DEO CA TRAFFIC INFRASTRUCTURE INVESTMENT JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM**
	Independence - Freedom - Happiness
No: 76/2025/CBTT-HHV	*Da Nang, October 30 , 2025*

PERIODIC INFORMATION DISCLOSURE

To: - The State Securities Commission of Vietnam;

- Hochiminh Stock Exchange.

1. Organization Name: **DEO CA TRAFFIC INFRASTRUCTURE INVESTMENT JOINT STOCK COMPANY**

- Stock code: HHV
- Head Office Address:Km11+500, South leading route of Hai Van tunnel, Hai Van Ward, Da Nang City, Vietnam.
- Telephone: 0236 3730 574 Fax: 0236 3842 713
- E-mail: info@hhv.com.vn Website: hhv.com.vn

2. **Contents of information disclosure**:

Deo Ca Traffic Infrastructure Investment Joint Stock Company is pleased to announce its Consolidated Financial Statements for Quarter III of 2025, ended on September 30, 2025.

(Detailed information is provided in the full text of the attached Financial Statements)

3. This information was published on the Company's website on October 30 , 2025, as in the link: *https://hhv.com.vn/en/financial-report/2025*

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law./.

Attached documents:

- The Company's Consolidated Financial Statements for Quarter III of 2025 ended on September 30, 2025.

ORGANIZATION REPRESENTATIVE

Person authorized to disclose information

Chief Accountant

CÔNG TY CỔ PHẦN ĐẦU TƯ HẠ TẦNG GIAO THÔNG ĐÈO CẢ
DEOCA INFRASTRUCTURE
MSDN: 0400101965

Le Cong Nghia

DEO CA TRAFFIC INFRASTRUCTURE INVESTMENT JOINT STOCK COMPANY

Consolidated financial statements
For the third quarter 2025 ended 30 September 2025

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Deo Ca Traffic Infrastructure Investment Joint Stock Company (the "Company") presents this report and the Company's consolidated financial statements for the third quarter 2025 period ended as at 30 September 2025.

THE COMPANY

1. Form of ownership

Deo Ca Traffic Infrastructure Investment Joint Stock Company was established in accordance with the Business Registration Certificate No. 0400101965 issued by the Da Nang City Department of Finance (formerly Da Nang City Department of Planning and Investment) on 24 September 2010; register for the 37th amendment on 18 August 2025.

The Company's shares were approved for listing under Decision No. 717/QD-SGDHCM dated 23 December 2021 and officially traded on 20 January 2022 on the Ho Chi Minh City Stock Exchange with the stock symbol HHV. The number of listed securities as at 30/09/2025 is 494,433,003 shares.

Actual contributed capital as at 30/09/2025 is:	VND 4,974,330,030,000

The head office is located at: Km11+500, Southern approach road to Hai Van Tunnel, Hai Van Ward, Da Nang City, Viet Nam.

2. Business sectors

Trading, providing services, construction.

3. Principal activities

Direct support services for road transport: toll collection, road toll collection, management, exploitation and maintenance of tunnels, highways, national roads, and other transportation infrastructure, ensure traffic when natural disasters occur in the assigned area, except for liquefaction of natural gas for transport, excluding: types of direct support services for road transport that foreign-invested enterprises are not permitted to provide under the law (Sector code: 5225); other road passenger transport: passenger transport business on fixed routes, including: transporting motorcycles, motorbikes, bicycles with the operator of such means and pedestrians through the road tunnel by specialized means of transport, use and trade in passenger transport by bus, excluding: other forms of road passenger transport services that foreign-invested enterprises are not permitted to provide under the law (Sector code: 4932); freight transport by road, service activities incidental to rail transportation (Sector code: 4933, 5221); cargo handling (Sector code: 5224); Building different kinds of houses (Sector code: 4101, 4102); construction of railways, roads, electrical works, water supply and drainage works, telecommunications and communication constructions, other utility projects, hydraulic structures, mining and quarrying facilities, manufacturing facilities and other civil engineering projects (Sector code: 4211, 4212, 4221, 4222, 4223, 4229, 4291, 4292, 4293, 4299); demolition, site preparation (Sector code: 4311, 4312); quarrying of stone, sand, gravel and clay, mining and quarrying n.e.c (Sector code: 0810, 0899);

REPORT OF THE BOARD OF MANAGEMENT
(continued)

3. Principal activities (continued)

Printing and service activities related to printing (Sector code: 1811, 1812); Manufacture of non-alcoholic beverages, and mineral waters, builders' carpentry and joinery, refined petroleum product, plastics and synthetic rubber in primary forms, clay building materials, concrete and articles of concrete, cement and plaster, structural metal products, other fabricated metal products n.e.c., Electric power generation, consumer electronics and other manufacturing n.e.c. (Sector code: 1104, 1622, 1920, 2013, 2392, 2395, 2511, 2599, 3511, 2640, 3290); Machining; treatment and coating of metals (Sector code: 2592);

Repair of fabricated metal products, machinery and equipment, electrical equipment and other equipment (Sector code: 3311, 3312, 3314, 3319); installation of industrial machinery and equipment, electrical installation, plumbing, heat and air-conditioning installation, other construction installation (Sector code: 3320, 4321, 4322, 4329); building completion and finishing, other specialized construction activities (Sector code: 4330, 4390); wholesale ,maintenance and repair of motor vehicles and other motor vehicles, retail sale of small cars, (Sector code: 4511, 4512, 4520); wholesale of computers, computer peripheral equipment and software, electronic and telecommunications equipment and parts, other machinery and equipment, metals and metal ores, construction materials and other installation supplies, other specialized wholesale n.e.c, other retail sale of new goods in specialized stores (Sector code: 4651, 4652, 4659, 4662, 4663, 4669, 4773); short-term accommodation activities (Sector code: 5510); restaurants and mobile food service activities (Sector code: 5610); Motion picture projection activities, other telecommunications activities (Sector code: 5914, 6190); computer programming activities, computer consultancy and computer system management, other information technology and computer service activities (Sector code: 6201, 6202, 6209); data processing, hosting and related activities, web portals (Sector code: 6311, 6312); trading of own or rented property and land use rights (Sector code: 6810); management consultancy activities, architectural and engineering activities and related technical consultancy (Sector code: 7020, 7110); technical testing and analysis (Sector code: 7120);

Advertising (Sector code: 7310); other professional, scientific and technical activities n.e.c (Sector code: 7490); renting and leasing of motor vehicles, renting and leasing of other machinery, equipment and tangible goods without operator (Sector code: 7710, 7730); temporary employment agency activities, provision and management of human resources (Sector code: 7820, 7830); activities of employment placement agencies (Sector code: 7810); reservation service and related activities (Sector code: 7990); security systems service activities (Sector code: 8020); combined facilities support activities (Sector code: 8110); industrial cleaning activities and specialized cleaning activities for buildings (Sector code: 8129); combined office administrative service activities, Photocopying, document preparation and other specialized office support activities (Sector code: 8211, 8219); activities of call centres (Sector code: 8220); organization of conventions and trade shows (Sector code: 8230); other remaining business support service activities n.e.c. (Sector code: 8299); basic-level training (Sector code: 8531); intermediate-level training (Sector code: 8532); college-level training (Sector code: 8533) ; other education n.e.c. (Sector code: 8559); educational support activities Sector code: 8560) ; other human health activities n.e.c (Sector code: 8699); creative, arts and entertainment activities (Sector code: 9000).

REPORT OF THE BOARD OF MANAGEMENT
(continued)

4. Company's structure

Company 's name	Ratio of benefit	Ratio of Voting right	Investment capital (VND)
Subsidiaries company: 03 companies			
Bac Giang - Lang Son BOT JSC	65.04%	65.04%	1,164,824,390,000
Deo Ca Investment JSC	74.24%	74.24%	1,747,617,650,000
Phuoc Tuong Phu Gia BOT JSC	99.37%	99.37%	294,455,000,000
Associates company and joint ventures company: 04 companies			
Cam Lam - Vinh Hao Expressway JSC	38.00%	38.00%	391,400,000,000
Khanh Hoa Deo Ca BOT Investment JSC	47.42%	50.00%	122,000,000,000
Bac Giang - Lang Son - Huu Nghi BOT JSC	31.60%	31.60%	33,180,000,000
Dong Dang - Tra Linh Expressway JSC	42.31%	40.00%	108,505,200,000

List of dependent accounting affiliated units without legal status:

Company's name	Address
Construction Enterprise	Approach road to Hai Van Tunnel, Hai Van Ward, Da Nang City, Viet Nam
Hai Van Trading Service Production Enterprise	Approach road to Hai Van Tunnel, Hai Van Ward, Da Nang City, Viet Nam
Hai Van Tunnel Management and Operation Enterprise	Approach road to Hai Van Tunnel, Hai Van Ward, Da Nang City, Viet Nam
Vung Ang - Bung Expressway Management and Operation Enterprise	Lac Thang Village, Ky Lac Commune, Ha Tinh Province, Vietnam
Deo Ca Tunnel Management and Operation Enterprise	Hao Son Hamlet, Hoa Xuan Nam Commune, Dak Lak Province, Viet Nam
Cu Mong Tunnel Management and Operation Enterprise	Long Thanh Hamlet, Xuan Loc Commune, Dak Lak Province, Viet Nam
Bac Giang - Lang Son Expressway Management and Operation Enterprise	Km81+140, Bac Giang - Lang Son Expressway, Huu Lung Commune, Lang Son Province, Viet Nam
BOT Trung Luong - My Thuan JSC	Tan Phong Hamlet, Tan Phu Commune, Dong Thap Province, Viet Nam
Cam Lam - Vinh Hao Expressway Management and Operation Enterprise	Luong Cang 2 Hamlet, Do Vinh Ward, Khanh Hoa Province, Viet Nam
Tam Diep - Dien Chau Expressway Management and Operation Enterprise	Tho Loc Hamlet, Tong Son Commune, Thanh Hoa Province, Viet Nam
Representative Office in Hanoi City	278 Thuy Khue, Tay Ho Ward, Hanoi City, Viet Nam
Representative Office in Ho Chi Minh City	32 Thach Thi Thanh Street, Tan Dinh Ward, Ho Chi Minh City, Viet Nam

OPERATING RESULTS

The Company's consolidated results of operations and financial position as at 30 September 2025 are presented in the attached consolidated financial statements.

REPORT OF THE BOARD OF MANAGEMENT
(continued)

EVENTS AFTER THE CONSOLIDATED BALANCE SHEET DATE

On 1 October 2025, the Board of Directors of Deo Ca Traffic Infrastructure Investment Joint Stock Company issued Resolution No. 46/2025/NQ-HDQT and Resolution No. 47/2025/NQ-HDQT approving the plan to offer additional shares to existing shareholders in 2025. The total number of shares expected after the issuance is 547,176,303 shares, and the charter capital after issuance is expected to be VND 5,471,763,030,000.

The Board of Management of the Company confirms that, except for the event mentioned above, there have been no material events occurring after 30 September 2025 up to the date of the preparation of these consolidated financial statements that have not been reviewed for adjustment or disclosure in the consolidated financial statements.

REPORT OF THE BOARD OF MANAGEMENT
(continued)

THE BOARD OF DIRECTORS, THE BOARD OF MANAGEMENT, THE BOARD OF SUPERVISORS, LEGAL REPRESENTATIVE AND CHIEF ACCOUNTANT

The Board of Directors:

			Appoint time	Dismission time
Mr.	Ho Minh Hoang	Chairman	31/05/2024	
Mr.	Nguyen Tan Dong	Vice Chairman	31/05/2024	
Mr.	Nguyen Huu Hung	Vice Chairman	31/05/2024	
Mr.	Vo Thuy Linh	Member	31/05/2024	
Mr.	Tran Chung	Member	31/05/2024	
Mr.	Nguyen Quang Huy	Member	31/05/2024	
Mr.	Hoang Van Hai	Independent member	31/05/2024	
Mr.	Ho Quang Loi	Independent member	31/05/2024	

The Board of Management:

			Appoint time	Dismission time
Mr.	Nguyen Quang Huy	General Director	21/12/2020	16/05/2025
Mr.	Ngo Truong Nam	Permanent Deputy General Director	01/10/2024	16/05/2025
		General Director	16/05/2025	
Mr.	Tran Van Chi	Deputy General Director	14/02/2022	
Mr.	Vo Ngoc Trung	Deputy General Director	10/12/2020	
Mr.	Tran Van Dung	Deputy General Director	14/01/2021	
Ms.	Nguyen Quynh Mai	Deputy General Director	30/03/2021	
Mr.	Le Chau Thang	Deputy General Director	14/02/2022	
Mr.	Nguyen Le Bach	Deputy General Director	01/10/2024	
Mr.	Nguyen Van An	Deputy General Director	07/06/2025	

The Board of Supervisors:

			Appoint time	Dismission time
Mr.	Nguyen Minh Giang	Section head	31/05/2024	
Mrs.	Cam Thi Minh Hai	Controller	23/05/2025	
Mrs.	Phan Thi Mai	Controller	26/04/2021	

Legal representative:

			Appoint time	Dismission time
Mr.	Nguyen Quang Huy	General Director	21/12/2020	20/05/2025
Mr.	Ngo Truong Nam	General Director	20/05/2025	

Chief Accountant:

		Appoint time	Dismission time
Mr.	Nguyen Van An	17/06/2020	06/06/2025
Mr.	Le Cong Nghia	06/06/2025	

REPORT OF THE BOARD OF MANAGEMENT
(continued)

STATEMENT OF RESPONSIBILITY OF THE BOARD OF MANAGEMENT IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the consolidated financial statements which give a true and fair view of the consolidated financial position of the Company and the results of its operations and consolidated cash flows for the third quarter 2025 period ended 30 September 2025. In preparing those consolidated financial statements, the Board of Management is required to:

- Establish and maintain the internal control which The Board of Directors and The Board of Management determines to be necessary to enable the preparation and presentation of the consolidated financial statements to be free from material misstatement, whether due to fraud or error;
- Select appropriate accounting policies and then apply them consistently;
- Make reasonable and prudent judgments and estimates;
- Applicable accounting standards have been followed by the Company, and there are no material misstatements in application needed to be disclosed and explained in these consolidated financial statements;
- Prepare and present consolidated financial statements on the basis of compliance with current accounting standards, corporate accounting system and other applicable regulations;
- Prepare the consolidated financial statements on the going concern basis, unless it is inappropriate to presume that the Company will continue in business.

The Board of Management of the Company ensures that the accounting records are kept disclosing, with reasonable accuracy at any time, the financial position of the Company and enable the consolidated financial statements to comply with the current applicable regulations. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps to prevent and detect fraud or other irregularities.

OTHER ENGAGEMENT

The Board of Management engage that the Company has not broken obligation announcing information on the stock exchange following the Circular No.96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance.

APPROVAL OF CONSOLIDATED FINANCIAL STATEMENTS

We hereby, the Board of Management of Deo Ca Traffic Infrastructure Investment Joint Stock Company approve the Company's consolidated financial statements for the third quarter 2025 period ended 30 September 2025.

Da Nang, 24 October 2025
On behalf of the Board of Management
General Director

CÔNG TY CỔ PHẦN ĐẦU TƯ HẠ TẦNG GIAO THÔNG ĐÈO CẢ
DEOCA INFRASTRUCTURE
MSDN: 0400101965

NGO TRUONG NAM

CONSOLIDATED BALANCE SHEET
as at 30 September 2025

			As at	
Code	ASSETS	Note	30.09.2025 VND	01.01.2025 VND
100	**CURRENT ASSETS**		**1,671,374,841,880**	**1,282,949,495,901**
110	**Cash and cash equivalents**	V.1	**474,622,867,199**	**308,933,876,437**
111	Cash		340,041,020,804	187,371,329,025
112	Cash equivalents		134,581,846,395	121,562,547,412
120	**Short-term investments**		**8,293,866,330**	**6,432,529,990**
123	Investments held to maturity	V.2a	8,293,866,330	6,432,529,990
130	**Short-term receivables**		**996,114,215,784**	**878,312,475,722**
131	Short-term trade accounts receivable	V.3	631,220,073,118	629,018,879,802
132	Short-term prepayments to suppliers	V.4a	81,315,241,353	57,462,034,796
135	Short-term lending	V.5	7,000,000,000	6,000,000,000
136	Other short-term receivables	V.6a	289,789,448,044	199,042,107,855
137	Provision for doubtful debts – short term	V.7	(13,210,546,731)	(13,210,546,731)
140	**Inventories**		**164,909,082,921**	**67,714,934,630**
141	Inventories	V.8	164,909,082,921	67,714,934,630
150	**Other current assets**		**27,434,809,646**	**21,555,679,122**
151	Short-term prepaid expenses	V.9a	19,372,595,107	18,578,962,390
152	Value Added Tax to be reclaimed		3,778,682,598	-
153	Tax and other receivables from the State Budget	V.17b	4,283,531,941	2,976,716,732

CONSOLIDATED BALANCE SHEET

as at 30 September 2025
(continued)

Code	ASSETS (continued)	Note	As at 30.09.2025 VND	As at 01.01.2025 VND
200	**NON-CURRENT ASSETS**		**38,378,516,560,360**	**37,623,411,236,338**
210	**Long-term receivables**		**1,139,287,768,683**	**940,166,496,834**
212	Long-term prepayments to suppliers	V.4b	422,082,739,130	310,095,234,962
216	Other long-term receivables	V.6b	717,205,029,553	630,071,261,872
220	**Fixed assets**		**27,550,224,425,656**	**27,803,114,813,212**
221	Tangible fixed assets	V.10	27,518,080,327,360	27,785,952,501,334
222	Historical cost		30,192,563,835,584	30,147,532,890,468
223	Accumulated depreciation		(2,674,483,508,224)	(2,361,580,389,134)
224	Finance lease fixed assets	V.11	29,804,450,811	14,075,260,603
225	Historical cost		35,450,969,684	17,714,776,374
226	Accumulated depreciation		(5,646,518,873)	(3,639,515,771)
227	Intangible fixed assets	V.12	2,339,647,485	3,087,051,275
228	Historical cost		4,792,871,522	5,169,474,563
229	Accumulated amortisation		(2,453,224,037)	(2,082,423,288)
240	**Long-term assets in progress**		**28,492,750,034**	**11,075,924,963**
242	Construction in progress	V.13	28,492,750,034	11,075,924,963
250	**Long-term investments**		**1,224,249,418,892**	**1,088,617,731,665**
252	Investments in associates, joint ventures	V.2b	1,081,749,418,892	944,117,731,665
253	Investments in other entities	V.2c	127,500,000,000	127,500,000,000
255	Investments held to maturity	V.2a	15,000,000,000	17,000,000,000
260	**Other long-term assets**		**8,436,262,197,095**	**7,780,436,269,664**
261	Long-term prepaid expenses	V.9b	8,417,510,787,593	7,761,717,810,195
262	Deferred income tax assets	V.23a	8,931,284,455	7,057,060,974
269	Goodwill	V.14	9,820,125,047	11,661,398,495
270	**TOTAL ASSETS**		**40,049,891,402,240**	**38,906,360,732,239**

CONSOLIDATED BALANCE SHEET
as at 30 September 2025
(continued)

Code	RESOURCES	Note	As at 30.09.2025 VND	01.01.2025 VND
300	**LIABILITIES**		**28,072,551,732,830**	**27,976,733,782,144**
310	**Short-term liabilities**		**3,559,611,195,633**	**3,678,947,981,964**
311	Short-term trade accounts payable	V.15a	970,061,943,933	902,851,126,374
312	Short-term advances from customers	V.16a	4,962,890,549	4,719,425,163
313	Tax and other payables to the State Budget	V.17a	57,727,641,752	93,313,752,177
314	Payable to employees	V.18	20,437,660,122	27,297,574,185
315	Short-term accrued expenses	V.19a	388,544,751,427	587,202,270,332
318	Short-term unearned revenue	V.20a	1,100,000,000	1,100,000,000
319	Other short-term payables	V.21a	957,616,587,570	975,656,621,369
320	Short-term borrowings and finance lease liabilities	V.22a	1,153,080,545,465	1,080,704,037,549
322	Bonus and welfare funds		6,079,174,815	6,103,174,815
330	**Long-term liabilities**		**24,512,940,537,197**	**24,297,785,800,180**
331	Long-term trade accounts payables	V.15b	262,578,997,894	285,528,611,856
332	Long-term advances from customers	V.16b	240,656,089,082	232,651,836,038
333	Long-term accrued expenses	V.19b	6,363,877,159,209	5,671,857,412,889
336	Long-term unearned revenue	V.20b	7,864,972,079	6,649,932,236
337	Other long-term payables	V.21b	35,280,476,625	38,822,766,625
338	Long-term borrowings and finance lease liabilities	V.22b	17,454,762,183,683	17,912,050,154,563
341	Deferred income tax liabilities	V.23b	147,920,658,625	150,225,085,973

CONSOLIDATED BALANCE SHEET
as at 30 September 2025
(continued)

