

**TỔNG CÔNG TY THĂNG LONG -
CTCP**

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

Số: 591 /TLG - HCNS

Hà Nội, ngày 26 tháng 10 năm 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Tổng công ty Thăng Long – CTCP thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 3 năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

1. Tên tổ chức: Tổng công ty Thăng Long - CTCP

- Mã chứng khoán: TTL
- Địa chỉ: 72 – Nguyễn Chí Thanh – Phường Láng – TP Hà Nội – Việt Nam
- Điện thoại liên hệ/Tel: 091.555.43.42 Fax:
- Email: tongthanglong.tlg@gmail.com Website: tlg@tlg.com.vn

2. Nội dung thông tin công bố:

- BCTC quý 3 năm 2026
 - ☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc);

☒ BCTC hợp nhất (TCNY có công ty con);

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng).

- Các trường hợp thuộc diện phải giải trình nguyên nhân:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán):

☐ Có

☐ Không

Vấn bản giải trình trong trường hợp tích có:

☐ Có

☐ Không

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 202...):

☐ Có

☐ Không

Vấn bản giải trình trong trường hợp tích có:

☐ Có

☐ Không



+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

☒ Có

☐ Không

Văn bản giải trình trong trường hợp tích có:

☒ Có

☐ Không

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

☐ Có

☐ Không

Văn bản giải trình trong trường hợp tích có:

☐ Có

☐ Không

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: .../.../2026 tại đường dẫn:

Đại diện tổ chức

Người đại diện theo pháp luật/Người UQCBTT
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)

Tài liệu đính kèm:

- BCTC giữa niên độ năm 2026
- Văn bản giải trình



TỔNG GIÁM ĐỐC
Nguyễn Anh Văn



THANG LONG JOINT STOCK CORPORATION
CONSOLIDATED FINANCIAL STATEMENTS
The third quarter of 2026

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September, 2026

ASSETS	Code Note	30/9/2026 VND	01/01/2026 VND
A - CURRENT ASSETS (100=110+120+130+140+150+160)	100	4,198,995,548,852	3,021,929,076,119
I. Cash and cash equivalents	110 ^{5.1}	416,435,177,413	509,486,822,859
1. Cash	111	381,635,177,413	369,486,822,859
2. Cash equivalents	112	34,800,000,000	140,000,000,000
II. Short - term investments	120 ^{5.2}	132,436,149,438	127,646,013,696
3. Short - term held to maturity Investments	123	132,436,149,438	127,646,013,696
III. Short- term receivables	130	2,520,967,683,937	1,528,450,649,857
1. Short-term receivables from customers	131 ^{5.3}	404,812,314,976	568,446,909,193
2. Prepayments to sellers in short-term	132 ^{5.4}	1,882,692,752,966	825,552,792,482
4. Other short-term receivables	135 ^{5.5}	398,505,516,108	299,493,848,295
5. Short-term allowances for doubtful debts	136 ^{5.6}	(165,042,900,113)	(165,042,900,113)
IV. Inventories	140	980,691,893,173	723,829,297,200
1. Inventories	141 ^{5.7}	980,691,893,173	723,829,297,200
VI. Other current assets	160	148,464,644,891	132,516,292,507
1. Short-term deferred expenses	161 ^{5.8}	2,434,768,589	1,371,451,119
2. Deductible value added tax	162	90,137,440,430	81,612,555,202
3. Tax and other receivables from government budget	163 ^{5.15}	55,892,435,872	49,532,286,186
B - LONG-TERM ASSETS (200=210+220+230+240+250+260+270)	200	639,588,830,759	502,622,189,635
I. Long-term receivables	210	189,199,879,403	256,430,000
3. Other long-term receivables	215 ^{5.5}	189,199,879,403	256,430,000
II. Fixed assets	220	103,974,854,294	185,401,386,978
1. Tangible fixed assets	221 ^{5.9}	80,819,948,090	178,445,143,971
- Historical Costs	222	860,774,054,628	858,555,566,166
- Accumulated depreciation	223	(779,954,106,538)	(680,110,422,195)
2. Finance lease fixed assets	224 ^{5.10}	17,850,531,204	1,651,868,007
- Historical Costs	225	18,634,754,815	2,407,580,909
- Accumulated depreciation	226	(784,223,611)	(755,712,902)
3. Intangible fixed assets	227 ^{5.11}	5,304,375,000	5,304,375,000
- Historical Costs	228	5,529,845,000	5,529,845,000
- Accumulated amortization	229	(225,470,000)	(225,470,000)
VI. Long-term investments	260 ^{5.2}	219,749,449,053	206,008,541,993
2. Investments in joint ventures and associates	262	186,928,380,714	182,187,473,654
3. Investments in equity of other entities	263	3,821,068,339	3,821,068,339
5. Long - term held to maturity Investments	265	29,000,000,000	20,000,000,000
VII. Other Long-term assets	270	126,664,648,009	110,955,830,664
1. Long-term deferred expenses	271 ^{5.8}	126,664,648,009	110,955,830,664
TOTAL ASSETS (280 = 100+200)	280	4,838,584,379,611	3,524,551,265,754

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 September, 2026

	Code Note	30/9/2026 VND	01/01/2026 VND
C- LIABILITIES (300=310+330)	300	4,158,113,213,741	2,852,457,302,378
I. Short-term liabilities	310	3,735,111,357,454	2,633,310,194,789
1. Short-term trade payables	311 ^{5.12}	521,100,038,351	646,608,458,767
2. Short-term prepayments from customers	312 ^{5.13}	2,104,490,072,770	922,832,848,936
3. Dividends and profit payables	313 ^{5.14}	603,148,680	603,148,680
4. Short-term Taxes and other payables to State budget	314 5.15	16,035,863,581	14,879,082,422
5. Payables to employees	315	15,094,506,399	13,526,275,155
6. Short-term accrued expenses	316 ^{5.16}	87,449,982,954	44,751,587,043
8. Short-term unearned revenue	319 ^{5.17}	4,541,301,818	1,938,071,543
9. Other short-term payments	320 ^{5.18}	89,831,426,338	99,355,745,909
10. Short-term borrowings and finance lease liabilities	321 ^{5.19}	895,332,154,549	888,117,514,320
12. Bonus and welfare funds	323	632,862,014	697,462,014
II. Long-term liabilities	330	423,001,856,287	219,147,107,589
6. Other long-term payables	338 ^{5.18}	220,158,975,658	16,462,431,049
7. Long-term borrowings and finance lease liabilities	339 ^{5.19}	202,842,880,629	202,684,676,540
D- OWNERS' EQUITY	400 ^{5.20}	680,471,165,870	672,093,963,376
1. Contributed capital	411	419,080,000,000	419,080,000,000
- Ordinary shares with voting rights	411a	419,080,000,000	419,080,000,000
2. Capital surplus	412	52,625,676,545	52,625,676,545
5. Treasury shares	415	(543,000,000)	(543,000,000)
7. Exchange rate differences	417	432,369,241	411,983,098
8. Development and investment funds	418	24,954,816,575	24,954,816,575
10. Undistributed profit after tax	420	109,072,041,939	96,704,503,094
- Undistributed profit after tax brought forward	420a	96,704,503,094	46,456,357,955
- Undistributed profit after tax for the current year	420b	12,367,538,845	50,248,145,139
11. Non-controlling interests	429	74,849,261,570	78,859,984,064
TOTAL RESOURCES (440=300+400)	440	4,838,584,379,611	3,524,551,265,754

Ha Noi, 26th October, 2026

Preparer

Chief Accountant

General Director

Vu Quang Hoa

Nguyen Thi Diu

Nguyen Anh Van



CONSOLIDATED INCOME STATEMENT
Quarter III, 2026

ITEMS	Code	Note	This quarter	Cumulative from the beginning of the year to the end of this quarter	
			QIII - 2026 VND	QIII - 2025 VND	Cumulative for QIII 2026 (VND) Cumulative for QIII 2025 (VND)
1. Revenues from sales and services rendered	01	6.1	589,866,914,645	410,063,022,981	1,474,988,645,624 1,126,373,998,660
2. Revenue deductions	02		-	-	- -
3. Net revenues from sales and services rendered (10 = 01-02)	10		589,866,914,645	410,063,022,981	1,474,988,645,624 1,126,373,998,660
4. Cost of goods and services	11	6.2	539,710,256,929	338,264,614,608	1,325,158,642,259 976,305,812,715
5. Gross revenues from sales and services rendered (20 = 10-11)	20		50,156,657,716	71,798,408,373	149,830,003,365 150,068,185,945
7. Financial income	22	6.3	6,373,105,381	1,030,182,988	14,161,177,853 4,450,374,343
8. Financial expenses	23	6.4	28,683,100,247	19,146,759,278	80,289,775,149 47,652,332,752
<i>In which: interest expenses</i>	24		22,951,868,768	19,146,759,278	60,907,405,506 47,652,332,752
10. General administrative expenses	26	6.5	25,408,250,758	16,817,780,813	67,420,744,764 46,479,481,712
11. Share of profit or loss of joint ventures and associates	27		2,090,133,003	2,045,466,542	3,490,907,059 5,304,229,769
12. Net profits from operating activities {30 = 20+21+(22-23)-(25+26)+27}	30		4,528,545,095	38,909,517,812	19,771,568,364 65,690,975,593
13. Other income	31	6.6	1,399,247,537	393,516,913	2,855,111,051 1,145,658,102
14. Other expenses	32	6.6	1,739,049,528	392,191,700	3,126,721,813 3,393,945,366
15. Other profits (40 = 31-32)	40	6.6	(339,801,991)	1,325,213	(271,610,762) (2,248,287,264)

