Sale of ceramic tiles, sanitary equipment, construction glasses, paint, varnish, water industry materials, and equipment; Trading of bamboo, rattan, wood, and processed wood products; Trading of hardware items

- Wholesale of metals and metal ores;

Details: Buying and selling iron and steel.

- Agency, brokerage, and auction services.

Details: Agency for buying and selling consigned goods (excluding the exercise of distribution rights for goods in the category of goods from foreign investors, and economic organizations with foreign-invested capital are not allowed to exercise distribution rights);

- Production of concrete and products from cement and gypsum;

Details: Production of ready-mixed concrete, precast concrete slabs, concrete pipes, concrete columns, and reinforced concrete piles.

- Production of building materials from clay;

Details: Production of clay-based materials, production of bricks using tuynel kilns, etc...

- Short-term accommodation services;

Details: Investment and operation of hotels.

- Restaurants and mobile food services;

- Production of ready-made garments (excluding apparel);

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- Wholesale of fabrics, ready-made garments, footwear;
- Wholesale of machinery, equipment, and other machine parts;
- Garment manufacturing (excluding apparel made from leather and fur);
Details: Supplying and managing labor sources for working abroad.
- Production of plastic products;
Details: Production of water industry equipment..
- Extraction, processing, and supply of water;
- Production of footwear;
- Investment and business in electricity; investment and business in entertainment and ecotourism parks; steel production, metal plating; production and business of electrical industry equipment, composite materials; import and export trading of goods.

Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months.

Characteristics of the business activities in the year which have impact on the financial statements: No.

2. BASIS FOR FINANCIAL STATEMENT PREPARATION

Accounting regime applied

The company applies Vietnamese Accounting Standards and the Enterprise Accounting System issued under Circular 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance, replacing Circular 200/2014/TT-BTC dated December 22, 2014, guiding the enterprise accounting system.

Statement of compliance with Accounting Standards and the Accounting Regime

The company has adopted the Vietnamese Accounting Standards and the relevant guiding documents issued by the State. The financial statements are prepared and presented in full compliance with the regulations of each standard, the guidance circulars, and the applicable accounting regime currently in use.

Going Concern Basis

The company's financial statements are prepared on the going concern basis, assuming that the company will continue its operations in the foreseeable future.

3. FINANCIAL YEAR AND CURRENCY UNIT USED IN ACCOUNTING

The company's financial year starts on 01 January and ends on 31 December.

The currency used in accounting records is the Vietnamese Dong (VND).

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4. APPLIED ACCOUNTING POLICIES

The accounting policies applied in the preparation of these financial statements are consistent with the accounting policies used in preparing the financial statements for the financial year ending on December 31, 2025.

4.1. Accounting Estimates

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

4.2. Cash and Cash Equivalents

Cash includes cash on hand and cash in bank accounts.

4.3. Financial Investments

Financial investments are accounted for using the cost method. The company only recognizes income from investments in the income statement when dividends are received from the accumulated retained earnings of the investee after the investment date. Other amounts the company receives, apart from the dividends, are considered as repayments of the investment and are recorded as reductions to the cost of the investment.

Financial investments at the reporting date, if:

- (i) The maturity or repayment term is no more than 90 days from the purchase date, are considered "cash equivalents";
- (ii) The repayment term is less than 1 year or within 1 business cycle, they are classified as current assets;
- (iii) the repayment term is more than 1 year or beyond 1 business cycle, they are classified as non-current assets (long-term financial investments).

Held-to-Maturity Investments

Held-to-maturity investments include investments that the company intends and is able to hold until maturity. The company's held-to-maturity investments are: time deposits with banks with fixed terms.

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4.4. Receivables

Receivables are presented in the financial statements at the carrying value, which is the amount due from customers and other receivables, less the provision for doubtful debts. At the reporting date, if:

- Receivables with a repayment or settlement period of less than 1 year (or within one business cycle) are classified as current assets;
- Receivables with a repayment or settlement period of more than 1 year (or more than one business cycle) are classified as non-current assets;

The provision for doubtful debts reflects the estimated value of receivables that are expected to be uncollectible, based on outstanding receivables as of the end of the financial year.

4.5. Inventories

Inventories are recognized at the lower of cost and net realizable value.

The cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition for use.

The net realizable value of inventories is determined by estimated selling price less estimated costs to sell the inventories.

The company applies the perpetual inventory method to account for inventories, with their value determined as follows:

The value of inventories is determined using the weighted average cost method.

Provision for Inventory Write-downs is made in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Minister of Finance and Accounting Standard No. 02 on inventories.

4.6. Tangible fixed assets

The cost of tangible fixed assets includes the purchase price and directly related costs to bring the asset into a state of readiness for use. The cost of tangible fixed assets that are self-made or self-constructed includes construction costs, actual production costs incurred, as well as installation and testing costs. The costs of upgrading tangible fixed assets are capitalized and added to the asset's cost; maintenance and repair costs are expensed in the period incurred. When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are written off, and any gain or loss arising from the disposal is recognized in the income statement.

Depreciation of tangible fixed assets is calculated using the straight-line method, applied to all assets at a rate calculated to allocate the cost over their estimated useful lives, in accordance with legal regulations..

Depreciation is calculated using the straight-line method. The estimated depreciation periods are as follows:

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- Buildings and structures	05-50 years
- Machinery and equipment	03-15 years
- Vehicles	06-15 years
- Office equipment:	03-07 years

4.7. Prepaid Expenses

Prepaid expenses include tools and supplies, the value of assets that do not meet the criteria for being classified as fixed assets, major repairs of fixed assets, and other prepaid expenses. Prepaid expenses will be gradually allocated to production and business expenses over a reasonable period from the time they are incurred.

The calculation and allocation of long-term prepaid expenses to production and business expenses in each accounting period are based on the nature and extent of each type of expense, to select the appropriate allocation method and criteria. Prepaid expenses are allocated gradually to production and business expenses using the straight-line method over a period of no more than 3 years.

4.8. Payables

The balances of payables to suppliers, internal payables, other payables, and loans at the reporting date are classified and reflected in the financial statements as follows:

- Short-term debt if the repayment period is within 1 year (or within one business cycle).
- Long-term debt if the repayment period is more than 1 year (or beyond one business cycle).

4.9. Borrowings and finance lease liabilities

Borrowings are recognized at the amount the company receives under the borrowing agreement.;

4.10. Capitalization of Borrowing Costs

Borrowing costs are recognized as an expense in the period in which they are incurred, except for borrowing costs directly attributable to the construction or production of an asset under development, which are capitalized as part of the cost of that asset when the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met.