Code	RESOURCES (continued)	Note	As at 30.09.2025 VND	01.01.2025 VND
400	**OWNERS' EQUITY**	V.24	**11,977,339,669,410**	**10,929,626,950,095**
410	**Capital and reserves**		**7,804,246,796,865**	**6,921,543,077,550**
411	Owners' capital		4,974,330,030,000	4,322,555,280,000
411a	*- Ordinary shares with voting rights*		*4,974,330,030,000*	*4,322,555,280,000*
412	Share premium		6,079,662,000	6,079,662,000
418	Investment and development funds		15,561,628,379	8,822,456,079
420	Other funds		-	1,739,172,300
421	Undistributed earnings		1,270,225,384,867	1,116,710,675,697
421a	*- Undistributed post-tax profits of previous years*		*863,936,154,090*	*703,328,280,943*
421b	*- Post-tax profits of current period/year*		*406,289,230,777*	*413,382,394,754*
429	Non-controlling interests		1,538,050,091,619	1,465,635,831,474
430	**Budget sources and other funds**		**4,173,092,872,545**	**4,008,083,872,545**
432	Funds that form fixed assets		4,173,092,872,545	4,008,083,872,545
440	**TOTAL RESOURCES**		**40,049,891,402,240**	**38,906,360,732,239**

Da Nang, 24 October 2025
On behalf of the Board of Management

Prepared by	Chief Accountant	General Director
HOANG THI MINH NGUYET	LE CONG NGHIA	NGO TRUONG NAM

CONSOLIDATED INCOME STATEMENT

For the third quarter 2025 period ended 30 September 2025

Code		Note	3rd Quarter 2025 VND	3rd Quarter 2024 VND	For the nine - month period ended 30.09.2025 VND	For the nine - month period ended 30.09.2024 VND
01	**Revenue from sales of goods and rendering of services**	VI.1	**913,523,162,056**	**794,687,787,410**	**2,595,600,324,636**	**2,298,281,250,271**
02	Less deductions		-	-	-	-
10	**Net revenue from sales of goods and rendering of services**	VI.1	**913,523,162,056**	**794,687,787,410**	**2,595,600,324,636**	**2,298,281,250,271**
11	**Cost of goods sold and services rendered**	VI.2	**523,983,362,860**	**464,735,447,384**	**1,432,736,636,267**	**1,286,360,710,101**
20	**Gross profit from sales of goods and rendering of services**		**389,539,799,196**	**329,952,340,026**	**1,162,863,688,369**	**1,011,920,540,170**
21	Financial income	VI.3	14,541,524,973	14,334,325,841	43,136,691,089	32,818,101,089
22	Financial expenses	VI.4	236,719,828,172	199,012,317,887	684,260,394,603	609,703,347,015
23	*- Including: Interest expenses*		*233,760,723,775*	*199,012,317,887*	*675,383,081,412*	*602,305,586,023*
24	Profit sharing from associates		20,545,521,828	14,172,521,989	71,450,487,227	44,421,205,140
26	General and administration expenses	VI.5	17,791,886,580	15,628,377,143	54,561,605,990	52,295,625,560
30	**Net operating profit**		**170,115,131,245**	**143,818,492,826**	**538,628,866,092**	**427,160,873,824**
31	Other income	VI.6	3,742,697,910	250,580,314	4,942,786,312	255,393,924
32	Other expenses	VI.7	130,887,858	1,669,492,951	605,757,955	2,654,482,892
40	**Net other income/(expenses)**		**3,611,810,052**	**(1,418,912,637)**	**4,337,028,357**	**(2,399,088,968)**
50	**Net accounting profit before tax**		**173,726,941,297**	**142,399,580,189**	**542,965,894,449**	**424,761,784,856**

CONSOLIDATED INCOME STATEMENT

For the third quarter 2025 period ended 30 September 2025
(continued)

Code		Note	3rd Quarter 2025 VND	3rd Quarter 2024 VND	For the nine - month period ended 30.09.2025 VND	For the nine - month period ended 30.09.2024 VND
51	Business income tax - current	VI.9	23,208,135,996	19,460,411,626	70,417,675,645	59,128,836,659
52	Business income tax - deferred	VI.10	(1,885,490,106)	(636,482,435)	(4,178,650,830)	(1,920,586,393)
60	Net profit after tax		152,404,295,407	123,575,650,998	476,726,869,634	367,553,534,590
	Attributable to:					
61	Owners of the parent company		128,868,247,423	104,009,080,666	405,751,220,955	309,469,424,991
62	Non-controlling interests		23,536,047,983	19,566,570,332	70,975,648,679	58,084,109,599
70	Basic earnings per share	VI.11	267	245	887	754
71	Diluted earnings per share	VI.12	242	181	800	553

Da Nang, 24 October 2025
On behalf of the Board of Management

Prepared by	Chief Accountant	General Director
HOANG THI MINH NGUYET	LE CONG NGHIA	NGO TRUONG NAM

CÔNG TY CỔ PHẦN ĐẦU TƯ HẠ TẦNG GIAO THÔNG ĐÈO CẢ
DEOCA INFRASTRUCTURE
MSDN: 0400101965

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the third quarter 2025 period ended 30 September 2025

Code		Note	For the nine - month period ended 30.09.2025 VND	30.09.2024 VND
	CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Net profit before tax**		**542,965,894,449**	**424,761,784,856**
	Adjustments for:			
02	Depreciation and amortisation		319,297,711,664	274,791,712,254
05	Profits from investing activities		(118,318,025,785)	(77,486,531,344)
06	Interest expense		675,383,081,412	602,305,586,023
08	**Operating profit before changes in working capital**		**1,419,328,661,740**	**1,224,372,551,789**
09	(Increase)/decrease in receivables		(218,721,793,534)	59,085,348,385
10	Increase in inventories		(97,194,148,291)	(145,138,603,705)
11	Decrease in payables [not including interest payables, CIT payables]		(116,746,650,388)	(94,495,350,704)
12	Decrease in prepaid expenses		1,573,703,023	8,581,323,326
14	Interest paid		(745,769,404,189)	(815,617,372,599)
15	Business income tax paid		(80,547,401,591)	(77,088,164,167)
16	Other receipts from operating activities		165,009,000,000	-
17	Other payments on operating activities		(24,000,000)	-
20	**Net cash inflows from operating activities**		**326,907,966,770**	**159,699,732,325**
	CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets and other long-term assets		(71,150,226,427)	(106,121,577,012)
23	Loans granted, purchases of debt instruments of other entities		(1,461,336,340)	(440,039,613,191)
24	Collection of loans, proceeds from sales of debt instruments of other entities		600,000,000	29,350,000,000
25	Investments in other entities		(262,143,272,861)	(7,500,000,000)
26	Proceeds from divestment in other entities		114,374,172,067	10,116,000,000
27	Dividends and interest received		31,094,465,578	6,845,083,968
30	**Net cash outflows from investing activities**		**(188,686,197,983)**	**(507,350,106,235)**

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the third quarter 2025 period ended 30 September 2025

(continued)

Code		Note	For the nine - month period ended 30.09.2025 VND	30.09.2024 VND
	CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares and capital contribution		415,000,000,000	830,254,742,000
33	Proceeds from borrowings		847,880,290,781	324,557,022,521
34	Repayments of borrowings		(1,230,454,063,136)	(732,669,323,278)
35	Finance lease principal repayments		(4,959,005,670)	(2,621,315,061)
40	**Net cash inflows from financing activities**		**27,467,221,975**	**419,521,126,182**
50	**Net increase in cash and cash equivalents**		**165,688,990,762**	**71,870,752,272**
60	**Cash and cash equivalents at beginning of period**	**V.1**	**308,933,876,437**	**296,127,587,276**
61	Effect of foreign exchange differences		-	-
70	**Cash and cash equivalents at end of period**	**V.1**	**474,622,867,199**	**367,998,339,548**

Da Nang, 24 October 2025

On behalf of the Board of Management

Prepared by	**Chief Accountant**	**General Director**
HOANG THI MINH NGUYET	LE CONG NGHIA	NGO TRUONG NAM

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the third quarter 2025 period ended 30 September 2025

I. THE COMPANY'S OPERATIONS CHARACTERISTICS

1. Form of ownership

Deo Ca Traffic Infrastructure Investment Joint Stock Company was established in accordance with the Business Registration Certificate No. 0400101965 issued by the Da Nang City Department of Finance (formerly Da Nang City Department of Planning and Investment) on 24 September 2010; register for the 37th amendment on 11 August 2025.

Actual contributed capital as at 30/09/2025 is:	VND 4,974,330,030,000

The head office is located at: Km11+500, Southern approach road to Hai Van Tunnel, Hai Van Ward, Da Nang City, Viet Nam.

2. Business sectors

Trading, providing services, construction.

3. Business line

Direct support services for road transport: toll collection, road toll collection, management, exploitation and maintenance of tunnels, highways, national roads, and other transportation infrastructure, ensure traffic when natural disasters occur in the assigned area, except for liquefaction of natural gas for transport, excluding: types of direct support services for road transport that foreign-invested enterprises are not permitted to provide under the law (Sector code: 5225); other road passenger transport: passenger transport business on fixed routes, including: transporting motorcycles, motorbikes, bicycles with the operator of such means and pedestrians through the road tunnel by specialized means of transport, use and trade in passenger transport by bus, excluding: other forms of road passenger transport services that foreign-invested enterprises are not permitted to provide under the law (Sector code: 4932); freight transport by road, service activities incidental to rail transportation (Sector code: 4933, 5221); cargo handling (Sector code: 5224); Building different kinds of houses (Sector code: 4101, 4102); construction of railways, roads, electrical works, water supply and drainage works, telecommunications and communication constructions, other utility projects, hydraulic structures, mining and quarrying facilities, manufacturing facilities and other civil engineering projects (Sector code: 4211, 4212, 4221, 4222, 4223, 4229, 4291, 4292, 4293, 4299); demolition, site preparation (Sector code: 4311, 4312); quarrying of stone, sand, gravel and clay, mining and quarrying n.e.c (Sector code: 0810, 0899);

Printing and service activities related to printing (Sector code: 1811, 1812); Manufacture of non-alcoholic beverages, and mineral waters, builders' carpentry and joinery, refined petroleum product, plastics and synthetic rubber in primary forms, clay building materials, concrete and articles of concrete, cement and plaster, structural metal products, other fabricated metal products n.e.c., Electric power generation, consumer electronics and other manufacturing n.e.c. (Sector code: 1104, 1622, 1920, 2013, 2392, 2395, 2511, 2599, 3511, 2640, 3290); Machining, treatment and coating of metals (Sector code: 2592);

I. THE COMPANY'S OPERATIONS CHARACTERISTICS (continued)

3. Business line (continued)

Repair of fabricated metal products, machinery and equipment, electrical equipment and other equipment (Sector code: 3311, 3312, 3314, 3319); installation of industrial machinery and equipment, electrical installation, plumbing, heat and air-conditioning installation, other construction installation (Sector code: 3320, 4321, 4322, 4329); building completion and finishing, other specialized construction activities (Sector code: 4330, 4390); wholesale ,maintenance and repair of motor vehicles and other motor vehicles, retail sale of small cars, (Sector code: 4511, 4512, 4520); wholesale of computers, computer peripheral equipment and software, electronic and telecommunications equipment and parts, other machinery and equipment, metals and metal ores, construction materials and other installation supplies, other specialized wholesale n.e.c, other retail sale of new goods in specialized stores (Sector code: 4651, 4652, 4659, 4662, 4663, 4669, 4773); short-term accommodation activities (Sector code: 5510); restaurants and mobile food service activities (Sector code: 5610); Motion picture projection activities, other telecommunications activities (Sector code: 5914, 6190); computer programming activities, computer consultancy and computer system management, other information technology and computer service activities (Sector code: 6201, 6202, 6209); data processing, hosting and related activities, web portals (Sector code: 6311, 6312); trading of own or rented property and land use rights (Sector code: 6810); management consultancy activities, architectural and engineering activities and related technical consultancy (Sector code: 7020, 7110); technical testing and analysis (Sector code: 7120);

Advertising (Sector code: 7310); other professional, scientific and technical activities n.e.c (Sector code: 7490); renting and leasing of motor vehicles, renting and leasing of other machinery, equipment and tangible goods without operator (Sector code: 7710, 7730); temporary employment agency activities, provision and management of human resources (Sector code: 7820, 7830); activities of employment placement agencies (Sector code: 7810); reservation service and related activities (Sector code: 7990); security systems service activities (Sector code: 8020); combined facilities support activities (Sector code: 8110); industrial cleaning activities and specialized cleaning activities for buildings (Sector code: 8129); combined office administrative service activities, Photocopying, document preparation and other specialized office support activities (Sector code: 8211, 8219); activities of call centres (Sector code: 8220); organization of conventions and trade shows (Sector code: 8230); other remaining business support service activities n.e.c. (Sector code: 8299); basic-level training (Sector code: 8531); intermediate-level training (Sector code: 8532); college-level training (Sector code: 8533) ; other education n.e.c. (Sector code: 8559); educational support activities Sector code: 8560) ; other human health activities n.e.c (Sector code: 8699); creative, arts and entertainment activities (Sector code: 9000).

4. Ordinary business cycle

The Company's normal production and business cycle is within 12 months.

I. THE COMPANY'S OPERATIONS CHARACTERISTICS (continued)

5. Company's structure:

The list of subsidiary companies

No.	Company's name	Address	Ratio of benefit 30.09.2025	Ratio of benefit 01.01.2025	Ratio of Voting right 30.09.2025	Ratio of Voting right 01.01.2025
1	Bac Giang - Lang Son BOT JSC	278 Thuy Khue, Tay Ho Ward, Hanoi City, Viet Nam	65.04%	65.03%	65.04%	65.03%
2	Deo Ca Investment JSC	32 Thach Thi Thanh Street, Tan Dinh Ward, Ho Chi Minh City, Viet Nam	74.24%	73.41%	74.24%	73.41%
3	Phuoc Tuong Phu Gia BOT JSC	278 Thuy Khue, Tay Ho Ward, Hanoi City, Viet Nam	99.37%	99.37%	99.37%	99.37%

The list of joint venture and associate companies

No.	Company's name	Address	Ratio of benefit 30.09.2025	Ratio of benefit 01.01.2025	Ratio of Voting right 30.09.2025	Ratio of Voting right 01.01.2025
1	Khanh Hoa Deo Ca BOT Investment JSC	278 Thuy Khue, Tay Ho Ward, Hanoi City, Viet Nam	47.42%	47.34%	50.00%	50.00%
2	Dong Dang - Tra Linh Expressway JSC	No. 320, Nung Tri Cao Ward, Cao Bang City, Viet Nam	42.31%	42.31%	40.00%	40.00%
3	Cam Lam - Vinh Hao Expressway JSC	Luong Cang Hamlet, Do Vinh Ward, Khanh Hoa Province, Viet Nam	38.00%	38.00%	38.00%	38.00%
4	Bac Giang - Lang Son - Huu Nghi BOT JSC	Room 311, 3rd Floor, Office Area – CT2 Building, Thanh Xuan Ward, Hanoi City, Viet Nam	31.60%	31.60%	31.60%	31.60%

I. THE COMPANY'S OPERATIONS CHARACTERISTICS (continued)

5. Company's structure (continued)

Summary of Activities of Subsidiary and Associate Companies:

i. Bac Giang - Lang Son BOT JSC

The project company implementing BOT contract was established under the first in accordance with the Business Registration Certificate No. 0106987957 dated 11 September 2015; 22nd amendment on 23rd July 2025 issued by the Hanoi City Department of Finance (formerly Hanoi city Department of Planning and Investment).

Investment registration certificate No.110/BKHDT-GNNDKDTTN issued on 29 March 2016, the first amendment dated 29 March 2016 regarding the approval of investment projects:
+ Investment and construction project of Bac Giang - Lang Son city expressway section KM45+100 - KM 108 + 500 combined with strengthening National Highway 1 section Km1 + 800 - Km 106 + 500, Bac Giang province and Lang Son province under BOT contract.
+ Scale, design frequency and standards of the Project (according to the BOT Investment Certificate)
Structure of investment capital according to the financial plan:

+ Equity:	VND 1,645,470,000,000
+ Borrowings:	VND 10,543,195,000,000
Total	VND 12,188,665,000,000

The company's investment capital is implemented according to the project's progress.
The project continues to be completed and is being verified and approved by the competent State authorities.
Investors are entitled to 11.5% per year interest under the BOT contract throughout the project's lifespan. The remaining toll collection period according to the financial plan is 22 years and 11 months.

Actual contributed capital as at 30/09/2025 is:	VND 1,791,041,030,000

ii. Deo Ca Investment JSC

The project company implementing BOT contract was established under the first in accordance with the Business Registration Certificate No. 0104567756 dated 5 April 2010 issued by the Department of Planning and Investment of Hanoi City. The Company is currently operating under the 27th amended enterprise registration certificate issued by the Ho Chi Minh City Department of Finance (formerly Ho Chi Minh City Department of Planning and Investment) on 21 August 2025.
Adjusted investment certificate No.47/BKHDT-GCNDKDTTN/DC1 certified by the Ministry of Planning and Investment on 20 June 2017:
+ Deo Ca tunnel project (including Deo Ca and Co Ma tunnel, Cu Mong tunnel and Hai Van tunnel)
Decision No.400/QD-BGTVT dated 4 March 2019 on approving the adjustment of the financial plan of Deo Ca tunnel project (including Deo Ca and Co Ma tunnel, Cu Mong tunnel and Hai Van tunnel);

Decision No. 397/QD – BGTVT date 5 April 2024 on approving the Feasibility Study Report to adjust the Deo Ca Road Tunnel Project (including Deo Ca and Co Ma Tunnel, Cu Mong Tunnel and Hai Van Tunnel) under the form of BOT ;
The total project investment capital according to Appendix 13 of the Contract 26/HDXD-DEOCA with the Ministry of Transport signed on 06 August 2024 is VND 18,904 billion.
Structure of investment capital according to the financial plan:

+ Owner's equity:	VND 1,749,864,583,000
+ Other Capital	VND 1,438,432,378,000
+ Borrowings:	VND 13,375,708,235,000
+ State budget Capital	VND 5,048,002,979,000
Total	VND 21,612,008,175,000

I. THE COMPANY'S OPERATIONS CHARACTERISTICS (continued)

5. Company's structure (continued)

ii. Deo Ca Investment JSC (continued)

The company's investment capital is implemented according to the project's progress.
The project is being verified and approved by a competent authority.
This BOT contract is guaranteed by a competent authority for the investor's profit throughout the project's lifespan:

+ Deo Ca Tunnel component: Investor profit under the contract is 9.15% per year throughout the project's lifespan. The remaining toll collection period according to the financial plan is 19 years and 8 months;
+ Cu Mong Tunnel component: Investor profit under the contract is 9.15% per year throughout the project's lifespan. The remaining toll collection period according to the financial plan is 19 years and 8 months;
+ Hai Van tunnels 1 and Hai Van tunnels 2 component: Investor profit under the contract for both tunnels is 11.5% per year. The remaining toll collection period according to the financial plan is 19 years and 8 months.

Actual contributed capital as at 30/09/2025 is:	VND 2,354,036,400,000

iii. Phuoc Tuong Phu Gia BOT JSC

The project company implementing BOT contract was established under the first in accordance with the Business Registration Certificate No. 0106205342 dated June 12, 2013; amended for the 12th time by the Hanoi City Department of Finance (formerly Hanoi city Department of Planning and Investment) on 10 July 2025.

Investment certificate No.62/BKHĐT-GCNTTN dated 17 October 2013 issued by the Minister of Planning and Investment; and the first amended dated 17 August 2015;

+ Investment project on construction of Phuoc Tuong and Phu Gia tunnel, National Highway 1A, Thua Thien Hue Province;

Appendix BOT Contract No.07/11378/HD.BOT-BGTVT dated 23 April 2021 between the Ministry of Transport and Phuoc Tuong Phu Gia Joint Venture (Investor) – Phuoc Tuong Phu Gia BOT Joint Stock Company on the construction of Phuoc Tuong and Phu Gia tunnels, National Highway 1A, Thua Thien Hue Province;

+ Scale, design frequency and standards of the Project (according to the BOT Investment Certificate)

Structure of investment capital according to the financial plan:	VND 1,559,231,104,000
+ Owner's equity:	VND 262,000,000,000
+ Borrowings:	VND 1,297,231,104,000

The company's investment capital is implemented according to the project's progress.
The project is being verified and approved by a competent authority.
Investor profit throughout the project's lifespan is 11.5% per year. The remaining toll collection period according to the financial plan is 10 years and 1 months.

Actual contributed capital as at 30/09/2025 is:	VND 296,310,000,000

iv. Khanh Hoa Deo Ca BOT Investment JSC

The project company implementing BOT contract was established under the first in accordance with the Business Registration Certificate No. 0106159826 dated 22 April 2013. The business registration certificate was amended for the 8th time by the Hanoi City Department of Finance (formerly Hanoi city Department of Planning and Investment) on 12 August 2025.

I. THE COMPANY'S OPERATIONS CHARACTERISTICS (continued)

5. Company's structure (continued)

iv. Khanh Hoa Deo Ca BOT Investment JSC (continued)

Investment Registration Certificate No. 60/BKHĐT-GCNĐTTN dated 25 September 2013, issued by the Ministry of Planning and Investment.

+ Investment and construction project of expanding National Highway 1 section KM1374+525 - KM1392 & KM1405 - KM1425, Khanh Hoa province under BOT contract.

