

**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
SEPARATE FINANCIAL STATEMENTS
The third quarter of 2026

Hanoi, October 2026

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THANG LONG JOINT STOCK CORPORATION72 Nguyen Chi Thanh Street, Lang Ward,
Ha Noi City**Form B 01 - DN**Accompanied by Circular No. 99/2025/TT-BTC
Dated October 27, 2025 of the Minister of Finance**SEPARATE FINANCIAL POSITION**

As at 30 September, 2026

ASSETS		Code Note		30/9/2026 VND	01/01/2026 VND
A -	CURRENT ASSETS	100		3,643,236,026,874	2,689,790,852,169
	(100=110+120+130+140+150+160)				
I.	Cash and cash equivalents	110	5.1	371,949,608,653	486,081,867,996
1.	Cash	111		338,149,608,653	359,081,867,996
2.	Cash equivalents	112		33,800,000,000	127,000,000,000
II.	Short - term investments	120	5.2	116,387,053,548	111,646,013,696
3.	Short - term held to maturity Investments	123		116,387,053,548	111,646,013,696
III.	Short- term receivables	130		2,262,012,667,848	1,450,977,287,677
1.	Short-term receivables from customers	131	5.3	441,160,050,560	553,312,423,249
2.	Prepayments to sellers in short-term	132	5.4	1,831,010,571,965	900,905,591,589
5.	Other short-term receivables	135	5.5	151,344,953,907	158,262,181,423
6.	Short-term allowances for doubtful debts	136	5.6	(161,502,908,584)	(161,502,908,584)
IV.	Inventories	140	5.7	757,080,971,992	519,806,837,691
1.	Inventories	141		757,080,971,992	519,806,837,691
VI.	Other current assets	160		135,805,724,833	121,278,845,109
1.	Short-term deferred expenses	161	5.8	1,807,984,702	791,072,811
2.	Deductible value added tax	162		78,176,485,330	70,955,486,112
3.	Tax and other receivables from government budget	163	5.15	55,821,254,801	49,532,286,186
B -	LONG-TERM ASSETS	200		755,386,423,436	454,888,510,627
	(200=210+220+230+240+250+260+270)				
I.	Long-term receivables	210		187,930,057,670	256,430,000
5.	Other long-term receivables	215	5.5	187,930,057,670	256,430,000
II.	Fixed assets	220		13,434,932,621	15,719,690,648
1.	Tangible fixed assets	221	5.9	13,434,932,621	14,067,822,641
-	<i>Historical Costs</i>	222		59,430,117,416	59,096,552,175
-	<i>Accumulated depreciation</i>	223		(45,995,184,795)	(45,028,729,534)
2.	Finance lease fixed assets	224	5.10	-	1,651,868,007
-	<i>Historical Costs</i>	225		-	2,407,580,909
-	<i>Accumulated depreciation</i>	226		-	(755,712,902)
3.	Intangible fixed assets	227	5.11	-	-
-	<i>Historical Costs</i>	228		225,470,000	225,470,000
-	<i>Accumulated amortization</i>	229		(225,470,000)	(225,470,000)
VI.	Long-term investments	260	5.2	547,368,731,383	436,838,731,383
1.	Investments in subsidiaries	261		457,902,000,000	348,622,000,000
2.	Investments in joint ventures and associates	262		19,094,300,000	17,844,300,000
3.	Investments in equity of other entities	263		3,821,068,339	3,821,068,339
5.	Long - term held to maturity Investments	265		66,551,363,044	66,551,363,044
VII.	Other Long-term assets	270		6,652,701,762	2,073,658,596
1.	Long-term deferred expenses	271	5.8	6,652,701,762	2,073,658,596
TOTAL ASSETS (270 = 100+200)		280		4,398,622,450,310	3,144,679,362,796

SEPARATE FINANCIAL POSITION (Continued)

As at 30 September, 2026

	Code	Note	30/9/2026 VND	01/01/2026 VND
C- LIABILITIES (300=310+330)	300		3,806,466,324,603	2,568,432,046,955
I. Short-term liabilities	310		3,307,307,915,041	2,291,481,279,691
1. Short-term trade payables	311	5.12	508,655,197,946	525,450,972,751
2. Short-term prepayments from customers	312	5.13	1,860,849,702,744	888,616,793,014
3. Dividends and profit payables	313	5.14	400,521,280	400,521,280
4. Short-term Taxes and other payables to State budget	314	5.15	10,380,823,108	5,923,634,532
5. Payables to employees	315		6,439,093,785	9,266,280,080
6. Short-term accrued expenses	316	5.16	72,178,976,135	41,948,080,104
9. Short-term deferred revenues	319	5.17	4,541,301,818	1,938,071,543
10. Other short-term payments	320	5.18	85,805,601,638	80,538,965,034
11. Short-term borrowings and finance lease liabilities	321	5.19	757,499,671,513	736,840,936,279
13. Bonus and welfare funds	323		557,025,074	557,025,074
II. Long-term liabilities	330		499,158,409,562	276,950,767,264
8. Other long-term payables	338	5.18	313,458,635,333	74,266,090,724
9. Long-term borrowings and finance lease liabilities	339	5.19	185,699,774,229	202,684,676,540
D- OWNERS' EQUITY	400	5.20	592,156,125,707	576,247,315,841
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		22,934,839,382	22,934,839,382
10. Undistributed profit after tax	420		97,626,240,539	81,737,816,816
- Undistributed profit after tax brought forward	420a		81,737,816,816	45,262,900,181
- Undistributed profit after tax for the current year	420b		15,888,423,723	36,474,916,635
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		4,398,622,450,310	3,144,679,362,796

Ha Noi, 26th October 2026
General Director

Preparer

Chief Accountant

Vu Quang Hoa

Nguyen Thi Diu



Nguyen Anh Van

SEPARATE INCOME STATEMENT
Quarter III, 2026

ITEMS	Code	Note	This quarter	This quarter	Cumulative from the beginning of the	Cumulative from the beginning of the
			QIII - 2026 VND	QIII - 2025 VND	This year VND	Last year VND
1. Revenues from sales and services rendered	01	6.1	525,683,396,705	370,852,533,144	1,322,210,635,662	999,510,498,630
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services rendered (10 = 01-02)	10	0	525,683,396,705	370,852,533,144	1,322,210,635,662	999,510,498,630
4. Cost of goods and services	11	6.2	481,769,241,940	321,296,605,997	1,190,415,302,141	918,972,624,734
5. Gross revenues from sales and services rendered (20 = 10-11)	20		43,914,154,765	49,555,927,147	131,795,333,521	80,537,873,896
7. Financial income	22	6.3	6,542,722,092	9,799,863,529	14,581,894,100	32,279,701,844
8. Financial expenses	23	6.4	21,865,773,020	12,499,410,006	66,776,725,357	34,200,721,821
<i>In which: interest expenses</i>	24		16,134,541,541	12,499,410,006	47,472,348,139	34,200,721,821
9. Selling expenses	25		-	-	-	-
10. General administrative expenses	26	6.5	20,649,574,030	13,436,189,283	54,262,441,403	36,479,004,784
11. Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}	30		7,941,529,807	33,420,191,387	25,338,060,861	42,137,849,135
12. Other income	31	6.6	209,262,874	63,003,975	676,054,989	440,451,787
13. Other expenses	32	6.6	102,414,287	9,766,116	1,374,518,344	2,991,432,412
14. Other profits (40 = 31-32)	40	6.6	106,848,587	53,237,859	(698,463,355)	(2,550,980,625)
15. Total net profit before tax(50 = 30+40)	50		8,048,378,394	33,473,429,246	24,639,597,506	39,586,868,510
16. Current corporate income tax expenses	51		2,442,752,655	3,949,336,143	8,751,173,783	3,949,336,143
17. Deferred corporate income tax expenses	52		-	-	-	-
18. Profits after enterprise income tax (60 = 50-51-52)	60		5,605,625,739	29,524,093,103	15,888,423,723	35,637,532,367