4.11. Owner's Equity

The principles for recognizing owner's contributions, share premium, convertible bond options, and other owner's equity are as follows:

Owner's investment is recognized at the actual amount contributed by the owner.

Recognition of Retained Earnings:

Retained earnings are the profit after tax of the business, after deducting (-) adjustments due to the retrospective application of changes in accounting policies and retrospective correction of material prior-period errors..

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4.12. Revenue

a) Revenue from sale of goods

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

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

b) Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. 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.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably; and.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The portion of the service completed is determined using the method of assessing the work completed.

c) Financial income

Revenue arising from interest, royalties, dividends, profits, and other financial activities is recognized when both of the following conditions are met:

- There is reasonable assurance that the economic benefits from the transaction will be obtained;

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- The revenue can be reliably measured.

Dividends and profits from shareholding are recognized when the company is entitled to receive the dividend or profit from the investment.

d) Revenue from construction contracts

The portion of work completed in a construction contract is used to determine the recognized revenue, which is calculated based on the evaluation of the work completed, as agreed between the investor and the contractor.

e) Other Income

This includes income from activities other than the aforementioned operating activities.

4.13. Revenue deductions

Revenue deductions include: trade discounts, sales reductions, and returned goods in the company's sales within the year.

4.14. Cost of goods sold

The cost of goods sold reflects the cost of products, goods, services, and the cost of construction products sold during the year, ensuring:

- Consistency between revenue and cost of goods sold;
- The principle of prudence, recognizing immediately any costs that exceed the normal levels of inventory

4.15. Financial expenses

Expenses recognized as financial expenses include:

- Costs or losses related to financial investments;
- Borrowing costs and loan-related expenses;
- Foreign exchange losses due to currency fluctuations in foreign currency transactions;
- Provisions for impairment of securities investments.

These items are recognized based on the total amounts incurred during the year, without offsetting against financial income.

4.16. Selling expenses and administrative expenses

Selling expenses reflect the actual costs incurred in the process of selling products, goods, and providing services, including costs for product promotion, product advertising, sales commissions, warranty costs for products and goods (excluding construction activities), storage costs, packaging, and transportation, etc...

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Administrative expenses reflect the general management costs of the company, including salaries for the management team, social insurance, health insurance, union fees, unemployment insurance for management employees, office materials, labor tools, depreciation of fixed assets used for management purposes, land rental, business license tax, provision for doubtful debts, outsourced services, and other cash expenses.

4.17. Taxation

Value Added Tax (VAT):

Revenue from construction activities and the sale of goods is subject to VAT at rates of 8% and 10%.

Corporate Income Tax (CIT):

Current corporate income tax expense is determined based on taxable income and the applicable CIT rate for the current year.

Deferred corporate income tax expense is determined based on temporary differences that are deductible, taxable temporary differences, and the applicable CIT rate.

Other Taxes:

Other taxes are recognized in accordance with the laws and regulations.

4.18. Financial Instruments

Initial Recognition

Financial Assets: At the initial recognition date, financial assets are recognized at cost, which includes the transaction costs directly related to acquiring the financial asset. The Company's financial assets include cash, cash equivalents, trade receivables, other receivables, deposits, financial investments, and derivative financial instruments.

Financial Liabilities: At the initial recognition date, financial liabilities are recognized at cost, which includes the transaction costs directly related to issuing the financial liability. The Company's financial liabilities include trade payables, other payables, accrued expenses, financial lease liabilities, borrowings, and derivative financial instruments.

Subsequent Measurement

Currently, there are no regulations regarding the revaluation of financial instruments after initial recognition.

4.19. Related Parties

The presentation of relationships with related parties and transactions between the company and related parties is carried out in accordance with Vietnamese Accounting Standard No. 26 "Information on Related Parties," which was issued and published under Decision No. 234/2003/QĐ-BTC on December 30, 2003, by the Minister of Finance, and Circular No. 161/2007/TT-BTC "Guiding the implementation of sixteen (16) Accounting Standards issued under Decision No. 149/2001/QĐ-BTC dated December 31, 2001,

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Quarter III 2026

Decision No. 165/2002/QD-BTC dated December 31, 2002, and Decision No. 234/2003/QD-BTC dated December 30, 2003, by the Minister of Finance," specifically:

Related parties are considered related if one party has the ability to control or significantly influence the other in making decisions regarding financial policies and operations. Cases that are considered related parties include: businesses - such as parent companies, subsidiaries, and affiliated companies - individuals, directly or indirectly through one or more intermediaries, who have control over the company or are controlled by the company, or jointly controlled with the company. Affiliated parties, individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel such as the CEO, executives of the Company, close family members of these individuals or related parties, or companies affiliated with these individuals are also considered related parties.

In considering the relationship with each related party, the substance of the relationship is emphasized rather than its legal form..

Details of transactions with related parties are disclosed in note 8.5.

INTERIM FINANCIAL STATEMENT NOTES (continued)

From January 1, 2026, to September 30, 2026

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Unit: VND

5. ADDITIONAL INFORMATION ON ITEMS PRESENTED ON THE BALANCE SHEET

5.1. Cash and cash equivalents

	30/09/2026	01/01/2026
Cash	2.872.394.500	1.124.759.000
Cash in banks	24.988.263.949	44.419.337.727
Cash equivalents	22.672.893.776	110.474.143.340
Total	50.533.552.225	156.018.240.067

5.2. Trade receivables

	30/09/2026	01/01/2026
a) Short-term trade receivables	157.051.372.987	220.940.728.578
Receivables from domestic customers (with detailed items accounting for a large proportion of total receivables)	34.870.180.581	37.572.179.273
- Thai Binh Duong Joint Stock Company	13.139.653.245	15.139.653.245
- Power Development Project Management Board	10.317.432.305	10.519.430.997
- Nam Viet Ha Noi Investment Joint Stock Company	7.393.152.480	7.893.152.480
- Thang Long Industrial Construction and Trading Joint Stock Company	819.942.551	819.942.551
- Hai Pha Vietnam Limited Liability Company	3.200.000.000	3.200.000.000
Other receivables from customers	122.181.192.406	183.368.549.305
Total	157.051.372.987	220.940.728.578
b) Long-term receivables from customers		
- Hai Pha Vietnam Limited Liability Company	5.370.974.558	5.370.974.558
Total	5.370.974.558	5.370.974.558
c) Short-term receivables from customers are related parties		