Decision No. 108/QD-BGTVT dated 13 January 2016 of the Ministry of Transport regarding toll collection at Ninh An Toll Station Km1425+200 on National Highway No. 1 to recover capital for the project "Investment and Construction of the Expansion of National Highway No. 1, section Km1374+525 – Km1392 and Km1405 – Km1425+500, Khanh Hoa Province" in the form of a BOT contract:

+ Scale, design frequency and standards of the project (according to the BOT Investment Certificate)

Structure of investment capital according to the financial plan:	VND 2,644,478,000,000
+ Owner's equity:	VND 339,447,800,000
+ Borrowings:	VND 2,305,030,200,000

The company's investment capital is implemented according to the project's progress.

The project is being verified and approved by the competent State authorities.

Investor return throughout the project's lifespan is 11.5% per year. The remaining toll collection period according to the financial plan is 11 years and 11 months.

Actual contributed capital as at 30/09/2025 is: VND 305,000,000,000

v. Dong Dang – Tra Linh Expressway JSC

The project company implementing BOT contract was established under the first in accordance with the Business Registration Certificate No. 4800935176 dated 18 December 2023. The business registration certificate was amended for the 5th time by the Cao Bang Provincial Department of Finance on 05 September 2025.

+ Investment project to build the Dong Dang (Lang Son province) - Tra Linh (Cao Bang province) expressway under the form of public-private partnership (PPP) (phase 1);

Decision No. 1212/QD-TTg dated 10 August 2020 of the Prime Minister approving the investment policy of the investment project to build the Dong Dang (Lang Son province) - Tra Linh (Cao Bang province) expressway under the form of public-private partnership;

Decision No. 20/QD-TTg dated 16 January 2023 of the Prime Minister approving the adjustment of the investment policy for the Dong Dang (Lang Son province) - Tra Linh (Cao Bang province) expressway construction investment project under the public-private partnership form;

Decision No. 1199/QD-UBND dated 15 September 2023 of the Chairman of the Cao Bang Provincial People's Committee approving the Dong Dang (Lang Son province) - Tra Linh (Cao Bang province) expressway construction investment project under the public-private partnership (PPP) form (phase 1);

Decision No. 1629/QD-UBND dated 27 November 2023 of the Chairman of the People's Committee of Cao Bang province approving the results of selecting investors for the investment project to build the Dong Dang (Lang Son province) - Tra Linh (Cao Bang province) expressway under the form of public-private partnership (PPP) (phase 1);

+ Scale, design frequency and standards of the project (according to the BOT Investment Certificate)

Structure of investment capital according to the financial plan:

+ Owner's equity:	VND 844,240,000,000
+ Borrowings	VND 3,687,380,000,000
+ State budget Capital	VND 9,800,000,000,000
Total	VND 14,331,620,000,000

The company's investment capital is implemented according to the project's progress.

The estimated construction period according to PATC is from 19 December 2023 to 15 December 2026.

The expected toll collection period is 25 years from the date the project comes into operation.

Actual contributed capital as at 30/09/2025 is: VND 271,263,000,000

I. THE COMPANY'S OPERATIONS CHARACTERISTICS (continued)

5. Company's structure (continued)

vi. Cam Lam – Vinh Hao Expressway JSC

The project company implementing BOT contract was established under the first in accordance with the Business Registration Certificate No. 0316685416 dated 21 January 2021. The business registration certificate was amended for the 7th time by the Khanh Hoa Provincial Department of Finance (formerly Ninh Thuan Provincial Department of Planning and Investment) on 28 July 2025.

+ Project: Investment in construction of Cam Lam - Vinh Hao section under the project to build some expressway sections on the North - South East route in the period of 2017-2020 under the form of BOT contract.
+ Scale, design frequency and standards of the project (according to the BOT Investment Certificate)

Structure of investment capital according to the financial plan:

+ Owner's equity:	VND	1,030,000,000,000
+ Borrowings:	VND	2,756,200,000,000
+ State budget Capital:	VND	5,139,280,000,000
Total	VND	8,925,480,000,000

The investment capital of the enterprise is implemented according to the progress of the project.
The investor's profit throughout the project's life is 9.99%/year. The remaining toll collection period according to the financial plan is 15 years and 8 months.
Actual contributed capital as at 30/09/2025 is: VND 1,030,000,000,000

vii. Bac Giang - Lang Son - Huu Nghi BOT Joint Stock Company

The project enterprise implementing a BOT contract established under the first Business Registration Certificate No. 0108311466 dated 5 June 2018. The 13rd change Business Registration Certificate was issued by the Hanoi City Department of Finance (formerly Hanoi city Department of Planning and Investment) on 5 August 2025.

+ Investment Project for Construction of Component 2: Expressway from Huu Nghi - Chi Lang border gate (KM1+800-KM44+749.67), Lang Son province

The Huu Nghi - Chi Lang Border Gate Expressway was invested and constructed according to Decision No. 1833/QD-BGTVT dated 14 June 2016 of the Ministry of Transport. The People's Committee of Lang Son province approved the adjustment and supplementation of the project in Decision No. 1523/QD-UBND dated 9 August 2018 and Decision No. 2018/QD-UBND dated 15 October 2018.
Decision No. 645/QD-UBND dated 5 April 2019 of the People's Committee of Lang Son province on approving the adjustment of the Financial Plan of Component Project 2 of the Bac Giang - Lang Son Expressway Construction Investment Project, section KM1+800-KM108+500, combined with strengthening the National Highway 1 road surface, section KM1+800-KM106+500, Bac Giang province and Lang Son province under the form of BOT contract.

+ Scale, design frequency and standards of the project (according to the BOT Investment Certificate)

Structure of investment capital according to the financial plan:	8,743,000,000,000 VND
+ Owner's equity:	1,749,000,000,000 VND
+ Borrowings:	6,994,000,000,000 VND

Enterprise investment capital is implemented according to project progress.
Actual contributed capital as at 30/09/2025 is: 105,000,000,000 VND

I. THE COMPANY'S OPERATIONS CHARACTERISTICS (continued)

5. Company's structure (continued)

List of dependent accounting affiliated units without legal status:

Company's name	*Address*
Construction Enterprise	Approach road to Hai Van Tunnel, Hai Van Ward, Da Nang City, Viet Nam
Hai Van Trading Service Production Enterprise	Approach road to Hai Van Tunnel, Hai Van Ward, Da Nang City, Viet Nam
Hai Van Tunnel Management and Operation Enterprise	Approach road to Hai Van Tunnel, Hai Van Ward, Da Nang City, Viet Nam
Vung Ang - Bung Expressway Management and Operation Enterprise	Lac Thang Village, Ky Lac Commune, Ha Tinh Province, Vietnam
Deo Ca Tunnel Management and Operation Enterprise	Hao Son Hamlet, Hoa Xuan Nam Commune, Dak Lak Province, Viet Nam
Cu Mong Tunnel Management and Operation Enterprise	Long Thanh Hamlet, Xuan Loc Commune, Dak Lak Province, Viet Nam
Bac Giang - Lang Son Expressway Management and Operation Enterprise	Km81+140, Bac Giang - Lang Son Expressway, Huu Lung Commune, Lang Son Province, Viet Nam
BOT Trung Luong - My Thuan JSC	Tan Phong Hamlet, Tan Phu Commune, Dong Thap Province, Viet Nam
Cam Lam - Vinh Hao Expressway Management and Operation Enterprise	Luong Cang 2 Hamlet, Do Vinh Ward, Khanh Hoa Province, Viet Nam
Tam Diep - Dien Chau Expressway Management and Operation Enterprise	Tho Loc Hamlet, Tong Son Commune, Thanh Hoa Province, Viet Nam
Representative Office in Hanoi City	278 Thuy Khue, Tay Ho Ward, Hanoi City, Viet Nam
Representative Office in Ho Chi Minh City	32 Thach Thi Thanh Street, Tan Dinh Ward, Ho Chi Minh City, Viet Nam

6. List of other investment companies

i. ICV Vietnam Investment and Construction JSC

ICV Vietnam Investment and Construction Joint Stock Company has enterprise registration certificate No. 0401777280 issued by the Department of Planning and Investment of Da Nang City on 13 July 2016. The Company is currently operating under the 19th amended enterprise registration certificate issued by the Ho Chi Minh City Department of Finance (formerly Ho Chi Minh City Department of Planning and Investment) on 13 June 2025.

Line of business: Producing and trading in building materials
Actual contributed capital as at 30/09/2025 is: VND 829,800,000,000

7. Employees

At the end of the accounting period, the company had 1,571 employees working (the beginning of year was 1,285 employees).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

The Company's fiscal year is from 1 January to 31 December yearly.

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

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEMS

1. Accounting system

The Company applies to the corporate accounting system issued under Circular No.200/2014/TT-BTC dated 22 December 2014, Circular No.202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance and supplementary guiding documents.

2. Statement of Compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. The consolidated financial statements are prepared and presented in compliance with applicable standard, circular guiding the implementation of the standard and the corporate accounting systems.

IV. ACCOUNTING POLICIES

1. Types of exchange rates applied in accounting

a) Exchange rates for transactions arising in foreign currencies during the period

Actual exchange rate used in buying or selling foreign currencies (foreign exchange spot contracts, forward contracts, futures contracts, options contracts, swap contracts): is the exchange rate signed in foreign exchange contracts between the Company and the commercial banks;

If the contract does not specify the exchange rate, the Company shall recognize transactions in accordance with the following principles:

+ Actual exchange rate when contributing capital or receiving capital contribution: is buying exchange rate of the bank where the enterprises opens an account to receive capital from the owners at the transaction date;
+ Actual exchange rate when recording receivables: is the buying exchange rate of the commercial bank where the enterprises assigned customers to make the payment at the transaction date;
+ Actual exchange rate when recording liabilities: is the selling exchange rate of the commercial bank where the enterprises expect to conduct transactions at the transaction date;
+ For purchasing assets or expenses in foreign currencies (not through the accounts payables), the exchange rate is the buying exchange rate of the commercial bank where the enterprises make payments;
+ Specific identification real accounting book exchange rate: is exchange rate upon recovery of receivable, deposit or settlement of debts payable in foreign currencies, determined according to the exchange rate at the time of incurred transactions;
+ Actual exchange rate differences arising during the year of monetary items denominated in foreign currencies are accounted for at actual exchange rates at the time of arising and are charged to financial revenue or expenses in the financial period.

b) Exchange rate upon re-evaluated monetary items denominated in foreign currencies at the time of preparation of the Consolidated Financial Statements

Actual exchange rate upon translating monetary assets denominated in foreign currencies: is the buying exchange rate of the commercial bank where the company regularly trades at the balance sheet date. Foreign currencies deposit in bank at the consolidated balance sheet date are translated at the buying exchange rate of the commercial bank where the company opens foreign currency accounts;

IV. ACCOUNTING POLICIES (continued)

1. Types of exchange rates applied in accounting (continued)

b) Exchange rate upon re-evaluated monetary items denominated in foreign currencies at the time of preparation of the Consolidated Financial Statements (continued)

Actual exchange rate upon translating monetary liabilities denominated in foreign currencies: is the selling exchange rate of the commercial bank where the company regularly trades at the consolidated balance sheet date;

The exchange rate difference resulting from the revaluation of the balances of foreign currency-denominated items at the end of the year is accounted for using the actual exchange rate of the commercial bank where the enterprise regularly transacts, as disclosed at the time of preparing the consolidated financial statements. Any remaining difference after offsetting the increases and decreases is recognized as revenue from financial activities or financial expenses in the period.

The company is not allowed to distribute profits or pay dividends on the exchange rate gain or loss resulting from the revaluation of the period-end foreign currency balance of foreign currency-denominated items.

2. Cash and cash equivalents

a) Cash

Cash is the total amount of cash available to the Company at the reporting date, including: cash in hand, non-term bank deposits and cash in transit.

b) Cash equivalents

Cash equivalents are short-term investments with original maturity of three months or less which can be able to convert to the amount of cash and there is no significant risk in the converting from the purchasing date at the consolidated balance sheet date.

3. Financial investment

Financial investment is the outside with the purpose of using capital reasonably and improving efficiency of business operations such as investments in subsidiaries, joint ventures, associates, securities investments and other financial investments.
For the preparation of financial statements, the financial investment must be classified as bellows:
- Having maturity of less than 12 months or 01 normal production period are recorded as short-term.
- Having maturity over than 12 months or 01 normal production period are recorded as long-term.

a) Held-to-maturity investment

This investment does not reflect holdings of bonds and debt instruments for profit-making purposes.

Held-to-maturity investments include term deposits at banks (with the maturity of over 3 months) treasury bills, promissory notes, bonds and preferred shares obligatorily repurchased at a specified future date, loans held to maturity with periodic interest earnings, and other held-to-maturity investments.

IV. ACCOUNTING POLICIES (continued)

3. Financial investment (continued)

a) Held-to-maturity investment (continued)

Provision for diminution in value of held-to-maturity investments: if provision has not been made under statutory regulations, the company must assess the possibility of recovery. The provision for diminution in value of held-to-maturity investment when there is evidence that the investment is uncollectible in whole or in part. Changes in the provision balance during the fiscal year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost. Where the amount of loss cannot be reliably determined, the decrease in investment will not be recorded and the recoverability of the investment is disclosed in the Notes to the interim Consolidated Financial Statements.

b) Investments in subsidiaries and associates

Subsidiaries

Subsidiaries are all entities over which the Company has the power to govern the financial and operating policies to gain future benefits from their activities, generally accompanying a shareholding of more than one half of the voting rights.The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Company controls the entity.Subsidiaries are fully consolidated from the date on which control is transferred to the Company. They are de-consolidated from the date that control ceases.

The acquisition method of accounting is used to account for the purchase of subsidiaries.The cost of an acquisition is measured as the fair value of the assets transferred, equity instruments issued, and liabilities incurred or assumed at the date of exchange, plus directly related acquisition costs.

Identifiable assets, liabilities and contingent liabilities assumed in the business combination are measured initially at fair values at the acquisition date, regardless of any non-controlling interest. The excess of the cost of acquisition over the fair value of the Company's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement.

In a multi-phase acquisition, when determining goodwill or bargain purchase, the value of the investment in the subsidiary is calculated as the sum of the total consideration on the date of acquiring control and previous considerations remeasured to fair value on the date of control acquisition.

Inter-company transactions, balances and unrealized gains and losses on transactions between group companies are eliminated.

Accounting policies of subsidiaries are also adjusted if necessary to ensure consistency with the policies currently applied by the Company.

The financial statements of the Company's subsidiaries are prepared for the same accounting period. If there are differences in end dates, the gap must not exceed 3 months. Adjustments are made to reflect the impacts of significant transactions and events occurring between the end dates of the subsidiaries' accounting period and that of the Company's. The length of the reporting period and differences in reporting date must be consistent between periods.

IV. ACCOUNTING POLICIES (continued)

3. Financial investment (continued)

b) Investments in subsidiaries and associates (continued)

Operations and interests of non-controlling shareholders

The Company applies policies for transactions involving non-controlling interests similarly to transactions with external parties.

Non-controlling interests ("NCI") are determined based on their ownership percentage in the net assets at the date of acquisition.

The divestment of the Company's interest in a subsidiary that does not result in a loss of control is accounted for similarly to equity transactions. The difference between the change in the Company's share of net assets of the subsidiary and any amount paid or received from divestment of Company's interest in the subsidiary is recorded directly in the undistributed earnings under equity.

In a divestment of the Company's interest in a subsidiary that results in a loss of control, the difference between the Company's share in the net assets of the subsidiary and the net proceeds from divestment is recognized in the consolidated income statement. The reamaining interest in the entity will be accounted for as either an investment in another entity or investment to be equity accounted for since the divestment date.

Associates

Associates are all entities over which the Company has significant influence but not control, generally accompanying a shareholding of between 20% and under 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting and initially recognized at cost. The Company's investment in associates includes goodwill generated on acquisition, net of any accumulated impairment losses.

The Company's share of profits from associates is recognized in the consolidated statement of profit or loss. Cumulative changes subsequent to the acquisition of associates are adjusted to the carrying amount of the investment. When the Company's share of losses in an associate equals or exceeds its interest in that associate, the Company discontinues recognizing further losses, unless the Company has incurred obligations or made payments on behalf of the associate.

The accounting policies of associates are adjusted where necessary to ensure consistency with the accounting policies adopted by the Company.

Unrealized gains or losses arising from transactions between the Company and its associates are eliminated to the extent of the Company's interest in the associates in accordance with prevailing accounting regulations.

IV. ACCOUNTING POLICIES (continued)

3. Financial investment (continued)

c) Investments in other entities

Investing in other entities is an investment in different capital instruments without control or joint control rights, or significant impact on the investee. These investments are initially recorded at cost. Subsequently, the Board of Management review of all investments to recognize provisions at the end of the accounting period.

A provision for impairment of investments in other entities is established at the end of the accounting period when there is a decrease in the value of the investments. The difference between the provision made at the end of this accounting period and the provision made at the end of the previous accounting period is recognized as an increase or decrease in financial expenses for the year. The provision is reversed but not exceeding the initial carrying amount.

4. Goodwill

Goodwill represents the excess of the cost of an acquisition over the fair value of the Company's share of the net identifiable assets of the acquired subsidiary or associate at the date of acquisition. Goodwill on acquisitions of subsidiaries is recognized as an asset and is amortized on the straight-line basis over its estimated period of benefit but not exceed 10 years.

Goodwill on acquisitions of investments in associates is included in the carrying amount of the investments at the date of acquisition. The Company does not amortize this goodwill.

On disposal of the investments in subsidiaries or associates, the attributable amount of unamortized goodwill is included in the determination of the profit or loss on the disposal.

Goodwill is evaluated annually for impairment and carried at cost less accumulated amortization less accumulated impairment losses. If there is evidence that the impairment during the period is higher than the annual goodwill charge, the Company records the impairment immediately in the accounting period.

5. Receivables

Receivables represent trade receivables from customers, including trade payables arising from sales of goods and provision of services; and other non-trade receivables . Provision for doubtful receivables is made for each item for each receivable based on the overdue time of the original debt commitment (excluding debt extension between parties), or based on the expected loss that is likely to occur. Receivables that are determined to be irrecoverable will be written off.

Receivables are classified as short-term and long-term on the consolidated balance sheet based on the remaining maturities of the receivables as at the date of the consolidated balance sheet.

IV. ACCOUNTING POLICIES (continued)

6. Inventories

Inventories are valued at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The value of inventories is determined by the weighted average method.

Inventories are recorded in line with perpetual method.

Provisions for inventories impairment: In the end of accounting period, if inventories do recover enough at its historical value not because of damage, obsolescence, reduction of selling price, the provision for inventories impairment is recognized. The provision for inventories impairment is the difference between the historical value of inventories and its net realizable value.

7. Tangible and intangible fixed assets, finance lease fixed assets and investment properties

Tangible fixed assets, intangible fixed assets are recorded at cost. During the utilization period, fixed assets are stated at historical cost less accumulated depreciation or amortization.

The historical cost of tangible fixed assets from construction includes: costs of compensation and site clearance, construction costs, costs of tools and equipments, project management expenditures, construction consulting expenditures, other expenses and capitalized borrowing costs according to Accounting Standard No. 16. Cost of forming the historical cost of fixed assets related to BOT and BT projects.

- Historical cost of fixed assets formed from BOT projects:

Fixed assets are temporarily recorded to increase their historical cost from the results of the State Council for Acceptance Test on the notification of inspection results of the pre-acceptance work and put into operation and use.

The quality of basic items meets the approved design requirements, applicable standards and technical instructions of the project, and is eligible for technical traffic to be put into operation and use.

The Company will adjust the recognition of the historical cost when completing the settlement of items with the competent State authorities.

- Depreciation of fixed assets:

Tangible fixed assets (except for fixed assets formed from investment projects in the form of Build-Operate-Transfer (B.O.T)) are depreciated using the straight-line method. The depreciation period is determined in accordance with the provisions of Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance guiding on management, use and depreciation of fixed assets and Circular No. 28/2017/TT-BTC dated 12 April 2017 and Circular 147/2016/TT-BTC dated 13 October 2016on amending and supplementing a number of articles of Circular No. 45 /2013/TT-BTC dated 25 April 2013 of the Ministry of Finance guiding on management, use and depreciation of fixed assets.

IV. ACCOUNTING POLICIES (continued)

7. Tangible and intangible fixed assets, finance lease fixed assets and investment properties (continued)

Depreciation is charged on a straight-line basis for fixed assets not formed from BOT.BT projects. The estimated amortization period is as follows:

- Buildings, plants	10 - 50 years
- Machinery, equipment	03 - 20 years
- Transportation equipment, transmitters	06 - 30 years
- Office equipment and furniture	03 - 10 years
- Land use rights indefinitely	Not amortized
- Other fixed assets	10 years

Investment properties are stated at cost. Investment properties are applied the depreciation method in line with other fixed assets of the company, except for the investment properties held for price appreciation which are not depreciated but the value of loss due to decrease in value is determined.

Depreciation for assets formed from BOT, BT projects:

For investment projects in the form of Build - Operate - Transfer (B.O.T), the time of depreciation of fixed assets is determined as the time of exploitation and investors return of investment in the project. Depreciation of fixed assets formed from the project at the rate corresponding to the annual revenue in line with the period of exploitation and collection of payback fees of the project (return of Investment is calculated as total investment divided by break-even revenue under BOT contract). The determination of the value of fixed assets formed from the project shall comply with the applicable regulations on capital construction investment.

