

MST INVESTMENT JOINT STOCK
No.2,Alley 159, Tay Son Street, Dan Phuong Commune, Hanoi
Tax code: 0103983390



**SEPARATE FINANCIAL STATEMENT
QUARTER IV 2025**

Jan-26

MST INVESTMENT JOINT STOCK COMPANY
No. 2, Alley 159, Tay Son Street, Dan Phuong Commune, Hanoi

MST INVESTMENT JOINT STOCK COMPANY
(Established in the Socialist Republic of Vietnam)

SEPARATE FINANCIAL REPORT QUARTER IV/2025

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BALANCE SHEET

31 Dec 2025

Unit: VND

Target	Code	Notes	31 Dec 2025	31 Dec 2024
1	2	3	4	5
A. CURRENT ASSETS	100		2,504,319,970,637	894,333,838,842
I.Cash and cash equivalents	110		147,026,456,960	3,225,028,300
1. Cash	111	V.01	3,511,456,960	3,225,028,300
2. Cash equivalents	112	V.01	143,515,000,000	-
II. Short-term investments	120		665,174,913,239	31,020,259,927
3. Investments held to maturity	123		665,174,913,239	31,020,259,927
III. Short-term receivables	130		1,587,445,709,549	857,924,177,091
1. Short-term trade accounts receivable	131	V.02	76,745,379,336	10,545,632,469
2. Short-term prepayments to suppliers	132	V.04	821,281,012,099	410,040,559,772
5. Short-term lendings	135	V.03	420,000,000,000	14,000,000,000
6. Other short-term receivables	136	V05	294,837,127,708	448,894,918,595
7. Provision for doubtful debts – short term	137		(25,417,809,594)	(25,556,933,745)
IV. Inventories	140	V.06	99,440,032,139	1,427,884,323
1. Inventories	141		99,440,032,139	1,427,884,323
V. Other current assets	150		5,232,858,750	736,489,201
1. Short-term prepaid expenses	151		156,091,080	44,997,470
2. Value added tax to be reclaimed	152		4,768,901,809	-
3. Taxes and amounts receivable from the State Budget	153		307,865,861	691,491,731
B. NON – CURRENT ASSETS	200		682,790,609,267	856,240,215,760
II. Fixed assets	220		375,048,159	543,751,791
1. Tangible fixed assets	221	V.07	375,048,159	543,751,791
- Historical cost	222		4,722,115,932	4,722,115,932
- Accumulated depreciation (*)	223		(4,347,067,773)	(4,178,364,141)
V. Long-term investments	250	V.13	676,143,907,575	855,673,504,503
2. Investments in associates and joint ventures	252		333,649,854,166	505,639,854,166
3. Investments in other entities	253		350,383,300,000	350,383,300,000
4. Provision for long-term investments (*)	254		(7,889,246,591)	(349,649,663)
VI. Other non-current assets	260		6,271,653,533	22,959,466
1. Long-term prepaid expenses	261		6,271,653,533	22,959,466
TOTAL ASSETS (270 = 100 + 200)	270		3,187,110,579,904	1,750,574,054,602

BALANCE SHEET (Continue)

31 Dec 2025

Unit: VND

Target	Code	Notes	31 Dec 2025	31 Dec 2024
1	2	3	4	5
RESOURCES				
C. LIABILITIES	300		2,017,325,928,448	901,913,419,714
I. Current liabilities	310		661,672,519,562	781,642,455,412
1. Short-term trade accounts payable	311	V.08	101,151,627,119	154,893,135,209
2. Short-term advances from customers	312	V.09	16,624,635,894	20,895,976,578
3. Taxes and amounts payable to the State budget	313	V.10	23,056,818,229	28,721,363,820
4. Payable to employees	314		224,262,934	120,696,112
5. Short-term accrued expenses	315	V.11	25,171,612,600	30,084,540,610
9. Other short-term payables	319	V.12	6,544,113,714	365,602,593,382
10. Short-term borrowings and finance lease liabilities	320	V.14	488,899,449,072	181,324,149,701
II. Long-term liabilities	330		1,355,653,408,886	120,270,964,302
1. Other long-term payables	337	V.12	1,355,502,873,152	-
8. Long-term borrowings and finance lease liabilities	338	V.14	150,535,734	120,270,964,302
D. OWNERS' EQUITY	400		1,169,784,651,456	848,660,634,888
I. Capital sources and funds	410	V.15	1,169,784,651,456	848,660,634,888
1. Paid-in/Share capital	411		1,136,042,200,000	760,043,010,000
- Ordinary shares with voting rights	411a		1,136,042,200,000	760,043,010,000
11. Retained earnings	421		33,742,451,456	88,617,624,888
<i>Cumulative undistributed profits after tax at end of the previous year</i>	421a		12,294,434,888	71,478,075,624
<i>Undistributed profits after tax of the current year</i>	421b		21,448,016,568	17,139,549,264
TOTAL RESOURCES (440 = 300 + 400)	440		3,187,110,579,904	1,750,574,054,602