5.3. Short-term Advances to Suppliers

	30/09/2026	01/01/2026
- Mibaco Mien Bac consultant Joint Stock Company	762.293.034	8.000.000.000
- Ngai Cau Investment, Construction and Trading Joint Stock Company	116.548.147	860.114.589
- Long An Electromechanical Joint Stock Company (renamed from: Dai Dung Electromechanical Joint Stock Company)	-	3.232.016.701
- Vinael Joint Stock Company	-	12.000.000.000
- Dia Phong Technology Joint Stock Company	-	1.638.648.360
- LS-VINA Cable and System Joint Stock Company	6.178.948.056	4.172.276.973
- TTSMART Company Limited	-	1.447.104.000
- Bao Son Equipment and Structure Company Limited	-	3.276.488.700
- Other companies	4.291.297.401	10.569.466.425
Total	11.349.086.638	45.196.115.748

INTERIM FINANCIAL STATEMENT NOTES (continued)

From January 1, 2026, to September 30, 2026

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Unit: VND

5.4. Other Receivables

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
a) Short-term	5.794.585.341	-	9.116.659.608	-
- Other receivables	945.008.000	-	800.148.000	-
- Advances	4.506.974.221	-	8.281.511.608	-
Details:				
+ Truong Xuan Doan	947.359.500	-	689.943.333	-
+ Ngo Manh Hung	25.000.000	-	671.098.500	-
+ Tran Gia Tuan	717.500.000	-	626.080.000	-
+ Vu Van Dai	241.700.000	-	1.523.904.500	-
+ Tran Gia Thuan	470.073.682	-	1.034.517.982	-
+ Other advance recipients	2.105.341.039	-	3.735.967.293	-
- Pledge, mortgage, deposit, bet	342.603.120	-	35.000.000	-
b) Long-term	-	-	-	-
Total	5.794.585.341	-	9.116.659.608	-

5.5. Inventories

	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Raw material	23.102.394.361	-	12.863.071.237	-
Work in progress	100.855.719.280	-	17.365.409.301	-
Finished goods	37.158.842.537	-	13.109.352.613	-
Goods	-	-	3.717.500	-
Total	161.116.956.178	-	43.341.550.651	-

5.6. Prepaid Expenses

	30/09/2026	01/01/2026
a) Short-term	-	-
b) Long-term	7.538.841.204	5.823.618.319
Asset repair costs	1.187.232.010	775.708.266
Tools and equipment used	2.315.476.319	909.187.753
Infrastructure construction costs	4.036.132.875	4.138.722.300
Total	7.538.841.204	5.823.618.319

5.7. Asset in progress - Long-term

a) Work-in-progress production and business costs

b) Construction in progress

Construction

Construction of the TM & TH Truong Son Center

Project: Renovation and repair of the operations building in 2026

Project: Renovation and repair of Pile Workshop No. 1 (2026)

Project: 35kV medium-voltage power line and 750kVA-35(22)/0.4kV transformer station for power supply to Dong Tam Industrial Cluster – part of the Dong Tam Industrial Cluster project, Lac Thuy District

Prestressed concrete pile and column manufacturing factory - construction of expansion of pile and column manufacturing factory No. 2

Total

	30/09/2026	01/01/2026
	66.488.265.773	58.789.756.934
	31.945.835.029	31.945.835.029
	3.666.532.422	-
	29.220.429.384	-
	1.570.866.776	-
	84.602.162	26.843.921.905
Total	66.488.265.773	58.789.756.934

TRUONG SON INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

Chau Son Industrial Zone, Chau Son Ward, Ninh Binh Province.

INTERIM FINANCIAL STATEMENT NOTES (continued)

From January 1, 2026, to September 30, 2026

5.8 . Bad debt

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Unit: VND						
	30/09/2026			01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
- Short-term receivables	13.787.784.025	5.175.206.736	(8.612.577.289)	15.396.085.305	6.850.222.414	(8.545.862.891)
+ Duc Viet Investment Joint Stock Company	492.488.510	-	(492.488.510)	492.488.510	-	(492.488.510)
+ SAS Construction Joint Stock Company	838.949.825	-	(838.949.825)	838.949.825	-	(838.949.825)
+ ALPHA Construction Joint Stock Company	243.387.000	-	(243.387.000)	243.387.000	-	(243.387.000)
+ K18 Consulting and Construction Joint Stock Company	283.780.000	-	(283.780.000)	283.780.000	-	(283.780.000)
+ Thu Do Energy Development Joint Stock Company	151.761.080	-	(151.761.080)	151.761.080	-	(151.761.080)
+Thang Long Construction and Interior Joint Stock Company	466.109.600	-	(466.109.600)	466.109.600	-	(466.109.600)
+ Song Thuong Electric Company Limited	700.000.000	-	(700.000.000)	800.000.000	-	(800.000.000)
+ Binh Minh Trade and Transport Limited Liability Company	72.435.480	-	(72.435.480)	72.435.480	-	(72.435.480)
+ Tan Viet Phat Trading Construction And Production Company Limited	689.306.000	-	(689.306.000)	689.306.000	-	(689.306.000)
+ ACG Construction and Equipment Joint Stock Company	394.070.000	-	(394.070.000)	394.070.000	-	(394.070.000)
+ Hoang Tien Phat Investment and Construction Joint Stock Company	1.524.079.470	-	(1.524.079.470)	1.524.079.470	-	(1.524.079.470)
+ Investment And Industrial Manufacturing Joint Stock Company	-	-	-	-	-	-
+ SATURN Vietnam Joint Stock Company	475.165.000	-	(475.165.000)	475.165.000	-	(475.165.000)
+ Nam Viet Hanoi Investment Joint Stock Company	7.393.152.480	5.175.206.736	(2.217.945.744)	7.893.152.480	6.314.521.984	(1.578.630.496)
+ Hoang Anh Garment Trading and Service Company Limited	-	-	-	786.051.280	393.025.640	(393.025.640)
+ Nam Hong Concrete Components Joint Stock Company	63.099.580	-	(63.099.580)	285.349.580	142.674.790	(142.674.790)
Total	13.787.784.025	5.175.206.736	(8.612.577.289)	15.396.085.305	6.850.222.414	(8.545.862.891)

Unit: VND

TRUONG SON INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY
Chau Son Industrial Zone, Chau Son Ward, Ninh Binh Province.