8. Cost of construction in progress

Construction in progress of the project is recognized at historical cost principle. This cost includes: cost of compensation and site clearance, construction cost, cost of tools and equipment, project management expenditure, construction consulting expenditures, other expenses and capitalized borrowing costs according to Accounting Standard No. 16 - Actual interest expense incurred in the fiscal year and recognized as accumulated since the Project is implemented in accordance with the decision of the Ministry of Transport approving for The BOT project and the BOT contract are signed between the Ministry of Transport and the project company.

9. Build-operate-transfer (B.O.T) contracts

Build - transfer - operate contract (hereinafter referred to as the B.O.T contract) is a form of investment signed between a competent State authorities and the investors to construct infrastructure works; after the construction is completed, the investors and the project company are entitled to operate the facility for a certain period of time; Upon expiration, the investors or the project company shall transfer the construction to the competent State authorities.

10. Business cooperation contract

A business cooperation contract (BCC) is a contract between the Company and other parties to carry out specific business activities without establishing a new legal entity. The Company recorded liability for the assets received from other entities under BCC, and not classify this as owner's equity. BCC has the following forms:

- BCC in the form of jointly controlled assets;
- BCC in the form of jointly controlled business activities;
- BCC according to profit sharing after tax.

IV. ACCOUNTING POLICIES (continued)

11. Deferred CIT

Deferred tax assets and deferred tax liabilities are measured at the tax rates that are expected to apply to the year the asset is recovered or the liability is settled, using the tax rates enacted at the balance sheet date.

12. Prepaid expenses

Calculation and allocation of prepaid expenses is based on the nature and extent of each type of expense to determine a reasonable and consistent method.

Prepaid expenses are tracked according to each prepaid period incurred, allocated to the cost objects of each accounting period and the remaining amount has not been allocated to expenses.

Prepaid expense is reclassified as the following principles:
- The amount paid in advance for the goods purchased or rendered services within a period not exceeding 12 months from the time of prepayment is classified as short-term.
- The amount paid in advance for the goods purchased or rendered services over a period of more than 12 months from the time of prepayment is classified as long-term.

13. Trade and other payables

Including trade payables, prepayments from buyers, internal payables, other payables, loans at the reporting time, if:

- Payment term not exceeding 12 months is classified as a short - term debts.
- Payment term from 12 months or more is classified as long-term debts.

For foreign currency transactions arising during the period, the recorded exchange rate is the selling exchange rate of the commercial bank where the Company intends to transact at the transaction date

14. Borrowings and financial lease liabilities

Borrowings in the form of issuance of bonds or preference share with preferential terms required the issuer to repurchase in the future shall not be reflected on this item.

Borrowings are monitored in detail by each object, each contract and each type of debt assets. Finance lease liabilities are stated at the present value of the minimum lease payments or the fair value of the leased asset.

15. Borrowings and capitalization of borrowing costs

Borrowing costs that are directly attributable to the borrowings are recognized as financial expenses during the period, unless borrowing costs are directly attributable to the investment in construction or production of the asset in progress, the value of that asset (capitalized) will be accounted for when all the conditions specified in the Accounting Standard "Borrowing costs".

IV. ACCOUNTING POLICIES (continued)

16. Accrued expenses

Accrued expenses include liabilities for goods and services received in the year but not yet paid for due to pending invoices or insufficient records and documents and payables to employees are recorded in production and business expenses in the period to ensure that when the cost incurred will not cause a sudden change in production and business costs on the basis of ensuring the principle of concordance between revenue and expenses. The accrued expenses must be calculated strictly and must have reasonable and reliable evidence. When such expenses are incurred, if there is a difference with the deducted amount, the accountant shall record additional or decreasing expenses corresponding to the difference.

17. Unearned revenue

Unearned revenue mainly comprises the amounts that customers have paid in advance for one or many accounting periods such as rental prepayment. The company recognizes unearned revenue corresponding to the obligation that the company will have to fulfill in the future.

18. Capital

- Common shares

Common shares are stated at par value. The proceeds from the issuance of shares in excess of par value are recognized as share premium. Expenses directly attributable to the issue of shares, excluding tax effects, are deducted from the share premium.

- Repurchase and re-issuance of treasury shares

Common shares issued when acquired by the Company are classified as treasury shares in the equity portion. The value of treasury shares recorded as a decrease in equity includes the redemption price and costs directly related to the purchase of treasury shares.

When treasury shares are sold (re-issue of treasury shares), the cost of treasury shares is determined according to the weighted average method. The difference between the selling price of treasury shares and the cost of treasury shares is recorded in the Share premium account.

- Undistributed post-tax profits

Undistributed earnings are the profit of business operations after addition (+) or deduction (-) of regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

Profit distribution must be complied with the current financial policies.

Parent Company distributes profit to owners which shall not exceed the undistributed post-tax profits on the consolidated financial statements, including the impact of any gain recognized from bargain purchase transactions. In case undistributed post-tax profits in the consolidated financial statements is higher than its financial statements of the parent company, the parent company makes distribution after transferring profits from subsidiary companies to the parent companies.

IV. ACCOUNTING POLICIES (continued)

18. Capital (continued)

- Undistributed post-tax profits (continued)

Subsidiaries shall advance the committed profit to Shareholders according to the approved financial plan in the BOT contract based on the actual cash flow obtained instead of the undistributed after-tax profit.

Profit distribution should take account of non-monetary items in undistributed post-tax profits that may affect cash flows and the dividend payment ability of the Company.

19. Revenues

a) Revenue from sale of goods

Revenue from sales of goods is recognized when the following conditions are satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

b) Revenue from rendering of services

Revenue from rendering of services should be recognised when all the following conditions have been satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The completed service delivery task is determined by the method of evaluation of completed work.

c) Financial income

Financial income includes interest income, royalties, dividends, distributed profits and other financial income. For interest received from lending, deferred payment and installment sales: revenue is recognized when it is certain to be collectable and lending, receivables are not classified as overdue leading to the provision. Dividend income is recognized when the right to receive dividends is established.

IV. ACCOUNTING POLICIES (continued)

19. Revenues (continued)

d) Construction contract revenue

Construction contract revenue is recognized in one of the following two cases:

- Construction contract stipulating contractor is paid according to the planned schedule: when the contract results can be estimated reliably, revenue is recognized corresponding to the part of work completed self-determined by the contractor at the balance sheet date;

- Construction contracts stipulating contractors are paid according to the volume of work: when the contract results are reliably estimated and confirmed by the customer, revenue is recognized according to percentage of completion confirmed by the customer.

When the contract results cannot be reliably estimated, revenue is recognized as equivalent to the costs incurred for which it is probable that reimbursement will be made.

e) Traffic fee revenue

Revenue from road traffic toll collection in the toll period is recognized based on the sales of road tickets, road bridges and tunnels at the toll rates prescribed by the State and applied on each road route, road tunnels and certain road bridges that the Company is allowed to collect to recover the investment capital of BOT projects.

f) Income from interest

Interest income is recognized on a time-proportional basis based on the principal balance and the applicable interest rate.

g) Income from dividends

Dividend income is recognized when the right to receive dividends is established.

h) Income from liquidation of short-term and long-term financial investments

Income from the disposal of short-term and long-term financial investments is recognized in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. Most of the risks and rewards of ownership are transferred to the buyer only upon completion of the purchase or sale transaction (for listed securities) or completion of an asset transfer agreement (for unlisted securities).

i) Other income

Other income includes income from other activities: disposal of asset; penalty receipt, compensation, collection of bad debt which was write off, unknown payables, gift in cash or non cash form...

IV. ACCOUNTING POLICIES (continued)

20. Revenue deductions

The decrease adjustment of revenue shall be as follows:

- The decrease adjustment of revenue in the incurring period if revenue deductions incurred in the same period of consumption of products, goods and services;
- The decrease adjustment of revenue as follows if revenue deductions incurred in the continued period of consumption of products, goods and services:
  + Adjustments to decrease in revenue in the Consolidated Financial Statements of the reporting period if there are deductions for revenue before the issuance of the Consolidated Financial Statements;
  + Adjustments to decrease in revenue in the Consolidated Financial Statements of the period after the reporting period if there are deductions for revenue after the issuance of the Consolidated Financial Statements.

Trade discount is the discount for customers who buy large quantity of goods.

Sales rebate is the deduction to the buyer because products, goods are bad, degraded or improper as prescribed in contract.

Sales return are reflected the value of the products, goods which customer returns due to causes such as violations of economic contracts, bad, degraded, wrong category or improper goods.

21. Costs of goods sold

Cost of good sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities.

Damaged or lost value is allowed to record to the cost of goods sold after deduction of compensation (if any).

For the used material over the normal production capacity, labor and general production cost is not allowed to record to production cost but allowed to record to cost of good sold after deduction of compensation (if any), even these finished goods are not sold.

22. Financial expenses

Items recorded into financial expenses consist of: expense or loss related to financial investment; lending and borrowing expense; expense related to investment to joint venture, associates; loss from share transfer; provision of share decrease or investment; loss on trading foreign currency.

For BOT projects, borrowing costs directly related to loans to finance BOT projects during the operating period are allocated according to the ratio between fee revenue incurred during the period and revenue under the financial plan of the BOT project, based on Official Letter No.2310/TCDN-VP dated 8 November 2021, of the Ministry of Finance, will be applied from the fiscal year 2020. The difference between incurred borrowing costs and borrowing costs allocated to the income statement in the period will be recognized in prepaid expenses, which are amortized to subsequent periods.

IV. ACCOUNTING POLICIES (continued)

22. Financial expenses (continued)

The formula for calculating interest expense directly related to loans to finance BOT projects in the period:

$$\text{Interest expense for the period} = \frac{\text{Total interest expense according to the financial plan}}{\text{Total revenue according to the financial plan}} \times \text{Revenue in the period}$$

The current allocation ratios are as follows: The Deo Ca – Co Ma– Cu Mong– Hai Van Tunnel Project is 45.54%; The Bac Giang – Lang Son Expressway Project is 29.75%; and The Phuoc Tuong and Phu Gia Road Tunnel Project is 35.5%.

23. Selling and general administration expenses

Selling expense is recorded in the period of selling finished goods, trade goods and providing service.

Administrative expense reflects the general expense of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business licence tax; bad debt provision; outsourcing expense and other cash expenses.

24. Current and deferred income tax expense

Current income tax is a tax calculated on taxable income. The difference in taxable income from accounting profit is due to the adjustment of temporary differences between tax and accounting, non-deductible expenses as well as adjustment of non-taxable income, losses moved

Deferred tax is the income tax payable or refundable on the temporary difference between the carrying amount of an asset and a liability for financial reporting purposes and the amounts used for tax purposes. Deferred tax liability is recognized for all taxable temporary differences. Deferred tax assets are recognized only to the extent that it is probable that taxable profit will be available in the future against which the deductible temporary differences can be utilised.

The carrying amount of the deferred tax asset is reviewed at the balance sheet date and will be reduced to the extent that it is probable that sufficient taxable profit will be available to permit the benefit of part or all deferred tax assets are used. Previously unrecognized deferred tax assets are reviewed at the balance sheet date and recognized to the extent that it is probable that taxable profit will be available against which the tax assets can be utilized. This unrecognized deferred entry.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year in which the asset is recovered or the liability is settled, based on the tax rates in effect at financial year end date. Deferred tax is recognized in the statement of income unless it is related to items recognized directly in equity, where tax is recognized directly in equity.

IV. ACCOUNTING POLICIES (continued)

24. Current and deferred income tax expense (continued)

The Company has not recognized a deferred tax asset for the deductible temporary difference when determining taxable income in the statement of the company due to the inability to predict future profit as well as the potential withheld for tax purposes in subsequent tax periods at the date of the consolidated financial statements.

25. Related parties

Parties are considered to be related if one party has capacity to control or has significant impact to other party in the decision of financial and operation activities. All parties are recognized as related parties if having the same control or significant impact.

In the review of related parties, nature of the relationship is considered more than legal form.

26. Segment reporting

A business segment is a separately identifiable part that is engaged in the production or providing products or services and has economic risks and rewards that are different from those of other business segments.

A geographical segment is a distinctly identifiable part that is engaged in the production or providing product or service within a particular economic environment and that is subject to economic risks and rewards different from business segments in other economic environments.

27. Financial instruments

a) Financial assets

According to the Circular No.210, the Company classifies financial assets as below:

- Financial assets which are classified at fair value through the Income Statement are the financial assets held for trading or are classified at fair value group the result of the Income statement at the initial recognition;

- Held-to-maturity investments are the non-derivative financial assets, including fixed or with determined payments, and fixed maturity which the company has to be willing and able to hold till maturity date;

- Loans and receivables are the non-derivative financial assets, including fixed or with determined payments, and non-listed in a listed market;

- Financial assets available for sale are the non-derivative financial assets which are determined as available for sale or not classified in any of the other categories. These assets are measured at fair value through the Income statement, including held-to-maturity investment, loans and receivables.

IV. ACCOUNTING POLICIES (continued)

27. Financial instruments (continued)

a) Financial assets (continued)

The classification of financial assets depends on the purpose and nature of the financial assets and is determined at the initial recognition.

The financial assets of the Company include cash and short-term deposits, accounts receivable, other receivables, loans and listed and non-listed financial instruments.

These financial assets are recognized at the acquisition date and not recognized at the date of sale. All financial assets are recognized initially at cost plus directly attributable transaction costs.

b) Financial liabilities and owner's equity instruments

Financial Instruments are classified as Financial Liabilities or owner's equity instruments at the initial recognition and accordingly with its nature and definition.

According to the Circular No.210, the Company classifies financial liabilities as below:

- Financial liabilities which are recognized at fair value through the Income Statement are financial liabilities held for trading or classified at fair value group through the result of the Income Statement at the initial recognition;
- Other financial liabilities are determined by amortized cost is determined by the value of the initial recognition of financial liabilities minus the repayment of principal, plus or minus the cumulative allocation the actual interest rate method, the difference between the initial recognition value and maturity value, subtract deductions (directly or through the use of a backup account) by reducing the value or by irrevocable.

The classification of financial liabilities depends on the purpose and nature of the financial assets and is determined at initial recognition.

The financial liabilities of the company include account payables, other payables, borrowings and debts.

The classification of financial liabilities depends on the purpose and nature of the financial assets and is determined at the initial recognition.

Owner's equity instruments: A contract demonstrates the remaining value of company's assets after deducting all obligations.

Offsetting of financial instruments: Financial assets and financial liabilities are offset with each other and the net amount presented in the Balance Sheet if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET

1. CASH AND CASH EQUIVALENTS

	30.09.2025 VND	01.01.2025 VND
Cash on hand	1,213,956,684	1,430,540,057
Cash at bank	338,717,465,120	185,659,618,968
Cash in transit	66,123,746,365	281,170,000
Cash equivalents	68,567,699,030	121,562,547,412
Total	**474,622,867,199**	**308,933,876,437**

2. INVESTMENTS

a) Held-to-maturity investments

	30.09.2025		01.01.2025	
	Historical cost VND	Book value VND	Historical cost VND	Book value VND
Short-term	**8,293,866,330**	**8,293,866,330**	**6,432,529,990**	**6,432,529,990**
Term deposits (i)	8,293,866,330	8,293,866,330	6,432,529,990	6,432,529,990
Long - term	**15,000,000,000**	**15,000,000,000**	**17,000,000,000**	**17,000,000,000**
Term deposits (ii)	15,000,000,000	15,000,000,000	15,000,000,000	15,000,000,000
Bonds (iii)	-	-	2,000,000,000	2,000,000,000
Total	**23,293,866,330**	**23,293,866,330**	**23,432,529,990**	**23,432,529,990**

(i) Time deposits with maturities of over 3 months at Vietinbank bearing an annual interest rate of 3.2%, and at TPBank bearing an annual interest rate of 3.7%.

(ii) The deposit has a term at Vietinbank with an interest rate of 4.2% per year;

(iii) The investment includes 200 bonds with par value of VND 10,000,000, with a term of 10 years (2019 - 2029); interest rate: Reference interest rate + 1.2% per year; issued by Vietinbank. These bonds are currently being used as collateral for credit agreements at Vietinbank.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

2. INVESTMENTS (continued)

b) Investments in joint ventures and associates

	As at 30.09.2025 VND	Gains from bargain purchase VND	Adjustments increase/ (decrease) VND	Distribution of profits and losses from joint ventures and associates VND	As at 01.01.2025 VND
Khanh Hoa Deo Ca BOT Investment JSC (i)	481,792,880,927	-	(10,000,000,000)	22,629,561,998	469,163,318,929
Cam Lam - Vinh Hao Expressway JSC	459,073,226,703	-	-	49,148,798,167	409,924,428,536
Dong Dang - Tra Linh Expressway JSC (ii)	108,505,200,000		88,505,200,000	-	20,000,000,000
Bac Giang - Lang Son - Huu Nghi BOT JSC (iii)	32,378,111,262	-	(12,324,000,000)	(327,872,938)	45,029,984,200
Total	**1,081,749,418,892**	**-**	**66,181,200,000**	**71,450,487,227**	**944,117,731,665**

(i) According to Resolution No. 02/2024/NQ-ĐHĐCĐ of the General Meeting of Shareholders of Deo Ca Khanh Hoa BOT Investment Joint Stock Company dated 24 April 2024, regarding the distribution of post-tax profits to shareholders.

(ii) According to Resolution No. 07/2025/NQ-HĐQT dated 25 April 2025, Dong Dang - Tra Linh Expressway Joint Stock Company has completed the procedure to increase its charter capital from VND 50,000,000,000 to VND 271,263,000,000 according to the 3rd change in Business Registration Certificate issued by the Cao Bang Provincial Department of Finance (formerly Cao Bang Provincial Department of Planning and Investment) on 07 May 2025.

(iii) According to Resolution No. 01/2025/NQ-ĐHĐCĐ dated 16 January, 2025, Bac Giang - Lang Son - Huu Nghi BOT Joint Stock Company has completed the procedure to reduce its charter capital from VND 144,000,000,000 to 126,000,000,000 VND according to the 13th change in Business Registration Certificate issued by the Hanoi City Department of Finance (formerly Hanoi city Department of Planning and Investment) on 5 August 2025.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

2. INVESTMENTS (continued)

b) Investments in joint ventures and associates

According to Resolution No. 06/2025/NQ-GMS dated 24 July 2025, Bac Giang - Lang Son - Huu Nghi BOT Joint Stock Company completed the procedures for reducing its charter capital from VND 126,000,000,000 to VND 105,000,000,000, as certified in the 13th amended Enterprise Registration Certificate issued by the Hanoi Department of Finance (formerly the Hanoi Department of Planning and Investment) on 5 August 2025.

c) Investments in other entities

	30.09.2025			01.01.2025		
	Historical cost VND	Book value VND	Provision VND	Historical cost VND	Book value VND	Provision VND
ICV Vietnam Investment and Construction JSC	127,500,000,000	-	-	127,500,000,000	-	-
Total	**127,500,000,000**	**-**	**-**	**127,500,000,000**	**-**	**-**

Because the shares of these companies have not been listed on stock markets, the fair value of such investment in these companies has not been evaluated for disclosure in the Note to the Consolidated financial statements in accordance with Circular No.200/2014/TT-BTC 22 December 2014.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

3. SHORT-TERM TRADE RECEIVABLES

	30.09.2025 VND	01.01.2025 VND
Related parties	**413,665,141,404**	**381,952,072,308**
Deo Ca Group JSC	210,470,118,733	213,453,819,549
Cam Lam - Vinh Hao Expressway JSC	147,479,136,554	144,798,132,784
ICV Vietnam Investment and Construction JSC	26,623,761,054	637,938,182
BOT Trung Luong - My Thuan JSC	13,857,356,136	13,546,846,197
Khanh Hoa Deo Ca BOT Investment JSC	7,352,759,295	6,579,672,295
Dong Dang - Tra Linh Expressway JSC	7,402,445,674	-
Deo Ca Expressway Operation and Maintenance JSC	479,563,958	2,935,663,301
Third parties	**217,554,931,714**	**247,066,807,494**
Project Management Unit - 2	67,692,634,780	96,874,868,008
Deo Ca Construction JSC	54,967,146,820	47,114,285,311
Dong Thuan Ha Co., Ltd	12,880,620,346	12,880,620,346
Da Nang Priority Infrastructure Investment Projects Management Unit	11,710,634,000	15,744,869,000
Dong Khanh Construction Co., Ltd	10,639,781,688	-
Road and Bridge Construction JSC 19	5,159,490,529	5,159,490,529
Song Da No 10 JSC	5,082,418,376	5,082,418,376
DakLak Road Management and Maintenance Single Member LLC	3,399,652,533	3,399,652,533
Others	46,022,552,642	60,810,603,391
Total	**631,220,073,118**	**629,018,879,802**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

4. PREPAYMENTS TO SUPPLIERS

a) Short-term prepayments to suppliers

	30.09.2025 VND	01.01.2025 VND
Related parties	**490,930,589**	**-**
Deo Ca Expressway Operation and Maintenance JSC	490,930,589	-
Third parties	**80,824,310,764**	**57,462,034,796**
Dong A International Corporation	14,359,029,400	14,359,029,400
Tay An Project Investment and Construction JSC	7,581,804,304	7,581,804,304
Duy Hai Construction and Investment JSC	6,248,113,280	-
Viet Nam Specialized Vehicles Auto Import Export JSC	5,992,200,000	5,992,200,000
Tan Tien Co., Ltd	3,681,102,024	-
Others	42,962,061,756	29,529,001,092
Total	**81,315,241,353**	**57,462,034,796**

b) Long-term prepayments to suppliers

	30.09.2025 VND	01.01.2025 VND
Third parties	**422,082,739,130**	**310,095,234,962**
Hoang Long Construction Investment Corporation	209,535,489,167	100,000,000,000
Underground Works Construction JSC	94,082,320,759	94,082,320,759
Project Management Unit 85	22,607,969,484	22,607,969,484
Nang Ban Mai Investment Corporation	15,247,718,241	15,247,718,241
Minh Phat Co., Ltd	11,899,747,000	11,899,747,000
Lang Son Province Construction Investment Project Management Board	9,775,350,000	8,575,350,000
Song Da No 10 JSC	9,381,606,667	9,381,606,667
Civil Engineering Construction Corporation 8	7,176,702,514	7,176,702,514
Others	42,375,835,298	41,123,820,297
Total	**422,082,739,130**	**310,095,234,962**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

5. RECEIVABLES FORM SHORT-TERM LOANS

	30.09.2025 VND	01.01.2025 VND
Third parties		
IDC Indochina JSC (i)	3,000,000,000	3,000,000,000
COMA 25 Construction and Trading JSC (ii)	4,000,000,000	3,000,000,000
Total	**7,000,000,000**	**6,000,000,000**

(i) Loan to IDC Indochina Joint Stock Company with interest rate of 9.5%/year, loan term of 11 months from the date of receiving the first loan.