CONSOLIDATED INCOME STATEMENT (CONTINUED)
Quarter III, 2026

ITEMS	Code	Note	This quarter		Cumulative from the beginning of the year to the end of this quarter	
			QIII - 2026 VND	QIII - 2025 VND	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
16. Total net profit before tax(50 = 30+40)	50		4,188,743,104	38,910,843,025	19,499,957,602	63,442,688,329
17. Current corporate income tax expenses	51	6.7	3,421,881,752	5,389,238,645	11,143,141,251	9,382,181,029
19. Profits after enterprise income tax (60 = 50-51-52)	60		766,861,352	33,521,604,380	8,356,816,351	54,060,507,300
20. Profit after tax of Parent Company	61		2,968,182,280	30,442,781,540	12,367,538,845	42,050,540,417
21. Profit after tax attributable to Non-controlling interests	62		(2,201,320,928)	3,078,822,840	(4,010,722,494)	12,009,966,883
22. Basic earnings per share	70	6.8	71	726	295	1,005

Ha Noi, 26th October, 2026

Preparer

Vu Quang Hoa

Chief Accountant

Nguyen Thi Diu

General Director

Nguyen Anh Van



CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

Quarter III, 2026

ITEMS	Code	Note	Cumulative for QIII	Cumulative for QIII
			2026 (VND)	2025 (VND)
I. Net cash flows from operating activities				
1. Profit before tax	01		19,499,957,602	63,442,688,329
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		107,889,807,136	54,663,858,961
- Gains (losses) on investing activities	05		(18,399,708,731)	(9,754,604,112)
- Interest expenses	06		60,907,405,506	47,652,332,752
3. Operating profit before changes in working capital	08		169,897,461,513	156,004,275,930
- Increase (decrease) in receivables	09		(1,198,779,776,270)	(246,724,728,897)
- Increase (decrease) in inventories	10		(256,862,595,973)	(44,097,807,596)
- Increase (decrease) in payables	11		1,295,456,909,829	(4,705,647,882)
- Increase (decrease) deferred expenses	12		(16,772,134,815)	(363,280,423)
- Interest paid	14		(55,453,039,697)	(42,211,940,569)
- Corporate income tax paid	15		(12,778,559,078)	(2,301,626,478)
- Other payments on operating activities	17		(64,600,000)	(9,000,000)
Net cash flows from operating activities	20		(75,356,334,491)	(184,409,755,915)
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(10,905,929,540)	(151,851,852)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		3,824,545,455	365,446,678
3. Expenditures on loans and purchase of debt instruments from other entities	23		(13,790,135,742)	(30,000,000,000)
5. Expenditures on equity investments in other entities	25		(1,250,000,000)	-
7. Proceeds from interests, dividends and distributed profits	27		16,595,435,726	4,186,694,360
Net cashflow from investing activities	30		(5,526,084,101)	(25,599,710,814)

CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)
(Indirect method)
Quarter III, 2026

ITEMS	Code	Note	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		880,783,892,805	929,847,842,798
4. Repayment of financial principal	34		(892,045,803,302)	(873,932,339,713)
5. Payment for finance leasing debts	35		(907,316,357)	(272,194,911)
<i>Net cashflow from financing activities</i>	40		(12,169,226,854)	55,643,308,174
Net cashflow during the period (50 = 20+30+40)	50		(93,051,645,446)	(154,366,158,555)
Cash and cash equivalents at beginning of period	60	5.1	509,486,822,859	479,374,861,214
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at end of period (70 = 50+60+61)	70	5.1	416,435,177,413	325,008,702,659

Ha Noi, 26th October, 2026

Preparer  Vu Quang Hoa	Chief Accountant  Nguyen Thi Diu	General Director  Nguyen Anh Van
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The third quarter of 2026

1. COMPANY INFORMATION

1.1. Structure of ownership

Thang Long Joint Stock Corporation is an enterprise operating under the model of Joint Stock Corporation, formerly known as Thang Long Construction Corporation, converting its ownership form to a Joint Stock Corporation through the equitization of State-owned enterprises according to Decision No. 23/QĐ-TTg dated January 06th, 2014 of the Prime Minister. The Corporation operates under the Business Registration Certificate No. 0100105020 dated May 28th, 2014 and the Business Registration Certificates amended several times with the 14rd amendment dated 14rd time on 07/09/2026 was issued by the Business Registration and Corporate Finance Division of the Hanoi Department of Finance in relation to the addition of a legal representative.

Foreign name: Thang Long Joint Stock Corporation.

Abbreviation name: TLG.

Charter capital according to the 14rd Business Registration Certificate 07/09/2026 is: VND 419,080,000,000 (In words: Four hundred and nineteen billion, eighty million Vietnam dong).

Registered Address: No. 72, Nguyen Chi Thanh Street, Lang Ward, Hanoi City.

Transaction address: 5th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City.

The Corporation's stock is currently listed on the HNX Stock Exchange with stock code TTL.

1.2. Business fields

The Corporation's business activities include trading, services, and construction.

1.3. Business Activities

The main activities of the Corporation during the accounting period include:

- Construction of railways and road projects;
- Construction of other civil works;
- House and office rental;
- Trading in construction materials;
- Providing road surface repair services, machinery and equipment rental and other services.

1.4. Normal operating cycle

The main production and business activities of Thang Long Joint Stock Corporation are construction. Therefore, the normal production and business cycle of the Corporation depends on the time of contract performance with the investor

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

1.5. The Corporation structure

As at 30/9/2026, The Corporation has subsidiaries, associates as follows:

<u>Name</u>	<u>Address</u>	<u>Major business lines</u>	<u>Capital contribution ratio</u>	<u>Benefit ratio</u>	<u>Voting Ratio</u>
Subsidiaries					
Thang Long No1 Bridge Joint stock Company	Ha Noi	Construction build	82.65%	82.65%	82.65%
Thang Long 35 Bridge Joint stock Company	Ha Noi	Construction build	65.00%	65.00%	65.00%
Yen Lenh Bridge Bot Company Limited	Hung Yen	Construction investment - Business - Transfer of bridge and road projects	(*)	(*)	(*)
Thang Long Industrial Real Estate Company Limited	Ha Noi	Real estate business	100.00%	100.00%	100.00%
Thang Long Machinery Company Limited	Ha Noi	Leasing of machinery and equipment	100.00%	100.00%	100.00%
Thang Long Infrastructure & Civil Construction Company Limited	Ha Noi	Constructing other civil engineering works	100.00%	100.00%	100.00%
Associates					
No 188 Road B.O.T Company Limited	Hai Duong	Construction investment - Business - Transfer of bridge and road projects	(**)	(**)	(**)
Eha Hai Phong Industrial Development Joint Stock Company <i>(Indirectly owned through Thang Long Industrial Real Estate Company Limited)</i>	Hai Phong	Real estate business	0.00 %	50.00%	50.00%
Can Tho – Phung Hiep BOT Limited Company	Ninh Binh	Construction investment - Business - Transfer of bridge and road projects	50.00%	50.00%	50.00%

(*):Yen Lenh Bridge BOT Company Limited implements 2 specific joint venture contracts as follows:

According to the Build - Operate - Transfer Contract applied to domestic investment on the investment project to build Yen Lenh Bridge - National Highway 38 in Hung Yen and Ha Nam provinces between the competent State Agency, the Ministry of Transport and Joint Venture of Thang Long Construction Corporation (now Thang Long Joint Stock Corporation) and Transport Construction Corporation 4 on May 11th, 2002. Capital contribution of the Corporation to project is VND 23,313,000,000 equivalent to 49.41%.

According to the Build - Operate - Transfer Contract (BOT Contract) on the investment project to build National Highway 38 from Yen Lenh bridge to the middle round intersection, the competent State agency is the Ministry of Transport. and the Joint Venture of Thang Long Joint Stock Corporation and Transport Construction Corporation 4 on February 27th, 2015. The Corporation's capital contribution to the project is VND 86,331,000,000 equivalent to 70%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

(**): According to the Build - Operate - Transfer Contract for the Road 188 project, An Thai - Mao Khe section between Hai Duong Department of Transport and the Joint Venture of Thang Long Joint Stock Corporation and Corporation Nam Cuong Ha Noi Group Joint Stock Company. The Corporation's capital contribution to the project is VND 17,884,300,000 equivalent to 22.03%.

1.6. Number of employees at the end of the reporting period

The number of employees of the Corporation and its subsidiaries as at 30/9/2026 là 386 people (as at 31st December 2025: 306 people)

1.7. Statement of information comparability on the consolidated financial statements

The Corporation ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No.99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance, Therefore, the information and figures presented in the consolidated financial statements are comparable.

2. FISCAL YEAR AND ACCOUNTING CURRENCY

Accounting period

The Corporation's fiscal year applicable for the preparation of its financial statements starts on 1st January and ends on 31st December of solar year.

Currency used in accounting

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

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Corporation applied to Vietnamese Accounting System promulgated under the Circular No.99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance.

3.2 Statements for the compliance with Accounting Standards and System

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the main accounting policies applied by the Corporation in preparing the Consolidated Financial Statements:

Basis of preparation of the Consolidated financial statements

The consolidated financial statements of the Corporation have been prepared in accordance with Circular No. 202/2014/TT-BTC dated December 22, 2014 issued by the Ministry of Finance; and Circular No. 43/2026/TT-BTC dated April 20, 2026 issued by the Minister of Finance amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated December 22, 2014 on guidance for the preparation and presentation of consolidated financial statements, specifically as follows:

The attached Consolidated financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of Consolidated financial statements.

The Consolidated financial statements include the Corporation's separate financial statements and the financial statements of companies controlled by the Corporation (subsidiaries) prepared up as at 30/9/2026. This control is achieved when the Corporation has the power to govern the financial and operating policies of the investee companies so as to obtain benefits from their activities. The accompanying consolidated financial statements are prepared for the period ended as at 30/9/2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of preparation of the Consolidated financial statements (Continued)

The results of subsidiaries acquired or sold during the year are included in the Consolidated Income Statement from the date of acquisition or until the date of sale of the investments in that Subsidiary. Where necessary, the financial statements of the Subsidiaries are adjusted so that the accounting policies applied at the Corporation and the Subsidiaries are the same.