INTERIM FINANCIAL STATEMENT NOTES (continued)

From January 1, 2026, to September 30, 2026

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5.9. Financial Investments

	30/09/2026		01/01/2026		Unit: VND
	Cost	Fair value	Provision	Cost	Fair value
a) Trading Securities					
b) Investment held to maturity					
Term deposits	3.314.807.269	3.314.807.269	-	7.226.186.596	7.226.186.596
c) Investment in other entities	3.314.807.269	3.314.807.269	-	7.226.186.596	7.226.186.596
Total	-	-	-	-	-
	3.314.807.269	3.314.807.269	-	7.226.186.596	7.226.186.596

(i) Term deposits from 3 months to 12 months at banks.

TRUONG SON INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY
Chau Son Industrial Zone, Chau Son Ward, Ninh Binh Province.

INTERIM FINANCIAL STATEMENT NOTES (continued)

From January 1, 2026, to September 30, 2026

Form B09-DN

5.10. INCREASE, DECREASE IN TANGIBLE ASSETS

Unit: VND

Items	Building, Architecture	Machinery, Equipment	Means of Transport vessels	Management equipments	Total
I. Original Cost					
Opening balance	127.824.042.183	120.055.037.674	48.019.143.460	2.871.332.959	298.769.556.276
Increasing in year	45.075.336.079	44.558.326.640	302.277.778	236.580.554	90.172.521.051
- Purchasing	-	167.259.259	302.277.778	236.580.554	706.117.591
- Completed capital construction investment	45.075.336.079	44.391.067.381	-	-	89.466.403.460
Decreasing in year	-	-	498.921.818	-	498.921.818
- Liquidation, disposal	-	-	498.921.818	-	498.921.818
- Others	-	-	-	-	-
Closing balance	172.899.378.262	164.613.364.314	47.822.499.420	3.107.913.513	388.443.155.509
II. Accumulated depreciation					
Opening balance	65.402.291.967	65.536.832.556	28.454.379.567	1.094.982.494	160.488.486.584
Increasing in year	6.769.323.048	9.494.938.895	1.462.671.324	291.598.227	18.018.531.494
- Depreciation	6.769.323.048	9.494.938.895	1.462.671.324	291.598.227	18.018.531.494
Decreasing in year	-	-	498.921.818	-	498.921.818
- Liquidation, disposal	-	-	498.921.818	-	498.921.818
Closing balance	72.171.615.015	75.031.771.451	29.418.129.073	1.386.580.721	178.008.096.260
III. Net Value					
1. Opening balance	62.421.750.216	54.518.205.118	19.564.763.893	1.776.350.465	138.281.069.692
2. Closing balance	100.727.763.247	89.581.592.863	18.404.370.347	1.721.332.792	210.435.059.249
- The remaining value of pledged collateral:			77.116.146.000 VND		
- he original value of fully depreciated assets, currently in use:			59.066.693.418 VND		

INTERIM FINANCIAL STATEMENT NOTES (continued)

From January 1, 2026, to September 30, 2026

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5.11. Borrowings and finance lease liabilities

Unit: VND

30/09/2026

01/01/2026

	Value	Outstanding debt	Increase in the period	Decrease in the period	Value	Outstanding debt
a) Short-term loans	99.788.453.339	99.788.453.339	206.177.359.077	174.625.057.883	68.236.152.145	68.236.152.145
Short-term loans in VND	98.747.597.389	98.747.597.389	206.177.359.077	172.429.277.702	64.999.516.014	64.999.516.014
- Joint stock Commercial Bank for Investment and Development of Viet Nam - Ha Nam Branch (1)	22.756.655.147	22.756.655.147	53.757.116.813	34.693.616.596	3.693.154.930	3.693.154.930
- Military Commercial Joint Stock Bank - Ha Nam Branch (2)	40.919.904.676	40.919.904.676	103.211.465.431	102.476.335.364	40.184.774.609	40.184.774.609
- Joint Stock Commercial Bank For Foreign Trade Of Vietnam - Ha Nam Branch (3)	35.071.037.566	35.071.037.566	49.208.776.833	35.259.325.742	21.121.586.475	21.121.586.475
Long-term loans due for repayment	1.040.855.950	1.040.855.950	-	2.195.780.181	3.236.636.131	3.236.636.131
- Military Commercial Joint Stock Bank - Ha Nam Branch (4)	1.040.855.950	1.040.855.950	0	2.195.780.181	3.236.636.131	3.236.636.131
b) Long-term loans	19.703.763.476	19.703.763.476	19.703.763.476	-	-	-
- Joint stock Commercial Bank for Investment and Development of Viet Nam - Ha Nam Branch (5)	19.703.763.476	19.703.763.476	19.703.763.476	0	-	-
Total	119.492.216.815	119.492.216.815	225.881.122.553	174.625.057.883	68.236.152.145	68.236.152.145

Supplementary Information on Short-term borrowings:

- (i) These are short-term loans obtained from Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Nam Branch under Credit Agreement No. 01/2025/3586897/HĐTD dated 24 October 2025. The revolving credit limit amounts to VND 200,000,000,000, with a credit term of 12 months. The loans are intended to supplement working capital, issue guarantees, and open letters of credit (L/Cs). The loan tenor and interest rates are stipulated in each individual debt acknowledgment agreement. The loans are secured by:
- Mortgage agreements No. 01/2019/3586897/HĐBĐ and No. 02/2019/3586897/HĐBĐ dated 11 June 2019 entered into between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Nam Branch (the mortgagee). Under Mortgage Agreement No. 01/2019/3586897/HĐBĐ, the mortgaged assets comprise all structures constructed on land parcel No. 25, map sheet No. 1, located at Chau Son Industrial Park, Chau Son Ward, Phu Ly City, Ha Nam Province, owned by the Company in accordance with the Certificate of land use rights and ownership of houses and other assets attached to land No. CR 160620, issued by the Ha Nam Department of Natural Resources and Environment on 15 March 2019. Under Mortgage Agreement No. 02/2019/3586897/HĐBĐ, the mortgaged assets comprise all machinery and equipment of the Company's two prestressed concrete electric pole production lines, as detailed in the appendices to the agreement. The total value of the mortgaged assets amounts to VND 8,000,000,000.
 - (ii) Short-term loan obtained from Vietnam Military Commercial Joint Stock Bank – Ha Nam Branch under Credit Agreement No. 337947.25.770.2145251.TD dated 01 October 2025. The credit limit is VND 350,000,000,000, with a borrowing limit of VND 100,000,000,000, and the credit term is from the date of signing the agreement until 09 September 2026. The loan is intended to supplement working capital for construction works and the production of prestressed concrete poles and piles. The loan tenor and interest rates are stipulated in each individual debt acknowledgment agreement. The loan is secured by:
 - Goods and receivables arising from the MB financing plan under Mortgage Agreement No. 236675.24.770.2145251.BD dated 15 August 2024;
 - Real estate comprising constructions on land parcel No. 24, map sheet No. 1, located at Chau Son Industrial Park, Chau Son Ward, Phu Ly City, Ha Nam Province (currently Chau Son Industrial Park, Phu Ly Ward, Ninh Binh Province) under the Certificate of land use rights and ownership of houses and other assets attached to land No. DL 770523 issued by the Land Registration Office under the Ha Nam Department of Natural Resources and Environment on 04 July 2023 and Land Lease Agreement No. 13/HĐTĐ dated 13 March 2019 between the Ha Nam Provincial People's Committee and Truong Son Investment and Construction Joint Stock Company;
 - Asset rights arising from Land Lease Agreement No. 13/HĐTĐ dated 13 March 2019, Certificate of land use rights and ownership of houses and other assets attached to land No. LD 70523 issued by the Ha Nam Department of Natural Resources and Environment on 04 July 2023; real estate under Certificate of land use rights and ownership of houses and other assets attached to land No. LD 770523 issued by the Ha Nam Department of Natural Resources and Environment (currently Ninh Binh Province) on 04 July 2023 and Land Lease Agreement No. 13H/ĐTĐ dated 13 March 2019.