Phan Duy Dzung
General Director
19th January 2025

Nguyen Minh Huyen
Chief Accountant

Nguyen Thi Nhu Ngoc
Preparer

SEPARATED STATEMENT OF INCOME
4th Quarter 2025

Unit: VND

Target	Code	Notes	Quarter IV/2025		Accumulated from the beginning of the year end of this quarter	
			This year	Prior year	This year	Prior year
1. Gross sales	01	VI.1	404,931,742,946	414,395,899,312	1,508,970,503,527	1,273,890,610,665
3. Net sales	10		404,931,742,946	414,395,899,312	1,508,970,503,527	1,273,890,610,665
4. Cost of goods sold	11	VI.2	400,576,728,350	399,698,322,904	1,490,867,985,384	1,246,633,671,168
5. Gross profit	20		4,355,014,596	14,697,576,408	18,102,518,143	27,256,929,497
6. Income from financial activities	21	VI.3	103,344,814,688	5,975,181,382	180,543,672,950	29,070,685,854
7. Expenses from financial activities	22	VI.4	96,746,884,932	8,137,536,029	169,629,289,829	28,478,088,602
8. Selling expenses			1,925,511	-	42,983,511	-
9. General and administrative expenses	26	VI.5	2,306,000,689	1,645,048,931	6,119,281,989	4,861,351,773
10. Operating profit/(loss)	30		8,645,018,152	10,890,172,830	22,854,635,764	22,988,184,976
11. Other income	31	VI.6	1,417,416	16,516,673	4,079,476,082	3,106,516,673
12. Other expenses	32	VI.7	2,212,741	2,338,483,392	44,062,154	3,663,104,641
13. Profit from other activities	40		(795,325)	(2,321,966,719)	4,035,413,928	(556,587,968)
14. Net accounting profit before tax	50		8,644,222,827	8,568,206,111	26,890,049,692	22,431,597,008
15. Current corporate income tax expense	51	VI.8	1,395,785,202	3,170,380,623	5,442,033,124	5,292,047,744
17. Net profit after tax	60		7,248,437,625	5,397,825,488	21,448,016,568	17,139,549,264
Basic earnings per share			63.80	71.02	282.19	225.51



Phan Duy Dzung
General Director
19th January 2025

Nguyen Minh Huyen

Chief Accountant

Nguyen Thi Nhu Ngoc

Preparer

STATEMENT OF CASH FLOWS

(Indirect method)

4th Quarter 2025

Unit: VND

Target	Code	From 31 Dec 2024	From 31 Dec 2023
		To 31 Dec 2025	To 30 Sep 2024
Profit/(loss) before tax	1	26,890,049,692	22,431,597,008
<i>Adjustments for:</i>			
Depreciation and amortisation	2	168,703,632	168,703,632
(Increases)/decreases in provisions	3	7,400,472,777	(15,730,489,470)
(Gain)/loss on investing activities	5	(180,543,672,950)	(28,995,480,375)
Interest expense	6	169,629,289,829	28,478,088,602
Operating profit/(loss) before adjustments to working capital	8	23,544,842,980	6,352,419,397
(Increases)/decreases in accounts receivable	9	(166,364,809,676)	(478,258,387,900)
(Increases)/decreases in inventory	10	(98,012,147,816)	4,795,843,683
Increases/(decreases) in accounts payable	11	932,663,862,575	327,199,742,912
(Increases)/decreases in prepaid expenses	12	(6,359,787,677)	(25,316,908)
Interest paid	14	(169,703,262,432)	(19,506,785,546)
Corporate income tax paid	15	(10,074,285,165)	(4,099,123,889)
Cash generated from/(used in) operating activities	20	505,694,412,789	(163,541,608,251)
Loan granted, purchases of debt instruments of other entities	23	(1,215,172,725,816)	(49,107,259,927)
Collections of loan, proceeds from sales of debt instruments of other entities	24	347,011,087,882	16,135,357,500
Capital contribution to other entities	25	-	(21,000,000,000)
Proceeds from divestment in other entities	26	-	42,000,000,000
Dividends, interest and other investment income	27	19,137,783,002	7,157,498
Net cash flows generated from investing activities	30	(849,023,854,932)	(11,964,744,929)
Proceeds from Issuance of Shares	31	300,000,000,000	-
Proceeds from loans' principals	33	1,514,401,812,837	194,900,911,102
Repayments of loans' principals	34	(1,326,946,942,034)	(17,792,332,201)
Dividends and profits paid to owners	36	(324,000,000)	-
Net cash flows generated from financing activities	40	487,130,870,803	177,108,578,901
Net increase in cash and cash equivalents	50	143,801,428,660	1,602,225,721
Cash and cash equivalents at beginning of the period/year	60	3,225,028,300	1,622,802,579
Cash and cash equivalents at end of the period/year	70	147,026,456,960	3,225,028,300



Phan Duy Dzung
General Director
19th January 2025

Nguyen Minh Huyen
Chief Accountant

Nguyen Thi Nhu Ngoc
Preparer

NOTES TO FINANCIAL STATEMENTS

I OVERVIEW

MST Investment Joint Stock Company in Vietnam under the Joint Stock Company Business Registration Certificate No. 0103983390 issued by the Hanoi Department of Planning and Investment for the first time on June 18, 2009, the 35th change on January 06, 2026, issued by the Department of Planning and Investment of Hanoi City.