Preparer

Vu Quang Hoa

Chief Accountant

Nguyen Thi Diu

Ha Noi, 26th October 2026
General Director



Nguyen Anh Van

SEPARATE CASH FLOW STATEMENT

(Indirect method)

Quarter III, 2026

ITEMS	Code	Note	Cumulative for QIII/2026 (VND)	Cumulative for QIII/2025 (VND)
I. Net cash flows from operating activities				
1. Profit before tax	01		24,639,597,506	39,586,868,510
2. Adjustments for			-	-
- Depreciation of fixed assets and investment properties	02		1,869,501,225	2,065,066,395
- Gains (losses) on investing activities	05		(13,638,282,571)	(32,279,701,844)
- Interest expenses	06		47,472,348,139	34,200,721,821
3. Operating profit before changes in working capital	08		60,343,164,299	43,572,954,882
- Increase (decrease) in receivables	09		(1,009,942,507,521)	(257,031,829,426)
- Increase (decrease) in inventories	10		(237,274,134,301)	(22,094,770,808)
- Increase (decrease) in payables	11		1,228,119,663,990	(7,027,401,933)
- (Increase) decrease deferred expenses	12		(5,595,955,057)	(28,251,765)
- Interest paid	14		(43,513,237,055)	(34,071,749,218)
- Corporate income tax paid	15		(5,541,313,366)	-
- Other payments on operating activities	17		-	(9,000,000)
Net cash flows from operating activities	20		(13,404,319,011)	(276,690,048,268)
II. Cash flows from investing activities			-	-
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(2,656,115,721)	(101,851,852)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		2,127,272,728	-
3. Expenditures on loans and purchase of debt instruments from other entities	23		(10,741,039,852)	(30,000,000,000)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		6,000,000,000	-
5. Expenditures on equity investments in other entities	25		(110,530,000,000)	-
7. Proceeds from interests, dividends and distributed profits	27		12,305,425,947	32,347,037,391
Net cashflow from investing activities	30		(103,494,456,898)	2,245,185,539

SEPARATE 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		706,901,702,182	757,512,928,162
4. Repayment of financial principal	34		(703,227,869,259)	(657,673,386,517)
5. Payment for finance leasing debts	35		(907,316,357)	(272,194,911)
<i>Net cashflow from financing activities</i>	40		2,766,516,566	99,567,346,734
Net cashflow during the period (50 = 20+30+40)	50		(114,132,259,343)	(174,877,515,995)
Cash and cash equivalents at beginning of period	60		486,081,867,996	456,686,143,715
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at end of period (70 = 50+60+61)	70	5.1	371,949,608,653	281,808,627,720

Ha Noi, 26th October 2026

Preparer

Vu Quang Hoa

Chief Accountant

Nguyen Thi Diu

General Director

Nguyen Anh Van



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter III, 2026

1. CORPORATION 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: 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).

The Corporation's registered office is located at: 72 Nguyen Chi Thanh Street, Lang Ward, Ha Noi City.

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 field

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

1.3. Operating industries and principle activities

Principle activities of the Corporation during the period include:

- Construction of railway and road;
- Construction of other civil works;
- Renting house and office;
- Trading building materials;
- Providing road repair services, machinery and equipment rental and other services.

1.4. Normal operating cycle

The most important activities of the Corporation are construction. Therefore, the Corporation's normal production and business cycle depends on the time of contract implementation with the investor.

1.5. Cấu trúc doanh nghiệp

As at 30/9/2026, the Corporation has subsidiaries, associates and dependent units as follows:

Dependent branches:

<u>Name</u>	<u>Address</u>	<u>Major business line</u>
Thang Long Joint Stock Corporation Branch - Thang Long Enterprise 5	Ha Noi	Construction
Thang Long Joint Stock Corporation Branch	Ho Chi Minh	Construction
Thang Long Joint Stock Corporation - Cambodia Branch	Cambodia	Construction

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

1.5 The Corporation structure (Continued)

Subsidiaries and Associates:

<u>Name</u>	<u>Address</u>	<u>Major business line</u>	<u>Capital contribution ratio</u>	<u>Benefit ratio</u>	<u>Voting ratio</u>
Subsidiaries					
Thang Long Bridge Joint Stock Company N01	Ha Noi	Construction	82.65%	82.65%	82.65%
Thang Long Bridge Joint Stock Company N35	Ha Noi	Construction	65.00%	65.00%	65.00%
Yen Lenh Bridge BOT Company Limited	Hung Yen	Construction investment - Trading - Transferring road bridge construction	(*)	(*)	(*)
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	Machinery and equipment rental	100.00%	100.00%	100.00%
Thang Long Civil And Infrastructure 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 Phong	Construction investment - Trading - Transferring road bridge construction	(**)	(**)	(**)
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 implemented 2 joint venture agreements as follows:
Under the Build - Operate - Transfer (BOT) contract for domestic investment in the Yen Lenh Bridge construction project on National Highway 38, located in Hung Yen and Ha Nam provinces. This contract was signed on May 11, 2002, between the Competent Authority, the Ministry of Transport, and the Joint Venture Thang Long Construction Corporation (now: Thang Long Joint Stock Corporation) and Civil Engineering Construction Joint Stock Corporation No. 4. The Corporation's capital contribution to the project amounted to VND 23,313,000,000, equivalent to 49.41%.

Under the Build-Operate-Transfer (BOT) contract for the investment project on National Highway 38, from Yen Lenh Bridge to the Vuc Vong intersection. This contract was signed on February 27, 2015, between the Competent Authority, the Ministry of Transport, and the Joint Venture Joint Venture Thang Long Construction Corporation and Civil Engineering Construction Joint Stock Corporation No. 4. The Corporation's capital contribution to the project amounted to VND 86,331,000,000, equivalent to 70%

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

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

The total number of Corporation's employees as at 30/9/2026 is 215 employees (as at 31/12/2025 is 161 employees).

1.7. Statement of information comparability on the interim separate 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 separate financial statements are comparable.

2. FISCAL YEAR AND ACCOUNTING CURRENCY

Fiscal years

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.

Accounting currency

The accompanying separate 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 Separate Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Below are the major accounting policies adopted by the Corporation in the preparation of the separate financial statements:

Basis of preparation of the separate financial statements

The attached separate 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 separate financial statements.

The separate financial statements of the Corporation are prepared on the basis of the summary of the financial statements of the dependent units and the financial statements of the Office of the Corporation. All transactions and balances between the Office of the Corporation and its dependent units as well as between the dependent units have been eliminated when preparing and presenting the Corporation's separate financial statements.

The accompanying separate financial statements are the Corporation's ones, therefore, they do not include the financial statements of subsidiaries. Users of the separate financial statements should read them together with the Corporation's consolidated financial statements for the period ended 30th September, 2026 to obtain full information of the Corporation's financial position as well as the results of operations and cash flows during the period.

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounting Estimates

The preparation of separate 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 separate financial statements and the reported amounts of revenues and expenses during the financial year. Actual results could differ from those estimates and assumptions.

Basis for Preparing the Converted Financial Statements of Dependent Accounting Units

For the purpose of preparing the separate financial statements of the Corporation, the financial statements of the Cambodia Branch, prepared in United States Dollars (USD), have been converted into Vietnamese Dong (VND) following these principles:

- Assets and liabilities are converted into VND based on the actual exchange rate at the end of the period, as published by the Bank for Investment and Development of Cambodia, on the reporting date;
- Exchange differences and revaluation differences of assets are converted into VND using the actual exchange rate at the revaluation date;
- Undistributed post-tax profit and reserves appropriated from undistributed post-tax profit arising after the investment date are converted into VND by calculating the related in the income statement
- Items in the Statement of Profit or Loss and Cash Flow Statement are converted into VND using the actual exchange rate at the transaction date.