All transactions and balances between Companies within the same Company are eliminated upon consolidation of the Financial Statement.

Non-controlling interests include the amount of non-controlling interests at the date of the initial business combination and the non-controlling interest's share in changes in total equity as of the date of the business combination from the date of the business combination. Loss incurred at a Subsidiary must be distributed proportionally to the share of the non-controlling shareholder, even if such loss is greater than the non-controlling shareholder's share of the subsidiary's net assets.

The Consolidated financial statements are consolidated on the basis of The Corporation's separate financial statements have been audited and Financial statements of Subsidiaries are Thang Long No1 Bridge Joint Stock Company, Thang Long 35 Bridge Joint Stock Company, Yen Lenh Bridge Bot Company Limited, Thang Long Industrial Real Estate Company Limited, Thang Long Machinery Company Limited, Thang Long Infrastructure & Civil Construction Company Limited.

The accompanying consolidated financial statements are not intended to reflect the financial position, results of operations, and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Accounting estimates

The preparation of the Consolidated financial statements in conformity with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and other prevailing accounting regulations in Vietnam requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the Consolidated financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial investments

Held to maturity investments

Held to maturity investments includes: term bank deposits with original maturities of more than 3 months and held-to-maturity loans for the purpose of earning periodic interest.

Held-to-maturity investments are stated at cost less allowance for bad debts.

Allowance for bad debts of held-to-maturity investments is made in conformity with current accounting regulations.

Investments in associates and other investments

Investments in associates and joint ventures over which the Corporation has significant influence are stated at equity method in the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial investments (Continued)

Other investments: are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for loss of investments

Allowance for losses of investments in subsidiaries, contributions to joint ventures, investments in associates, and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the Statement of Financial Position date.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties..

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The Corporation uses the perpetual inventory method and the inventory cost is calculated using the specific method.

The Corporation's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	<u>Years</u>
Buildings, structures	06 - 25
Machinery and equipment	06 - 10
Office equipment	03 - 10
Motor vehicles	05 - 08

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Intangible fixed assets and Amortization

Land use rights: are all actual expenses the Corporation has paid that are directly related to the land area used, including: money spent to have land use rights, compensation costs, site clearance, site levelling, registration fees...

Intangible fixed assets are land use rights for definite term, which are amortized on a straight-line basis over the validity period of the land use right certificates. Land use rights are amortized over a period of 32 years.

The Corporation does not depreciate land use rights with an indefinite term.

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. This cost includes relevant service fees, interest fees in accordance with the Corporation's accounting policies. Depreciation of these assets is the same as the other assets, commencing from that these assets are ready for their intended use.

Deferred income tax assets

Deferred income tax assets

Deferred income tax assets is the amount of corporate income tax refundable due to temporary differences.

Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used. Carrying values of deferred corporate income tax assets are considered as of the Statement of Financial Position date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used.

Deferred income tax assets are determined at the estimated rate to be applied in the year when the assets are recovered based on the effective tax rates as of the Statement of Financial Position date.

Deferred income tax assets and deferred income tax liabilities are offset on the Statement of Financial Position at the reporting date.

Deferred income tax liabilities

Deferred income tax liabilities are the amounts of income taxes payable in future periods in respect of taxable temporary differences. Deferred income tax liabilities are recognized for all the temporary taxable differences.

Deferred income tax liabilities are determined at the prevailing non-resident tax rate: 20%.

Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's prepaid expenses includes:

Tools and supplies

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 3 years.

Fixed assets major repairs expenses

Fixed assets major repairs expenses which have significant value incurring one time which are recorded to expenses and amortized on a straight-line basis no more than 3 years.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Payables

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

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Corporation (is an independent unit of the Corporation, including payables between the Corporation and joint ventures and affiliates).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

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.

The Corporation recognizes Accrued expenses as follows:

- Costs of labor, materials and fuel: deducted in advance according to the estimate dossier based on the completed work volume
- Financial expenses

Unrealized revenues

Unrealized revenue includes: revenue received in advance such as: the amount of money collected in advance from customers in many accounting periods for leasing assets and infrastructure); does not include: money received in advance from buyers for which the Corporation has not yet provided products, goods and services; Uncollected revenue from property leasing activities and provision of services for multiple periods.

Revenue received in advance is allocated using the straight-line method based on the number of periods in which payment has been collected in advance.

Loans and finance lease liabilities

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

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

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition, and capitalization of Borrowing costs

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
The third quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Owners' equity

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

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

Undistributed profits are determined on the basis of business results after corporate income tax and profit distribution.

The post-tax profit of the Corporation is distributed as dividends to shareholders after being approved by the Shareholders' Council at the Annual General Meeting of the Corporation and after provisions have been made for reserves as stipulated in the Corporation's Charter.

Dividends are recognized as accounts payable when approved by the Shareholders' Council.

Revenue and other income

Construction contract

In cases where the construction contract stipulates that the Corporation is to be paid based on the actual completed work, when the results of the construction contract are reliably determined and confirmed by the customer, the revenue and related expenses pertaining to the contract are recognized corresponding to the portion of the work completed as confirmed by the customer in the period reflected on the invoice issued.

When the results of the contract cannot be reliably estimated, and there is a possibility for the Corporation to recover the expenses incurred for the contract, revenue recognized is limited to the extent of the expenses incurred that are recoverable. In this case, no profit is recognized, even if the total expenses incurred for the contract may exceed the total contract revenue.

Revenue from sale of goods

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

- (a) The Corporation has transferred to the buyer the significant risks and reward of ownership of the goods;
- (b) The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Corporation; and
- (e) 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. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year 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:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) Identify the completed work as at the Statement of Financial Position date; and
- (d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue and other income

Revenue from the sale of real estate

The Corporation's revenue from sale of real estate is recognized when it satisfies all following conditions:

The real estate is totally completed and handed over to the buyer. The Corporation has transferred the significant risks and rewards of ownership of the real estate to the buyer.

- The Corporation does not retain managerial right over the real estate as the owners or control involvement with the real estate.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Corporation.
- The costs incurred in respect of the transaction can be measured reliably.

For interest, dividends and divided profits and other income: Revenue is recognized when the Corporation is able to derive economic benefits from the above activity and is determined with relative certainty.

Cost of goods sold

Cost of goods sold or services rendered including the cost of products, goods, services, investment property, production cost of construction products sold during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

Financial expenses

Borrowing costs: Recognized monthly based on the loan amount, loan interest rate, and actual number of days borrowed.

Current corporate income tax expense

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

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

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Basic earnings per share

Basic earnings per share is calculated by dividing net profit (loss) after tax for the year attributable to ordinary shareholders of the Company by the weighted average number of ordinary share outstanding during the period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Segment reporting

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of General Directors confirms that the Company operates in business segments of electricity trading, construction and installation, other activities in a single geographical segment - Vietnam. Therefore, the segment report will be prepared by business segments.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	30/9/2026	01/01/2026
	VND	VND
Cash on hand	1,303,504,019	1,534,340,287
Bank deposits (i)	380,331,673,394	367,952,482,572
Cash equivalents (ii)	34,800,000,000	140,000,000,000
Total	416,435,177,413	509,486,822,859

(i) Detail of Term deposits:

	30/9/2026	01/01/2026
	VND	VND
Bank for Investment and Development of Vietnam – South Hanoi Branch	158,659,578,428	140,377,360,896
Tien Phong Commercial Joint Stock Bank – Hoan Kiem Branch	174,208,512,715	167,593,097,595
Others	47,463,582,251	59,982,024,081
Total	380,331,673,394	367,952,482,572

(ii) Detail of Cash equivalents:

	30/9/2026	01/01/2026
	VND	VND
Bank for Investment and Development of Vietnam – South Hanoi Branch	1,000,000,000	51,000,000,000
Tien Phong Commercial Joint Stock Bank – Hoan Kiem Branch	32,800,000,000	70,000,000,000
An Binh Commercial Joint Stock Bank – Hanoi Branch	-	6,000,000,000
Vietnam Export Import Commercial Joint Stock Bank - Ba Dinh Branch – Hang Bong Transaction Office	-	13,000,000,000
Others	1,000,000,000	-
Total	34,800,000,000	140,000,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.2. Financial investments

a. Held-to-maturity investments

	30/9/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Short-term	132,436,149,438	132,436,149,438	-	127,646,013,696	127,646,013,696	-
Term deposits (i)	132,436,149,438	132,436,149,438	-	127,646,013,696	127,646,013,696	-
Joint Stock Commercial Bank for Investment and Development of Vietnam – South Hanoi Branch	112,587,053,548	112,587,053,548	-	111,646,013,696	111,646,013,696	-
Vietnam Prosperity Joint Stock Commercial Bank – Hue Branch	16,049,095,890	16,049,095,890	-	16,000,000,000	16,000,000,000	-
Others	3,800,000,000	3,800,000,000	-	-	-	-
Long-term	29,000,000,000	29,000,000,000	-	20,000,000,000	20,000,000,000	-
Term deposits (ii)	20,000,000,000	20,000,000,000	-	20,000,000,000	20,000,000,000	-
Borrowings	9,000,000,000	9,000,000,000	-	-	-	-
Khang Minh Infrastructure Company Limited	9,000,000,000	9,000,000,000	-	-	-	-
Total	161,436,149,438	161,436,149,438	-	147,646,013,696	147,646,013,696	-

(i) Term deposits from 6 months to 12 months at banks with interest rates ranging from 3.4% per year to 7.5%, of which the balance as at 30/9/2026 is blocked or pledged amounting to VND 110,500,000,000 to secure the Corporation's loan at the banks, a balance of VND 16,000,000,000 is restricted and pledged as collateral to secure the borrowings of Thang Long Bridge No. 1 Joint Stock Company at banks (details in Note 5.19).