The Company's major activities include:

Motor vehicle rental; Retail sale of cars; Wholesale sale of cars and other motor vehicles; Agent for buying and selling, consigning goods. Import and export of the company's business items. Construction of civil works, industrial parks and urban areas, traffic, roads, railways, waterways, irrigation, agriculture, hospitals, schools, cultural and sports areas, lighting systems, energy, infrastructure works, bridges and tunnels. Management of investment projects in construction of works, traffic infrastructure, industry, civil, irrigation, urban infrastructure. Investment consulting on civil, industrial, traffic, irrigation, infrastructure works (excluding legal and financial consulting). Consulting on traffic, urban and industrial park works (excluding legal, financial consulting and construction design services). Buying, selling, renting machinery and equipment for construction, industry, office equipment, equipment for design. Buying, selling, manufacturing construction materials, concrete, asphalt concrete, cement products and asphalt; Mining minerals (except minerals prohibited by the state).

The company has its head office and branches at the following locations:

<u>Headquarters</u>	<u>Locations</u>
Headquarters	No. 2, Alley 159, Tay Son Street, Dan Phuong Commune, Hanoi.
Transaction Office	No. 73-TT3D, Phung Khoang New Urban Area, Alley 19, To Huu Street, Thanh Xuan Ward, Hanoi.

II. THE BASIS OF PREPARATION OF FINANCIAL STATEMENTS AND FISCAL YEAR**1. The basis of preparation of financial statements**

The accompanying financial statements are presented in Vietnamese Dong (VND), using the historical cost principle and in accordance with Vietnamese Accounting Standards. The Vietnamese Accounting System and relevant current regulations in Vietnam.

2. Fiscal year

The fiscal year of the company begins on 1 January and ends on 31 December.

III. ACCOUNTING STANDARDS AND REGIMES APPLIED**1. Applicable accounting regime**

The company applies the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance, Vietnamese Accounting Standards issued by the Ministry of Finance and accompanying amendments, supplements and instructions.

2. Applicable accounting form

The Company's registered accounting book form is computerized accounting.

IV. APPLICABLE ACCOUNTING POLICIES**1. Cash and cash equivalents**

Cash and cash equivalents include: cash in the fund; bank deposits; Short-term investments with a recovery or maturity of not more than 3 months that are easily convertible to a known amount of cash and are subject to no risk of conversion to cash since the date of purchase of the investment at the reporting date.

NOTES TO FINANCIAL STATEMENTS**2. Receivables**

Receivables are presented at carrying amount less allowance for doubtful debts.

The allowance for doubtful debts represents the amount of receivables that the company expects to be unable to collect at the end of the financial year, including:

Overdue receivables:

	<u>Provision level</u>
From 6 months to less than 1 year	30% of value
From 1 year to less than 2 years	50% of value
From 2 years to less than 3 years	70% of value
From 3 years or more	100% of value

Other receivables:

Provision for doubtful debts is made based on the expected loss that is not recoverable.

The increase or decrease in the provision account balance is recognized in the business management expenses of the year.

3. Inventories

Inventories are presented at the lower of cost and net realizable value. The cost of inventories comprises direct materials, direct labour and, if any, overheads that have been incurred in bringing the inventories to their present location and condition. Cost is determined by the weighted average method. Net realizable value is determined as the estimated selling price less all costs of completion and costs to be incurred in marketing, selling and distribution.

An inventory provision is created for the estimated loss due to impairment (through diminution, damage, obsolescence, etc.) of raw materials, finished goods and merchandise inventories owned by the Company based on appropriate evidence of impairment at the balance sheet date. Increases or decreases in the inventory provision are recorded in cost of goods sold during the year.

4. Tangible fixed assets

Tangible assets are recorded as tangible fixed assets if they simultaneously satisfy the following criteria:

- (i) It is certain that future economic benefits will be obtained from the use of the asset;
- (ii) The period of use is more than 1 year;
- (iii) The original cost of the asset must be determined reliably and has a value of VND 30,000,000 or more.

Tangible fixed assets are presented at original cost less accumulated depreciation.

Original cost

The original cost of a tangible fixed asset comprises its purchase price and any other costs directly attributable to bringing the asset to its working condition for use.

The original cost of self-made or self-constructed tangible fixed assets includes construction costs, actual production costs incurred plus installation and testing costs.

The cost of a tangible fixed asset purchased in exchange for a dissimilar tangible fixed asset or another asset is determined based on the fair value of the tangible fixed asset received, or the fair value of the asset given up, after adjusting for any cash or cash equivalents additionally paid or received. The cost of a tangible fixed asset purchased in exchange for a similar tangible fixed asset, or which may be formed by being sold in exchange for ownership of a similar asset, is calculated based on the residual value of the fixed asset given up.