Exchange differences arising from the conversion of the financial statements prepared in foreign currency into VND are recorded in the "Exchange Rate Differences" account (Code 417) under the Owner's Equity section of the separate Balance Sheet.

Foreign exchange rates applied in accounting

Actual exchange rates for foreign currency transactions arising during the period:

- The actual exchange rate for foreign currency purchases or sales is the rate specified in the foreign currency purchase or sale contract between the Parent Company and the commercial bank;
- The exchange rate used for recognizing receivables is the buying rate of the commercial bank designated by the Parent Company for customer payments at the transaction date;
- The exchange rate used for recognizing payables is the selling rate of the commercial bank where the Parent Company anticipates transactions at the transaction date.

Actual exchange rates for revaluing monetary items denominated in foreign currency at the time of preparing the separate financial statements:

- For foreign currency deposits, the buying rate of the bank where the Parent Company holds the foreign currency account is applied;
- For liabilities, the selling rate of the commercial bank with which the Parent Company regularly conducts transactions is applied.

All actual exchange differences arising during the period and differences from revaluing balances of monetary items denominated in foreign currency at the end of the period are recognized in the results of operations for the accounting period.

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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial investments

Held to maturity investments

Held-to-maturity investments include bank deposits with original terms exceeding three months and loans held to maturity for the purpose of earning periodic interest..

Held-to-maturity investments are measured at cost, net of provisions for doubtful debts.

Provisions for doubtful debts related to held-to-maturity investments are made in accordance with current accounting regulations.

Investments in subsidiaries, associates and other entities

Investments in Subsidiaries: Investments in Subsidiaries over which the Corporation holds control are presented at cost method in the Corporation's separate financial statements.

Profit distributions that Corporation received from the accumulated profits of its subsidiaries after the date the Company gains control are recognized in income statement of the company. Other Distributions are considered a recovery of investment and are deducted from the investment value.

Profit distributions that Corporation received from the accumulated profits of the associated companies after the date the Company obtains control right are recognized in income statement of the company. Other Distributions are considered a recovery of investment and are deducted from the investment value.

Investments in subsidiaries, joint ventures, associates, and other investments are presented in the separate balance sheet at cost, net of any provision for impairment (if any).

Other investments: Recorded at cost, including purchase price and directly attributable acquisition costs. After 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 balance sheet 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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 value of inventory is determined using the weighted average cost method.

Inventory is accounted for using the periodic inventory system.

Provision for impairment of inventories of The Corporation is made when there is reliable evidence of impairment in net realizable value compared to 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 straight line method over their estimated useful lives. Details are as follows:

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

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.

Intangible fixed assets and Amortization

Software and other intangible fixed assets are stated at history cost less accumulated amortization.

Software and other intangible fixed assets are allocated to the income statement using the straight-line method over a period of 03 to 10 years.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)
Quarter III, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Finance lease liabilities

A lease is a finance lease whereby the lessor transfers most of the risks and rewards associated with the ownership over an asset to the lessee. All other leases are classified as operating leases.

Finance lease assets are recognized as both asset and liability in the balance sheet at the lower of the fair value of the leased asset and the present value of the minimum lease payments at the lease commencement date.

Lease payments for finance leases are split into finance costs and principal repayments. Finance costs are calculated for each accounting period over the lease term using a fixed interest rate on the remaining outstanding liability

Finance lease assets are depreciated using the straight-line method over their estimated useful life, similar to assets owned by the company, or over the lease term, whichever is shorter, as follows:

	<u>Years</u>
Machinery and equipment	03 - 10
Motor vehicles	06 - 08

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 these assets are ready for their intended use.

Prepaid expenses

Prepaid expenses include costs that have been incurred but relate to the operating results of multiperiod accounting. The Corporation's prepaid expenses include the following:

Instrument and tools

Instrument and tools that have been put into use are allocated to expenses using the straight-line method not over 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 over 3 years.

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 including payables between the Parent Company and Subsidiaries, Associates).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accrued Expenses

Accrued expenses reflect amounts payable for goods or services received from suppliers or provided to buyers but not yet paid due to the absence of invoices or incomplete accounting documents. These are recognized as production and business expenses in the reporting period.

The Corporation records accrued expenses under the following main categories:

- Labor, materials, and fuel costs: Accrued based on estimated amounts in the project records according to completed work volume;
- Interest expenses payable;
- Other accrued expenses.

Unrealized revenues

Unrealized revenue includes: advance receipts (e.g., prepayments from customers over multiple accounting periods for leased assets, infrastructure); excluding: advances from customers for which the Corporation has not provided products, goods, or services; uncollected revenue from leasing assets, providing services over 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

This includes borrowings, finance lease obligations, excluding borrowings in the form of bond issuance or preferred stock with a mandatory buyback clause at a specific future date.

The Corporation tracks borrowings and finance lease obligations in detail by debtor category and classifies them as current or non-current based on the repayment period.

Costs directly related to the borrowings are recognized as financial expenses, except for costs arising from borrowings used for investment, construction, or production of construction in progress, which are capitalized under the borrowing costs accounting standard.

Recognition and capitalization of Borrowing costs

All interest costs are recognized in the income statement as incurred, unless they are capitalized under the provisions of the "Borrowing Costs" accounting standard.

Owners' equity

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

Share premium is recognized as the difference between the actual issue price and the nominal value of the shares issued during the initial offering, additional issuance, or reissue of treasury shares.

Undistributed profits are determined based on after-tax earnings and profit distribution.

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with The Corporation's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

Dividends are recognized as a payable when approved by the Shareholders' General Meeting.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)
Quarter III, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other revenue and other income

Construction Contracts

In the case of construction contracts where the Corporation is paid based on the value of the work performed, when the outcome of the contract can be reliably measured and is confirmed by the customer, revenue and related costs are recognized in proportion to the work completed, as confirmed by the customer in the period and reflected in the issued invoice.

If the outcome of the contract cannot be reliably estimated, but the Corporation can recover the contract costs incurred, revenue is recognized only to the extent of the costs incurred that are expected to be recoverable. In this case, no profit is recognized, even if the total costs incurred exceed the total revenue of the contract.

Revenue from sale of goods and products

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
- (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 balance sheet 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 Corporation;
- (c) Identify the completed work as at the balance sheet date;
- (d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from interest income, dividends and profits received and other income: Revenue is recognized when the Corporation can obtain economic benefits from the transaction, and it is reliably measured.

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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Current corporate income tax expense and deferred 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 is required to pay corporate income tax at a rate of 20% on taxable income.

The determination of the Corporation's income tax is based on the current tax regulations. However, these regulations may change over time, and the final determination of the corporate income tax depends on the results of audits by the competent tax authorities.