(ii) These are term deposits for 13 months at various banks with interest rates ranging 4.5% per year, used to secure loans of the Corporation and its subsidiaries at banks (details in note No. 5.19).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.2. Financial investments (Continued)

b. Equity investments in other entities

	Ratio		30/9/2026 (VND)		01/01/2026 (VND)	
	Capital held	Voting Ratio	Original cost	Investment value under the equity method	Original cost	Investment value under the equity method
Investments in Associates			169,094,300,000	186,928,380,714	167,844,300,000	182,187,473,654
No 188 Road B.O.T Company Limited	22.0%	22.0%	17,844,300,000	37,961,596,219	17,844,300,000	32,654,326,076
EHA Hai Phong Industrial Development Joint Stock Company	50.0%	50.0%	150,000,000,000	147,716,784,495	150,000,000,000	149,533,147,578
Can Tho - Phung Hiep BOT Limited Company	50.0%	50.0%	1,250,000,000	1,250,000,000	-	-
Total			169,094,300,000	186,928,380,714	167,844,300,000	182,187,473,654

	Ratio		30/9/2026 (VND)			01/01/2026 (VND)		
	Capital held	Voting rights	Original price	Fair value	Provisions	Original price	Fair value	Provisions
Other long-term investments			3,821,068,339	3,821,068,339	3,821,068,339	3,821,068,339	3,821,068,339	-
Thang Long No. 16 Construction Joint Stock Company	16.2%	16.2%	1,807,850,307	1,807,850,307	1,807,850,307	1,807,850,307	1,807,850,307	-
Thang Long No. 15 Construction Joint Stock Company	16.9%	16.9%	300,000,000	300,000,000	300,000,000	300,000,000	300,000,000	-
Thang Long Transport And Construction Joint Stock Company	15.0%	15.0%	1,713,218,032	1,713,218,032	1,713,218,032	1,713,218,032	1,713,218,032	-
Total			3,821,068,339	3,821,068,339	-	3,821,068,339	3,821,068,339	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.3. Receivables from customers

	30/9/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	404,812,314,976	(18,195,548,614)	568,446,909,193	(18,195,548,614)
Receivables from the construction sector	335,613,856,089	-	504,055,462,225	-
Hanoi City Transport Construction Investment Project Management Board (Formerly: Ta Ngan Infrastructure Project Management Board)	42,216,193,562	-	42,216,193,562	-
Haiphong City Traffic Construction Investment Project Management Board (Old name Hai Phong Investment and Construction Project Management Board for Transportation and Agricultural Projects)	6,495,591,864	-	11,957,187,807	-
Project Management Board No. 85	46,954,982,800	-	62,471,306,800	-
DEO CA Group Joint Stock Company	9,176,967,080	-	52,275,482,330	-
Receivables from other customers	195,141,431,979	-	335,135,291,726	-
Others	69,198,458,887	(18,195,548,614)	64,391,446,968	(18,195,548,614)
Total	404,812,314,976	(18,195,548,614)	568,446,909,193	(18,195,548,614)
In which: Receivables from related parties (Details in Note 7.1)	4,002,932,160	-	5,080,051,742	-

5.4. Advance to suppliers

	30/9/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	1,882,692,752,966	(145,415,236,272)	825,552,792,482	(145,415,236,272)
Receivables from the construction sector	1,856,778,220,963	(145,415,236,272)	764,655,116,459	(145,415,236,272)
Thang Long No 12 Construction Joint Stock Company	61,350,798,446	(59,454,263,365)	61,350,798,446	(59,454,263,365)
VC9 - No 9 Construction Joint Stock Company	16,438,529,359	-	16,438,529,359	-
TNG Investment And Construction Company Limited	147,785,649,674	-	51,337,555,277	-
Thanh An One Member Limited Liability Corporation	50,199,331,673	-	50,078,295,152	-
VII Land Joint Stock Company	97,589,717,383	-	97,589,717,383	-
Others	1,483,414,194,428	(85,960,972,907)	487,860,220,842	(85,960,972,907)
Advance payments to suppliers in the service sector	25,914,532,003	-	60,897,676,023	-
VC9 - No 9 Construction Joint Stock Company	20,335,018,940	-	53,988,727,218	-
Others	5,579,513,063	-	6,908,948,805	-
Total	1,882,692,752,966	(145,415,236,272)	825,552,792,482	(145,415,236,272)
In which: Prepayments to related parties (Details in Note 7,1)	209,787,991,737	-	121,764,811,854	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.5. Other receivables

	30/9/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	398,505,516,108	(1,432,115,227)	299,493,848,295	(1,432,115,227)
Dividends income and profit	10,082,626,919	-	10,082,626,919	-
Advances	130,342,565,217	-	109,422,818,873	-
Deposits	2,007,287,675	-	99,345,933,100	-
Others	256,073,036,297	(1,432,115,227)	80,642,469,403	(1,432,115,227)
+ <i>Receivables from the project management board</i>	8,967,190,486	-	8,897,224,535	-
+ <i>CIENCO4 Group Joint Stock Company (i)</i>	59,794,334,444	-	44,584,334,444	-
+ <i>Compensation liability receivable under Judgment No. 466/2022/HS-PT dated July 1, 2022 of the High People's Court in Hanoi (ii)</i>	10,381,724,609	-	10,381,724,609	-
+ <i>T&D Viet Nam Holdings Joint Stock Company (iii)</i>	155,290,000,000	-	-	-
+ <i>Other receivables</i>	21,639,786,758	(1,432,115,227)	16,779,185,815	(1,432,115,227)
Long-term	189,199,879,403	-	256,430,000	-
Deposits	457,970,000	-	256,430,000	-
Other receivables	188,741,909,403	-	-	-
+ <i>Bao Nguyen Trading Co., Ltd (iv)</i>	187,472,087,670	-	-	-
+ <i>Other receivables</i>	1,269,821,733	-	-	-
Total	587,705,395,511	(1,432,115,227)	299,750,278,295	(1,432,115,227)
In which:				
Other receivables from related parties	188,193,031,421	-	720,943,751	-
<i>(Details in Note 7.1)</i>				

(i): The return of capital and profit of BOT Yen Order Co., Ltd. has been spent on investors of Yen Order Bridge Construction Investment Project under BOT method (Yen Order Bridge BOT Project phase 1). The Company has completed the toll collection period for phase 1 but has not yet finalized the BOT contract for phase 1 of the Project and is still being assigned by the Ministry of Transport to the Company for management and maintenance.

(ii): According to Judgment No. 466/2022/HS-PT dated July 1st, 2022, of the Higher People's Court in Hanoi related to the responsibility of construction contractors for items of work not meeting quality standards under package No. 4 of the Danang - Quang Ngai Expressway Project Phase from July 2014 to July 2017, under the liability for compensation, the Corporation, as a contractor, is required to compensate the Vietnam Expressway Corporation in the amount of VND 33,266,862,248. Based on the aforementioned judgment, the Corporation has recognized an accounts payable to the Vietnam Expressway Corporation in the amount of VND 33,266,862,248 (details in Note 5.18). Additionally, based on the contracts signed between the Corporation and subcontractors to execute package No. 4, the Corporation is temporarily identifying subcontractors responsible for compensating the Corporation for construction works not meeting quality standards as regulated. On September 5th, 2023, the Civil Judgment Enforcement Office of Hanoi issued Decision No. 174/QD-CCTHADS regarding the deduction of VND 18,556,130,948 from account No. 1462201022200 of the Vietnam Expressway Corporation to enforce the judgment. The remaining amount will be settled partially through the debt between the Vietnam Expressway Corporation and Thang Long Joint Stock Corporation.

(iii): Investment Cooperation Agreement No. 11/2026/LC/T&D between T&D Vietnam Holding Joint Stock Company and Thang Long Infrastructure and Civil Construction Company Limited. Under the Agreement, the parties agreed to cooperate in investing in the purchase and sale of various negotiable instruments and other short-term financial instruments for the purpose of generating profits and sharing such profits in accordance with the terms and conditions of the Agreement. The investment cooperation term is 01 year from the date of capital contribution.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
The third quarter of 2026

5.5. Other receivables (Continued)

(iv): Pursuant to Cooperation Agreement No. 03/2026/HĐHT/TTL-BN dated 25 June 2026 entered into between Thang Long Joint Sotck Corporation and Bao Nguyen Trading and Investment Company Limited; Thang Long agreed to cooperate with Bao Nguyen in carrying out Bao Nguyen's business activities in accordance with its registered business lines and applicable laws and regulations. The cooperation term is 36 months from the date of signing the contract;

Pursuant to Cooperation Agreement No. 04/2026/HĐHT/TTL-BN dated 16 July 2026 entered into between Thang Long Joint Sotck Corporation and Bao Nguyen Trading and Investment Company Limited; Thang Long agreed to cooperate with Bao Nguyen in carrying out Bao Nguyen's business activities in accordance with its registered business lines and applicable laws and regulations. The cooperation term is 36 months from the date of signing the contract.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.6. Bad debts