NOTES TO FINANCIAL STATEMENTS

The cost of a tangible fixed asset that is financed or donated and initially recorded at its initial fair value or nominal value and the costs directly attributable to bringing the asset to its working condition for use. Expenditures incurred after the initial recognition of a tangible fixed asset are recorded as an increase in the cost of the asset if it is certain that these costs will result in an increase in future economic benefits from the use of the asset. Expenditures that do not satisfy the above conditions are recorded as production and business expenses in the year.

Depreciation

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

	<u>Range of years</u>
Machinery, equipment	05 - 12
Transportation and transmission vehicles	06 - 10
Other fixed assets	03 - 08

5. Financial investments***Investment in affiliated companies***

Investments in associates over which the company has significant influence are accounted for using the cost method. Distributions from the accumulated net profits of the associates arising subsequent to the date on which the company has significant influence are recognised in the company's income statement for the year.

Other distributions are considered a return of investment and are deducted from the investment value.

Investing in joint ventures

The company's share of the joint venture's capital contribution is accounted for using the cost method. Distributions from the accumulated net profits of the joint ventures after the date the company enters into the joint venture are included in the income statement of the company. Other distributions are considered as a recovery of investments and are deducted from the investment value.

The company's share of jointly controlled operations is recognised in the financial statements by accounting for: (i) the assets controlled by the company and the liabilities incurred by the company; (ii) the expenses incurred and its share of the revenue from the sale of goods or provision of services by the joint venture.

The company's share of capital contributions in business cooperation contracts in the form of joint ventures and jointly controlled assets is recorded in the financial statements by accounting for: (i) The share of capital contributions to jointly controlled assets, classified according to the nature of the assets; (ii) The company's own liabilities; (iii) The share of liabilities jointly incurred with other joint venture capital contributors; (iv) Income from the sale or use of the share of products from the joint venture together with the share of expenses incurred from the joint venture's operations; (v) Expenses incurred in connection with the joint venture capital contribution.

Securities and other investments

Investments in securities and other investments are recorded at their actual purchase price and expenses related to the purchase of the investments.

Provision for loss of financial investments

Provisions for losses on financial investments are made in accordance with current accounting regulations. Accordingly, the company is allowed to make provisions for freely traded securities investments whose book value is higher than the market price at the end of the fiscal year. For long-term financial investments, the company will make provisions if the economic organization in which the company is investing is making a loss, except in cases of planned losses determined in the business plan before the investment.

NOTES TO FINANCIAL STATEMENTS

6. Loan costs

Borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets that necessarily take a substantial period of time to get ready for their intended use or sale are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Income earned on the temporary investment of borrowings is deducted from the cost of the relevant assets. All other interest expenses are recorded in the company's operating results for the year.

7. Prepaid expenses

Prepaid expenses include short-term or long-term prepaid expenses on the balance sheet and are allocated over the period for which the expenses are paid or the economic benefits generated from these expenses.

8. Payables and advance payments

Payables and advance payments are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the company by the supplier.

9. Provisions

Provisions are recognised when all of the following conditions are met: (i) the Company has a present obligation as a result of a past event; (ii) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and (iii) a reliable estimate can be made of the amount of the obligation.

10. Owner's capital

Owner's capital is recorded at the actual amount of capital contributed.

Undistributed profit after tax is the profit from the company's operations after deducting adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors of previous years.

11. Revenue

Revenue is recognised when it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, rebates and sales returns.

Sales revenue

Revenue from transactions involving the rendering of services is recognized when the outcome of the transaction can be measured reliably. The outcome of a transaction involving the rendering of services is recognized when all of the following conditions are met: (i) The amount of revenue can be measured reliably; (ii) It is probable that the economic benefits associated with the transaction will flow to the Company; (iii) The stage of completion of the transaction at the balance sheet date can be measured reliably; and (iv) The costs incurred for the transaction and the costs to complete the transaction can be measured.

Revenue from service provision

Revenue from a transaction involving the rendering of services is recognised when the outcome of the transaction can be measured reliably. The outcome of a transaction involving the rendering of services is recognised when all of the following conditions are met: (i) The amount of revenue can be measured reliably; (ii) It is probable that the economic benefits associated with the transaction will flow to the Company; (iii) The stage of completion of the transaction at the balance sheet date can be measured reliably; and (iv) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

NOTES TO FINANCIAL STATEMENTS

Revenue from interest, royalties, dividends and profits distributed

Revenue arising from interest, royalties, dividends and profits distributed by the company is recognized when all of the following conditions are satisfied: (i) It is probable that the economic benefits from the transaction will flow to the company; and (ii) The revenue can be measured reliably.

Construction revenue:

When the outcome of a contract can be estimated reliably:

- For construction contracts that stipulate that contractors are paid according to planned progress, revenue and costs related to the contract are recorded corresponding to the completed work portion as determined by the company at the end of the fiscal year.
- For construction contracts that stipulate that contractors are paid based on the value of completed work, revenue and costs related to the contract are recorded in proportion to the completed work confirmed by the customer and reflected on the issued invoices.