Related parties

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

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

5.1. Cash and cash equivalents

	30/9/2026	01/01/2026
	VND	VND
Cash on hand	639,839,832	778,208,606
Bank deposits (*)	337,509,768,821	358,303,659,390
Cash equivalents (**)	33,800,000,000	127,000,000,000
Total	371,949,608,653	486,081,867,996

(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	4,641,677,678	50,333,200,899
Total	337,509,768,821	358,303,659,390

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.1. Cash and cash equivalents (Continued)

(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
	33,800,000,000	127,000,000,000

Term deposits ranging from 01 to 03 months with interest rates from 2.4% per year to 3.4% per year, of which VND 1,000,000,000 of the balance as at 30 September 2026 is restricted.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)
Quarter III, 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	116,387,053,548	116,387,053,548	-	111,646,013,696	111,646,013,696	-
Term deposits (i)	116,387,053,548	116,387,053,548	-	111,646,013,696	111,646,013,696	-
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam – South Hanoi Branch</i>	<i>112,587,053,548</i>	<i>112,587,053,548</i>	-	<i>111,646,013,696</i>	<i>111,646,013,696</i>	-
<i>Others</i>	<i>3,800,000,000</i>	<i>3,800,000,000</i>	-	-	-	-
Long-term	66,551,363,044	66,551,363,044	-	66,551,363,044	66,551,363,044	-
Term deposits (ii)	20,000,000,000	20,000,000,000	-	20,000,000,000	20,000,000,000	-
Borrowings	46,551,363,044	46,551,363,044	-	46,551,363,044	46,551,363,044	-
<i>Yen Lenh Bridge Bot Company Limited</i>	<i>46,551,363,044</i>	<i>46,551,363,044</i>	-	<i>46,551,363,044</i>	<i>46,551,363,044</i>	-
Total	182,938,416,592	182,938,416,592	-	178,197,376,740	178,197,376,740	-

(i) Term deposits from 06 months to 12 months at banks with interest rates ranging from 3.4% per year to 7.5% per year, of which the balance as at 30/9/2026 is blocked or pledged amounting to VND 110,500,000,000 to secure the Coporation's loan at the banks (details in Note 5.19).

(ii) Term deposits of 13 months at banks with an interest rate ranging from 4.5% per year, used to secure the Corporation's loans at banks (details in note 5.19).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)
Quarter III, 2026

5.2 Financial investments (Continued)

b. Investments in other entities

	Ratio		30/9/2026 (VND)			01/01/2026 (VND)		
	Equity owned	Voting rights	Original cost	Fair value	Provisions	Original cost	Fair value	Provisions
Investments in Subsidiaries			457,902,000,000	457,902,000,000	-	348,622,000,000	348,622,000,000	-
Thang Long No1 Bridge Jonstock Company	82.65%	82.65%	33,058,000,000	33,058,000,000	-	33,058,000,000	33,058,000,000	-
Thang Long 35 Bridge Joint Stock Company	65.00%	65.00%	5,200,000,000	5,200,000,000	-	5,200,000,000	5,200,000,000	-
Yen Lenh Bridge Bot Company Limited	64.30%	64.30%	109,644,000,000	109,644,000,000	-	109,644,000,000	109,644,000,000	-
Thang Long Industrial Real Estate Company Limited	100.00%	100.00%	200,000,000,000	200,000,000,000	-	200,000,000,000	200,000,000,000.00	-
Thang Long Machinery Co., Ltd (i)	100.00%	100.00%	10,000,000,000	10,000,000,000	-	720,000,000	720,000,000.00	-
Thang Long Infrastructure and Civil Construction Company Limited (ii)	100.00%	100.00%	100,000,000,000	100,000,000,000	-	-	-	-
Investments in Associates	-	-	19,094,300,000	19,094,300,000	-	17,844,300,000	17,844,300,000	-
Road 188 BOT Company Limited	22.03%	22.03%	17,844,300,000	17,844,300,000	-	17,844,300,000	17,844,300,000	-
Can Tho - Phung Hiep BOT Limited Company (iii)	50.00%	50.00%	1,250,000,000			-		
Long-term other investment			3,821,068,339	3,821,068,339	-	3,821,068,339	3,821,068,339	-
Thang Long No.16 Construction JSC	16.16%	16.16%	1,807,850,307	1,807,850,307	-	1,807,850,307	1,807,850,307	-
Thang Long No.15 Construction JSC	16.89%	16.89%	300,000,000	300,000,000	-	300,000,000	300,000,000	-
Thang Long Transport And Construction Joint Stock Company	15.00%	15.00%	1,713,218,032	1,713,218,032	-	1,713,218,032	1,713,218,032	-
Total			480,817,368,339	480,817,368,339	-	370,287,368,339	370,287,368,339	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)
Quarter III, 2026

5.2 Financial investments (Continued)

b. Investments in other entities (Continued)

(i): During the period, the Corporation contributed capital to establish a subsidiary, Thang Long Machinery Co., Ltd., with a charter capital of VND 10 billion. The Corporation's ownership stake is 100% according to Resolution No. 32/2025/NQ-HĐQT dated October 3, 2025, of the Board of Directors.

(ii): During the period, the Corporation contributed capital to establish a subsidiary, Thang Long Infrastructure and Civil Construction Co., Ltd., with a charter capital of VND 100 billion. The Corporation's ownership stake is 100% according to Resolution No. 32/2025/NQ-HĐQT dated October 3, 2025, of the Board of Directors. The Corporation did not make any capital contributions during the year.

(iii): During the period, the Corporation acquired the entire 100% equity interest held by Thi Son Manufacturing and Construction Company Limited in Can Tho – Phung Hiep BOT Company Limited, thereby obtaining a 50% ownership interest in the charter capital of Can Tho – Phung Hiep BOT Company Limited, for the continued implementation of the Investment Project for the Expansion of National Highway No. 1, Can Tho – Phung Hiep Section, under the Build-Operate-Transfer (BOT) model, in accordance with Resolution No. 39/2025/NQ-HĐQT dated 16 December 2025 of the Corporation's Board of Directors.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.3. Receivables from customers

	30/9/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	441,160,050,560	(14,818,843,632)	553,312,423,249	(14,818,843,632)
Receivables from the construction sector	371,961,591,673	-	488,920,976,281	-
<i>Hanoi City Traffic Construction Investment Project Management Board (Old name: Ta Ngan Infrastructure Project Management Board)</i>	42,216,193,562	-	42,216,193,562	-
<i>Hai Phong Investment and Construction Project Management Board for Transportation and Agricultural Projects</i>	6,495,591,864	-	11,957,187,807	-
<i>Project Management Board 85</i>	46,954,982,800	-	62,471,306,800	-
<i>Thang Long No1 Bridge Jonstock Company</i>	5,747,182,489	-	46,724,550,697	-
<i>Deo Ca Group Joint Stock Company</i>	9,176,967,080	-	52,275,482,330	-
<i>Receivable from other objects</i>	261,370,673,878	-	273,276,255,085	-
Receivables from other customers	69,198,458,887	(14,818,843,632)	64,391,446,968	(14,818,843,632)
Total	441,160,050,560	(14,818,843,632)	553,312,423,249	(14,818,843,632)
<i>In which: Receivables from related parties (Details in Note 7.1)</i>	24,329,917,961	-	55,410,678,312	-

5.4. Prepayments to suppliers

	30/9/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	1,831,010,571,965	(145,415,236,272)	900,905,591,589	(145,415,236,272)
Receivables from the construction sector	1,805,096,039,962	(145,415,236,272)	842,196,449,396	(145,415,236,272)
<i>Thang Long No 12 Construction Joint Stock Company</i>	61,350,798,446	(59,454,263,365)	61,350,798,446	(59,454,263,365)
<i>VC9 - No 9 Construction Joint Stock Company</i>	16,438,529,359	-	16,438,529,359	-
<i>TNG Investment And Construction Company Limited</i>	142,647,396,484	-	47,125,625,694	-
<i>Thanh An One Member Limited Liability Corporation</i>	50,199,331,673	-	50,078,295,152	-
<i>Others</i>	1,534,459,984,000	(85,960,972,907)	667,203,200,745	(85,960,972,907)
Advance payments to suppliers in the service sector	25,914,532,003	-	58,709,142,193	-
<i>VC9 - No 9 Construction Joint Stock Company</i>	20,335,018,940	-	53,988,727,218	-
<i>Others</i>	5,579,513,063	-	4,720,414,975	-
Total	1,831,010,571,965	(145,415,236,272)	900,905,591,589	(145,415,236,272)
<i>In which:</i>				
<i>Prepayments to customers related parties (Details in Note 7.1)</i>	435,021,603,607	-	224,842,892,062	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.5. Other receivables