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(iii) Short-term loans obtained from Vietnam Joint Stock Commercial Bank for Foreign Trade – Ha Nam Branch under Credit Agreement No. 63/25/HĐCTD/HNA dated 23 September 2025. The credit limit is VND 50,000,000,000, with a credit term of 12 months. The loans are intended to supplement working capital for business operations. The loan tenor and interest rates are stipulated in each individual debt acknowledgment agreement. The loans are secured by:

- Mortgage agreement on land use rights and houses No. 65/25/HĐTC/HNA dated 22 September 2025 between Vietnam Joint Stock Commercial Bank for Foreign Trade and Mrs. Hoang Kim Hue – Related parties;
- Machinery and equipment mortgage agreement No. 365/22/HĐTC/NQ71 dated 26 September 2022 between Vietnam Joint Stock Commercial Bank for Foreign Trade and the Company. The mortgaged assets comprise a steel cage welding machine for electric poles, maximum length Lmax = 12m (integrating both ordinary steel and prestressed steel welding heads), owned by the mortgagor;
- Goods mortgage agreement No. 498/234DTC/HNA dated 31 October 2023. The secured assets comprise goods in circulation during production and business activities (including raw materials, supplies, semi-finished products, finished products, inventory, reserves, or goods awaiting sale, and any other goods that are or may be used or consumed in the Company's production and business activities).

Supplementary Information on Long-term borrowings:

- (iv) Long-term borrowings at Military Commercial Joint Stock Bank – Ha Nam Branch under the following credit agreements:
- Credit Agreement No. 21175.19.770.2145251.TD dated 10 June 2019, for the purpose of providing medium- and long-term financing for the payment of investment costs related to machinery and equipment for the expansion project of the "Prestressed Concrete Pole and Pile Production Plant" at Chau Son Industrial Park, Chau Son Ward, Phu Ly City, Ha Nam Province. Borrowing limit: VND 66,560,846,660, maximum borrowing term: 84 months. Lending interest rate: As stipulated in each debt acknowledgment. The borrowing is secured by:
 - The entire 100% new machinery and equipment line under the "Prestressed Concrete Pole and Pile Production Plant" project at Chau Son Industrial Park, Chau Son Ward, Phu Ly City, Ha Nam Province;
 - Future machinery and equipment under Contract No. HDKT/HP-TS-10042019 dated 10 April 2019, between Truong Son Investment and Construction Joint Stock Company and Hung Phat Lang Son Construction and Trading Co., Ltd., including attached appendices;
 - Real estate under Land Use Right Certificate No. CR160619 issued by the Department of Natural Resources and Environment of Ha Nam Province on 15 March 2019, for Truong Son Investment and Construction Joint Stock Company. The real estate is Lot No. 24, owned by the company in Chau Son Industrial Park, Chau Son Ward, Phu Ly City, Ha Nam Province.

-Credit Agreement No. 48488.21.770.2145251.TD dated 7 September 2021, for the purpose of partially financing the cost of purchasing machinery and equipment under Contract No. 02.21TS/HĐKT/ĐP dated 25 June 2021, signed between Truong Son Investment and Construction Joint Stock Company and Dia Phong Technology Joint Stock Company. Borrowing limit: VND 1,252,790,000, maximum borrowing term: 36 months, lending interest rate: As stipulated in each debt acknowledgment. The borrowing is secured by machinery and equipment, including one steel cage welding machine for electric poles and one steel cutting machine for the synchronized steel cage welding system, under Contract No. 02.21TS/HĐKT/ĐP dated 25 June 2021, signed between Truong Son Investment and Construction Joint Stock Company and Dia Phong Technology Joint Stock Company.

-Credit Agreement No. 37664.21.770.2145251.TD dated 7 July 2021, for the purpose of medium-term financing for the payment of mold equipment and jig sets under Contract No. YJT-JM2021-61 dated 14 April 2021, signed between Truong Son Investment and Construction Joint Stock Company and Yogiart International Limited. Borrowing limit: VND 1,541,862,224, maximum borrowing term: 36 months, lending interest rate: As stipulated in each debt acknowledgment. The borrowing is secured by:

- Machinery and equipment under Contract No. 190419/HĐKT/TS-ĐP dated 19 April 2019, and attached appendices signed between Truong Son Investment and Construction Joint Stock Company and Dia Phong Technology Joint Stock Company;

- HKT90 concrete batching plant with a capacity of 90m³/h under Contract No. 2204/2019/HĐKT/HKT dated 22 April 2019, and attached appendices signed between Truong Son Investment and Construction Joint Stock Company and HKT Mechanical Equipment and Technology Co., Ltd.;

- Prestressed concrete pile production line under Contract No. HDKT/HP-TS-10042019 dated 10 April 2019, and attached appendices signed between Truong Son Investment and Construction Joint Stock Company and Hung Phat Lang Son Construction and Trading Co., Ltd.;

- Fluidized bed boiler system with a capacity of 4 tons/hour under Contract No. HDKT/BNC&TS-768/2019 dated 26 April 2019, and attached appendices signed between Truong Son Investment and Construction Joint Stock Company and Bao Ngoc Boiler Service Co., Ltd.