Increases and decreases in construction volume, compensation and other revenues are only recorded as revenue when agreed with customers.

When the outcome of a construction contract cannot be estimated reliably:

- The company's revenue is only recognized to the extent of contract costs incurred for which reimbursement is relatively certain.
- Contract costs are only recognized as expenses when incurred.

The difference between the total cumulative revenue of the construction contract recorded and the cumulative amount recorded on the contract's progress payment invoices is recorded as a receivable or a payable according to the progress payment schedule of the construction contracts.

12. Taxes***Current Income Tax***

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including any losses), and it further excludes items that are not taxable or deductible.

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

Other Taxes

Other taxes are applied according to the current tax laws in Vietnam.

NOTES TO FINANCIAL STATEMENTS

V. ADDITIONAL INFORMATION FOR BALANCE SHEET ITEMS

1. CASH AND CASH EQUIVALENTS

	31 Dec 2025	31 Dec 2024
Cash	1,493,545,996	2,462,841,618
Demand deposits	2,017,910,964	762,186,682
Non-term bank deposits	143,515,000,000	-
Total	147,026,456,960	3,225,028,300

2. SHORT-TERM RECEIVABLES FROM CUSTOMERS

	31 Dec 2025	31 Dec 2024		
	Cost	Provision	Cost	Provision
DQI Investment And Trading JSC	-	-	3,234,508,904	-
VINA2 Investment And Construction JSC	2,990,630,131	-	3,672,972,993	-
699 Trading And Construction JSC	1,038,002,060	(1,038,002,060)	1,038,002,060	(1,038,002,060)
Nam Trieu One Member Ltd Company	-	-	278,248,302	(139,124,151)
Greenhill Village JSC	70,706,226,510	-	-	-
Other receivables	2,010,520,635	-	2,321,900,210	-
Total	76,745,379,336	(1,038,002,060)	10,545,632,469	(1,177,126,211)

3. ADVANCE PAYMENTS TO SELLERS

	31 Dec 2025	31 Dec 2024
A Group Investment Group JSC	6,000,000,000	6,000,000,000
Greenhill Village JSC	410,000,000,000	-
Other companies	4,000,000,000	8,000,000,000
Total	420,000,000,000	14,000,000,000

4. PREPAYMENT TO SUPPLIERS

	31 Dec 2025	31 Dec 2024
ND Construction And Trading JSC	154,118,465,804	301,165,804
Huy Duong Group JSC	10,899,500,000	12,049,500,000
CMTECH Viet Nam Company Limted	209,764,109,589	5,360,000,000
TQI Construction Investment Consulting And Trading JSC	97,687,321,618	21,759,321,618
Truong Xuan Loc Trading Construction JSC	151,785,067,218	311,558,533,165
HOMAX Urban Debelopment Investment JSC	190,235,106,165	25,000,000,000
Other companies	6,791,441,705	34,012,039,185
Total	821,281,012,099	410,040,559,772

NOTES TO FINANCIAL STATEMENTS

5. OTHER RECEIVABLES

	31 Dec 2025		31 Dec 2024	
	Value	Provision	Value	Provision
Short term	294,837,127,708	(24,379,807,534)	328,894,918,595	(24,379,807,534)
BCC in stone quarry	24,379,807,534	(24,379,807,534)	24,379,807,534	(24,379,807,534)
Financial investment cooperation	126,452,603,241	-	147,237,855,477	-
Receivables from bonds	-	-	2,192,047,597	-
Interest receivable from BCC real estate and Financial Income	56,000,395,414	-	26,465,479,450	-
Short-term deposits and collaterals	87,000,000,000	-	128,298,508,600	-
Other receivables from bonds	1,004,321,519	-	321,219,937	-
Long term	-	-	120,000,000,000	-
Receivable from BCC real estate	-	-	120,000,000,000	-
Total	294,837,127,708	(24,379,807,534)	448,894,918,595	(24,379,807,534)

6. INVENTORY

	31 Dec 2025		31 Dec 2024	
	Cost	Provision	Cost	Provision
Work in progress	99,440,032,139	-	1,427,884,323	-
Total	99,440,032,139	-	1,427,884,323	-

7. TANGIBLE FIXED ASSETS

	Machinery and equipment	Vehicles	Other	Total
COST				
31 Dec 2024	3,496,190,477	1,180,925,455	45,000,000	4,722,115,932
31 Dec 2025	3,496,190,477	1,180,925,455	45,000,000	4,722,115,932
ACCUMULATED DEPRECIATION				
31 Dec 2024	3,496,190,477	637,173,664	45,000,000	4,178,364,141
Depreciation during the year	-	168,703,632	-	168,703,632
31 Dec 2025	3,496,190,477	805,877,296	45,000,000	4,347,067,773
REMAINING VALUE				
31 Dec 2024	-	543,751,791	-	543,751,791
31 Dec 2025	-	375,048,159	-	375,048,159