	30/9/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	151,344,953,907	(1,268,828,680)	158,262,181,423	(1,268,828,680)
Dividends income and profit	10,082,626,919	-	10,082,626,919	-
Advanced	98,761,655,941	-	106,706,939,144	-
Others	42,500,671,047	(1,268,828,680)	41,472,615,360	(1,268,828,680)
+ Receivables from the project management board	8,967,190,486	-	8,897,224,535	-
+ Compensation liability receivable under Judgment No. 466/2022/HS-PT dated July 1, 2022 of the High People's Court in Hanoi (i)	10,381,724,609	-	10,381,724,609	-
+ Other receivables	23,151,755,952	(1,268,828,680)	22,193,666,216	(1,268,828,680)
Long-term	187,930,057,670	-	256,430,000	-
Deposits	457,970,000	-	256,430,000	-
Bao Nguyen Trading and Investment Company	187,472,087,670	-	-	-
Total	339,275,011,577	(1,268,828,680)	158,518,611,423	(1,268,828,680)
In which:				
Other receivables from related parties (Details in Note 7.1)	199,859,614,163	-	11,025,821,741	-

(i) According to Judgment No. 466/2022/HS-PT dated July 1, 2022, issued by the High People's Court in Hanoi, concerning the responsibility of contractors for substandard construction works as stipulated in Bid Package No. 4 of the Da Nang - Quang Ngai Expressway Project during the period from July 2014 to July 2017, under the section on liability for compensation, the Corporation, as a contractor, must compensate the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company (VEC) the amount of VND 33,266,862,248. Based on the above judgment, the Corporation has recorded a liability payable to VEC in the amount of VND 33,266,862,248. At the same time, according to the contracts signed between the Corporation and the subcontractors to implement Bid Package No. 4, the Corporation is in the process of temporarily determining the subcontractors responsible for compensating the Corporation due to poor-quality construction work as per the regulations. On September 5, 2023, the Hanoi Civil Judgment Enforcement Department issued Decision No. 174/QD-CCTHADS regarding the deduction of VND 18,556,130,948 from the account number 1462201022200 of the Vietnam Expressway Investment and Development Corporation for the enforcement of the judgment. The remaining amount will be partially settled through accounts receivable between the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company and Thang Long Corporation - Joint Stock Company. So far, the execution of the sentence is still underway.

(ii) Including 2 contracts:

- Cooperation Contract No. 03/2026/HĐHT/TTL-BN dated 25 June 2026 between Thang Long Corporation - JSC and Bao Nguyen Trading and Investment Company Limited. Thang Long and Bao Nguyen shall cooperate in carrying out Bao Nguyen's business activities in accordance with its registered business lines and applicable laws. The cooperation term is 36 months from the date of signing the contract;
- Cooperation Agreement No. 04/2026/HĐHT/TTL-BN dated July 16, 2026, between Thang Long Corporation - JSC and Bao Nguyen Trading and Investment Company Limited; Thang Long cooperates with Bao Nguyen to carry out Bao Nguyen's business activities according to its registered business lines and in accordance with the law; The cooperation period is 36 months from the date of signing the contract.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)
Quarter III, 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 prepayments 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	14,818,843,632	-	14,818,843,632	-
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
- Other short-term receivables	1,268,828,680	-	1,268,828,680	-
Thang Long Seventeen Investment and Construction JSC	1,241,961,126	- Over 3 years	1,241,961,126	- Over 3 years
Others	26,867,554	- Over 3 years	26,867,554	- Over 3 years
Total	161,502,908,584	-	161,502,908,584	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.7. Inventories

	30/9/2026 (VND)		01/01/2026 (VND)	
	Original cost	Provisions	Original cost	Provisions
Work in progress	753,256,084,637	-	518,338,501,656	-
Goods	3,824,887,355	-	1,468,336,035	-
Total	757,080,971,992	-	519,806,837,691	-

5.8. Deferred expenses

	30/9/2026	01/01/2026
	VND	VND
Short-term	1,807,984,702	791,072,811
Others	1,807,984,702	791,072,811
Long-term	6,652,701,762	2,073,658,596
Tools, equipment	322,323,521	161,051,631
Others	6,330,378,241	1,912,606,965
Total	8,460,686,464	2,864,731,407

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quý III/2026

5.9. Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORICAL COST					
As at 01/01/2026	34,086,691,910	16,034,778,767	7,680,179,270	1,294,902,228	59,096,552,175
Purchase	171,109,091	-	2,314,506,630	170,500,000	2,656,115,721
Repurchase of finance lease assets	-	-	2,407,580,909	-	2,407,580,909
Disposal	-	-	(4,710,131,309)	-	(4,710,131,309)
Other decrease (*)	-	(11,660,000)	(8,340,080)	-	(20,000,080)
As at 30/9/2026	<u>34,257,801,001</u>	<u>16,023,118,767</u>	<u>7,683,795,420</u>	<u>1,465,402,228</u>	<u>59,430,117,416</u>
ACCUMULATED DEPRECIATION					
As at 01/01/2026	32,036,787,270	6,720,179,296	5,117,010,840	1,154,752,128	45,028,729,534
Depreciation	117,628,545	1,154,064,949	421,908,510	76,419,315	1,770,021,319
Repurchase of finance lease assets	-	-	855,192,808	-	855,192,808
Disposal	-	-	(1,639,247,052)	-	(1,639,247,052)
Other decrease (*)	-	(11,171,734)	(8,340,080)	-	(19,511,814)
As at 30/9/2026	<u>32,154,415,815</u>	<u>7,863,072,511</u>	<u>4,746,525,026</u>	<u>1,231,171,443</u>	<u>45,995,184,795</u>
NET BOOK VALUE					
At 01/01/2026	<u>2,049,904,640</u>	<u>9,314,599,471</u>	<u>2,563,168,430</u>	<u>140,150,100</u>	<u>14,067,822,641</u>
At 30/9/2026	<u>2,103,385,186</u>	<u>8,160,046,256</u>	<u>2,937,270,394</u>	<u>234,230,785</u>	<u>13,434,932,621</u>

(*) Other increases and decreases are due to the conversion of foreign currency according to the exchange rate of assets of the Cambodia Branch.

The cost of fully depreciated tangible fixed assets still in use as at 30/9/2026 is VND 33,793,918,665 (as at December 31, 2025 is VND 33,568,448,665).

The remaining value of this assets used as collateral for loans as at 30/9/2026 is VND 7,748,002,162 (as at December 31, 2025 is VND 8,864,992,333).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)
Quarter III, 2026

5.10. Finance lease fixed assets

Unit: VND

	Transportation means	Total
HISTORICAL COST		
As at 01/01/2026	2,407,580,909	2,407,580,909
Transferred to property, plant and equipment	(2,407,580,909)	(2,407,580,909)
As at 30/9/2026	-	-
ACCUMULATED DEPRECIATION		
As at 01/01/2026	755,712,902	755,712,902
Depreciation	99,479,906	99,479,906
Transferred to property, plant and equipment	(855,192,808)	(855,192,808)
As at 30/9/2026	-	-
NET BOOK VALUE		
At 01/01/2026	1,651,868,007	1,651,868,007
At 30/9/2026	-	-

5.11. Intangible fixed assets

Unit: VND

	Software	Total
HISTORICAL COST		
As at 01/01/2026	225,470,000	225,470,000
As at 30/9/2026	225,470,000	225,470,000
ACCUMULATED AMORTIZATION		
As at 01/01/2026	225,470,000	225,470,000
As at 30/9/2026	225,470,000	225,470,000
NET BOOK VALUE		
At 01/01/2026	-	-
As at 30/9/2026	-	-

The cost of fully amortized intangible fixed assets still in use as at 30/9/2026 is VND 225,470,000 (as at December 31, 2025 is VND 225,470,000).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.12. Trade Payables