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5.12. Trade payables

	30/09/2026			01/01/2026	
	Value	Outstanding debt		Value	Outstanding debt
a) Short-term trade payables	68.879.605.361	68.879.605.361		80.533.488.584	80.533.488.584
Trade payables accounting for a large proportion	23.523.413.680	23.523.413.680	-	23.124.031.639	23.124.031.639
- Truong Giang Electrical Construction, Trading, and Service Company Limited	3.528.325.051	3.528.325.051		1.793.150.568	1.793.150.568
- Duyen Ha Limited Liability Company	774.636.875	774.636.875		774.636.875	774.636.875
- Transco Transport Business Co., Ltd.	6.070.902.717	6.070.902.717		3.667.490.503	3.667.490.503
- Phu Hung Metalworking Company Limited	1.310.136.180	1.310.136.180		3.370.565.429	3.370.565.429
- Thanh Nam Trading Joint Stock Company	6.036.914.044	6.036.914.044		4.284.705.792	4.284.705.792
- Duc Tham Electrical Construction and Trading Services Limited Liability Company	3.167.339.459	3.167.339.459		2.505.760.916	2.505.760.916
- Hung Bac Metal Manufacturing and Trading Company Limited	-	-		2.171.498.843	2.171.498.843
- Long An Electromechanical Joint Stock Company	909.796.705	909.796.705		-	-
- Ha Nam Electrical Construction Engineering Company Limited	651.260.799	651.260.799		2.413.891.522	2.413.891.522
- Van Thanh Phat Construction Investment and Trading Company Limited	1.074.101.850	1.074.101.850		2.142.331.191	2.142.331.191
Other trade payables	45.356.191.681	45.356.191.681		57.409.456.945	57.409.456.945
Total	68.879.605.361	68.879.605.361		80.533.488.584	80.533.488.584

b) Long-term trade payables

c) Trade payables are related parties

5.13. Advance payments from customers

a) Short-term advance payments from customers

	30/09/2026	01/01/2026
- Phu Tho Power Company - Branch of Northern Power Corporation	-	4.833.867.262
- Southern Power Projects Management Board - Branch of the National Power Transmission Corporation	2.388.649.552	2.388.649.552
- Telin Group Joint Stock Company	-	11.365.372.570
- Branch Of Southern Power Corporation - Southern Power Project Management Board	15.112.352.110	27.337.129.641
- Southern Power Corporation Limited Branch - Southern Grid Project Management Board	-	21.602.750.311
- Investment Project Management Board - Infrastructure of Hoang Mai Ward	6.701.015.000	6.701.015.000
- Investment, Urban Development and Land Management Board of Region 2	8.682.787.988	8.682.787.988
- Other advance payments from customers	20.876.667.557	5.091.108.556
Total	53.761.472.207	88.002.680.880

b) Advance payments from customers are related parties

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From January 1, 2026, to September 30, 2026

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Unit: VND

5.14. Taxes and other payable amounts to the State

a) Payables	01/01/2026	Payables during the period	Payables settled/offset during the period	30/09/2026
- VAT	-	42.989.658.302	42.989.658.302	-
- CIT	2.976.916.229	4.745.441.309	3.124.001.194	4.598.356.344
- PIT	-	1.329.904.985	1.296.584.185	33.320.800
- Other taxes	-	936.005.600	643.554.200	292.451.400
Total	2.976.916.229	50.001.010.196	-	48.053.797.881
4.924.128.544				
b) Receivables				
- VAT receivable	144.866.884	3.355.038.872	139.569.699	3.360.336.057
- Other taxes	-	-	-	-
Total	144.866.884	3.355.038.872	-	139.569.699
3.360.336.057				

Tax reporting for the company is subject to review by the tax authorities. Due to the application of laws and tax regulations to various types of transactions, which may be interpreted in different ways, the tax amounts presented in the financial statements may be subject to change based on decisions by the tax authorities.

5.15. Accrued expense

a) Short-term	30/09/2026	01/01/2026
- Interest payable	-	219.644.662
- Other provisions	-	162.644.662
Total	-	57.000.000
		219.644.662

5.16. Owner's Equity

a) Statement of Changes in Owner's Equity

	Owner's Investment	Other Owner's Equity	Capital surplus	Retained Earnings	Total
Opening balance from last year	350.000.000.000	-	-	46.237.459.467	396.237.459.467
Capital increase in the previous year	54.249.940.000	-	(126.000.000)	-	54.123.940.000
Last year's profit	-	-	-	27.484.014.579	27.484.014.579
Profit distribution	-	-	-	(38.499.940.000)	(38.499.940.000)
Opening balance this year	404.249.940.000	-	(126.000.000)	35.221.534.046	439.345.474.046
Capital increase during the period	-	-	-	-	-
Profit for the period'	-	-	-	17.955.593.799	17.955.593.799
Capital reduction during the period	-	-	-	-	-
Profit distribution	8.000.000.000	-	-	(28.212.497.000)	(20.212.497.000)
Payment of Board of Directors	-	-	-	-	-
Closing balance this year	412.249.940.000	-	(126.000.000)	24.964.630.845	437.088.570.845

Details of owner contributions	Ownership Percentage	30/09/2026	01/01/2026
Investors			
- Mr. Nguyen Van Truong	19,61%	80.850.000.000	80.850.000.000
- Mrs. Hoang Kim Hue	9,81%	40.425.000.000	40.425.000.000
- Mrs. Nguyen Dieu Linh	4,90%	20.212.500.000	20.212.500.000
- Mr. Dang Van Thuyet	2,67%	11.025.000.000	11.025.000.000
- Mr. Nguyen Xuan Chinh	1,78%	7.350.000.000	7.350.000.000
- Other investors	61,22%	252.387.440.000	244.387.440.000
Total	100%	412.249.940.000	404.249.940.000

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b) Capital transactions with owners and dividend distribution, profit sharing

Owner's invested equity

- Capital contribution at the beginning of the year
- Contributed capital increased during the year
- Contributed capital decreased during the year
- Capital contribution at the end of the year

Current year	Prior year
404.249.940.000	350.000.000.000
8.000.000.000	54.249.940.000
-	-
412.249.940.000	404.249.940.000