(ii) Loan to COMA 25 Construction and Trading Joint Stock Company with interest rate of 9.5%/year, loan term of 11 months from the date of receiving the first loan.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

6. OTHER RECEIVABLES

a) Other short-term receivables

	30.09.2025		01.01.2025	
	Value VND	Provision VND	Value VND	Provision VND
Advances	**70,066,069,244**	-	**62,597,646,331**	-
Deposits	**3,092,441,373**	-	**1,261,669,373**	-
Related parties	**100,000,000**	-	**100,000,000**	-
Deo Ca Group JSC	100,000,000	-	100,000,000	-
Third parties	**2,992,441,373**	-	**1,161,669,373**	-
VietNam International Leasing Co., Ltd	1,443,255,000	-	-	-
Chailease International Leasing Co., Ltd	964,969,373	-	687,819,373	-
BIDV - Sumi Trust Leasing Co., Ltd - Da Nang Branch	473,850,000	-	473,850,000	-
Asia Commercial Bank Leasing Co., Ltd - Da Nang Branch	110,367,000	-	-	-
Land clearance advances	**6,219,344,109**	-	**9,151,922,878**	-
Third parties	**6,219,344,109**	-	**9,151,922,878**	-
Project Management Board of key projects - Khanh Hoa Provincial People's Committee	4,919,720,000	-	4,919,720,000	-
Others	1,299,624,109	-	4,232,202,878	-
Others short-term receivables	**210,411,593,318**	**873,033,836**	**126,030,869,273**	**873,033,836**
Related parties	**128,690,988,295**	-	**91,092,934,288**	-
Dong Dang - Tra Linh Expressway JSC	122,390,000,000	-	64,302,099,206	-
Deo Ca Group JSC	6,008,780,880	-	23,875,003,994	-
Cam Lam - Vinh Hao Expressway JSC	-	-	2,663,833,088	-
ICV Vietnam Investment and Construction JSC	292,207,415	-	251,998,000	-
Third parties	**81,720,605,023**	**873,033,836**	**34,937,934,985**	**873,033,836**
Deo Ca Construction JSC	52,834,922,576	-	6,817,486,960	-
Underground Works Construction JSC	3,070,496,900	-	3,070,496,900	-
Others	25,815,185,547	873,033,836	25,049,951,125	873,033,836
Total	**289,789,448,044**	**873,033,836**	**199,042,107,855**	**873,033,836**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

6. OTHER RECEIVABLES (continued)

b) Other long-term receivables

	30.09.2025		01.01.2025	
	Value VND	Provision VND	Value VND	Provision VND
Deposits	**2,158,003,000**	-	**2,157,503,000**	-
Dividend advance receivable (*)	**63,539,183,468**	-	**74,538,955,074**	-
Related parties	**38,015,562,045**	-	**44,608,004,491**	-
BOT Hung Phat JSC	38,015,562,045	-	44,608,004,491	-
Third parties	**25,523,621,423**	-	**29,930,950,583**	-
Ha Thanh International Trading Investment JSC	25,421,172,372	-	29,775,842,388	-
Viet Thanh Construction and Investment JSC	102,449,051	-	155,108,195	-
Business cooperation	**612,211,788,023**	-	**514,088,408,736**	-
Related parties	**612,211,788,023**	-	**514,088,408,736**	-
Cam Lam - Vinh Hao Expressway JSC (*)	541,111,788,023	-	514,088,408,736	-
Dong Dang - Tra Linh Expressway JSC	71,100,000,000	-	-	-
Other long-term receivables	**39,296,055,062**	-	**39,286,395,062**	-
Third parties	39,296,055,062	-	39,286,395,062	-
Receivabales for repair and project warranty	13,922,159,406	-	13,922,159,406	-
Land fund development center and industrial cluster Lang Giang district	12,301,719,456	-	12,301,719,456	-
Land fund development center and industrial cluster Bac Giang district	5,033,084,500	-	5,033,084,500	-
Center for land fund development in Chi Lang district	4,860,513,038	-	4,860,513,038	-
Others	3,178,578,662	-	3,168,918,662	-
Total	**717,205,029,553**	-	**630,071,261,872**	-

(*) This is the receivable advance dividend of Subsidiary – Phuoc Tuong Phu Gia BOT JSC.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

6. OTHER RECEIVABLES (continued)

b) Other long-term receivables

(**) According to Business Cooperation Contract No. 01/2023/HDHTKD/BOT CLVH - HHV dated 20 September 2023 and Contract Appendix No. 03-01/HDHTKD/BOT CLVH-HHV dated 18 June 2024 the maximum value of the Company's investment cooperation for Cam Lam - Vinh Hao Expressway JSC is VND 474,000,000,000. The maximum business cooperation term depends on the toll collection period of the project, temporarily calculated to be 17 years from the date the project starts collecting BOT tolls. The company is entitled to profit distribution equivalent to the profit rate of other mobilized capital sources specified in the project BOT contract (temporarily calculated at 10.33%/year).

7. DOUBTFUL DEBTS

Total amount of receivables that are overdue or not yet overdue but are difficult to recover:

	30.09.2025			01.01.2025		
	Historical cost VND	Recoverable VND	Provision VND	Historical cost	Recoverable	Provision
Trade receivables	**11,035,892,482**	-	**(11,035,892,482)**	**11,035,892,482**	-	**(11,035,892,482)**
Road and Bridge Construction JSC 19	5,159,490,529	-	(5,159,490,529)	5,159,490,529	-	(5,159,490,529)
DakLak Road Management and Maintenance Single Member LLC	3,399,652,533	-	(3,399,652,533)	3,399,652,533	-	(3,399,652,533)
Others	2,476,749,420	-	(2,476,749,420)	2,476,749,420	-	(2,476,749,420)
Prepayments to suppliers	**1,301,620,413**	-	**(1,301,620,413)**	**1,301,620,413**	-	**(1,301,620,413)**
Chi Viet Prefabricated House JSC	673,571,100	-	(673,571,100)	673,571,100	-	(673,571,100)
Others	628,049,313	-	(628,049,313)	628,049,313	-	(628,049,313)
Other short-term receivables	**873,033,836**	-	**(873,033,836)**	**873,033,836**	-	**(873,033,836)**
Road Management Zone III	837,818,000	-	(837,818,000)	837,818,000	-	(837,818,000)
Others	35,215,836	-	(35,215,836)	35,215,836	-	(35,215,836)
Total	**13,210,546,731**	-	**(13,210,546,731)**	**13,210,546,731**	-	**(13,210,546,731)**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

8. INVENTORIES

	30.09.2025		01.01.2025	
	Historical cost VND	Provision VND	Historical cost VND	Provision VND
Work in progress (*)	132,391,642,501	-	42,215,764,593	-
Raw materials	30,057,342,530	-	25,239,694,608	-
Tools and supplies	242,976,402	-	209,983,054	-
Goods	2,217,121,488	-	49,492,375	-
Total	**164,909,082,921**	**-**	**67,714,934,630**	**-**

(*) Work in progress costs related to the cost of unfinished construction works. At the end of the reporting period, the company was constructing projects funded by the state budget. To ensure the construction progress of projects, the company has increased input costs, increasing the cost of production and business in progress. This cost will gradually decrease after the constructions are accepted.

- Value of unused or degraded inventories which are unsold at the end of fiscal period: None
- Value of inventories put up as collateral to ensure liabilities at the end of fiscal period: None

9. PREPAID EXPENSES

a) Short-term prepaid expenses

	30.09.2025 VND	01.01.2025 VND
Short-term prepaid expenses	19,372,595,107	18,578,962,390
Total	**19,372,595,107**	**18,578,962,390**

b) Long-term prepaid expenses

	30.09.2025 VND	01.01.2025 VND
Interest expenses	8,411,217,188,093	7,753,056,874,955
Others	6,293,599,500	8,660,935,240
Total	**8,417,510,787,593**	**7,761,717,810,195**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

10. TANGIBLE FIXED ASSETS

	Buildings, structures VND	Machinery, equipment VND	Transportation equipment VND	Office equipment VND	Total VND
HISTORICAL COST					
As at 1 January 2025	**29,929,364,775,195**	**78,815,384,199**	**96,593,821,853**	**42,758,909,221**	**30,147,532,890,468**
Increase during the period	**12,179,075,241**	**30,197,551,258**	**12,154,408,593**	-	**54,531,035,092**
Purchase during the period	-	30,197,551,258	12,154,408,593	-	42,351,959,851
Transfer from construction in progress	12,179,075,241	-	-	-	12,179,075,241
Other increase	-	-	-	-	-
Decrease during the period	**9,358,644,521**	-	-	**141,445,455**	**9,500,089,976**
Liquidation, transfer	5,218,100,669	-	-	141,445,455	5,359,546,124
Other decreases	4,140,543,852	-	-	-	4,140,543,852
As at 30 September 2025	**29,932,185,205,915**	**109,012,935,457**	**108,748,230,446**	**42,617,463,766**	**30,192,563,835,584**
ACCUMULATED DEPRECIATION					
As at 1 January 2025	**2,238,727,149,999**	**33,625,465,744**	**61,691,580,534**	**27,536,192,857**	**2,361,580,389,134**
Increase during the period	**299,530,939,187**	**7,157,565,855**	**5,914,596,679**	**2,407,044,409**	**315,010,146,130**
Depreciation during the period	299,530,939,187	7,157,565,855	5,914,596,679	2,407,044,409	315,010,146,130
Decrease during the period	**1,965,581,585**	-	-	**141,445,455**	**2,107,027,040**
Liquidation, transfer	1,965,581,585	-	-	141,445,455	2,107,027,040
Other decreases	-	-	-	-	-
As at 30 September 2025	**2,536,292,507,601**	**40,783,031,599**	**67,606,177,213**	**29,801,791,811**	**2,674,483,508,224**
NET BOOK VALUE					
As at 1 January 2025	**27,690,637,625,196**	**45,189,918,455**	**34,902,241,319**	**15,222,716,364**	**27,785,952,501,334**
As at 30 September 2025	**27,395,892,698,314**	**68,229,903,858**	**41,142,053,233**	**12,815,671,955**	**27,518,080,327,360**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

10. TANGIBLE FIXED ASSETS (continued)

- Ending net book value of tangible fixed assets were pledged as collateral assets for borrowings:	VND	10,702,702,739,817
- Historical cost of fixed assets at the end of the year which have been fully depreciated but are still in use:	VND	9,160,983,105

The estimated historical cost of assets formed from a BOT project is as follows:

The estimated historical cost of the investment Project to build a road tunnel through Deo Ca:
- The category of Co Ma tunnel and the path is VND 2,992,880,835,815;
- The category of Deo Ca tunnel is VND 6,220,171,122,089;
- The category of Cu Mong tunnel is VND 2,903,827,960,873;
- The category of Hai Van tunnel is VND 5,178,899,999,935.

The estimated historical cost of the Bac Giang highway - Lang Son City Project, section KM45+100 – KM 108 + 500: VND 10,396,034,375,228;
The estimated historical cost of Phuoc Tuong and Phu Gia Road Tunnels Project, National Highway 1A, Thua Thien Hue Province: VND 1,382,106,581,771;
- For investment projects in the form of Build - Operate - Transfer (B.O.T), the time of depreciation of fixed assets is determined as the time of exploitation and return of investment capital of the investor in the project, Depreciation of fixed assets formed from the project at the rate corresponding to the annual revenue by the exploitation period to collect the payback fee of the project (similar to the method of depreciation by quantity, volume product).
- The estimated historical cost of fixed assets formed from the State's capital pending settlement is: VND 4,058,170,835,815 (this historical cost is not depreciated). Of which:
  + The category of Co Ma (excluding site clearance and resettlement): VND 2,992,880,835,815;
  +The category of Deo Ca (state budget portion): VND 1,065,290,000,000.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

11. FINANCE LEASE FIXED ASSETS

	Machinery, equipment VND	Transportation equipment VND	Total VND
HISTORICAL COST			
As at 1 January 2025	**5,918,181,818**	**11,796,594,556**	**17,714,776,374**
Increase during the period	**8,870,370,370**	**8,865,822,940**	**17,736,193,310**
Lease during the period	8,870,370,370	8,865,822,940	17,736,193,310
Decrease during the period	-	-	-
Decrease during the period	-	-	-
As at 30 September 2025	**14,788,552,188**	**20,662,417,496**	**35,450,969,684**
ACCUMULATED DEPRECIATION			
As at 1 January 2025	**1,264,593,861**	**2,374,921,910**	**3,639,515,771**
Increase during the period	**802,672,560**	**1,204,330,542**	**2,007,003,102**
Depreciation during the period	802,672,560	1,204,330,542	2,007,003,102
Decrease during the period	-	-	-
Decrease during the period	-	-	-
As at 30 September 2025	**2,067,266,421**	**3,579,252,452**	**5,646,518,873**
NET BOOK VALUE			
As at 1 January 2025	**4,653,587,957**	**9,421,672,646**	**14,075,260,603**
As at 30 September 2025	**12,721,285,767**	**17,083,165,044**	**29,804,450,811**

- The additional rental income is recognized as an expense during the period:VND 793,499,980
- Basis for determining the additional rental income: Financial lease agreements.
- Terms of lease extension or the right to purchase assets: After the conclusion of the financial lease agreement, the lessee has the right to purchase the asset as agreed upon in the contract.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

12. INTANGIBLE FIXED ASSETS

	Land use rights VND	Computer software VND	Others VND	Total VND
HISTORICAL COST				
As at 1 January 2025	**376,603,041**	**4,609,468,050**	**183,403,472**	**5,169,474,563**
Increase during the period	-	-	-	-
Purchase during the period	-	-	-	-
Decrease during the period	**376,603,041**	-	-	**376,603,041**
Liquidation, transfer	376,603,041	-	-	376,603,041
As at 30 September 2025	-	**4,609,468,050**	**183,403,472**	**4,792,871,522**
ACCUMULATED DEPRECIATION				
As at 1 January 2025	**62,802,889**	**1,836,216,927**	**183,403,472**	**2,082,423,288**
Increase during the period	5,685,346	433,603,638	-	439,288,984
Depreciation during the period	5,685,346	433,603,638	-	439,288,984
Decrease during the period	**68,488,235**	-	-	**68,488,235**
Liquidation, transfer	68,488,235	-	-	68,488,235
As at 30 September 2025	-	**2,269,820,565**	**183,403,472**	**2,453,224,037**
NET BOOK VALUE				
As at 1 January 2025	**313,800,152**	**2,773,251,123**	-	**3,087,051,275**
As at 30 September 2025	-	**2,339,647,485**	-	**2,339,647,485**

- Ending net book value at the end of the period of intangible fixed assets were pledged as collateral assets for borrowings: -

- Historical cost of intangible fixed assets at the end of the year which have been fully depreciated but are still in use: -

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

13. CONSTRUCTION IN PROGRESS

	30.09.2025 VND	01.01.2025 VND
Purchase of fixed assets	25,166,623,600	1,731,481,481
Construction in progress	3,326,126,434	9,344,443,482
Total	**28,492,750,034**	**11,075,924,963**

14. GOOD WILL

	30.09.2025 VND	01.01.2025 VND
Opening balance period/year	**11,661,398,495**	**14,116,429,759**
Distribution in the period/year	(1,841,273,448)	(2,455,031,264)
Closing balance period/year	**9,820,125,047**	**11,661,398,495**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

15. TRADE PAYABLE

a) Short-term trade payables

	30.09.2025		01.01.2025	
	Value VND	Able to pay amount VND	Value VND	Able to pay amount VND
Related parties	**309,456,995,682**	**309,456,995,682**	**316,418,109,595**	**316,418,109,595**
Deo Ca Group JSC	265,656,414,566	265,656,414,566	255,201,333,193	255,201,333,193
ICV Vietnam Investment and Construction JSC	35,983,305,513	35,983,305,513	17,850,311,355	17,850,311,355
Deo Ca Expressway Operation and Maintenance JSC	-	-	29,641,848,407	29,641,848,407
Deo Ca Security JSC	7,817,275,603	7,817,275,603	13,724,616,640	13,724,616,640
Third parties	**660,604,948,251**	**660,604,948,251**	**586,433,016,779**	**586,433,016,779**
Deo Ca Construction JSC	83,779,490,202	83,779,490,202	110,174,790,905	110,174,790,905
Hoa Hiep Co., Ltd	56,746,314,256	56,746,314,256	56,746,314,256	56,746,314,256
Minh Dang Co., Ltd	55,680,525,242	55,680,525,242	55,680,525,242	55,680,525,242
470 Construction Co., Ltd	28,171,947,611	28,171,947,611	28,971,947,611	28,971,947,611
Contruction and Transportation JSC No.1	19,705,171,053	19,705,171,053	19,705,171,053	19,705,171,053
Dong Hoi General Construction Co., Ltd	19,412,948,492	19,412,948,492	20,233,539,459	20,233,539,459
Nam Tan JSC	13,243,783,828	13,243,783,828	13,243,783,828	13,243,783,828
Lung Lo Construction Corporation	12,000,378,308	12,000,378,308	12,000,378,308	12,000,378,308
Dong Khanh Construction Co., Ltd	10,589,570,327	10,589,570,327	2,150,775,132	2,150,775,132
HoangLong Construction and Trading JSC	10,106,691,302	10,106,691,302	9,826,427,702	9,826,427,702
Investment - Development City and Industrial Zone JSC	11,485,368,638	11,485,368,638	-	-
Viet Media Investment JSC	8,742,411,620	8,742,411,620	7,088,960,120	7,088,960,120
Tri Nam Group JSC	8,151,710,240	8,151,710,240	10,151,710,240	10,151,710,240
Nam Phat Steel Trading And Servicing JSC	8,076,820,044	8,076,820,044	-	-
Others	314,711,817,088	314,711,817,088	240,458,692,923	240,458,692,923
Total	**970,061,943,933**	**970,061,943,933**	**902,851,126,374**	**902,851,126,374**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

15. TRADE PAYABLE (continued)

b) Long-term trade payables

	30.09.2025		01.01.2025	
	Value VND	Able to pay amount VND	Value VND	Able to pay amount VND
Related parties	**2,719,148,000**	**2,719,148,000**	**2,719,148,000**	**2,719,148,000**
ICV Vietnam Investment and Construction JSC	2,719,148,000	2,719,148,000	2,719,148,000	2,719,148,000
Third parties	**259,859,849,894**	**259,859,849,894**	**282,809,463,856**	**282,809,463,856**
BCA - Thang Long One Member Co., Ltd - Dai Viet Factory Branch	70,881,613,908	70,881,613,908	71,873,463,105	71,873,463,105
APAVE Asia - Pacific Company	19,146,941,214	19,146,941,214	19,146,941,214	19,146,941,214
A Chau Industrial Technology JSC	18,019,220,715	18,019,220,715	18,019,220,715	18,019,220,715
NIPPON KOEI Vietnam Internationallic Co., Ltd	11,152,384,741	11,152,384,741	11,770,805,441	11,770,805,441
492 Construction and Investment JSC	8,594,572,647	8,594,572,647	8,594,572,647	8,594,572,647
Vietnam Manpower and Construction JSC	6,649,125,023	6,649,125,023	6,649,125,023	6,649,125,023
BCA -Thang Long One Member Co., Ltd	-	-	13,598,789,078	13,598,789,078
Others	125,415,991,646	125,415,991,646	133,156,546,633	133,156,546,633
Total	**262,578,997,894**	**262,578,997,894**	**285,528,611,856**	**285,528,611,856**

Overdue debts: None

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

16. ADVANCES FROM CUSTOMERS

a) Short-term advances from customers

	30.09.2025 VND	01.01.2025 VND
Third parties	**4,962,890,549**	**4,719,425,163**
Lung Lo Construction Corporation	2,475,005,925	2,475,005,925
Underground Works Construction JSC	1,495,821,371	1,495,821,371
Others	992,063,253	748,597,867
Total	**4,962,890,549**	**4,719,425,163**

b) Long-term advances from customers

	30.09.2025 VND	01.01.2025 VND
Related parties	**206,057,064,579**	**100,000,000,000**
Dong Dang - Tra Linh Expressway JSC (i)	206,057,064,579	100,000,000,000
Third parties	**34,599,024,503**	**132,651,836,038**
Project Management Unit - 2 (ii)	34,599,024,503	104,617,867,660
Da Nang Priority Infrastructure Investment Projects Management Unit (iii)	-	28,033,968,378
Total	**240,656,089,082**	**232,651,836,038**

(i) Advance payment from Dong Dang - Tra Linh Expressway JSC for the construction of the expressway under the investment project to build the Dong Dang (Lang Son Province) - Tra Linh (Cao Bang Province) expressway.