8. SHORT-TERM PAYABLES

	31 Dec 2025	31 Dec 2024
Vina 2 Investment and Construction JSC	88,146,413,875	140,674,788,018
Industrial Investment and Construction JSC No. 9	10,248,460,002	10,248,460,002
Minh Vu Construction One Member Limited Liability Company	887,199,080	1,703,641,813
Other Suppliers	1,869,554,162	2,266,245,376
Total	101,151,627,119	154,893,135,209

NOTES TO FINANCIAL STATEMENTS

9. SHORT TERM ADVANCE PAYMENT BUYERS

	31 Dec 2025	31 Dec 2024
Urban Infrastructure and Transport Construction JSC	8,398,910,305	12,878,910,305
Do Thanh Real Estate Investment and Development JSC	6,125,725,589	-
Other Customers	2,100,000,000	8,017,066,273
Total	16,624,635,894	20,895,976,578

10. TAXES AND OTHER PAYABLES TO THE STATE

	31 Dec 2025	31 Dec 2024
Corporate Income Tax	22,101,332,634	26,733,584,675
Personal Income Tax	88,462,120	32,400,000
Fees, charges and other payables	867,023,475	1,955,379,145
Total	23,056,818,229	28,721,363,820

11. EXPENSES

	31 Dec 2025	31 Dec 2024
Interest payable	20,868,291,865	20,942,264,468
Compensation for breach of contract	2,593,783,819	6,443,783,819
Other prepayments	1,709,536,916	2,698,492,323
Total	25,171,612,600	30,084,540,610

12. OTHER PAYABLES

	31 Dec 2025	31 Dec 2024
Business cooperation with Huy Duong Group JSC	1,340,502,873,152	360,000,000,000
Business cooperation with TLG Real Estate Group JSC	15,000,000,000	-
Union Fund	50,426,300	46,177,200
Others	6,493,687,414	5,556,416,182
Total	1,362,046,986,866	365,602,593,382

NOTES TO FINANCIAL STATEMENTS

13. FINANCIAL INVESTMENTS

		31 Dec 2025	31 Dec 2024	Original cost	Provision	Reasonable value (*)	Original cost	Provision	Reasonable value (*)
Investment in joint ventures									
+ Vina 2 Investment and Construction JSC		333,649,854,166	-	(*)	505,639,854,166	-	(*)	333,649,854,166	-
+ Urban Infrastructure and Traffic Construction JSC		333,649,854,166	-	(*)	333,649,854,166	-	(*)	171,990,000,000	-
Investment in others		-							
+ Do Thanh Real Estate Investment and Development JSC		350,383,300,000	(7,889,246,591)	(*)	350,383,300,000	(349,649,663)	(*)	123,600,000,000	(349,649,663)
+ Huy Duong Group JSC		123,600,000,000	(4,234,633,539)	(*)	123,600,000,000	(349,649,663)	(*)	28,500,000,000	-
+ GreenHill Village JSC		28,500,000,000	(3,591,273,779)	(*)	28,500,000,000	-	(*)	198,283,300,000	-
Total		684,033,154,166	(7,889,246,591)		856,023,154,166	(349,649,663)			

Details of investments as on 31 Dec 2025 are as follows:

Names of Investment Companies	Relationship	Establishment & operation	Place of	Ownership ratio	Voting rights ratio	Major activities
- Vina 2 Investment and Construction JSC	Affiliates	Hanoi city		36.16%	36.16%	Construction of residential houses, other civil works
- Urban Infrastructure and Traffic Construction JSC	Affiliates	Hochiminh city		49.64%	49.64%	Construction of all types of houses; Real estate consultancy; Real estate business
- Huy Duong Group JSC	Other	Hanoi city		6.33%	6.33%	Electricity production
- Do Thanh Real Estate Investment and Development JSC	Other	Hanoi city		12.12%	12.12%	Real estate business, land use rights owned, used or leased
- GreenHill Village JSC	Other	Hanoi city		18%	18%	Accommodation services