Shares

Number of registered shares issued

Number of shares issued to the public

- Ordinary shares
- Preference shares

Number of shares repurchased

- Ordinary shares
- Preference shares

* Par value of outstanding shares: 10,000 VND/share

30/09/2026	01/01/2026
41.224.994	40.424.994
41.224.994	40.424.994
41.224.994	40.424.994
-	-
41.224.994	40.424.994
41.224.994	40.424.994
-	-

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF INCOME

6.1. Revenue from goods sold and services rendered

- Revenue from construction contracts
- Revenue from sale of goods

Total

Quarter III this year	Quarter III last year
119.705.131.725	86.713.581.388
75.985.378.650	66.664.957.604
195.690.510.375	153.378.538.992

6.2. Deductions

- Trade discount
- Sales discounts
- Sales returns

Total

Quarter III this year	Quarter III last year
-	-
349.063.849	-
36.228.000	-
385.291.849	-

6.3. Cost of goods sold and services rendered

- Cost of construction contracts
- Cost of goods sold

Total

Quarter III this year	Quarter III last year
105.936.470.271	80.056.122.530
71.064.148.450	61.546.979.607
177.000.618.721	141.603.102.137

6.4. Financial income

- Bank and loan interest

Total

Quarter III this year	Quarter III last year
94.012.390	221.011.537
94.012.390	221.011.537

6.5. Financial expenses

- Interest expense

Total

Quarter III this year	Quarter III last year
2.633.290.138	1.034.937.193
2.633.290.138	1.034.937.193

6.6. Other income

- Income from disposal
- Others

Total

Quarter III this year	Quarter III last year
-	102.100.000
392.935	211.149
392.935	102.311.149

6.7. Other expense

- Others

Total

Quarter III this year	Quarter III last year
52.896.891	4.077.712
52.896.891	4.077.712

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6.8. General and administration expenses	Quarter III this year	Quarter III last year
Details of the major cost components in the total General and administration expenses of the business."	5.804.983.805	2.976.378.600
<i>Labor costs</i>	4.782.084.203	2.281.928.561
<i>Costs of raw materials, packaging, and administrative materials.</i>	612.465.552	351.888.046
<i>Depreciation cost of fixed assets</i>	410.434.050	342.561.993
<i>Others</i>	2.517.432.078	375.746.838
Total	8.322.415.883	3.352.125.438
6.9. Current corporate income tax expense	Quarter III this year	Quarter III last year
Profit/(Loss) before tax	6.012.494.435	6.495.811.524
- Adjustments increase	128.301.006	59.594.272
+) Board of Directors' Compensation	6.000.000	
+) Expenses are not deductible	122.301.006	59.594.272
Collection of corporate income tax (CIT) for prior years	147.084.965	-
Profits subject to corporate income tax	6.140.795.441	6.555.405.796
Tax rate	20%	20%
Corporate income tax expense based on taxable profit in the current year	1.375.244.053	1.311.081.159

7. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF INTERIM CASH FLOWS

8. OTHER INFORMATION

8.1. Potential liabilities, commitments and other financial information

8.2. Events arising after the end of the accounting period

8.3. Department report

8.4. Significant events arising during the financial period

8.5. Financial intruments

The company bears the risks after using financial instruments:

- Market risk
- Credit risk
- Liquidity risk management

The leadership is generally responsible for establishing and monitoring the principles of financial risk management. The leadership sets policies to identify and analyze the risks the company faces, establishes risk control measures and appropriate risk limits, and monitors risks and the implementation of those limits. The risk management systems and policies are periodically reviewed to reflect changes in the market conditions and the company's operations.

Leadership reviews and agrees on the implementation of management policies for the following risks:

(i) Market risk

Market risk is the risk that the fair value of future cash flows of financial instruments will fluctuate due to changes in market prices. Market risk includes four types of risk: interest rate risk, currency risk, commodity price risk, and other price risks.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The company's market risk primarily relates to cash, short-term deposits, and loans.

The company manages interest rate risk by analyzing the competitive environment in the market to secure advantageous interest rates for the company's purposes while staying within its risk management limits.

Foreign exchange risk

Foreign exchange risk is the risk that the fair value of future cash flows of financial instruments will fluctuate due to changes in exchange rates. The company faces risks due to fluctuations in exchange rates that are directly linked to its business operations.

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(ii) Credit risk

Credit risk is the risk that one party involved in a financial instrument or contract fails to fulfill its obligations, resulting in financial losses. The company may face credit risks from its business operations, as well as from its financial activities, including bank deposits, loans, and other financial instruments.

Trade receivables

The company regularly monitors the trade receivable that have not been collected. For large customers, the company assesses the decline in credit quality of each customer as of the reporting date. The company seeks to maintain tight control over outstanding receivables and assigns personnel to manage credit to minimize credit risk.

The company will set up provisions for impairment to reflect the estimated level of loss related to trade receivable, other receivables, and investments. The main component of the impairment provision is the specific loss related to the damage incurred for each customer.

Cash at bank

The company primarily maintains deposits at well-known banks in Vietnam. The credit risk of these deposits is managed by the company's treasury department according to the company's policy. The maximum credit risk of the company for these items on the balance sheet at the end of the financial year is the carrying amount as stated in Note 5.1. The company believes that the concentration of credit risk in bank deposits is low.

(iii) Liquidity risk

Liquidity risk is the risk that the company will have difficulty fulfilling its financial obligations due to insufficient funds. The company's liquidity risk primarily arises from mismatched maturity dates of financial assets and liabilities.

The company mitigates liquidity risk by maintaining an adequate amount of cash and cash equivalents and bank loans at levels that the leadership deems sufficient to meet the company's operations and reduce risk from cash flow fluctuations.

The table below analyzes the financial assets and financial liabilities into relevant maturity groups based on the remaining period from the balance sheet date to the contractual maturity date. The amounts presented in the table are contractual cash flows, undiscounted. Presenting this information is necessary to understand the company's liquidity risk management, which is managed on the basis of liabilities and net assets.