	30/9/2026 (VND)			01/01/2026 (VND)		
	Principal Amount	Recoverable amount	Overdue period	Principal Amount	Recoverable amount	Overdue period
- Short-term repayments to suppliers	145,415,236,272	-		145,415,236,272	-	
Thang Long Construction Joint Stock Company No2	12,042,306,840	-	Over 3 years	12,042,306,840	-	Over 3 years
Thang Long N08 Construction Joint Stock Company	35,587,816,315	-	Over 3 years	35,587,816,315	-	Over 3 years
Thang Long No 12 Construction Joint Stock Company	59,454,263,365	-	Over 3 years	59,454,263,365	-	Over 3 years
Hung Vu Construction Company Limited	17,649,396,088	-	Over 3 years	17,649,396,088	-	Over 3 years
Thang Long Seventeen Investment and Construction JSC	14,855,926,944	-	Over 3 years	14,855,926,944	-	Over 3 years
Thang Long Construction and Mechanization JSC	5,637,962,800	-	Over 3 years	5,637,962,800	-	Over 3 years
Others	187,563,920	-	Over 3 years	187,563,920	-	Over 3 years
- Short-term receivables from customers	18,195,548,614	-		18,195,548,614	-	
Thang Long Construction Joint Stock Company No2	1,840,430,981	-	Over 3 years	1,840,430,981	-	Over 3 years
Thang Long No 12 Construction Joint Stock Company	8,913,760,403	-	Over 3 years	8,913,760,403	-	Over 3 years
Thang Long Construction and Mechanization JSC	4,064,652,248	-	Over 3 years	4,064,652,248	-	Over 3 years
798 Construction Investment Joint Stock Company	659,499,850	-	Over 3 years	659,499,850	-	Over 3 years
Others	2,717,205,132	-	Over 3 years	2,717,205,132	-	Over 3 years
- Other short-term receivables	1,432,115,227	-		1,432,115,227	-	
Thang Long Seventeen Investment and Construction JSC	1,241,961,126	-	Over 3 years	1,241,961,126	-	Over 3 years
Others	190,154,101	-	Over 3 years	190,154,101	-	Over 3 years
Total	165,042,900,113	-		165,042,900,113	-	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.7. Inventories

	30/9/2026 (VND)		01/01/2026 (VND)	
	Original cost	Provisions	Original cost	Provisions
Raw materials	2,077,070,663	-	2,265,242,877	-
Tools and supplies	1,537,176,160	-	1,497,576,160	-
Work in progress	973,252,758,995	-	718,598,142,128	-
Goods	3,824,887,355	-	1,468,336,035	-
Total	980,691,893,173		723,829,297,200	

5.8. Deferred expenses

	30/9/2026 VND	01/01/2026 VND
Short-term	2,434,768,589	1,371,451,119
Tools, equipment	626,783,887	526,232,289
Others	1,807,984,702	845,218,830
Long-term	126,664,648,009	110,955,830,664
Tools, equipment	15,667,274,164	6,465,674,106
Infrastructure rental expense of the industrial zone (Duc Hoa Ha Plastic Industrial Cluster)	102,135,200,000	102,135,200,000
Others	8,862,173,845	2,354,956,558
Total	129,099,416,598	112,327,281,783

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.9. Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Others	Total
HISTORICAL COST						
As at 01/01/2026	53,560,262,078	119,012,368,295	19,461,342,741	2,583,009,996	663,938,583,056	858,555,566,166
Purchase	171,109,091	6,726,874,425	3,837,446,024	170,500,000	-	10,905,929,540
Repurchase of finance lease assets	-	-	2,407,580,909	-	-	2,407,580,909
Disposal	(57,650,000)	(5,000,454,234)	(5,937,826,764)	(79,090,909)	-	(11,075,021,907)
Other decrease (i)	-	(11,660,000)	(8,340,080)	-	-	(20,000,080)
As at 30/9/2026	53,673,721,169	120,727,128,486	19,760,202,830	2,674,419,087	663,938,583,056	860,774,054,628
ACCUMULATED DEPRECIATION						
As at 01/01/2026	38,561,554,400	101,707,908,639	16,987,323,882	2,442,859,896	520,410,775,378	680,110,422,195
Depreciation	744,839,386	6,253,518,313	506,016,202	76,419,315	99,425,310,403	107,006,103,619
Repurchase of finance lease assets	-	-	855,192,808	-	-	855,192,808
Disposal	(57,650,000)	(4,994,416,855)	(2,866,942,506)	(79,090,909)	-	(7,998,100,270)
Other decrease (i)	-	(11,171,734)	(8,340,080)	-	-	(19,511,814)
As at 30/9/2026	39,248,743,786	102,955,838,363	15,473,250,306	2,440,188,302	619,836,085,781	779,954,106,538
NET BOOK VALUE						
At 01/01/2026	14,998,707,678	17,304,459,656	2,474,018,859	140,150,100	143,527,807,678	178,445,143,971
At 30/9/2026	14,424,977,383	17,771,290,123	4,286,952,524	234,230,785	44,102,497,275	80,819,948,090

(i) Other increases/decreases represents the conversion of foreign currency at the exchange rate for assets of the Cambodia Branch.

History cost of tangible fixed assets which are fully depreciated but still in use as at 30/9/2026 is VND 269,876,606,881 (as at 31/12/2025 is VND 276,133,063,479).

Net book value of tangible fixed assets used to secure bank loans as at 30/9/2026 is VND 66,223,283,176 (as at 31/12/2025 is VND 171,137,872,992).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.10 Finance lease fixed assets

Unit: VND

	Machinery, equipment	Transportation means	Total
HISTORICAL COST			
As at 01/01/2026	-	2,407,580,909	2,407,580,909
Purchase	18,634,754,815		18,634,754,815
Transferred to property, plant and equipment	-	(2,407,580,909)	(2,407,580,909)
As at 30/9/2026	<u>18,634,754,815</u>	<u>-</u>	<u>18,634,754,815</u>
ACCUMULATED DEPRECIATION			
As at 01/01/2026	-	755,712,902	755,712,902
Depreciation	784,223,611	99,479,906	883,703,517
Transferred to property, plant and equipment		(855,192,808)	(855,192,808)
As at 30/9/2026	<u>784,223,611</u>	<u>-</u>	<u>784,223,611</u>
NET BOOK VALUE			
At 01/01/2026	-	1,651,868,007	1,651,868,007
At 30/9/2026	<u>17,850,531,204</u>	<u>-</u>	<u>17,850,531,204</u>

5.11 Intangible fixed assets

Unit: VND

	Land use rights (*)	Software	Total
HISTORICAL COST			
As at 01/01/2026	5,304,375,000	225,470,000	5,529,845,000
As at 30/9/2026	<u>5,304,375,000</u>	<u>225,470,000</u>	<u>5,529,845,000</u>
ACCUMULATED AMORTIZATION			
As at 01/01/2026	-	225,470,000	225,470,000
As at 30/9/2026	<u>-</u>	<u>225,470,000</u>	<u>225,470,000</u>
NET BOOK VALUE			
At 01/01/2026	5,304,375,000	-	5,304,375,000
At 30/9/2026	<u>5,304,375,000</u>	<u>-</u>	<u>5,304,375,000</u>

The historical cost of intangible fixed assets which have been fully amortized but still in use as at 30/9/2026 VND 225,470,000 (as at 31/12/2025 is VND 225,470,000)

(*) Long-term land use rights for land plot No. 260, map sheet No. 10-E at Bui Tram, Hoa Son commune, Luong Son district, Hoa Binh province with an area of 6,900 m² (of which residential land is 400 m² and garden land is 6,500 m²). The Corporation received the transfer from Mr. Nguyen Van Viem according to the land use rights transfer contract dated 12th March 2020. The land use rights are being mortgaged for a short-term loan at Vietnam Prosperity Joint Stock Commercial Bank - Hue Branch.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.12 Trade payables

	30/9/2026 VND	01/01/2026 VND
Short-term	521,100,038,351	646,608,458,767
Payables to sellers in the construction sector	518,248,820,248	643,297,474,601
<i>Vinh Hung Trading, Consulting and Construction Joint Stock Company</i>	43,090,667,704	33,010,747,597
<i>Tanco Consulting and Trading Joint Stock Company</i>	3,305,296,087	3,305,296,087
<i>TNG Investment and Construction Company Limited</i>	65,079,882,263	164,241,307,591
<i>Other entities</i>	406,772,974,194	442,740,123,326
Payables to sellers in the service sector	2,851,218,103	3,310,984,166
<i>Other entities</i>	2,851,218,103	3,310,984,166
Total	521,100,038,351	646,608,458,767
<i>In which:</i>		
Trade payables are related parties	90,875,257,028	166,143,781,649
<i>(Details in Note 7.1)</i>		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.13 Prepayments from customers

	30/9/2026 VND	01/01/2026 VND
Advance payments from customers in the construction sector	1,827,528,716,456	922,832,848,936
Da Nang Transport and Agricultural Construction Investment Project Management Board	12,430,258,662	36,674,102,289
Khanh Hoa Province Agriculture and Transport Construction Investment Project Management Board	90,906,957,000	88,574,432,000
Khanh Hoa Province Economic Zone and Industrial Park Management Board	75,167,122,720	119,232,097,720
Hai Phong Transport and Agriculture Construction Investment Project Management Board	747,836,447,089	102,835,192,385
Vietnam expressway corporation	32,154,147,000	197,158,000,000
Hanoi City Transport Construction Investment Project Management Board	140,746,219,000	70,149,921,000
Others	728,287,564,985	308,209,103,542
Advance payments from customers in the other sector	276,961,356,314	-
EHA Hai Phong Industrial Development Joint Stock Company	198,021,356,314	-
Le Tuan	78,940,000,000	-
Total	2,104,490,072,770	922,832,848,936
<i>In which:</i>		
Prepayments from customers are related parties (Details in Note 7.1)	218,171,124,668	5,200,000,000

5.14 Dividends and profit payable

	30/9/2026 VND	01/01/2026 VND
Total		
Dividends and profit payables	603,148,680	603,148,680

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.15 Taxes and receivables, payables to the State Budget