NOTES TO FINANCIAL STATEMENTS

14. LOANS AND FINANCE LEASES

Content	31 Dec 2024		During the year			31 Dec 2025	
	Value	Debt Payable	Increase	Decrease	Value	Debt Payable	
a. Short-term loans							
- MBBANK	181,324,149,701	181,324,149,701	1,514,401,812,837	1,206,826,513,466	488,899,449,072	488,899,449,072	
- BIDV	13,623,546,133	13,623,546,133	41,426,612,533	41,128,158,666	13,922,000,000	13,922,000,000	
- TPBANK	-	-	715,742,300,000	715,742,300,000	-	-	
- HDBANK	117,686,000,000	117,686,000,000	726,998,000,000	394,684,000,000	450,000,000,000	450,000,000,000	
- TLG Group Property JSC	49,894,175,000	49,894,175,000	5,377,879,800	55,272,054,800	-	-	
- Personal loan	-	-	721,020,504	-	721,020,504	721,020,504	
b, Long-term loan due to be repaid							
+ <i>Tien Phong Commercial Joint Stock Bank - Thanh Tri Branch (v)</i>	120,428,568	120,428,568	-	-	120,428,568	120,428,568	
+ <i>Tien Phong Commercial Joint Stock Bank - Thanh Tri Branch (v)</i>	120,428,568	120,428,568	-	-	120,428,568	120,428,568	
c, Long-term loans							
- <i>Tien Phong Commercial Joint Stock Bank - Thanh Tri Branch (v)</i>	120,270,964,302	120,270,964,302	-	120,120,428,568	150,535,734	150,535,734	
- Bonds issued	270,964,302	270,964,302	-	120,428,568	150,535,734	150,535,734	
+ Bond face value	120,000,000,000	120,000,000,000	-	120,000,000,000	-	-	
+ Bond face value	120,000,000,000	120,000,000,000	-	120,000,000,000	-	-	
Total loan and financial lease debt	301,595,114,003	301,595,114,003	1,514,401,812,837	1,326,946,942,034	489,049,984,806	489,049,984,806	

NOTES TO FINANCIAL STATEMENTS

15. OWNER'S CAPITAL

15.1. BALANCE SHEET OF FLUCTUATIONS IN EQUITY

	Owner's capital	Undistributed after-tax profit	Total
Opening balance	760,043,010,000	71,802,075,624	831,845,085,624
Profit of the previous year	-	17,139,549,264	17,139,549,264
Board compensation	-	(324,000,000)	(324,000,000)
31 Dec 2024	760,043,010,000	88,617,624,888	848,660,634,888
31 Dec 2024			
Opening balance	760,043,010,000	88,617,624,888	848,660,634,888
Profit	-	21,448,016,568	21,448,016,568
Capital contribution during the period	300,000,000,000		300,000,000,000
Dividend payment	75,999,190,000	(75,999,190,000)	-
Board compensation		(324,000,000)	(324,000,000)
31 Dec 2025	1,136,042,200,000	33,742,451,456	1,169,784,651,456

15.2. STOCKS

	31 Dec 2025	31 Dec 2024
	Stock	Stock
Number of shares registered for issuance	113,604,220	76,004,301
Number of shares sold to the public	113,604,220	76,004,301
Common Stock	113,604,220	76,004,301
Preferred Stock	-	-
Number of shares allowed to be bought back	-	-
Common Stock	-	-
Preferred Stock	-	-
Number of outstanding shares	113,604,220	76,004,301
Common Stock	113,604,220	76,004,301
Preferred Stock	-	-
<i>Share price: 10,000 (VND/Share)</i>	<i>10.000</i>	<i>10.000</i>

NOTES TO FINANCIAL STATEMENTS

VI, ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. REVENUE

	31/12/2025	31/12/2024
- Sales revenue	1,412,977,542,448	988,868,620,813
- Construction contract revenue	95,992,961,079	285,021,989,852
Total	1,508,970,503,527	1,273,890,610,665

2. COST

	31/12/2025	31/12/2024
- Cost of goods sold	1,416,295,408,668	987,226,862,506
- Cost of construction	74,572,576,716	259,406,808,662
Total	1,490,867,985,384	1,246,633,671,168

3. FINACIAL INCOME

	31/12/2025	31/12/2024
- Interest from deposits and loans	147,523,301,445	7,058,965,716
- Interest from business cooperation contracts	18,891,966,466	22,011,720,138
- Interest from bond contracts	14,128,405,039	-
Total	180,543,672,950	29,070,685,854

4. FINANCIAL EXPENSES

	31/12/2025	31/12/2024
- Interest expense	29,948,131,813	18,733,601,049
- Making provisions/Reversing provisions	-	2,524,500,000
- Allocated bond expense	139,681,158,016	-
- Amortized Bond Issue Costs	-	73,643,826
- Other expenses	-	7,146,343,727
Total	169,629,289,829	28,478,088,602

5. GENERAL MANAGEMENT EXPENSES

	31/12/2025	31/12/2024
- Management materials, CCDC	9,494,537	32,364,597
- Personnel Expenses	2,368,937,595	1,745,920,182
- Fixed asset depreciation costs	177,845,907	175,874,242
- Taxes, fees and charges	841,300,137	7,000,000
- Provision	139,124,151	31,400,618
- Service expenses	263,480,077	1,712,898,287
- Other cash expenses	2,319,099,585	1,155,893,847
Total	6,119,281,989	4,861,351,773

6. OTHER INCOME

	31/12/2025	31/12/2024
- Provosion Reverse	-	3,006,516,673
- Income from real estate investment cooperation	4,075,160,287	-
- Other income	4,315,795	100,000,000
Total	4,079,476,082	3,106,516,673

NOTES TO FINANCIAL STATEMENTS

7. OTHER EXPENSES

	31/12/2025	31/12/2024
- Fines and penalties	-	3,577,318,348
- Other miscellaneous expenses	44,062,154	85,786,293
Total	44,062,154	3,663,104,641