	Less than 1 year	More than 1 years	Total
30/09/2026			
Cash and cash equivalents	50.533.552.225		50.533.552.225
Trade receivables	157.051.372.987	-	157.051.372.987
Investment	3.314.807.269	-	3.314.807.269
Other receivables	5.794.585.341	5.370.974.558	11.165.559.899
Other financial assets	-		-
Less:			
Provision for doubtful debt	(8.612.577.289)	-	(8.612.577.289)
Provision for loss of financial investments		-	-
Total	208.081.740.533	5.370.974.558	213.452.715.091
Borrowings and lease	99.788.453.339	19.703.763.476	119.492.216.815
Trade payables	68.879.605.361		68.879.605.361
Other payables and accrued expense	498.078.305	-	498.078.305
Total	169.166.137.005	19.703.763.476	188.869.900.481
Net Liquidity Gap	38.915.603.528	(14.332.788.918)	24.582.814.610

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	Less than 1 year	More than 1 years	Total
01/01/2026			
Cash and cash equivalents	156.018.240.067		156.018.240.067
Trade receivables	220.940.728.578	-	220.940.728.578
Investment	7.226.186.596	-	7.226.186.596
Other receivables	9.116.659.608	5.370.974.558	14.487.634.166
Less:			
Provision for doubtful debt	-		-
Total	393.301.814.849	5.370.974.558	398.672.789.407
Borrowings and lease	68.236.152.145	-	68.236.152.145
Trade payables	80.533.488.584		80.533.488.584
Other payables and accrued expense	539.203.254	-	539.203.254
Total	149.308.843.983	-	149.308.843.983
Net Liquidity Gap	243.992.970.866	5.370.974.558	249.363.945.424

The company believes that the risk concentration related to debt repayment is low. The company has the ability to settle its due debts from cash flows generated by business operations and cash collected from maturing financial assets.

iv) Fair value

The carrying amount is calculated as the original cost less provisions for short-term receivables, bank deposits, and accounts payable to vendors and other payables, which is approximately equal to their fair value.

	Carrying amounts		Fair value	
	30/09/2026	01/01/2026	30/09/2026	01/01/2026
Financial assets				
Trade and other receivables	148.438.795.698	212.394.865.687	148.438.795.698	212.394.865.687
Other assets	-	-	-	-
Cash and cash equivalents	50.533.552.225	156.018.240.067	50.533.552.225	156.018.240.067
Total	198.972.347.923	368.413.105.754	198.972.347.923	368.413.105.754
Financial liabilities				
Borrowings and lease	119.492.216.815	68.236.152.145	119.492.216.815	68.236.152.145
Trade payables	68.879.605.361	80.533.488.584	68.879.605.361	80.533.488.584
Other payables	498.078.305	539.203.254	498.078.305	539.203.254
Total	188.869.900.481	149.308.843.983	188.869.900.481	149.308.843.983

(*) Regarding the determination of the fair value of these financial assets and liabilities for disclosure purposes according to the provisions of Article 28 of Circular 201/2009/TT-BTC dated November 6, 2009, issued by the Ministry of Finance, since there are no market-listed values for these financial assets and liabilities and due to the lack of guidance in Vietnamese Accounting Standards, the company has not determined the fair value of these financial assets and liabilities for disclosure purposes.

The fair value of financial assets and liabilities has not been formally assessed and determined as of March 31, 2026, and January 1, 2026. However, the Board of Directors assesses that the fair value of these financial assets and liabilities does not differ materially from their carrying amounts as of the financial year-end.

8.6. Information about related parties

Related parties:

During the accounting period and at the end of the accounting period, the following individuals are identified as related parties of the Company:

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Related Party	Location	Relationship
Mr. Nguyen Van Truong	Ninh Binh	Chairman of the Board of Directors
Mr. Doan Van Thanh	Ninh Binh	CEO
Mr. Le Son Tung	Ninh Binh	Deputy CEO
Mr. Dang Van Thuyet	Ninh Binh	Vice Chairman of the Board of Directors
Mr. Nguyen Xuan Chinh	Ninh Binh	Board Member
Mrs. Chu Hai Yen	Ninh Binh	Head of the Supervisory Board
Mrs. Hoang Thi Thao	Ninh Binh	Board Member
Mrs. Dang Thi Thanh Huyen	Ninh Binh	Board Member
Mr. Nguyen Van Thoa	Ninh Binh	Board Member
Mrs. Nguyen Dieu Linh	Ninh Binh	Administrative Department/ The daughter of Mr. Nguyen Van Truong - Chairman of the Board of Directors
Mrs. Nguyen Thi Thu	Ninh Binh	Head of Internal Audit
Mrs. Lai Thi Van Anh	Ninh Binh	Member of the internal audit committee

Salaries and remuneration paid during the period to members of the Board of Directors, the General Management Board, and individuals related to the key management members.

Name	Position	Quarter III this year (VND)	Quarter III last year (VND)
Mr. Nguyen Van Truong	Chairman of the Board of Directors	9.000.000	54.037.538
Mr. Doan Van Thanh	CEO	118.713.111	49.735.385
Mr. Le Son Tung	Deputy CEO	117.015.769	43.158.077
Mr. Dang Van Thuyet	Vice Chairman of the Board of Directors	112.084.231	49.158.077
Mr. Nguyen Xuan Chinh	Board Member	112.084.231	49.735.385
Mrs. Chu Hai Yen	Head of the Supervisory Board	63.885.000	26.169.831
Mrs. Hoang Thi Thao	Board Member (Term ends on April 28, 2026)	-	32.312.838
Mrs. Dang Thi Thanh Huyen	Board Member (Appointed on April 28, 2026)	67.245.000	-
Mr. Nguyen Van Thoa	Board Member	88.750.000	43.312.838
Mrs. Nguyen Dieu Linh	Administrative Department	63.145.000	
Mrs. Nguyen Thi Thu	Head of Internal Audit (Appointed on April 28, 2026)	68.988.462	-
Mrs. Lai Thi Van Anh	Member of the internal audit committee (Appointed on April 28, 2026)	67.834.615	-
Total		888.745.419	347.619.969

8.7. Comparative information

The comparative data on the balance sheet is the data from the financial statements for the fiscal year ending on December 31, 2025, which has been audited by International Auditing and Valuation Company Limited - Hanoi Branch. The comparative data on the income statement and cash flow statement is from the financial statements for QIII 2025 of Truong Son Construction and Investment Joint Stock Company, which was self-prepared by the company.

8.8. Information about Going Concern

The interim financial statements are prepared on the basis of going concern.

8.9. Other information

Beside the information presented above, during the year, the Company has not had any significant events that require disclosure or announcement in the interim financial statements.

PREPARER



Nguyen Thi Hang

CHIEF ACCOUNTANT



Dang Thi Chinh

GENERAL DIRECTOR



Doan Van Thanh

Ninh Binh, October 20, 2026

* This English translation is equivalent to and consistent with the original Vietnamese version. In case of any discrepancies or differences in interpretation between the Vietnamese and English versions, the Vietnamese version shall prevail.