(ii) Advance payment from Project Management Unit - 2 for the construction of the Quang Ngai - Hoai Nhon section of the North-Southeastern Expressway Component Project for the phase 2021-2025.

(iii) Advance payment from Da Nang Priority Infrastructure Investment Projects Management Unit for the construction of the coastal road connecting Lien Chieu port, Da Nang City.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

17. TAXES AND OTHER PAYABLES TO THE STATE BUDGET

a) Tax and other payables to the State Budget

	01.01.2025 VND	Amount payable during the period VND	Amount paid during the period VND	30.09.2025 VND
Value added tax	28,663,939,396	111,815,939,226	137,412,280,001	3,067,598,621
Corporate income tax	64,439,435,304	70,417,675,645	80,547,401,591	54,309,709,358
Personal income tax	210,377,477	1,628,313,801	1,488,357,505	350,333,773
Resources tax	-	8,453,000	8,453,000	-
Other taxes	-	172,077,916	172,077,916	-
Total	**93,313,752,177**	**184,042,459,588**	**219,628,570,013**	**57,727,641,752**

b) Tax and other receivables from the State Budget

	01.01.2025 VND	Amount receivables during the period VND	Amount recived during the period VND	30.09.2025 VND
Value added tax	2,976,716,732	1,306,815,209	-	4,283,531,941
Total	**2,976,716,732**	**1,306,815,209**	**-**	**4,283,531,941**

The Company's tax settlements are subject to examination by the Tax Authority. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts disclosed in the financial statements could be changed at a later date upon final determination by the Tax Authority.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

18. PAYABLE TO EMPLOYEES

	VND	VND
Payable to employees	20,437,660,122	27,297,574,185
Total	**20,437,660,122**	**27,297,574,185**

Wages payable to employees will be paid from the 1st to the 10th of the following month according to the provisions of the Salary regulations and other regimes paid to employees.

19. ACCRUED EXPENSES

a) Short-term accrued expenses

	30.09.2025 VND	01.01.2025 VND
Interest expense payable	93,004,762,777	220,763,753,000
Accrued expenses repairing and overhauling the Tunnel	232,940,287,524	203,597,439,524
Accrued costs for construction package	34,766,621,179	136,741,215,341
Accrued interest expenses	548,270,928	2,252,647,779
Others	27,284,809,019	23,847,214,688
Total	**388,544,751,427**	**587,202,270,332**

b) Long-term accrued expenses

	30.09.2025 VND	01.01.2025 VND
Interest expense payable	6,050,210,927,271	5,355,252,245,622
Accrued interest expenses	27,177,061,399	32,744,774,963
Others	286,489,170,539	283,860,392,304
Total	**6,363,877,159,209**	**5,671,857,412,889**

Short-term and long-term interest expenses are mainly loan interest incurred at subsidiaries related to BOT projects (Bac Giang - Lang Son expressway project and Deo Ca - Co Ma - Cu Mong - Hai Van tunnel project), will be paid by toll revenue and payment schedule according to the actual cash flow of the project.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

20. UNEARNED REVENUES

a) Short-term unearned revenues

	30.09.2025 VND	01.01.2025 VND
Revenue received in advance	1,100,000,000	1,100,000,000
Total	**1,100,000,000**	**1,100,000,000**

b) Long-term unearned revenues

	30.09.2025 VND	01.01.2025 VND
Revenue received in advance	7,864,972,079	6,600,000,000
Others	-	49,932,236
Total	**7,864,972,079**	**6,649,932,236**

21. OTHER PAYABLES

a) Short-term other payables

	30.09.2025 VND	01.01.2025 VND
Payables to guarantee the warranty contract, the volume awaiting settlement	**370,592,398,186**	**379,592,398,186**
Third parties	**370,592,398,186**	**379,592,398,186**
Song Da No 10 JSC	71,817,270,281	71,817,270,281
Deo Ca Construction JSC	65,626,091,401	65,626,091,401
Lung Lo Construction Corporation	51,646,434,240	51,646,434,240
Sao Bac Dau Technology Corporation	51,066,578,889	51,066,578,889
Underground Works Construction JSC	43,169,306,865	43,169,306,865
BCA -Thang Long One Member Co., Ltd	13,049,711,952	25,049,711,952
Others	74,217,004,558	71,217,004,558
Payables for the share transfer	**495,400,000,000**	**507,900,000,000**
Related parties	**495,400,000,000**	**507,900,000,000**
Deo Ca Group JSC (*)	495,400,000,000	507,900,000,000
Others	**91,624,189,384**	88,164,223,183
Related parties	**4,661,742,394**	-
Deo Ca Group JSC	4,375,530,681	-
ICV Vietnam Investment and Construction JSC	286,211,713	-
Third parties	**86,962,446,990**	**88,164,223,183**
Others	*86,962,446,990*	88,164,223,183
Total	**957,616,587,570**	**975,656,621,369**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

21. OTHER PAYABLES

a) Short-term other payables

(*) According to the share transfer Contract No. 2806/2024/CNCP-ICV date 28/06/2024, No. 01/2024/HĐCNCP/DCG-HHV date 26/12/2024 and No. 2512/2024/HĐCNCP/DCG-HHV date 25/12/2024.

b) Long-term other payables

	30.09.2025 VND	01.01.2025 VND
Tender package for National Highway 1 - Warranty pending settlement	22,144,480,775	22,144,480,775
Payables for secured contractors' work	10,467,834,734	10,467,834,734
Others	2,668,161,116	6,210,451,116
Total	**35,280,476,625**	**38,822,766,625**

Overdue debts: None

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

22. BORROWINGS AND FINANCE LEASE LIABILITIES

a) Short-term borrowings and finance lease liabilities

	As at 30.09.2025	During the period			As at 01.01.2025
		Long-term loan to maturity (*)	Increase	Decrease	
	VND	VND	VND	VND	VND
Third parties	**1,153,080,545,465**	**473,247,880,271**	**829,582,690,781**	**1,230,454,063,136**	**1,080,704,037,549**
Vietinbank - Ha Noi Branch	652,000,000,000	411,767,488,000	-	563,767,488,000	804,000,000,000
Vietinbank - Da Nang Branch	197,036,783,990	943,090,287	309,882,981,904	220,222,741,812	106,433,453,611
TPBank - Thang Long Ha Noi Branch	152,229,402,829	3,330,986,923	209,232,219,055	126,507,430,614	66,173,627,465
VietABank - Ha Noi Branch	68,467,000,000	51,750,000,000	-	49,950,000,000	66,667,000,000
VPBank	76,072,271,898	-	310,467,489,822	264,550,087,649	30,154,869,725
BIDV - South Hanoi Branch	3,780,000,000	2,835,000,000	-	2,835,000,000	3,780,000,000
Chailease International Leasing Co., Ltd	1,772,608,776	1,329,456,582	-	1,329,456,582	1,772,608,776
BIDV - Sumi Trust Leasing Co., Ltd - Da Nang Branch	1,722,477,972	1,291,858,479	-	1,291,858,479	1,722,477,972
Total	**1,153,080,545,465**	**473,247,880,271**	**829,582,690,781**	**1,230,454,063,136**	**1,080,704,037,549**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

22. BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

a) Short-term borrowings and finance lease liabilities

Overdue borrowings and finance lease liabilities: None

(*) Long-term loan to maturity information

Credit Agreement	*Loan Balance*	*Credit Agreement*	*Lender*
No. 02-2013-HDTDDA/NHCT106-DEOCA	64,255,238,000	2026	Vietinbank - Hanoi Branch
No. 01/2017-HDTDDA/NHCT106-BOT BGLS	145,980,000,000	2026	Vietinbank - Hanoi Branch
No. 01/2016-HDTDDA/NHCT106-DEOCA	100,632,750,000	2026	Vietinbank - Hanoi Branch
No. 23072014/HDDH; Appendix 1-9. Debt Restructuring Notice No. 23072014/HĐDH/SĐBS-06	51,750,000,000	2026	VietABank - Ha Noi Branch
No. 01/2015-HDTDDA/NHCT106-DEOCA	67,933,000,000	2026	Vietinbank - Hanoi Branch
No. 02/2015-HDTDDA/NHCT106-DEOCA	32,966,500,000	2026	Vietinbank - Hanoi Branch
Medium-Term Debt Agreements of HHV	9,730,392,271	2026	Banks and Financial leasing companies

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

22. BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

b) Long-term borrowings and finance lease liabilities

	As at 30.09.2025	During the period			As at 01.01.2025
		Increase	Decrease	Long-term loan to maturity (*)	
	VND	VND	VND	VND	VND
Over 1 year to 5 years	**38,750,323,573**	**18,297,600,000**	**2,337,690,609**	**9,730,392,271**	**32,520,806,453**
Third parties	**38,750,323,573**	**18,297,600,000**	**2,337,690,609**	**9,730,392,271**	**32,520,806,453**
VietNam International Leasing Co., Ltd	8,227,982,666	10,029,100,000	1,801,117,334	-	-
TPBank - Thang Long Ha Noi Branch	7,960,184,379	-	-	3,330,986,923	11,291,171,302
BIDV - South Hanoi Branch	7,280,000,000	-	-	2,835,000,000	10,115,000,000
Chailease International Leasing Co., Ltd	6,297,813,903	4,539,600,000	43,704,375	1,329,456,582	3,131,374,860
Asia Commercial Bank Leasing Co., Ltd - Da Nang Branch	3,236,031,100	3,728,900,000	492,868,900	-	-
BIDV - Sumi Trust Leasing Co., Ltd - Da Nang Branch	2,919,040,658	-	-	1,291,858,479	4,210,899,137
Vietinbank - Da Nang Branch	2,829,270,867	-	-	943,090,287	3,772,361,154
Over 5 years	**17,416,011,860,110**	-	-	**463,517,488,000**	**17,879,529,348,110**
Third parties	**17,416,011,860,110**	-	-	**463,517,488,000**	**17,879,529,348,110**
Vietinbank - Ha Noi Branch	16,625,107,727,777	-	-	411,767,488,000	17,036,875,215,777
VietABank - Ha Noi Branch	790,904,132,333	-	-	51,750,000,000	842,654,132,333
Total	**17,454,762,183,683**	**18,297,600,000**	**2,337,690,609**	**473,247,880,271**	**17,912,050,154,563**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

22. BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

b) Long-term borrowings and finance lease liabilities

Overdue borrowings and finance lease liabilities: None

(*) The financial lease liabilities that have been paid

Term	The first nine months of 2025			The first nine months of 2024		
	The total amount of financial lease payments VND	Pay lease interest VND	Pay the principal debt VND	The total amount of financial lease payments VND	Pay lease interest VND	Pay the principal debt VND
Over 1 year to 5 years	**5,752,505,650**	**793,499,980**	**4,959,005,670**	**3,340,778,298**	**719,463,237**	**2,621,315,061**
Third parties						
Chailease International Leasing Co., Ltd	1,681,115,587	307,954,630	1,373,160,957	1,679,131,034	349,674,452	1,329,456,582
BIDV - Sumi Trust Leasing Co., Ltd - Da Nang Branch	1,578,750,309	286,891,830	1,291,858,479	-	-	-
Asia Commercial Bank Leasing Co., Ltd - Da Nang Branch	548,085,642	55,216,742	492,868,900	-	-	-
VietNam International Leasing Co., Ltd	1,944,554,112	143,436,778	1,801,117,334	1,661,647,264	369,788,785	1,291,858,479
Over 5 years	-	-	-	-	-	-
Total	**5,752,505,650**	**793,499,980**	**4,959,005,670**	**3,340,778,298**	**719,463,237**	**2,621,315,061**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

22. BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

Additional presentation of short-term loan contracts:

No.	Lenders	Limit/Loan amount (VND)	Maturity	Interest rate	Form of security
1	Vietinbank - Da Nang Branch	200,000,000,000	According to each debt receipt but not more than 9 months	Stated in each debt acknowledgment contract	- Transportation vehicles, stocks, real estate; - Rights to collect debts from credit agreements granted by Vietinbank.
		100,000,000,000	According to each debt receipt but not more than 6 months	Stated in each debt acknowledgment contract	- Transportation vehicles, stocks, real estate; - Rights to collect debts from credit agreements granted by Vietinbank.
2	TPBank - Thang Long Ha Noi Branch	800,000,000,000	According to each debt receipt but not more than 12 months	Stated in each debt acknowledgment contract	- Deposit contracts, real estate, transportation vehicles; - Rights to collect debts from credit agreements granted by TP Bank; - Guarantee of Deo Ca Group JSC.
3	VPBank	600,000,000,000	According to each debt receipt but not more than 10 months	Stated in each debt acknowledgment contract	- Deposit contracts; - Rights to collect debts from credit agreements granted by TP Bank;
4	Vietinbank - Ha Noi Branch (*)	22,841,000,000,000	180 – 312 months	Stated in each debt acknowledgment contract	BOT project's right to collect fees
5	VietABank - Ha Noi Branch (*)	1,148,942,000,000	233 months	Stated in each debt acknowledgment contract	BOT project's right to collect fees; capital contribution of Deo Ca Traffic Infrastructure Investment JSC and Ha Thanh Environmental Investment Joint Stock Company in Phuoc Tuong Phu Gia BOT JSC

(*) Loans at Vietinbank - Ha Noi Branch and VietABank - Ha Noi Branch are loans arising at subsidiaries related to BOT projects (Deo Ca - Cu Mong - Hai Van, Bac Giang - Lang Son, Phuoc Tuong - Phu Gia), are paid according to a financial plan based on the annual fee revenue of completed and put into use projects.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

22. BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

Additional presentation of long-term loan contracts:

No	Lender	Loan amount / Credit limit (VND) (VND)	Loan term	Interest rate	Collateral
1	TPBank	41,804,000,000	60-72 months	8% per year until 27 January 2022, then adjusted flexibly according to each loan agreement	Assets formed from borrowed capital
2	BIDV - South Ha Noi Branch	18,935,000,000	60 months	According to the loan contract	Assets formed from borrowed capital
3	Vietinbank - Da Nang Branch	9,312,000,000	60 months	8% per year and adjusted once every 3 months	Assets formed from borrowed capital
4	Asia Commercial Bank Leasing Co., Ltd - Da Nang Branch	3,728,900,000	60 months	7.2%-8% per year	Deposit
5	VietNam International Leasing Co., Ltd	9,580,000,000	60 months	6.8% per year	Deposit
6	Chailease International Leasing Co., Ltd	15,368,991,049	60 months	10.95%/ - 10.80% per year	Deposit
7	BIDV - Sumi Trust Leasing Co., Ltd - Da Nang Branch	9,477,000,000	60 months	6.3% - 7.2% per year	Deposit

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

22. BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

Additional presentation of long-term loan contracts (continued):

No	Lender	Loan amount / Credit limit (VND) (VND)	Loan term	Interest rate	Collateral
8	Vietinbank - Da Nang Branch	2,500,000,000,000	The loan term is 204 months from the first disbursement date, and the disbursement period is 48 months from the first disbursement date.	Stated in each debt acknowledgment contract	BOT project toll collection rights
		4,182,000,000,000	The loan term is 20 years from the first disbursement date, and the disbursement period is 4 years from the first disbursement date.	Stated in each debt acknowledgment contract	BOT project toll collection rights
		4,800,000,000,000	180 months	Stated in each debt acknowledgment contract	BOT project toll collection rights
		1,190,000,000,000	The loan term is 192 months from the first disbursement date, and the disbursement period is 24 months from the first disbursement date.	Stated in each debt acknowledgment contract	BOT project toll collection rights
9	Vietinbank - Ha Noi Branch	10,169,000,000,000	The loan term is 26 years from the first disbursement date until 2043, and the disbursement period is 24 months from the first disbursement date.	Stated in each debt acknowledgment contract	All property rights arising from the BOT project contract
10	VietABank - Ha Noi Branch	1,148,942,000,000	233 months	According to each announcement	BOT project toll collection rights; The capital contributions of Ha Thanh Co., Ltd. and Ha Thanh Investment and Construction JSC to Phu Gia Phu Tuong BOT JSC

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

23. DEFERRED INCOME TAX

a) Deferred income tax assets

	30.09.2025 VND	01.01.2025 VND
Corporate income tax rates are used for the determination of the value of deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	8,931,284,455	7,057,060,974
Deferred income tax assets	**8,931,284,455**	**7,057,060,974**

b) Deferred income tax liabilities

	30.09.2025 VND	01.01.2025 VND
Corporate income tax rates used for determination of value of deferred income tax liabilities	20%	20%
Deferred income tax liabilities related to deductible temporary differences	147,920,658,625	150,225,085,973
Deferred income tax liabilities	**147,920,658,625**	**150,225,085,973**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

24. OWNER'S EQUITY

Statement of Changes in Equity

	Owners' capital VND	Share premium VND	Development investment fund VND	Other funds VND	Undistributed earnings VND	Non-controlling interest VND	Budget sources and other funds (*) VND	Total VND
As at 01.01.2024	**3,293,503,510,000**	**(876,900,000)**	**8,822,456,079**	-	**921,898,501,789**	**1,236,745,448,794**	**3,272,808,312,802**	**8,732,901,329,464**
Capital increase during the period	823,298,180,000	6,956,562,000	-	-	-	-	-	830,254,742,000
Profit during the period	-	-	-	-	309,469,424,991	58,084,109,599	-	367,553,534,590
Remuneration Board of Directors and Board of Supervision	-	-	-	-	(1,431,000,000)	-	-	(1,431,000,000)
Reserve Fund for Additional Charter Capital	-	-	-	1,739,172,300	(1,739,172,300)	-	-	-
Paid stock dividend	205,753,590,000	-	-	-	(205,753,590,000)	-	-	-
Change in non-controlling shareholder's interests	-	-	-	-	(11,125,764,285)	160,267,764,285	-	149,142,000,000
As at 30.09.2024	**4,322,555,280,000**	**6,079,662,000**	**8,822,456,079**	**1,739,172,300**	**1,011,318,400,195**	**1,455,097,322,678**	**3,272,808,312,802**	**10,078,420,606,054**
As at 01.01.2025	**4,322,555,280,000**	**6,079,662,000**	**8,822,456,079**	**1,739,172,300**	**1,116,710,675,697**	**1,465,635,831,474**	**4,008,083,872,545**	**10,929,626,950,095**
Capital increase during the period	415,000,000,000	-	-	-	-	-	-	415,000,000,000
Profit during the period	-	-	-	-	405,751,220,955	70,975,648,679	-	476,726,869,634
Remuneration Board of Directors and Board of Supervisors (1)	-	-	-	-	(1,496,806,452)	-	-	(1,496,806,452)
Deduction to development investment fund (2)	-	-	5,000,000,000	-	(5,000,000,000)	-	-	-
Reserve Fund for Additional Charter Capital (3)	-	-	1,739,172,300	(1,739,172,300)	-	-	-	-
Declare stock dividends	236,774,750,000	-	-	-	(236,774,750,000)	-	-	-
Other increase (4)	-	-	-	-	-	-	165,009,000,000	165,009,000,000
Change in non-controlling shareholder's interests	-	-	-	-	(8,964,955,333)	1,438,611,466	-	(7,526,343,867)
As at 30.09.2025	**4,974,330,030,000**	**6,079,662,000**	**15,561,628,379**	-	**1,270,225,384,867**	**1,538,050,091,619**	**4,173,092,872,545**	**11,977,339,669,410**

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

24. OWNER'S EQUITY (continued)

(*) This is the State budget capital allocated under Project Contract No.26/HDXD-DEOCA dated 08/11/2012 and the attached contract appendices, updated in the total investment of the Project in the decision. No.400/QD-BGTVT 04/03/2019 on approving the adjustment of the financial plan of the road tunnel project through Deo Ca (including Deo Ca and Co Ma tunnel, Cu Mong tunnel and Hai Van tunnel); Accordingly, this capital is assigned to the project enterprise to implement the BOT project to ensure the financial plan signed with the competent authority.

(1) According to Resolution No.01/2025/NQ- DHDCD dated 23 May 2025, the Board of Directors has approved the payment of remuneration to the Board of Directors and Board of Supervision.

(2) According to Resolution No.02/2025/NQ- DHDCD dated 23 May 2025, the Board of Directors approved an appropriation of VND 5,000,000,000 to the Development investment fund.

(3) According to Resolution No.01/2025/NQ- DHDCD dated 23 May 2025, the Board of Directors approved the transfer of all the Reserve Fund for Additional Charter Capital reserve to the Company's Development investment fund.