8. CURRENT CORPORATE INCOME TAX EXPENSES

	31/12/2025	31/12/2024
- Total accounting profit before tax	26,890,049,692	22,988,184,976
- Non-deductible expenses	320,115,929	4,028,641,713
- Total taxable income for the year	27,210,165,621	26,460,238,721
- Current corporate income tax rate	20%	20%
- Estimated corporate income tax payable	5,442,033,124	5,292,047,744
- Tax arrears	-	-
Total current corporate income tax expense	5,442,033,124	5,292,047,744

9. INFORMATION ON RELATED PARTIES

<u>Related parties</u>	<u>Relationship</u>
Mr. Nguyen Huy Quang	Chairman of the Board
Mr. Hoang Van Minh	Board member
Mr. Phan Duy Dzung	Member of the Board of Directors and General Director
Mr. Nguyen Quang Nguyen	Board member
Mrs. Nguyen Thi Trang Nhung	Head of the Supervisory Board
Mrs. Nguyen Thi Thuy	Board of Supervisors
Mrs. Vu Thi Thuy	Board of supervisors
Mr. Nguyen Dang Kien	Deputy General Director
Mrs. Nguyen Minh Huyen	Chief Accountant
TLG Investment JSC	Mr. Nguyen Thanh Tuyen is a major shareholder of the Company and also the legal representative of TLG Investment Joint Stock Company.
Urban Infrastructure and Transport Construction JSC	Affiliated company
Vina2 Investment and Construction JSC	Affiliated company, Mr. Nguyen Huy Quang is the Vice Chairman of the Board of Vina2 Investment and Construction JSC
Do Thanh Real Estate Investment and Development JSC	Mr. Nguyen Huy Quang is the Member of the Board of Directors and also the Deputy General Director of Do Thanh Real Estate Development Investment JSC.
Vina2 Construction And Mechanical Equipment JSC	Mr. Nguyen Huy Quang is a member of the Board of Directors of VINA2 Construction and Mechanical Equipment Joint Stock Company.
NBA JSC	Mr. Nguyen Huy Quang is the General Director of NBA JSC
Greenhill Village JSC	Mr. Nguyen Huy Quang is the General Director of Greenhill Village JSC
Vina2 Investment and Construction JSC	Mr. Trinh Van Hung is the Deputy General Director of Vina2 Investment and Construction JSC
Phuc Thanh Hung Investment JSC	Mr. Trinh Van Hung is the board member of Phuc Thanh Hung Investment JSC
Vina2 Investment and Construction JSC	Mr. Nguyen Quang Nguyen is the Deputy General Director of Vina2 Investment and Construction JSC

NOTES TO FINANCIAL STATEMENTS

Song Hong Capital Corporation JSC	Mr. Nguyen Quang Nguyen is the board member of Song Hong Capital Corporation JSC
DQI Investment And Trading JSC	Mr. Nguyen Dang Kien is the General Director of DQI Investment And Trading JSC from June 13, 2025 until now.
NBA JSC	Mr. Nguyen Dang Kien is the Member of the Board of Directors of NBA JSC
Bac Do Trading And Investment Joint Stock Company	This company is related to Mrs. Duong Thi Lien Huong, the biological mother of Mr. Nguyen Huy Quang (Chairman of the Board of Directors of MST) by the end of December 22, 2025
ND Construction And Trading, Investment JSC	This company is related to Mrs. Nguyen Thi Mai Phuong, the sister of Mr. Nguyen Dang Kien (Deputy General Director)
JSC Huy Duong group	Other investment companies.

NOTES TO FINANCIAL STATEMENTS

9. TRANSACTIONS WITH RELATED PARTIES

Transactions with related parties	Contents	4 th Quarter 2025
Vina 2 Investment and Construction JSC	Purchase of goods and services (excluding VAT)	53,924,302,338
Do Thanh Real Estate Investment and Development JSC	Selling goods and services (excluding VAT)	22,495,376,446
Balance with related parties		
Related parties	Contents	4th Quarter 2025
Urban Infrastructure and Transport Construction JSC	Other payables	305,814,994
Vina 2 Investment and Construction JSC	Advance payments from buyers	8,398,910,305
	Accounts receivable from customers	2,990,630,131
	Payable to sellers	88,146,413,875
Do Thanh Real Estate Investment and Development JSC	Advance payments from buyers	6,125,725,589 
JSC Huy Duong Group	Advance payments to sellers	10,899,500,000
	Other Receivables	5,000,540,614
ND Construction And Trading Investment JSC	Advance payments to sellers	154,118,165,804

The income of the Board of Directors, Board of Management, Board of Supervisors

Full name	Title	4 th Quarter 2025
Mr Phan Duy Dzung	General Director	35,313,888
Mr Nguyen Dang Kien	Deputy General Manager	29,019,903
Mrs Nguyen Thi Trang Nhung	Board of supervisors	17,772,220
Total		82,106,011



Phan Duy Dzung

General Director

19th January 2025



Nguyen Minh Huyen

Chief Accountant



Nguyen Thi Nhu Ngoc

Preparer