	01/01/2026 VND	Additions VND	Paid VND	30/9/2026 VND
Payables	14,879,082,422	27,198,559,093	26,041,777,934	16,035,863,581
VAT	2,302,552,608	8,502,617,267	7,512,665,572	3,292,504,303
Corporate income tax	11,765,077,306	11,143,141,251	12,778,559,078	10,129,659,479
- <i>Arising during the period</i>	11,765,077,306	10,904,189,943	12,539,607,770	10,129,659,479
- <i>Retrospective collection for 2023</i>	-	238,951,308	238,951,308	-
Personal income tax	570,653,927	3,479,990,094	2,635,780,355	1,414,863,666
Land tax, Land rental charges	17,826,682	4,074,459,863	3,114,772,929	977,513,616
Others	17,756,117	-	-	17,756,117
Fee, charges and other payables	205,215,782	(1,649,382)	-	203,566,400
Receivables	49,532,286,186	-	6,360,149,686	55,892,435,872
VAT	49,532,286,186	-	6,288,968,615	55,821,254,801
Corporate income tax	-	-	71,181,071	71,181,071

5.16 Accrued expenses

	30/9/2026 VND	01/01/2026 VND
Short-term	87,449,982,954	44,751,587,043
Interest payable	1,495,254,725	931,710,834
Accrued construction costs	72,178,976,135	43,747,901,980
<i>Others</i>	13,775,752,094	71,974,229
Total	87,449,982,954	44,751,587,043

5.17 Deferred revenues

	30/9/2026 VND	01/01/2026 VND
Short-term	4,541,301,818	1,938,071,543
Revenue from leasing offices and assets	4,541,301,818	1,938,071,543
Total	4,541,301,818	1,938,071,543

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.18 Other payables

	30/9/2026	01/01/2026
	VND	VND
Short-term	89,831,426,338	99,355,745,909
Trade Union fees	372,169,440	567,516,807
Social insurance	338,437,261	296,250,792
Health insurance	25,319,827	-
Unemployment insurance	10,434,252	23,912
Others	89,085,065,558	98,491,954,398
<i>Interest payable</i>	<i>5,019,794,521</i>	<i>128,972,603</i>
<i>Construction project team</i>	<i>64,851,437,356</i>	<i>75,574,570,772</i>
<i>Vietnam expressway corporation (i)</i>	<i>10,281,724,610</i>	<i>10,381,724,610</i>
<i>Others</i>	<i>8,932,109,071</i>	<i>12,406,686,413</i>
Long-term	220,158,975,658	16,462,431,049
Long-term deposits received	2,289,382,000	1,609,382,000
Others	217,869,593,658	14,853,049,049
<i>No 188 Road B.O.T Company Limited (ii)</i>	<i>14,853,049,049</i>	<i>14,853,049,049</i>
<i>CII Services and investment one member limited liability company (iii)</i>	<i>203,016,544,609</i>	-
Total	309,990,401,996	115,818,176,958

In which:

Payables are related parties

14,982,021,652 14,982,021,652

(Details in Note 7.1)

(i) According to Judgment No. 466/2022/HS-PT dated July 1st, 2022, of the Higher People's Court in Hanoi related to the responsibility of construction contractors for items of work not meeting quality standards under package No. 4 of the Danang - Quang Ngai Expressway Project Phase from July 2014 to July 2017, under the liability for compensation, the Corporation, as a contractor, is required to compensate the Vietnam Expressway Corporation in the amount of VND 33,266,862,248. Based on the aforementioned judgment, the Corporation has recognized an accounts payable to the Vietnam Expressway Corporation in the amount of VND 33,266,862,248 (details in Note 5.18). Additionally, based on the contracts signed between the Corporation and subcontractors to execute package No. 4, the Corporation is temporarily identifying subcontractors responsible for compensating the Corporation for construction works not meeting quality standards as regulated. On September 5th, 2023, the Civil Judgment Enforcement Office of Hanoi issued Decision No. 174/QD-CCTHADS regarding the deduction of VND 18,556,130,948 from account No. 1462201022200 of the Vietnam Expressway Corporation to enforce the judgment. The remaining amount will be settled partially through the debt between the Vietnam Expressway Corporation and Thang Long Joint Stock Corporation.

(ii) The refund of investment capital from the BOT projects on Highway 188 awaits settlement with project partners and competent state authorities.

(iii) Cooperation Agreement No. 310/2026/HĐHT/CII Service dated 27 March 2026 between CII Service and Investment One Member Co., Ltd. (Party A) and Thang Long Corporation – JSC (Party B), whereby the parties agree to cooperate in carrying out Party B's business activities in accordance with its registered business lines and applicable laws.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.19 Borrowings and finance lease liabilities

	30/9/2026 VND	Increase VND	Decrease VND	01/01/2026 VND
a.Short-term borrowings	895,332,154,549	883,235,882,888	876,021,242,659	888,117,514,320
Short-term bank loans	827,256,330,152	882,275,541,220	874,293,765,800	819,274,554,732
Others	66,155,141,061	-	404,208,643	66,559,349,704
Long-term debt due	1,920,683,336	960,341,668	1,323,268,216	2,283,609,884
Long-term bank debt due	1,920,683,336	960,341,668	960,341,668	1,920,683,336
Long-term financial lease debt due	-	-	362,926,548	362,926,548
b.Long-term borrowings	202,842,880,629	17,143,106,400	16,984,902,311	202,684,676,540
Long-term loans from banks and institutions	185,699,774,229	-	16,440,512,502	202,140,286,731
Finance lease liabilities	17,143,106,400	17,143,106,400	544,389,809	544,389,809
Total	1,098,175,035,178	900,378,989,288	893,006,144,970	1,090,802,190,860

c. Repayment of finance lease liabilities.

	Accumulated from the beginning of the year to the end of this quarter					
	This year VND			Last year VND		
	Total finance lease payments	Payment of lease interest	Repayment of principal	Total finance lease payments	Payment of lease interest	Repayment of principal
From 1 year to 5 years	1,236,985,504	329,669,147	907,316,357	233,191,699	51,728,425	181,463,274
Bidv - Sumi Trust Leasing Co.,Ltd - Ha Noi Branch	927,109,014	19,792,657	907,316,357	233,191,699	51,728,425	181,463,274
Vietnam International Leasing Company Limited	309,876,490	309,876,490	-	-	-	-
Total	1,236,985,504	329,669,147	907,316,357	233,191,699	51,728,425	181,463,274

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.19 Borrowings and finance lease liabilities (Continued)

	30/9/2026 VND	01/01/2026 VND
a.Short-term borrowings	895,332,154,549	888,117,514,320
Short-term bank loans	827,256,330,152	819,274,554,732
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam – South Hanoi Branch (1)</i>	<i>151,986,023,493</i>	<i>240,538,668,917</i>
<i>Tien Phong Joint Stock Commercial Bank – Hoan Kiem Branch (2)</i>	<i>433,232,697,173</i>	<i>415,427,901,034</i>
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Thanh Branch (3)</i>	<i>13,522,298,731</i>	<i>19,166,212,583</i>
<i>Joint Stock Commercial Bank for Investment and Development – Tay Ho Branch (4)</i>	<i>57,790,111,974</i>	<i>66,410,057,309</i>
<i>Vietnam Prosperity Joint Stock Commercial Bank – Hue Branch (5)</i>	<i>52,278,643,581</i>	<i>50,569,642,665</i>
<i>An Binh Joint Stock Commercial Bank – Hanoi Branch (6)</i>	<i>58,175,808,461</i>	<i>22,021,756,139</i>
<i>National Citizen Joint Stock Commercial Bank – Hanoi Branch (7)</i>	<i>5,511,747,869</i>	<i>5,140,316,085</i>
<i>Vietnam International Commercial Joint Stock Bank - Dong Da Branch (12)</i>	<i>54,758,998,870</i>	<i>-</i>
Others	66,155,141,061	66,559,349,704
<i>Loans from employees (8)</i>	<i>48,812,461,320</i>	<i>49,207,960,791</i>
<i>Ilung & Cienco1 Joint Venture Co. Ltd</i>	<i>1,074,893,069</i>	<i>1,083,602,241</i>
<i>Cienco4 Group Joint Stock Company (10)</i>	<i>16,267,786,672</i>	<i>16,267,786,672</i>
Long-term debt due	1,920,683,336	2,283,609,884
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Thanh Branch (9)</i>	<i>1,920,683,336</i>	<i>1,920,683,336</i>
<i>Current portion of long-term finance lease liabilities</i>	<i>-</i>	<i>362,926,548</i>
b.Long-term borrowings	202,842,880,629	202,684,676,540
Long-term loans from banks and institutions	185,699,774,229	202,140,286,731
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Thanh Branch (9)</i>	<i>1,699,774,229</i>	<i>3,140,286,731</i>
<i>New Energy Holdings Company Limited (11)</i>	<i>184,000,000,000</i>	<i>199,000,000,000</i>
Finance lease liabilities	17,143,106,400	544,389,809
<i>Bidv - Sumi Trust Leasing Co.,Ltd - Ha Noi Branch (12)</i>	<i>-</i>	<i>544,389,809</i>
<i>Vietnam International Leasing Company Limited (13)</i>	<i>17,143,106,400</i>	<i>-</i>
Total	1,098,175,035,178	1,090,802,190,860

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.19 Borrowings and finance lease liabilities (Continued)

(1) Loan under Contract No. 01/2026/161762/HĐTD dated 5 February 2026 entered into between the Bank for Investment and Development of Vietnam JSC – Nam Ha Noi Branch and Thang Long Corporation – JSC. The maximum credit facility is VND 1,500,000,000,000, comprising: (i) a maximum sub-limit of VND 400,000,000,000 for loans, payment guarantees and letters of credit (L/Cs); and (ii) a guarantee sub-limit (excluding payment guarantees) of VND 1,500,000,000,000. The facility is intended to finance working capital requirements, provide guarantees and issue letters of credit. The availability period of the credit facility is from the signing date of the Agreement until 31 October 2026. The applicable interest rate shall be determined under each specific credit agreement.