	30/9/2026 VND	01/01/2026 VND
Short-term	508,655,197,946	525,450,972,751
Payables to sellers in the construction sector	505,803,979,843	522,139,988,585
<i>Thang Long No1 Bridge Jonstock Company</i>	<i>52,308,208,805</i>	<i>44,985,427,619</i>
<i>Vinh Hung Trading, Consulting and Construction Joint Stock Company</i>	<i>43,090,667,704</i>	<i>33,010,747,597</i>
<i>Tanco Consulting and Trading Joint Stock Company</i>	<i>3,305,296,087</i>	<i>3,305,296,087</i>
<i>Thang Long 35 Bridge Joint Stock Company</i>	<i>58,301,030,788</i>	<i>62,148,960,787</i>
<i>Others</i>	<i>348,798,776,459</i>	<i>378,689,556,495</i>
Payables to sellers in the service sector	2,851,218,103	3,310,984,166
Others	-	-
Total	508,655,197,946	525,450,972,751
<i>In which:</i>		
<i>Trade payables are related parties</i>	<i>138,467,765,540</i>	<i>113,500,793,141</i>
<i>(Details in Note 7.1)</i>		

5.13. Prepayment from customers

	30/9/2026 VND	01/01/2026 VND
Advance payments from customers in the construction sector	1,860,849,702,744	888,616,793,014
Sai Gon - My Thuan Expressway BOT Limited Company	286,560,403,084	-
Department of Construction of An Giang Province	212,222,874,310	68,086,050,000
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	262,825,273,879	205,906,997,620
Total	1,860,849,702,744	888,616,793,014
<i>In which:</i>		
<i>Prepayments from customers are related parties</i>	<i>5,200,000,000</i>	<i>5,200,000,000</i>
<i>(Details in Note 7.1)</i>		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.14. Dividends and profit distribution payable

	30/9/2026 VND	01/01/2026 VND
Dividends and profit payables	400,521,280	400,521,280

5.15. Taxes and receivables, payables to the State Budget

	01/01/2026 VND	Additions VND	Paid VND	30/9/2026 VND
Payables	5,923,634,532	14,540,949,505	10,083,760,929	10,380,823,108
Corporate income tax	5,325,245,954	8,751,173,783	5,541,313,366	8,535,106,371
- Arising during the period	5,325,245,954	8,512,222,475	5,302,362,058	8,535,106,371
- Retrospective collection for 2023	-	238,951,308	238,951,308	-
Personal income tax	357,589,997	1,955,696,612	1,666,406,005	646,880,604
Land tax, Land rental charges	17,826,682	3,835,728,492	2,876,041,558	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	-	6,288,968,615	55,821,254,801
VAT	49,532,286,186	-	6,288,968,615	55,821,254,801

5.16. Accrued expenses

	30/9/2026 VND	01/01/2026 VND
Short-term	72,178,976,135	41,948,080,104
Interest payable	-	931,710,834
Accrued construction costs	72,178,976,135	41,016,369,270
Total	72,178,976,135	41,948,080,104
In which:		
Accrued expenses are related parties (Details in Note 7.1)	337,590,156	7,475,950,294

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 SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.18. Other payables

	30/9/2026	01/01/2026
	VND	VND
Short-term	85,805,601,638	80,538,965,034
Trade Union fees	176,295,410	294,245,058
Social insurance	205,705,786	296,250,792
Others	85,423,600,442	79,948,469,184
<i>Interest payable</i>	<i>5,019,794,521</i>	<i>128,972,603</i>
<i>Construction project team</i>	<i>62,368,636,233</i>	<i>59,287,492,534</i>
<i>Vietnam expressway corporation (i)</i>	<i>10,281,724,610</i>	<i>10,381,724,610</i>
<i>Others</i>	<i>7,753,445,078</i>	<i>10,150,279,437</i>
Long-term	313,458,635,333	74,266,090,724
Long-term deposits received	2,249,382,000	1,569,382,000
Others	311,209,253,333	72,696,708,724
<i>No 188 Road B.O.T Company Limited (ii)</i>	<i>14,853,049,049</i>	<i>14,853,049,049</i>
<i>Yen Linh Bridge Bot Company Limited (iii)</i>	<i>93,339,659,675</i>	<i>57,843,659,675</i>
<i>CII Services and investment one member limited liability company (iv)</i>	<i>203,016,544,609</i>	-
Total	399,264,236,971	154,805,055,758
<i>In which:</i>		
<i>Payables are related parties</i>	<i>108,321,681,327</i>	<i>72,825,681,327</i>
<i>(Details in Note 7.1)</i>		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.18 Other payables (Continued)

(i) According to Judgment No. 466/2022/HS-PT dated July 1, 2022, by the Supreme People's Court in Hanoi, regarding the responsibility of contractors for failing to ensure the quality of construction works under Package 4 of the Da Nang - Quang Ngai Expressway Project during the period from July 2014 to July 2017, under the section of liability for compensation, the Corporation, as a contractor, is required to compensate the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company for the amount of VND 33,266,862,248. Based on the above judgment, the Corporation has recognized a payable to the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company in the amount of VND 33,266,862,248. In addition, based on contracts signed between the Corporation and subcontractors to implement Package 4, the Corporation is temporarily identifying subcontractors responsible for compensating the Corporation for failing to meet quality standards in the construction work. On September 5, 2023, the Civil Judgment Enforcement Department of Hanoi issued Decision No. 174/QD-CCTHADS regarding the deduction of VND 18,556,130,948 from the account number 1462201022200 of the Vietnam Expressway Investment and Development Corporation for judgment enforcement. The remaining amount will be settled partially through accounts receivable between the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company and the Thang Long Corporation - Joint Stock Company; Up to date, the execution of the sentence is still underway.

(ii) Investment recovery funds for the BOT project of Road 188 are awaiting settlement with the project partners and relevant State authorities;

(iii) Investment recovery funds and profits from the Yen Linh Bridge Construction Investment Project under the BOT method (Yen Linh Bridge BOT Project, Phase 1) are awaiting settlement with the project partners and relevant State authorities. These include recovery funds of VND 65,395,000,000 and Phase 1 profit awaiting settlement of VND 11,348,659,675.

(iv) 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.

THANG LONG JOINT STOCK CORPORATION72 Nguyen Chi Thanh Street, Lang Ward,
Ha Noi City**Form B 09 - DN**Accompanied by Circular No. 99/2025/TT-BTC
Dated October 27, 2025 of the Minister of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)**

Quarter III, 2026

5.19. Borrowings and finance lease liabilities

	30/9/2026		During the period		Unit: VND 01/01/2026	
	Carrying value	Repayable amount	Increase	Decrease	Carrying value	Repayable amount
a. Short-term borrowings	757,499,671,513	757,499,671,513	708,342,214,684	687,683,479,450	736,840,936,279	736,840,936,279
Short-term loans from banks	705,691,633,788	705,691,633,788	706,901,702,182	685,475,831,757	684,265,763,363	684,265,763,363
Others	49,887,354,389	49,887,354,389	-	404,208,643	50,291,563,032	50,291,563,032
<i>Long-term loan due to be repaid</i>	<i>1,920,683,336</i>	<i>1,920,683,336</i>	<i>1,440,512,502</i>	<i>1,803,439,050</i>	<i>2,283,609,884</i>	<i>2,283,609,884</i>
<i>Long-term bank loan due</i>	<i>1,920,683,336</i>	<i>1,920,683,336</i>	<i>1,440,512,502</i>	<i>1,440,512,502</i>	<i>1,920,683,336</i>	<i>1,920,683,336</i>
<i>Long-term finance lease liabilities</i> <i>is due for payment</i>	-	-	-	362,926,548	362,926,548	362,926,548
b. Long-term loans and financial lease debt	185,699,774,229	185,699,774,229	-	16,984,902,311	202,684,676,540	202,684,676,540
Long-term loans	185,699,774,229	185,699,774,229	-	16,440,512,502	202,140,286,731	202,140,286,731
Finance lease liabilities	-	-	-	544,389,809	544,389,809	544,389,809
Total	943,199,445,742	943,199,445,742	708,342,214,684	704,668,381,761	939,525,612,819	939,525,612,819