(4) On 7 January 2025, Deo Ca Investment Joint Stock Company received a State support of VND 165,009,000,000 (phase 2) from the medium-term public investment capital for the period 2021 - 2025 in Decision No. 1738/QD-TT dated 29 December 2023 of the Prime Minister of VND 1,180 billion and Decision No. 397/QD-BGTVT dated 5 April 2024 of the Ministry of Transport on approving the Feasibility Study Report to adjust the Deo Ca Road Tunnel Project (including Deo Ca and Co Ma Tunnel, Cu Mong Tunnel and Hai Van Tunnel under the BOT form). This support is used partly to repay the loan capital of the bank financing the project, the remaining part is used to continue disbursing into the project.

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

24. OWNER'S EQUITY (continued)

Details of contributed capital

	30.09.2025 VND	%	01.01.2025 VND	%
Deo Ca Group JSC (*)	61,184,630,000	1.23%	58,271,080,000	1.35%
Ho Minh Hoang	21,234,150,000	0.43%	20,223,000,000	0.47%
B.O.T Hai Thach Investment JSC	730,218,810,000	14.68%	695,446,490,000	16.09%
Others	4,161,692,440,000	83.66%	3,548,614,710,000	82.09%
Total	**4,974,330,030,000**	**100.00%**	**4,322,555,280,000**	**100.00%**

(*) Deo Ca Group Joint Stock Company becomes the parent company of the Company through direct and indirect ownership and voting rights in subsidiaries investing in Deo Ca Traffic Infrastructure Investment Joint Stock Company with the ratio of own and vote as follows:

	Ratio of benefit	Voting right
Direct Ownership	1.23%	1.23%
Ownership and indirect voting	14.65%	14.68%
- B.O.T Hai Thach Investment JSC	14.65%	*14.68%*
Total	**15.88%**	**15.91%**

Currently, Deo Ca Group (DCG) holds a voting right of 15.91%. However, DCG is still the parent company because it holds the power to govern the financial and operating policies of the business to obtain economic benefits from the Company's activities through holding the majority of members in the Board of Directors.

Capital transactions with owners and distribution of dividends and profits

	Kỳ 09 tháng kết thúc ngày 30.09.2025 VND	30.09.2024 VND
Owners' capital:		
- Capital contribution at the beginning of the year	4,322,555,280,000	3,293,503,510,000
- Contributed capital increased during the period	651,774,750,000	1,029,051,770,000
- Contributed capital decreased during the period	-	-
- Contributed capital at the end of the period	4,974,330,030,000	4,322,555,280,000
Dividends, distributed profits	-	205,753,590,000

V. NOTES TO THE CONSOLIDATED BALANCE SHEET (continued)

24. OWNER'S EQUITY (continued)

Shares

	30.09.2025 Shares	01.01.2025 Shares
Number of shares registered for issuance	497,433,003	432,255,528
Number of shares issued	497,433,003	432,255,528
+ Ordinary share	497,433,003	432,255,528
Number of shares repurchased (Treasury shares)	-	-
+ Ordinary share	-	-
Number of shares outstanding	497,433,003	432,255,528
+ Ordinary share	497,433,003	432,255,528
Par value shares: 10,000 VND /share		

VI. NOTES TO THE CONSOLIDATED INCOME STATEMENT

1. NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	3rd Quarter		For the nine - month period ended	
	2025 VND	2024 VND	30.09.2025 VND	30.09.2024 VND
Revenue from sales of goods and rendering of services	**913,523,162,056**	**794,687,787,410**	**2,595,600,324,636**	**2,298,281,250,271**
Revenue from BOT toll stations	560,225,550,003	474,768,297,226	1,627,080,487,966	1,437,010,464,825
Revenue from construction activities	313,603,755,989	274,850,545,401	837,755,626,085	773,514,497,924
Revenue from maintenance and repair of tunnels and roads	25,348,954,297	19,842,277,701	78,591,961,732	38,504,970,442
Revenue from transit provision	5,547,990,150	5,331,680,555	16,749,934,754	15,839,716,666
Other revenues	8,796,911,617	19,894,986,527	35,422,314,099	33,411,600,414
Revenue deductions	-	-	-	-
Net Revenue	**913,523,162,056**	**794,687,787,410**	**2,595,600,324,636**	**2,298,281,250,271**
In which, revenue from related parties	***251,826,289,791***	***112,104,658,525***	***597,329,438,748***	***250,057,661,856***
Revenue from construction activities	*232,262,749,069*	*95,681,588,499*	*525,963,671,519*	*216,031,342,650*
Revenue from maintenance and repair of tunnels and roads	*11,962,015,566*	*14,093,439,311*	*42,674,296,920*	*28,780,863,534*
Other revenues	*7,601,525,156*	*2,329,630,715*	*28,691,470,309*	*5,245,455,672*

VI. NOTES TO THE CONSOLIDATED INCOME STATEMENT (continued)

2. COST OF GOODS SOLD AND SERVICES RENDERED

	3rd Quarter		For the nine - month period ended	
	2025 VND	2024 VND	30.09.2025 VND	30.09.2024 VND
Cost of BOT toll stations	201,527,440,826	159,038,406,395	549,937,522,268	478,266,863,853
Cost of construction activities	295,449,783,120	272,407,673,079	796,649,720,758	750,768,154,308
Cost of maintenance and repair of tunnels and roads	17,376,320,803	11,923,057,596	52,546,593,772	20,688,222,756
Cost of transit provision	3,342,721,796	4,026,321,650	10,890,655,015	12,080,290,939
Other costs	6,287,096,315	17,339,988,664	22,712,144,454	24,557,178,245
Total	**523,983,362,860**	**464,735,447,384**	**1,432,736,636,267**	**1,286,360,710,101**

3. FINANCIAL INCOME

	3rd Quarter		For the nine - month period ended	
	2025 VND	2024 VND	30.09.2025 VND	30.09.2024 VND
Interest income from deposits and loans	809,988,110	1,834,152,838	3,018,846,224	7,299,429,797
Profit from a Business Cooperation Contract	13,731,536,863	12,500,173,003	40,117,844,865	25,518,671,292
Total	**14,541,524,973**	**14,334,325,841**	**43,136,691,089**	**32,818,101,089**

4. FINANCIAL EXPENSES

	3rd Quarter		For the nine - month period ended	
	2025 VND	2024 VND	30.09.2025 VND	30.09.2024 VND
Interest expenses	233,760,723,775	199,012,317,887	675,383,081,412	602,305,586,023
Other financial expenses	2,959,104,397	-	8,877,313,191	7,397,760,992
Total	**236,719,828,172**	**199,012,317,887**	**684,260,394,603**	**609,703,347,015**

VI. NOTES TO THE CONSOLIDATED INCOME STATEMENT (continued)

5. GENERAL AND ADMINISTRATION EXPENSE

	3rd Quarter		For the nine - month period ended	
	2025 VND	2024 VND	30.09.2025 VND	30.09.2024 VND
Staff costs	6,092,295,912	7,312,617,676	21,680,751,867	22,321,733,970
Outside services expense	3,180,330,435	1,825,435,483	11,196,044,415	11,267,804,861
Allocation of goodwill	613,757,816	613,757,816	1,841,273,448	1,841,273,448
Depreciation	674,912,992	570,595,525	1,812,621,271	1,729,182,680
Others	7,230,589,425	5,305,970,643	18,030,914,989	15,135,630,601
Total	**17,791,886,580**	**15,628,377,143**	**54,561,605,990**	**52,295,625,560**

6. OTHER INCOME

	3rd Quarter		For the nine - month period ended	
	2025 VND	2024 VND	30.09.2025 VND	30.09.2024 VND
Disposal of fixed assets	3,730,847,469	247,225,115	3,730,847,469	247,225,115
Others	11,850,441	3,355,199	1,211,938,843	8,168,809
Total	**3,742,697,910**	**250,580,314**	**4,942,786,312**	**255,393,924**

7. OTHER EXPENSES

	3rd Quarter		For the nine - month period ended	
	2025 VND	2024 VND	30.09.2025 VND	30.09.2024 VND
Others	130,887,858	1,669,492,951	605,757,955	2,654,482,892
Total	**130,887,858**	**1,669,492,951**	**605,757,955**	**2,654,482,892**

VI. NOTES TO THE CONSOLIDATED INCOME STATEMENT (continued)

8. COST OF OPERATION BY FACTOR

	3rd Quarter		For the nine - month period ended	
	2025 VND	2024 VND	30.09.2025 VND	30.09.2024 VND
Raw materials	187,886,360,765	156,530,166,446	577,701,204,398	387,498,350,112
Staff costs	114,432,645,481	225,490,883,673	337,483,195,662	533,684,973,587
Depreciation and amortisation expenses	110,437,777,089	93,193,867,821	319,297,711,664	274,791,712,254
Outside services expense	49,947,617,170	55,089,826,607	139,663,621,423	151,921,983,508
Others	113,415,335,929	27,269,215,278	203,328,387,018	118,313,314,797
Total	**576,119,736,434**	**557,573,959,825**	**1,577,474,120,165**	**1,466,210,334,258**

9. CURRENT BUSINESS INCOME TAX

	3rd Quarter		For the nine - month period ended	
	2025 VND	2024 VND	30.09.2025 VND	30.09.2024 VND
Business income tax expense calculated on taxable income of the current period	23,201,708,996	18,943,254,611	70,404,600,567	57,115,803,952
Adjust the income tax expense of previous periods to the current period	6,427,000	517,157,015	13,075,078	2,013,032,707
Current business income tax	**23,208,135,996**	**19,460,411,626**	**70,417,675,645**	**59,128,836,659**

10. BASIC EARNINGS PER SHARE

	For the nine - month period ended	
	30.09.2025 VND	30.09.2024 VND
Deferred corporate income tax expense arising from taxable temporary differences	(4,178,650,830)	(1,920,586,393)
Total deferred income tax expenses/incomes	**(4,178,650,830)**	**(1,920,586,393)**

VI. NOTES TO THE CONSOLIDATED INCOME STATEMENT (continued)

11. BASIC EARNINGS PER SHARE

	3rd Quarter			For the nine - month period ended	
	2025 VND	2024 VND		30.09.2025 VND	30.09.2024 VND
Profit after tax of the parent company	128,868,247,423	104,009,080,666	-	405,751,220,955	309,469,424,991
Profits distributed to shareholders parent company owning common shares	**128,868,247,423**	**104,009,080,666**	-	**405,751,220,955**	**309,469,424,991**
The weighted average number of shares outstanding during the period	482,248,535	424,427,946	-	457,311,780	410,551,916
Basic Earnings Per Share	**267**	**245**		**887**	**754**

12. DILUTED EARNINGS PER SHARE

On 1 October 2025, the Board of Directors of Deo Ca Traffic Infrastructure Investment Joint Stock Company passed Resolutions No. 46/2025/NQ-BOD and No. 47/2025/NQ-BOD approving matters related to the additional share issue to existing shareholders in 2025 in accordance with Resolution No. 03/2025/NQ-GMS dated 23 May 2025 of the Company's General Meeting of Shareholders. Accordingly, the Board of Directors approved the plan to issue up to 49,743,300 additional shares to existing shareholders.

	3rd Quarter		For the nine - month period ended	
	2024 VND	2023 VND	30.09.2025 VND	30.09.2024 VND
Profit after tax of the parent company	128,868,247,423	104,009,080,666	405,751,220,955	309,469,424,991
Bonus and welfare fund propriation	-	-	-	-
Profits distributed to shareholders parent company owning common shares	**128,868,247,423**	**104,009,080,666**	**405,751,220,955**	**309,469,424,991**
The weighted average number of shares outstanding during the period	482,248,535	424,427,946	457,311,780	410,551,916
Number of shares expected issued	49,743,300	149,347,273	49,743,300	149,347,273
Diluted Earning Per Share	**242**	**181**	**800**	**553**

VII. NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT

1. Non-cash transactions affecting the future consolidated cash flows statement: None

2. Cash and cash equivalents held by the Company without use: None

3. Amount of loan actually withdrawn during the period

	For the nine - month period ended	
	30.09.2025 VND	30.09.2024 VND
Proceeds from borrowings following normal borrowing contracts	847,880,290,781	324,557,022,521

4. Amount of loan principal actually paid during the period

	For the nine - month period ended	
	30.09.2025 VND	30.09.2024 VND
Repayments for borrowings following normal borrowing contracts	1,230,454,063,136	732,669,323,278
Repayment of loans in other forms	4,959,005,670	2,621,315,061
Total	**1,235,413,068,806**	**735,290,638,339**

VIII. OTHER INFORMATION

1. Contingent liabilities, commitments and other financial information:

a) Operating lease commitments (*)

The company is currently renting office space and leasing vehicles and equipment under operating lease agreements. As of the end of the accounting period, the future minimum lease payments under operating leases are presented as follows:

	30.09.2025 VND	30.09.2024 VND
Within one year	12,069,350,279	25,181,803,304
Over 1 year to 5 years	13,830,705,000	32,348,667,590
Over 5 years	-	-
Total	**25,900,055,279**	**57,530,470,894**

b) Operating lease commitments (lessor) (*)

The company is currently leasing premises, vehicles, and equipment under operating lease contracts. As of the end of the accounting period, the minimum future lease payments under the operating leases are presented as follows:

	30.09.2025 VND	30.09.2024 VND
Within one year	24,295,575,285	18,900,672,280
Over 1 year to 5 years	121,477,876,425	94,503,361,400
Over 5 years	-	-
Total	**145,773,451,710**	**113,404,033,680**

VIII. OTHER INFORMATION (continued)

1. Contingent liabilities, commitments and other financial information (continued):

(*) This item is presented with additional information for both the current and prior periods in order to provide further disclosure in the Notes to the Financial Statements.

c) Capital commitments

According to the agreement in the Build-Operate-Transfer (BOT) Contract No. 01/HĐ.BOT-UBND between the People's Committee of Cao Bang Province (the competent state authority) and the joint venture of Deo Ca Group Joint Stock Company - ICV Vietnam Investment and Construction Joint Stock Company - Deo Ca Transport Infrastructure Investment Joint Stock Company - Construction Works 568 Joint Stock Company (the Investor) and Dong Dang - Tra Linh Expressway Joint Stock Company (the Project Enterprise). As of the end of the accounting period, the amounts of future committed capital contributions are presented as follows:

	30.09.2025 VND	30.09.2024 VND
Within one year	20,000,000,000	-
Over 1 year to 5 years	50,381,522,958	209,119,500,000
Over 5 years	507,270,477,042	-
Total	**577,652,000,000**	**209,119,500,000**

d) Other commitments

According to the agreements in the Business Cooperation Contract No. 01/2023/HĐHTKD/BOT CLVH-HHV dated 20 September 2023, and the related appendices; According to the agreements in the Business Cooperation Contract No. 01/2024/HĐHTKD/BOT DDTL-HHV dated 24 December 2024, and the related appendices. As of the end of the accounting period, the amounts of money committed to be returned to the business cooperation in the future are presented as follows:

	30.09.2025 VND	30.09.2024 VND
Within one year	226,140,000	226,140,000
Total	**226,140,000**	**226,140,000**

VIII. OTHER INFORMATION (continued)

2. Information on related parties: See Appendix 1

3. Events occurring after 30 September 2025

On 1 October 2025, the Board of Directors of Deo Ca Traffic Infrastructure Investment Joint Stock Company issued Resolution No. 46/2025/NQ-BOD and Resolution No. 47/2025/NQ-BOD approving the additional share issuance to existing shareholders in 2025. The total number of shares expected after the issuance is 547,176,303 shares, and the charter capital is expected to increase to VND 5,471,763,030,000 upon successful completion of the issuance.

The Board of Management of the Company confirms that, except for the event mentioned above, there have been no material events occurring after 30 September 2025 up to the date of the preparation of these consolidated financial statements that have not been reviewed for adjustment or disclosure in the consolidated financial statements.

VIII. OTHER INFORMATION (continued)

4. Segment reporting (continued)

a) Segment information base on business sector

In order to facilitate the management purpose of the company, the Company is organized, managed and accounted for by-product units and business areas, so the segment report according was as follows:

	For the nine - month period ended 30 September 2024					
	BOT toll stations VND	Construction activities VND	Service Transshipment VND	Operation and maintenance of tunnels VND	Others VND	Total VND
Net revenue from external sales	1.437.010.464.825	773.514.497.924	15.839.716.666	38.504.970.442	33.411.600.414	2.298.281.250.271
Total net revenue	**1.437.010.464.825**	**773.514.497.924**	**15.839.716.666**	**38.504.970.442**	**33.411.600.414**	**2.298.281.250.271**
Business results by segment	958.743.600.972	22.746.343.616	3.759.425.727	17.816.747.686	8.854.422.169	1.011.920.540.170
Unallocated expenses to segments						(52.295.625.560)
Operating profit						**959.624.914.610**
Financial income						32.818.101.089
Fancial expenses						(609.703.347.015)
Profit sharing from joint ventures and associates						**44.421.205.140**
Other incomes						255.393.924
Others						(2.654.482.892)
Current business income tax						(59.128.836.659)
Deferred business income tax						1.920.586.393
Profit after tax						**367.553.534.590**
Total expenses on acquisition of fixed assets and other non-current assets.						(106.121.577.012)
Total amortization and allocation of long-term prepaid expenses						(274.791.712.254)

VIII. OTHER INFORMATION (continued)

4. Segment reporting (continued)

a) Segment information base on business sector (continued)

	For the nine - month period ended 30 September 2025					
	BOT toll stations VND	**Construction activities VND**	**Service Transshipment VND**	**Operation and maintenance of tunnels VND**	**Others VND**	**Total VND**
Net revenue from external sales	1,627,080,487,966	837,755,626,085	16,749,934,754	78,591,961,732	35,422,314,099	2,595,600,324,636
Total net revenue	**1,627,080,487,966**	**837,755,626,085**	**16,749,934,754**	**78,591,961,732**	**35,422,314,099**	**2,595,600,324,636**
Business results by segment	1,083,884,836,888	41,105,905,327	5,859,279,739	26,045,367,960	5,968,298,455	1,162,863,688,369
Unallocated expenses to segments						(54,561,605,990)
Operating profit						**1,108,302,082,379**
Financial income						43,136,691,089
Fancial expenses						(684,260,394,603)
Profit sharing from joint ventures and associates						71,450,487,227
Other incomes						4,942,786,312
Others						(605,757,955)
Current business income tax						(70,417,675,645)
Deferred business income tax						4,178,650,830
Profit after tax						**476,726,869,634**
Total expenses on acquisition of fixed assets and other non-current assets.						(71,150,226,427)
Total amortization and allocation of long-term prepaid expenses						(319,297,711,664)

VIII. OTHER INFORMATION (continued)

4. Segment reporting (continued)

a) Segment information base on business sector (continued)

- Segment assets and liabilities base on business sector

01.01.2025	BOT toll stations VND	Construction activities VND	Operation and maintenance of tunnels VND	Service Transshipment VND	Others VND	Total VND
Segment assets	35,317,671,994,443	760,897,807,752	56,219,096,515	9,517,591,464	57,145,598,479	36,201,452,088,653
Unallocated assets						2,704,908,643,586
Total asset	**35,317,671,994,443**	**760,897,807,752**	**56,219,096,515**	**9,517,591,464**	**57,145,598,479**	**38,906,360,732,239**
Segment liabilities	26,299,157,550,253	533,771,130,220	10,933,673,620	-	38,120,986,510	26,881,983,340,603
Unallocated liabilities						1,094,750,441,541
Total liabilities	**26,299,157,550,253**	**533,771,130,220**	**10,933,673,620**	**-**	**38,120,986,510**	**27,976,733,782,144**

VIII. OTHER INFORMATION (continued)

4. Segment reporting (continued)

a) Segment information base on business sector (continued)

- Segment assets and liabilities base on business sector

30.09.2025	BOT toll stations VND	Construction activities VND	Operation and maintenance of tunnels VND	Service Transshipment VND	Others VND	Total VND
Segment assets	35,793,666,004,237	839,900,566,035	173,435,639,998	7,998,479,274	172,413,201,587	36,987,413,891,131
Unallocated assets						3,062,477,511,110
Total asset	**35,793,666,004,237**	**839,900,566,035**	**173,435,639,998**	**7,998,479,274**	**172,413,201,587**	**40,049,891,402,241**
Segment liabilities	26,327,518,132,144	759,856,873,801	11,937,912,743	-	23,504,192,323	27,122,817,111,011
Unallocated liabilities						949,734,621,820
Total liabilities	**26,327,518,132,144**	**759,856,873,801**	**11,937,912,743**	**-**	**23,504,192,323**	**28,072,551,732,831**

VIII. OTHER INFORMATION (continued)

4. Segment reporting (continued)

b) Segment report based on geographic

The first nine months of 2025	Bac Giang, Lang Son VND	Hue VND	Da Nang VND	Phu Yen, Khanh Hoa VND	Others VND	Total VND
Net revenue from external sales	329,744,036,112	391,235,963,498	86,546,556,094	857,712,859,967	633,041,834,600	2,298,281,250,271
Segment assets	13,848,823,726,680	1,379,312,620,367	8,566,115,449,900	14,413,250,851,806	86,213,387,045	38,293,716,035,798
Total expenses on acquisition of fixed assets and other non-current assets.						(106,121,577,012)

The first nine months of 2025	Bac Giang, Lang Son VND	Hue VND	Da Nang VND	Phu Yen, Khanh Hoa VND	Others VND	Total VND
Net revenue from external sales	423,333,947,221	417,508,090,745	142,023,122,688	896,411,874,811	716,323,289,171	2,595,600,324,636
Segment assets	14,376,299,263,556	1,319,429,245,099	9,919,098,097,625	14,326,377,813,534	108,686,982,426	40,049,891,402,240
Total expenses on acquisition of fixed assets and other non-current assets.						(71,150,226,427)

VIII. OTHER INFORMATION (continued)

5. Fair value of financial assets and liabilities

a) Financial assets

	Book value				Fair value	
	30.09.2025		01.01.2025		30.09.2025	01.01.2025
	Value VND	Provision VND	Value VND	Provision VND	VND	VND
Cash and cash equivalents	474,622,867,199	-	308,933,876,437	-	474,622,867,199	308,933,876,437
Trade receivables	631,220,073,118	(11,035,892,482)	629,018,879,802	(11,035,892,482)	620,184,180,636	617,982,987,320
Prepayments to suppliers	503,397,980,483	(1,301,620,413)	367,557,269,758	(1,301,620,413)	502,096,360,070	366,255,649,345
Lendings	7,000,000,000	-	6,000,000,000	-	7,000,000,000	6,000,000,000
Other receivables	1,006,994,477,597	(873,033,836)	829,113,369,727	(873,033,836)	1,006,121,443,761	828,240,335,891
Short-term investment	8,293,866,330	-	6,432,529,990	-	8,293,866,330	6,432,529,990
Long-term investment	1,224,249,418,892	-	1,088,617,731,665	-	1,224,249,418,892	1,088,617,731,665
Total	**3,855,778,683,619**	**(13,210,546,731)**	**3,235,673,657,379**	**(13,210,546,731)**	**3,842,568,136,888**	**3,222,463,110,648**

VIII. OTHER INFORMATION (continued)

5. Financial assets and financial liabilities (continued)

b) Financial liabilities

	Book value				Fair value	
	30.09.2025		01.01.2025		30.09.2025	01.01.2025
	Value VND	Provision VND	Value VND	Provision VND	VND	VND
Trade payables (i)	1,232,640,941,827	-	1,188,379,738,230	-	1,232,640,941,827	1,188,379,738,230
Advances from customers	4,962,890,549	-	4,719,425,163	-	4,962,890,549	4,719,425,163
Borrowings (ii)	18,607,842,729,148	-	18,992,754,192,112	-	18,607,842,729,148	18,992,754,192,112
Payables to employees	20,437,660,122	-	27,297,574,185	-	20,437,660,122	27,297,574,185
Other payables	992,897,064,195	-	1,014,479,387,994	-	992,897,064,195	1,014,479,387,994
Total	**20,858,781,285,841**	-	**21,227,630,317,684**	-	**20,858,781,285,841**	**21,227,630,317,684**

(i) Trade payables are mainly warranty monies and retention monies retained pending settlement at transport infrastructure project enterprises in the form of BOT (Bac Giang Lang Son expressway project, Deo Ca road tunnel project) are not yet due for payment.