(2) Loan under Contract No. 559/2025/HĐTD/NHN signed on December 9, 2025 between Tien Phong Commercial Joint Stock Bank - Hoan Kiem Branch and Thang Long Joint Stock Corporation. Credit limit does not exceed VND 2,200,000,000,000 (In which the loan limit is VND 700,000,000,000, guarantee limit is VND 1,800,000,000,000 or equivalent foreign currency). Loan purpose is to supplement working capital for production and business. Credit limit term is 12 months from the date of signing this Credit Agreement. The collateral assets are all rights to claim the principal debt, interest, and other penalties that have been incurred and will be incurred in the future from construction contracts between the General Corporation and the investors.

Credit limit contract No. 373/2025/HĐTD/NHN dated August 28, 2025, between Tien Phong Commercial Joint Stock Bank (TPbank) and Thang Long Bridge 35 Joint Stock Company. Maximum credit limit value: VND 45,000,000,000 (Forty-five billion Vietnamese Dong), of which the loan limit is VND 25,000,000,000 and the guarantee limit is VND 20,000,000,000. Credit limit term: 12 months. The above credit limit value includes the outstanding balance under credit limit agreement No. 149/2024/HĐTD/NHN dated July 24, 2024, and its amendments. Purpose of loan: To supplement working capital for construction activities. The term for each loan is specified in each promissory note but does not exceed 9 months. The interest rate is flexible and specified in each promissory note

(3) Loan under Contract No. 25/2321351-CTD/056 dated October 29, 2025, between the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) - Ha Thanh Branch and Thang Long Joint Stock Corporation. The credit limit is VND 35,000,000,000 (including a short-term loan limit of VND 35,000,000,000 and a medium-term loan limit of VND 5,282,000,000). The purpose of the loan is to provide short-term financing for working capital to support production and business activities, excluding short-term needs for fixed asset investment. The credit facility term is 12 months from the contract signing date. The loan is secured by certain assets, including machinery and equipment, transportation vehicles of the Corporation, and third-party real estate.

(4) Credit limit contract No. 01/2025/134637/HĐTD dated October 6, 2025, between Joint Stock Commercial Bank for Investment and Development of Vietnam - Tay Ho Branch and Thang Long Bridge 1 Joint Stock Company; Credit limit is 110 billion VND, of which the maximum limit for short-term loans, issuance of payment guarantees, and opening of L/C is 70 billion VND; Credit limit period: from the date of signing this contract to September 30, 2026; Purpose of using the credit limit: Supplementing working capital, guarantee, opening L/C; Interest rate: determined according to each specific Credit Contract, specific Guarantee Contract, and issued L/C. Collateral is the assets and debt claims of the value of the construction volume formed in the future, specifically in each mortgage contract.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.19 Borrowings and finance lease liabilities (Continued)

(5) Credit limit contract No. CLC-51301-01 dated 21 July 2025 between Vietnam Prosperity Joint Stock Commercial Bank – Hue Branch and Thang Long Bridge No. 1 Joint Stock Company provides for a credit limit of VND 100,000,000,000, of which up to VND 40,000,000,000 is secured by receivables to be formed in the future. The facility term is 12 months from the signing date of the Agreement. The purpose of the facility is to finance bridge and road construction activities and the trading of construction materials. The interest rate is determined in accordance with each drawdown agreement and/or other relevant agreements signed between the parties. The facility is secured by a mortgage over real estate located at Bui Tram Hamlet, Hoa Son Commune, Luong Son District, Hoa Binh Province (now Bui Tram Hamlet, Luong Son Commune, Phu Tho Province), a pledge over the entire bank deposit balances, a mortgage over receivables arising from construction contracts, a mortgage over the Company's inventories, and other security assets and measures as agreed between the parties.

(6) Loan under Contract No. 1308/25/TD/SME/011 dated November 21, 2025, between An Binh Commercial Joint Stock Bank (ABBANK) – Hanoi Branch and Thang Long Joint Stock Corporation. Credit limit: VND 200,000,000,000 (Loan limit: VND 50,000,000,000; Guarantee limit: VND 150,000,000,000). The credit limit period is 12 months. The purpose of the credit provision is to supplement working capital for business operations. The interest rates and fees for each type of credit provision are specified in the respective appendices to this contract and/or other documents related to the credit provision and/or ABBANK's published fee schedule. Security measures: All repayment obligations of the Borrower arising under this contract are secured by assets under the security agreements entered into between the Guarantor and ABBANK.

(7) Credit facility under Credit Facility Agreement No. 1894/26/HDHM/HDG dated 4 May 2026 entered into between National Citizen Commercial Joint Stock Bank – Ha Noi Branch and Cau 35 Thang Long Joint Stock Company. The maximum credit facility is VND 30,000,000,000, comprising a loan sub-limit of VND 10,000,000,000 and a guarantee sub-limit of VND 30,000,000,000. The credit facility includes any outstanding credit exposures, if any, arising from credit agreements or arrangements entered into with National Citizen Commercial Joint Stock Bank prior to the execution of this Agreement. The credit facility is available for a period of 12 months, with the initial availability period expiring on 23 July 2026. The loan proceeds are to be used for supplementing working capital to finance construction activities. The term of each drawdown shall be specified in the relevant debt acknowledgement document but shall not exceed nine months. The applicable interest rate is flexible and shall be specified in each debt acknowledgement document and/or agreed under this Agreement in accordance with the regulations of National Citizen Commercial Joint Stock Bank in effect from time to time.

(8) Personal loans under contracts:

- Loan from Mr. Phan Duc The under Contract No. 002/2021 dated May 19, 2021, loan amount: USD 400,000, interest rate: 0%/year. Outstanding principal as at 30/9/2026 is: USD 400,000.

- Loan from Mr. Nguyen Anh Van under the contract dated September 30, 2021, loan amount: USD 3,000,000, interest rate: 0%/year. Outstanding principal as at 30/9/2026 is: USD 1,442,689.

(9) Loan under Contract No. 22/2321351-CTD/003 dated February 23, 2022, between the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) - Ha Thanh Branch and Thang Long Joint Stock Corporation. Credit limit: VND 40,000,000,000. The purpose of the loan is to invest in fixed assets under goods procurement contracts. Loan term: 72 months, with interest rates specified in disbursement notes. The loan is secured by the machinery and equipment of the Corporation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.19 Borrowings and finance lease liabilities (Continued)

(10) Loan from CIENCO4 Group Joint Stock Company under Loan Agreement No. 01/2017/HĐVV/CIENCO4-BOT dated 26 December 2017 with a credit limit of VND 30,000,000,000. The loan was used to supplement funding for payment obligations during the investment and operation of the National Highway 38 construction project from Yen Lenh Bridge to Vuc Vong Interchange. The loan term is 8 years from the date of the first drawdown. The applicable interest rate is based on that of Asia Commercial Joint Stock Bank – Nghe An Branch and is capitalised once annually at year-end. The loan is unsecured.

In addition, under Loan Agreement No. 01/2024/HĐVV/CIENCO4-BOT dated 16 January 2024 with a credit limit of VND 8,400,000,000, the loan is used to supplement funds for payment of construction contractors for the BOT project of National Highway 38 from Yen Lenh Bridge to Vuc Vong Interchange and to partially repay the principal of the loan from Thang Long Corporation – JSC under Loan Agreement No. 08/2019/HĐVV-TLG-BOTYL dated 10 December 2019. The maximum loan term is 24 months. During the period when the Company has outstanding borrowings from Asia Commercial Joint Stock Bank – Nghe An Branch, the interest rate is equivalent to the rate applied by such bank; otherwise, the interest rate is fixed at 10% per year.

(11) Loan under Contract No. 2612/2025/HĐHTTC/NEH-TTL dated December 26, 2025, between Thang Long Joint Stock Corporation and New Energy Holdings Company Limited. Outstanding principal is VND 199,000,000,000 with loan purpose is to supplement capital for business operations.. Loan term: 36 months, with interest rate: 5%/year.

(12) The loan under Credit Facility Agreement No. 1055931.26 dated 29 July 2026 between Vietnam International Commercial Joint Stock Bank (VIB) and Thang Long Joint Stock Corporation. The total credit facility amounts to VND 500,000,000,000 (comprising a short-term loan facility limit of VND 200,000,000,000 and a bank guarantee facility limit of VND 500,000,000,000). The credit facility is granted for a period of 12 months. The purpose of the facility is to supplement working capital for the Company's business operations. Interest rates and interest rate adjustment periods are specified in each Disbursement Request cum Debt Acknowledgement Agreement and/or publicly announced on VIB's website and/or communicated through other notification methods as determined by VIB from time to time.

(13) Finance lease liability with Vietnam International Leasing Company Limited under Finance Lease Agreement No. 2026-00288-000 dated 30 June 2026 entered into with Thang Long Machinery Company Limited. The estimated purchase price of the leased equipment is VND 16,900,440,000. The lease term is 61 months, and the lease interest rate is 7.94% per year.