THANG LONG JOINT STOCK CORPORATION72 Nguyen Chi Thanh Street, Lang Ward,
Ha Noi City

Form B 09 - DN

Accompanied by Circular No. 99/2025/TT-BTC
Dated October 27, 2025 of the Minister of Finance**NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)**

Quarter III, 2026

5.19 Borrowings and finance lease liabilities (Continued)

	30/9/2026 VND	01/01/2026 VND
Short-term	757,499,671,513	736,840,936,279
Short-term bank loans	705,691,633,788	684,265,763,363
<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>427,248,504,233</i>	<i>402,539,125,724</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>An Binh Joint Stock Commercial Bank – Hanoi Branch (4)</i>	<i>58,175,808,461</i>	<i>22,021,756,139</i>
<i>Vietnam International Commercial Joint Stock Bank - Dong Da Branch (8)</i>	<i>54,758,998,870</i>	<i>-</i>
Others	49,887,354,389	50,291,563,032
<i>Loans from employees (5)</i>	<i>48,812,461,320</i>	<i>49,207,960,791</i>
<i>Ilsung & Cienco1 Joint Venture Co. Ltd</i>	<i>1,074,893,069</i>	<i>1,083,602,241</i>
Long-term loans and financial lease liabilities are due for repayment	1,920,683,336	2,283,609,884
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Thanh Branch (6)</i>	<i>1,920,683,336</i>	<i>1,920,683,336</i>
<i>Bidv - Sumi Trust Leasing Co.,Ltd - Ha Noi Branch (7)</i>	<i>-</i>	<i>362,926,548</i>
Long-term borrowings and financial lease liabilities	185,699,774,229	202,684,676,540
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Thanh Branch (6)</i>	<i>1,699,774,229</i>	<i>3,140,286,731</i>
<i>New Energy Holdings Company Limited (7)</i>	<i>184,000,000,000</i>	<i>199,000,000,000</i>
<i>Bidv - Sumi Trust Leasing Co.,Ltd - Ha Noi Branch</i>	<i>-</i>	<i>544,389,809</i>
Total	943,199,445,742	939,525,612,819

(1) Credit Facility Agreement No. 01/2026/161762/HĐTD dated 5 February 2026 between Joint Stock Commercial Bank for Investment and Development of Vietnam – Nam Ha Noi Branch and Thang Long Joint Stock Corporation provides for a maximum credit limit of VND 1,500,000,000,000, including a sub-limit of up to VND 400,000,000,000 for loans, payment guarantees and issuance of letters of credit (L/Cs), and a guarantee sub-limit (excluding payment guarantees) of VND 1,500,000,000,000. The purpose of the facility is to supplement working capital, provide guarantees and issue L/Cs. The availability period is from the signing date of the Agreement until 31 October 2026. The lending interest rate is determined under each specific credit agreement.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.19 Borrowings and finance lease liabilities (Continued)

(2) Loan under Contract No. 559/2025/HDTD/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 collect 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.

(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) 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.

(5) 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: 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: USD 1,442,689.

(6) Loan under Contract No. 22/2321351-CTD/003 dated February 23, 2022, between Vietcombank - Ha Thanh Branch and Thang Long Joint Stock Corporation. Credit limit: VND 40,000,000,000. Purpose: To invest in fixed assets under Purchase Contracts No. 009/2022/HĐMSHH/TLG-TQEq dated February 15, 2022, and No. 010/2022/HĐMSHH/TLG-BM dated February 15, 2022, signed with Thang Long Joint Stock Corporation and Binh Minh Investment Equipment JSC, respectively. Loan term: 72 months, with interest rates specified in disbursement notes. The loan is secured by the Corporation's machinery and equipment.

(7) 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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

5.19 Borrowings and finance lease liabilities (Continued)

(8) 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.

5.20. Owners' equity

a. Changes of owners' equity

Unit: VND

	Contributed capital of owners	Capital surplus	Treasury shares	Foreign exchange rate differences	Development investment fund	Undistributed profit after tax	Total
Balance as at 01/01/2025	419,080,000,000	52,625,676,545	(543,000,000)	484,459,399	22,934,839,382	45,262,900,181	539,844,875,507
Profit in the previous year	-	-	-	-	-	36,474,916,635	36,474,916,635
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	22,934,839,382	81,737,816,816	576,247,315,841
Profit in this period	-	-	-	-	-	15,888,423,723	15,888,423,723
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	22,934,839,382	97,626,240,539	592,156,125,707

(i) Exchange rate differences arising from the conversion of the financial statements of Thang Long Joint Stock Company's branch in Cambodia from USD to VND.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 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 (formerly TNG Investment and Construction Joint Stock Company)	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 and appropriation of profits and dividends

	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 period	-	-
Decreased during the period	-	-
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	22,934,839,382	22,934,839,382
Total	22,934,839,382	22,934,839,382

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE SEPARATE 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	1,273,812,643,989	929,833,794,134
Others	48,397,991,673	69,676,704,496
Total	1,322,210,635,662	999,510,498,630

In which:

Revenue from related parties
(Details in Note 7.1)

16,283,352,687 **31,602,255,573**

6.2 Cost of goods sold

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Cost of construction services	1,155,007,864,978	867,958,657,405
Others	35,407,437,163	51,013,967,329
Total	1,190,415,302,141	918,972,624,734

6.3 Financial income

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Interest income from deposits	10,734,607,236	5,329,701,844
BOT project profits	-	26,950,000,000
Dividends received from trading securities	3,847,286,864	-
Total	14,581,894,100	32,279,701,844

In which:

Financial income with related parties:
(Details in Note 7.1)

6,707,546,121 **28,178,054,811**

6.4 Financial expenses

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Interest expenses	47,472,348,139	34,200,721,821
Other financial expenses	19,304,377,218	-
Total	66,776,725,357	34,200,721,821

In which:

Financial costs with related parties:
(Details in Note 7.2)

- **128,972,603**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

6.5 General and administrative expenses

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
General administrative expenses	54,262,441,403	36,479,004,784
Employee expenses	27,718,196,492	18,308,762,640
Office supplies expenses	373,939,222	59,698,638
Amortization and Depreciation expenses	486,946,706	596,870,370
Charges and fee	4,685,186	3,228,374,352
Outsourcing expenses	7,287,535,232	7,152,246,577
Other cash expense	18,391,138,565	7,133,052,207
Total	54,262,441,403	36,479,004,784

6.6 Other income/ Other expenses

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Others income		
Disposal of tools and equipment	-	872,727
Gains from fine, Penalty received	607,030,935	339,719,808
Others	69,024,054	99,859,252
Total	676,054,989	440,451,787
Other expense		
Net book value of fixed assets and costs of liquidation and disposal of fixed assets	943,611,529	-
Tax penalties and late payment	160,225,818	47,780,713
Contract price difference deposited into the temporary holding account of the Quang Ninh Provincial Inspectorate for Project Package No. 12 – Van Don–Tien Yen Expressway.	-	2,919,353,100
Others	270,680,997	24,298,599
Total	1,374,518,344	2,991,432,412
Other profits	(698,463,355)	(2,550,980,625)
<i>In which:</i>		
Other income/ Other expenses with related parties:	171,702,108	53,835,000

(Details in Note 7.1)

6.7 Current corporate income tax expenses

	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Current corporate income tax expense on taxable income for the current year.	8,512,222,475	3,949,336,143
Additional CIT assessed	238,951,308	-
Deferred corporate income tax expenses	-	-
Total	8,751,173,783	3,949,336,143

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)
Quarter III, 2026

7. OTHER INFORMATION

7.1 Information of related parties

The Corporation has transactions with related parties as follows:

Related parties	Relationship
TNG Investment And Construction Company Limited (Formerly TNG Investment and Construction Joint Stock Company)	Parent company
Thang Long No1 Bridge Joint Stock Company	Subsidiaries
Thang Long 35 Bridge Joint Stock Company	Subsidiaries
Yen Lenh Bridge Bot Company Limited	Subsidiaries
Thang Long Industrial Real Estate Company Limited	Subsidiaries
Thang Long Machinery Co., Ltd	Subsidiaries
Thang Long Infrastructure Co., Ltd	Subsidiaries
Road 188 BOT Company Limited	Associated Company
Can Tho - Phung Hiep BOT Limited Company	Associated Company
EHA Hai Phong Industrial Development Joint Stock Company	Indirect affiliate company
VC9 - No. 9 Contruction Joint Stock Company	Related company of internal persons
Bao Nguyen Trading Co., Ltd	Related company of internal persons
Members of the Administrative Council, Board of Supervisors, Board of General Directors, other managers and close individuals in the families 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 SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 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			360,458,741,200	141,804,681,672
TNG Investment and Construction Company Limited	Parent company	Construction and installation	49,910,663,452	49,323,674,382
Thang Long No1 Bridge Joint Stock Company	Subsidiaries	Construction	86,115,652,886	57,140,239,896
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Construction	84,996,835,979	33,058,766,236
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Sale of materials	15,069,116,066	2,282,001,158
Thang Long Machinery Co., Ltd	Subsidiaries	Construction	26,465,588,466	-
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	97,900,884,351	-
Sale of goods			16,283,352,687	31,602,255,573
TNG Investment and Construction Company Limited	Parent company	Services	288,161,490	1,185,250,395
Thang Long No1 Bridge Joint Stock Company	Subsidiaries	Service, sell supplies	1,446,183,733	25,590,963,667
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Service, sell supplies	13,317,580,980	4,825,581,121
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	248,839,875	460,390
Thang Long Machinery Co., Ltd	Subsidiaries	Services	982,586,609	-
Finance income			6,707,546,121	28,178,054,811
Yen Lenh Bridge Bot Company Limited	Subsidiaries	BOT profit	-	26,950,000,000
Yen Lenh Bridge Bot Company Limited	Subsidiaries	Interests of borrowing	1,361,704,752	997,260,291
Thang Long No1 Bridge Joint Stock Company	Subsidiaries	Interests of borrowing	273,753,699	230,794,520
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Partnership profit	5,072,087,670	-
Other income			171,702,108	53,835,000
TNG Investment and Construction Company Limited	Parent company	Contract penalty	47,123,101	4,000,000
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Contract penalty	124,579,007	49,835,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

7.1 Information of related parties (Continued)

Transactions with related parties (Continued)

Related Parties	Relationship	Nature of transaction	Cumulative for QIII 2026 (VND)	Cumulative for QIII 2025 (VND)
Other transactions				
TNG Investment and Construction Company Limited	Parent company	Borrowings	-	10,000,000,000
TNG Investment and Construction Company Limited	Parent company	Repayment of borrowings	-	10,000,000,000
Thang Long No1 Bridge Joint Stock Company	Parent company	Lending	2,200,000,000	-
Thang Long No1 Bridge Joint Stock Company	Parent company	Collection of loans	2,200,000,000	-
Interest expense				128,972,603
TNG Investment and Construction Company Limited	Parent company	Loan interest	-	128,972,603

Balance with Related parties

Related Parties	Relationship	Nature of transaction	30/9/2026 VND	01/01/2026 VND
Short-term receivables from customers			24,329,917,961	55,410,678,312
TNG Investment and Construction Company Limited	Parent company	Construction	3,774,499,816	3,495,231,742
Thang Long No1 Bridge Joint stock Company	Subsidiaries	Construction	5,747,182,489	46,724,550,697
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Construction	13,698,485,479	4,428,455,876
Yen Linh Bridge Bot Company Limited	Subsidiaries	Construction	762,439,997	762,439,997
Thang Long Machinery Co., Ltd	Subsidiaries	Service	347,310,180	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

7.1 Information of related parties (Continued)

Balance with Related parties (Continued)

Related Parties	Relationship	Nature of transaction	30/9/2026 VND	01/01/2026 VND
Short-term Prepayment to suppliers			435,021,603,607	224,842,892,062
Thang Long No1 Bridge Joint stock Company	Subsidiaries	Construction	125,233,434,316	62,004,280,181
TNG Investment and Construction Company Limited	Parent company	Construction	142,647,396,484	47,125,625,694
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Construction	82,501,968,921	39,585,729,610
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Construction and others	36,773,548,299	70,427,256,577
Thang Long Infrastructure Co., Ltd	Subsidiaries	Construction	5,200,000,000	5,200,000,000
Thang Long Machinery Co., Ltd	Subsidiaries	Construction	17,933,009,600	500,000,000
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	24,732,245,987	-
Loan receivables			46,551,363,044	46,551,363,044
Yen Lenh Bridge Bot Company Limited	Subsidiaries	Loans	46,551,363,044	46,551,363,044
Other short-term receivables			199,859,614,163	11,025,821,741
Yen Lenh Bridge Bot Company Limited	Subsidiaries	Loan interest	11,666,582,742	10,304,877,990
No 188 Road B.O.T Company Limited	Associate	Other receivables	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			138,467,765,540	113,500,793,141
TNG Investment and Construction Company Limited	Parent company	Construction	105,896,574	5,966,759,293
Thang Long No1 Bridge Joint stock Company	Subsidiaries	Construction	52,308,208,805	44,985,427,619
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Construction	58,301,030,788	62,148,960,787
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	1,965,855,187	399,645,442
Thang Long Machinery Co., Ltd	Subsidiaries	Services	2,221,441,040	-
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	23,565,333,146	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

7.1 Information of related parties (Continued)

Balance with Related parties (Continued)

Related Parties	Relationship	Nature of transaction	30/9/2026 VND	01/01/2026 VND
Prepayment from buyers			5,200,000,000	5,200,000,000
TNG Investment and Construction Company Limited	Parent company	Construction	5,200,000,000	5,200,000,000
Other payables			108,321,681,327	72,825,681,327
Yen Linh Bridge Bot Company Limited	Subsidiaries	Return on invesment	93,339,659,675	57,843,659,675
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
Short-term accrued expenses			337,590,156	7,475,950,294
Thang Long No1 Bridge Joint stock Company	Subsidiaries	Construction	337,590,156	7,475,950,294

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

Quarter III, 2026

7.2 Comparative figures

Comparative figures in the separate balance sheet for the third quarter of 2026 and the related notes are taken from the separate financial statements for the year ended 31st December 2025 which have been audited by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

Comparative figures in the separate statements of profit or loss and separate statements of cash flows for the nine-month period ended 30 September 2026 and the related notes are taken from the figures for the nine-month accounting period ended 30 September 2025, which were prepared by the Company itself.

The Corporation has applied the accounting regime issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 and Circular No. 43/2026/TT-BTC issued by the Minister of Finance. Accordingly, the Corporation has restated certain opening balances presented in the interim consolidated Statement of Financial Position as follows:

		As at 01/01/2026 (Re-stated) VND	As at 31/12/2025 (Stated) VND	Difference VND
	Code			
Short-term held-to-maturity investments	265	66,551,363,044	20,000,000,000	46,551,363,044
Other short-term receivables		-	46,551,363,044	(46,551,363,044)
Dividends and profits payable	313	400,521,280	-	400,521,280
Other short-term payables	320	80,538,965,034	80,939,486,314	(400,521,280)

Ha Noi, 26th October, 2026

Preparer

Chief Accountant

General Director

Vu Quang Hoa

Nguyen Thi Diu

Nguyen Anh Van