Finance lease liability with Vietnam International Leasing Company Limited under Finance Lease Agreement No. 2026-00289-000 dated 13 July 2026 entered into with Thang Long Machinery Company Limited. The estimated purchase price of the leased equipment is VND 3,150,440,000. The lease term is 61 months, and the lease interest rate is 7.94% per year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.20 Owners' equity

a. Changes of owners' equity

Unit: VND

	Contributed capital of owners	Capital surplus	Treasury shares	Foreign exchange rate	Development investment fund	Undistributed profit after tax	Non-controlling interests	Total
Balance as at 01/01/2025	419,080,000,000	52,625,676,545	(543,000,000)	484,459,399	24,954,816,575	46,456,357,955	77,357,538,597	620,415,849,071
Profit in the previous year	-	-	-	-	-	50,248,145,139	15,452,445,467	65,700,590,606
Profit distribution during the year at subsidiaries	-	-	-	-	-	-	(13,950,000,000)	(13,950,000,000)
Other decreases (i)	-	-	-	(72,476,301)	-	-	-	(72,476,301)
Balance as at 01/01/2026	419,080,000,000	52,625,676,545	(543,000,000)	411,983,098	24,954,816,575	96,704,503,094	78,859,984,064	672,093,963,376
Profit in this period	-	-	-	-	-	12,367,538,845	(4,010,722,494)	8,356,816,351
Other increase (i)	-	-	-	20,386,143	-	-	-	20,386,143
Balance as at 30/9/2026	419,080,000,000	52,625,676,545	(543,000,000)	432,369,241	24,954,816,575	109,072,041,939	74,849,261,570	680,471,165,870

(i) Exchange rate differences arising from converting the financial statements of Thang Long Joint Stock Company's branch in Cambodia from the foreign currency USD to Vietnam dong and other increases and decreases upon consolidation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

5.20 Owners' equity (Continued)

b. Details of owners' equity

	30/9/2026	01/01/2026
	VND	VND
TNG Investment and Construction Company Limited	211,589,080,000	211,589,080,000
Mr. Pham Tuan Vu	105,000,000,000	105,000,000,000
Others	102,490,920,000	102,490,920,000
Total	419,080,000,000	419,080,000,000

c. Capital transactions with shareholders

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Shareholders' capital		
Opening balance	419,080,000,000	419,080,000,000
Increased during the year	-	-
Decreased during the year	-	-
Closing balance	419,080,000,000	419,080,000,000
Dividend, Profit distribution	-	-

d. Shares

	30/9/2026	01/01/2026
	Shares	Shares
Number of shares registered for issuance	41,908,000	41,908,000
Number of shares sold to the public	41,908,000	41,908,000
Ordinary shares	41,908,000	41,908,000
Number of shares repurchased	54,300	54,300
Ordinary shares	54,300	54,300
Number of shares outstanding	41,853,700	41,853,700
Ordinary shares	41,853,700	41,853,700
Par value of outstanding shares (VND/share)	10,000	10,000

e. The Corporation's funds

	30/9/2026	01/01/2026
	VND	VND
Development and investment funds	24,954,816,575	24,954,816,575
Total	24,954,816,575	24,954,816,575

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Revenue from construction services	1,332,137,828,811	950,929,475,563
Revenue from road toll collection of BOT projects	103,910,356,486	111,240,267,595
Others	38,940,460,327	64,204,255,502
Total	1,474,988,645,624	1,126,373,998,660

In which:

Revenue from related parties (Details in Note 7.1)	350,400,318	3,940,710,787
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6.2 Cost of goods sold

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Cost of construction services	1,204,972,343,951	875,454,988,346
Cost of road toll collection of BOT projects	109,449,037,675	57,699,123,017
Others	10,737,260,633	43,151,701,352
Total	1,325,158,642,259	976,305,812,715

6.3 Financial income

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Interest income from deposits	10,313,890,989	4,450,374,343
Dividends received	3,847,286,864	-
Total	14,161,177,853	4,450,374,343

In which:

Financial income with related parties: (Details in Note 7.1)	5,072,087,670	-
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6.4 Financial expenses

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Interest expenses	60,907,405,506	47,652,332,752
Realized exchange difference loss	77,992,425	-
Other financial expenses	19,304,377,218	-
Total	80,289,775,149	47,652,332,752

In which:

Financial costs with related parties: (Details in Note 7.1)	-	128,972,603
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

6.5 General and administrative expenses

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
General administrative expenses	67,420,744,764	46,479,481,712
Employee expenses	37,153,759,261	25,320,705,920
Materials expenses	100,541,077	63,005,773
Office supplies expenses	721,049,370	467,048,635
Amortization and Depreciation expenses	1,011,674,333	1,226,151,806
Charges and fee	300,235,651	91,739,511
Outsourcing expenses	8,712,786,399	7,483,680,405
Other cash expense	19,420,698,673	11,827,149,662
Total	67,420,744,764	46,479,481,712

6.6 Other income/ Other expenses

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Others income		
Disposals of fixed assets	1,697,272,727	-
Disposal of tools and equipment	-	689,309,741
Gains from fine, Penalty received	607,030,935	304,719,808
Others	550,807,389	151,628,553
Total	2,855,111,051	1,145,658,102
Other expense		
Tax penalties and late payment	335,779,037	47,780,713
Net book value of fixed assets and costs of liquidation and disposal of fixed assets	949,648,908	-
Contract penalty	-	2,919,353,100
Others	1,841,293,868	426,811,553
Total	3,126,721,813	3,393,945,366
Other profits	(271,610,762)	(2,248,287,264)

6.7 Current corporate income tax expense

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Current corporate income tax expense	10,904,189,943	9,382,181,029
Additional CIT assessed	238,951,308	
Total	11,143,141,251	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

6.8 Basic earnings per share

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Profit/(Loss) after corporate income tax	8,356,816,351	54,060,507,300
Non-controlling shareholders' after-tax profits	(4,010,722,494)	12,009,966,883
Increase adjustment	-	-
Decrease adjustment	-	-
Profit allocated to Parent Company owns common shares shareholders	12,367,538,845	42,050,540,417
Average common stock for calculating basic interest per share (shares)	41,853,700	41,853,700
Basic earnings per share (VND/ share)	295	1,005

7. OTHER INFORMATION

7.1 Information of related parties

List of related parties of the Corporation:

Related Parties	Relationship
TNG Investment and Construction Company Limited (formerly TNG Investment and Construction Joint Stock Company)	Parent company
No 188 Road B.O.T Company Limited (ii)	Direct associate
Can Tho - Phung Hiep BOT Limited Company	Direct associate
EHA Hai Phong Industrial Development Joint Stock Company	Indirect associate company
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons
Bao Nguyen Trading Co., Ltd	Related company of internal persons
Members of the Board of Management, Supervisory Board, General Director Board, other managers and close individuals in the family of these members	Significant influence

Transactions with shareholders and key personnel

Salaries and remunerations of the Board of Management, General Directors, and Chief Accountant:

Related Parties	Nature of transaction	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Boards of Management, Supervisors and General Directors and other managers	Salaries and remuneration	7,772,500,000	3,429,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

7.1 Information of related parties (Continued)

Transactions with related parties

Related Parties	Relationship	Nature of transaction	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Purchase of goods			167,478,093,054	111,551,783,140
TNG Investment and Construction Company Limited	Parent company	Construction and installation	54,412,279,181	108,350,268,270
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	15,164,929,522	3,201,514,870
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	97,900,884,351	-
Sale of goods			350,400,318	3,940,710,787
TNG Investment and Construction Company Limited	Parent company	Services	350,400,318	3,940,250,397
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	-	460,390
Financial income			5,072,087,670	-
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Partnership profit	5,072,087,670	-
Other income			47,123,101	4,000,000
TNG Investment and Construction Company Limited	Parent company	Contract penalty	47,123,101	4,000,000
Borrowings			-	10,000,000,000
TNG Investment and Construction Company Limited	Parent company	Borrowings	-	10,000,000,000
Repayment of loan principal			-	10,000,000,000
TNG Investment and Construction Company Limited	Parent company	Repayment of borrowings	-	10,000,000,000
Loan interest			-	128,972,603
TNG Investment and Construction Company Limited	Parent company	Loan interest	-	128,972,603

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The third quarter of 2026

7.1 Information of related parties (Continued)

Related Party Balance

Related Parties	Relationship	Nature of transaction	30/9/2026 VND	01/01/2026 VND
Short-term receivables from customers			4,002,932,160	5,080,051,742
TNG Investment and Construction Company Limited	Parent company	Construction	4,002,932,160	5,080,051,742
Short-term Prepayment to suppliers			209,787,991,737	121,764,811,854
TNG Investment and Construction Company Limited	Parent company	Construction	147,785,649,674	51,337,555,277
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Construction and others	37,270,096,076	70,427,256,577
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	24,732,245,987	-
Other receivables			188,193,031,421	720,943,751
No 188 Road B.O.T Company Limited	Associate	Other payables	720,943,751	720,943,751
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Other receivables	187,472,087,670	-
Short-term payables to suppliers			90,875,257,028	166,143,781,649
TNG Investment and Construction Company Limited	Parent company	Construction	65,079,882,263	164,241,307,591
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	2,230,041,619	1,902,474,058
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	23,565,333,146	-
Prepayment from buyers			218,171,124,668	5,200,000,000
TNG Investment and Construction Company Limited	Parent company	Construction	20,149,768,354	5,200,000,000
EHA Hai Phong Industrial Development Joint Stock Company	Associate	Construction and installation	198,021,356,314	-
Other payables			14,982,021,652	14,982,021,652
No 188 Road B.O.T Company Limited	Associate		14,853,049,049	14,853,049,049
TNG Investment and Construction Company Limited	Parent company	Loan interest	128,972,603	128,972,603

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
The third quarter of 2026

7.2 Comparative figures

Comparative information presented in the Consolidated statement of financial position for the third quarter of 2026 the related notes is based on the Consolidated financial statements for the year ended 31st December 2025 which have been audited by CPA VIETNAM Auditing Company Limited - A Member of INPACT

The comparative information presented in the Consolidated Statement of Profit or Loss, the Consolidated Statement of Cash Flows for the third quarter of 2026, and the related notes to the consolidated financial statements comprises figures for the nine-month accounting period ended 30 September 2025, as prepared by the Corporation.

The Corporation has adopted the guidance under Circular No. 99/2025/TT-BTC since 1 January 2026. In order to ensure comparability of the information presented in the Interim Consolidated Statement of Financial Position, the Corporation has restated or reclassified certain items in the Consolidated Statement of Financial Position for the financial year ended 31 December 2025 as follows:

		As at 01/01/2026 Re-stated) VND	As at 31/12/2025 (Stated) VND	Difference VND
	Code			
Dividends and profits payable	313	603,148,680	-	603,148,680
Other short-term payables	320	99,355,745,909	99,958,894,589	(603,148,680)

Ha Noi, 26th October, 2026

Preparer

Vu Quang Hoa

Chief Accountant

Nguyen Thi Diu

General Director

Nguyen Anh Van