(ii) Borrowings are mainly long-term debts of subsidiaries at credit institutions sponsoring road traffic infrastructure projects in the form of BOT (Bac Giang Lang Son expressway project, Deo Ca road tunnel project, Phuoc Tuong - Phu Gia road tunnel project). These loans are secured by the projects' toll collection rights. Currently, these projects have all formed assets and are put into operation and toll collection with stable annual revenue growth. The debt repayment source comes from the project's own fee revenue with a debt repayment schedule built in accordance with the actual cash flow of each project.

The fair value of financial assets and financial liabilities are stated at the amount at which the financial instruments could be converted into a present transaction between ready-to-trade parties.

VIII. OTHER INFORMATION (continued)

5. Financial assets and financial liabilities (continued)

b) Financial liabilities (continued)

The Company uses the following methods and assumptions to estimate fair value:

- Fair value of cash and cash equivalents, trade receivables, lendings, other receivables, borrowings, trade payables, payables to employees, convertible shares and other short-term payables equivalent to the book value (deducting provision for the probable uncollectible amount) of these accounts due to their short maturities.

- The fair value of ready-to-sale financial assets listed on the stock market is the listed price at the balance sheet date. The Company has not performed a formal assessment of unlisted ready-to-sale financial assets. However, the Board of Management believes that the fair value of these financial assets is not significantly different from the book value.

6. Risk management's policy of the Company

a) Credit risk

Credit risk is the risk that a partner will not meet its obligations under a financial instrument or customer contract, leading to a financial loss for company.

The Company is exposed to credit risks from its operating activities (mainly from trade receivables) and financing activities (deposits at banks and other financial instruments).

- Trade receivables

The Company minimizes credit risk by only trading with customers with good financial ability and the debt accountant regularly monitors receivables to urge recovery. Besides, the Company's trade receivables are related to many different customers, therefore the credit risk exposed from trade receivables is low.

- Cash in bank

Most of the Company's bank deposits are deposited at large, reputable banks in Vietnam. The Company recognizes that the credit risk on bank deposits is low.

b) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting its financial obligations due to a lack of financial resources.

The Board of Management has the highest responsibility for liquidity risk management. The Company's liquidity risk arises mainly from the fact that its financial assets and financial liabilities have different maturities.

VIII. OTHER INFORMATION (continued)

6. Risk management's policy of the Company (continued)

b) Liquidity risk (continued)

The Company manages liquidity risk by maintaining an appropriate amount of cash and cash equivalents and borrowings at a level that the Board of Management considers sufficient to meet the Company's operating needs to minimize the impact of fluctuations in cash flows.

The below table summarizes the maturity profile of the Company's financial liabilities based on expected cash payments according to the contractual terms without discounting:

	Less than 01 year VND	From 01 year to 05 years VND	Over 05 years VND	Total VND
As at 30 September 2025				
Trade payables	970,061,943,933	262,578,997,894	-	1,232,640,941,827
Advances from customers	4,962,890,549	240,656,089,082	-	245,618,979,631
Borrowings	1,153,080,545,465	2,742,745,323,573	14,712,016,860,110	18,607,842,729,148
Accrued expenses	388,544,751,427	6,363,877,159,209	-	6,752,421,910,636
Other payables	1,036,881,889,444	37,645,448,704	5,500,000,000	1,080,027,338,148
Total	**3,553,532,020,818**	**9,647,503,018,462**	**14,717,516,860,110**	**27,918,551,899,390**

The Company considers that the concentration on liquidity risk of loan payment is low. The Company has sufficient access to funds and loans maturing within 12 months can be renewed with existing lenders.

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VIII. OTHER INFORMATION (continued)

6. Financial risk management (continued)

c) Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate with changes in market prices. The market risk consists of 3 types: foreign currency risk, interest rate risk, and price risk. Financial instruments affected by market risk include loans and debt, corporate bonds, deposits and financial investments.

The sensitivity analyses presented below are made on the basis of the net liabilities value, the ratio between fixed-rate debts and floating-rate debts is unchanged.

- Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of financial instruments will fluctuate with changes in the exchange rate.

Since the Company was established and operates in Viet Nam with a reporting currency is Vietnam Dong, the Company's main transactions currency is also Vietnam Dong. Therefore, the Company's foreign currency risk is immaterial. At the end of the period, the Company had insignificant foreign currency balances, so the Company did not perform sensitivity analysis for foreign currency.

- Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market interest rates.

The Company's interest rate risk is primarily related to cash, short-term deposits and borrowings.

The Company manages interest rate risk by analysing market conditions to obtain the most profitable interest rates while staying within its risk management limits.

The Company did not perform a sensitive analysis on interest rate risk because changes in interest rates at the reporting date are not insignificant.

- Price risk

+ *Share price risk*

Listed and unlisted shares held by the Company are exposed to market risks arising from uncertainty about the future value of the investment, leading to the provision for diminution in value may increase or decrease. The Company manages share price risk by setting investment limits. The Board of Management also reviews and approves investment decisions in shares.

The Company will conduct analysis and present the sensitivity of the impact of share price fluctuations on the business results when detailed instructions are provided by the regulatory authorities.

VIII. OTHER INFORMATION (continued)

6. Financial risk management (continued)

c) Market risk (continued)

- Price risk (continued)

+ *Real estate price risk*

The Company has identified the following risks associated with real estate portfolio:

The cost of development projects can increase if there are delays in the planning process. To mitigate this risk, the Company hires consultants who specialise in specific planning requirements within the project scope in order to reduce risks that may arise during the planning process.

The fair value of a real estate investment portfolio is exposed to market and buyer fundamentals.

d) Collateral (*)

- Assets pledged for bank loans:

The company has used tangible fixed assets, intangible fixed assets, land use rights, bonds, and receivables from contracts financed by the bank as collateral for loans from the bank. The book value of the pledged assets is as follows:

	30.09.2025 VND	01.01.2025 VND
Intangible fixed assets	-	313,814,138
Bonds	-	2,000,000,000
Term deposits	94,163,610,299	103,821,998,780
Tangible fixed assets	10,702,702,739,817	37,734,015,117,567
Total	**10,796,866,350,116**	**37,840,150,930,485**

In addition to the aforementioned pledged assets, bank loans are also secured by the right to collect toll fees at BOT project companies; the right to future claims and the right to claims arising from construction contracts, operation, management, and maintenance contracts of roads and tunnels involved.

(*) This item is presented with additional information on the beginning and end-of-year amounts to provide more information for the Financial Statement Notes.

VIII. OTHER INFORMATION (continued)

7. Going-concern assumption

During the accounting period, there were no activities or events that had a material effect on the Company's ability to continue as a going concern. Therefore, the consolidated financial statements of the Company are prepared on the assumption that the Company will continue in business.

8. Comparative figures

Comparative figures are the figures in the audited Consolidated Financial Statements for the year ending on 31 December 2024 by Southern Auditing and Accounting Financial Consulting Services Co., Ltd (AASCs) and the Consolidated Financial Statements for the the nine - month period ended 30 September 2024.

Da Nang, 24 October 2025
On behalf of the Board of Management

Prepared by	**Chief Accountant**	**General Director**
HOANG THI MINH NGUYET	**LE CONG NGHIA**	**NGO TRUONG NAM**

APPENDIX 1: RELATED PARTIES TRANSACTIONS

1. Transactions with key managements member and related individuals:

Key managements member and related individuals include: members of the Board of Directors, Board of Management and close members of these individuals' families.

- *Transactions with key management members and related parties:* None
- *Receivables and liabilities with key management members and related parties:* None
- ***Income of key management members:***

		For the nine - month period ended	
		30.09.2025	**30.09.2024**
		VND	**VND**
Remuneration for the Board of Directors and Board of Supervision		**1,566,000,000**	**1,566,000,000**
Ho Minh Hoang	Chairman	270,000,000	270,000,000
Nguyen Tan Dong	Vice Chairman	180,000,000	180,000,000
Nguyen Huu Hung	Vice Chairman	180,000,000	180,000,000
Vo Thuy Linh	Member of the Board of Directors	135,000,000	135,000,000
Tran Chung	Member of the Board of Directors	135,000,000	135,000,000
Nguyen Quang Huy	Member of the Board of Directors	135,000,000	135,000,000
Ho Quang Loi	Independent member of the Board of Directors	135,000,000	135,000,000
Hoang Van Hai	Independent member of the Board of Directors	135,000,000	135,000,000
Nguyen Minh Giang	Head of the Supervisory Board	135,000,000	135,000,000
Cam Thi Minh Hai	Controller	63,000,000	63,000,000
Phan Thi Mai	Controller	63,000,000	63,000,000

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

1. **Transactions with key managements member and related individuals (continued):**

- Income of key management members (continued):

		For the nine - month period ended	
		30.09.2025	30.09.2024
		VND	VND
Salary of the Board of Management		**3,003,664,032**	**2,865,000,000**
Nguyen Quang Huy	General Director	350,000,000	630,000,000
Ngo Truong Nam	General Director	455,000,000	-
Tran Van Chi	Deputy General Director	495,000,000	495,000,000
Vo Ngoc Trung	Deputy General Director	360,000,000	360,000,000
Le Chau Thang	Deputy General Director	342,000,000	330,000,000
Tran Van Dung	Deputy General Director	387,000,000	375,000,000
Nguyen Quynh Mai	Deputy General Director	252,272,727	315,000,000
Nguyen Van An	Deputy General Director	215,652,174	360,000,000
Le Cong Nghia	Chief Accountant	146,739,131	-

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

2. Transactions with other related parties:

Related parties	Relationship
Deo Ca Group JSC	Parent company
Khanh Hoa Deo Ca BOT Investment JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, General Director and concurrently the Legal Representative Ngo Truong Nam, Head of the Supervisory Board Nguyen Minh Giang, Controller Phan Thi Mai
Cam Lam - Vinh Hao Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Tan Dong
Dong Dang - Tra Linh Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, Member of the Board of Directors Nguyen Quang Huy
Bac Giang - Lang Son - Huu Nghi BOT JSC	Associate company
Ho Minh Hoang	Chairman
BOT Hung Phat JSC	Subsidiaries of the parent company
B.O.T Hai Thach Investment JSC	Major shareholder, Related company of Member of the Board of Directors Vo Thuy Linh
ICV Vietnam Investment and Construction JSC	Subsidiaries of the parent company, Related company of Member of the Board of Directors Tran Chung, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Nguyen Van An
VINALOG Investment JSC	Related company of Member of the Board of Directors Nguyen Quang Huy (until 12 August 2025)
Deo Ca Security JSC	Subsidiaries of the parent company, Related company of Head of the Supervisory Board Nguyen Minh Giang
BOT Trung Luong - My Thuan JSC	Related company of Chairman Ho Minh Hoang, Vice Chairman Nguyen Tan Dong, Member of the Board of Directors Vo Thuy Linh
Deo Ca Capital Co., Ltd	Related company of Chairman Ho Minh Hoang
Saigon - Phu Yen Bridges Construction Investment JSC	Related company of Vice Chairman Nguyen Tan Dong, Head of the Supervisory Board Nguyen Minh Giang
Huu Nghi - Chi Lang Expressway JSC	Related company of Vice Chairman Nguyen Huu Hung
Northern Infrastructure Investment JSC	Related company of Head of the Supervisory Board Nguyen Minh Giang (until 22 September 2025)
Deo Ca Expressway Operation and Maintenance JSC	Related company of Deputy General Director Le Chau Thang, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Tran Van Chi; Deputy General Director Nguyen Quynh Mai, Deputy General Director Nguyen Van An, Corporate Governance and Company Secretary Tran Tan Huy

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

2. Transactions with other related parties (continued):

Summary of operation of subsidiaries compant; ventures and associates during the period:

Subsidiaries company

Company 's name	Ratio of benefit	Ratio of Voting right	Net profit after tax	Undistributed earnings
Bac Giang - Lang Son BOT JSC	65.04%	65.04%	105,851,252,661	326,111,267,961
Deo Ca Investment JSC	74.24%	74.24%	132,306,158,939	(12,173,383,983)
Phuoc Tuong Phu Gia BOT JSC	99.37%	99.37%	27,336,522,141	27,336,522,141

Ventures and Associates company

Company 's name	**Ratio of benefit**	**Ratio of Voting right**	**Net profit after tax**	**Undistributed earnings**
Khanh Hoa Deo Ca BOT Investment JSC	47.42%	50.00%	48,461,985,930	538,086,924,969
Dong Dang - Tra Linh Expressway JSC	42.31%	40.00%	-	-
Cam Lam - Vinh Hao Expressway JSC	38.00%	38.00%	129,338,942,544	178,087,438,692
Bac Giang - Lang Son - Huu Nghi BOT JSC	31.60%	31.60%	(1,037,572,592)	(2,459,067,472)

Summary of activities of investments in other companies during the period:

Other investment companies

Company 's name	**Ratio of benefit**	**Ratio of Voting right**	**Net profit after tax**	**Undistributed earnings**
ICV Vietnam Investment and Construction JSC	15.37%	15.37%	248,866,047,600	416,399,246,701

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

2. Transactions with other related parties (continued):

During the period, the significant transactions between the Company with related parties are as follows:

Related parties	Relationship	Nature of transactions	For the nine - month period ended 30.09.2025 VND	30.09.2024 VND
ICV Vietnam Investment and Construction JSC	Subsidiaries of the parent company, Related company of Member of the Board of Directors Tran Chung, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Nguyen Van An	Sales of goods and rendering services	57,924,179,512	383,127,948
		Purchase goods and services	61,983,825,400	63,667,821,490
Bac Giang - Lang Son - Huu Nghi BOT JSC	Associate company	Retrieve capital contribution	5,688,000,000	10,116,000,000
Khanh Hoa Deo Ca BOT Investment JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, General Director and concurrently the Legal Representative Ngo Truong Nam, Head of the Supervisory Board Nguyen Minh Giang, Controller Phan Thi Mai	Sales of goods and rendering services	2,547,483,333	1,765,883,333
		Receive dividends	8,000,000,000	-
Deo Ca Group JSC	Parent company	Sales of goods and rendering services	420,698,289,630	137,408,541,901
		Purchase goods and services	136,493,084,337	85,388,912,951
		Receive transfer of shares	-	114,000,000,000
Deo Ca Security JSC	Subsidiaries of the parent company, Related company of Head of the Supervisory Board Nguyen Minh Giang	Purchase goods and services	24,687,986,428	21,125,239,830

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

2. Transactions with other related parties (continued)

During the period, the significant transactions between the Company with related parties are as follows (continued):

Related parties	Relationship	Nature of transactions	For the nine - month period ended 30.09.2025 VND	30.09.2024 VND
BOT Trung Luong - My Thuan JSC	Related company of Chairman Ho Minh Hoang, Vice Chairman Nguyen Tan Dong, Member of the Board of Directors Vo Thuy Linh	Sales of goods and rendering services	8,747,880,254	5,459,860,757
Deo Ca Expressway Operation and Maintenance JSC	Related company of Deputy General Director Le Chau Thang, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Tran Van Chi; Deputy General Director Nguyen Quynh Mai, Deputy General Director Nguyen Van An, Corporate Governance Officer and Company Secretary Tran Tan Huy.	Sales of goods and rendering services	695,313,427	1,006,363,629
		Purchase goods and services	38,684,580,012	37,454,781,483
Cam Lam - Vinh Hao Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Tan Dong	Sales of goods and rendering services	35,616,292,592	104,033,884,288
		Expenditure on business cooperation	-	413,773,860,000
		Receipt of profit from business cooperation	13,094,465,578	-
		Profit from a Business Cooperation Contract	40,117,844,865	25,518,671,292
Dong Dang - Tra Linh Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, Member of the Board of Directors Nguyen Quang Huy	Sales of goods and rendering services	71,100,000,000	-
		Contributing capital	88,505,200,000	7,500,000,000
		Deposit for capital contribution	248,643,272,861	-
		Retrieve capital contribution	102,050,172,067	-

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APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

3. The balances owed to other related parties are as follows

During the period, the Company had the following balances with Related parties:

Related parties	Relationship	Nature of transactions	30.09.2025 VND	01.01.2025 VND
SHORT-TERM TRADE ACCOUNTS RECEIVABLE			413,665,141,404	381,952,072,308
Khanh Hoa Deo Ca BOT Investment JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, General Director and concurrently the Legal Representative Ngo Truong Nam, Head of the Supervisory Board Nguyen Minh Giang, Controller Phan Thi Mai	Tunnel and road maintenance	1,150,582,495	1,537,414,900
		Operation of toll stations	3,647,065,400	3,647,065,400
		Construction and installation	244,609,500	244,609,500
		Maintenance and repair of tunnels and roads	2,310,501,900	1,150,582,495
		Total	**7,352,759,295**	**6,579,672,295**
Deo Ca Group JSC	Parent company	Construction and installation	210,470,118,733	213,453,819,549
		Total	**210,470,118,733**	**213,453,819,549**
Deo Ca Expressway Operation and Maintenance JSC	Related company of Deputy General Director Le Chau Thang, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Tran Van Chi; Deputy General Director Nguyen Quynh Mai, Deputy General Director Nguyen Van An, Corporate Governance Officer and Company Secretary Tran Tan Huy.	Car rental	479,563,958	2,935,663,301
		Total	**479,563,958**	**2,935,663,301**
ICV Vietnam Investment and Construction JSC	Subsidiaries of the parent company, Related company of Member of the Board of Directors Tran Chung, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Nguyen Van An	Other services	2,081,620,000	637,938,182
		Construction and installation	24,542,141,054	-
		Total	**26,623,761,054**	**637,938,182**

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

3. The balances owed to other related parties are as follows (continued):

During the period, the Company had the following balances with Related parties (continued):

Related parties	Relationship	Nature of transactions	30.09.2025 VND	01.01.2025 VND
SHORT-TERM TRADE ACCOUNTS RECEIVABLE (continuted)				
BOT Trung Luong - My Thuan JSC	Related company of Chairman Ho Minh Hoang, Vice Chairman Nguyen Tan Dong, Member of the Board of Directors Vo Thuy Linh	Maintenance and repair of tunnels and roads	13,468,992,501	13,158,482,562
		Car rental	388,363,635	388,363,635
		Total	**13,857,356,136**	**13,546,846,197**
Cam Lam - Vinh Hao Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Tan Dong	Construction and installation	127,567,935,784	144,798,132,784
		Maintenance and repair of tunnels and roads	19,573,700,770	-
		Car rental	337,500,000	-
		Total	**147,479,136,554**	**144,798,132,784**
Dong Dang - Tra Linh Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, Member of the Board of Directors Nguyen Quang Huy	Construction and installation	7,402,445,674	-
		Total	**7,402,445,674**	-
SHORT-TERM PREPAYMENTS TO SUPPLIERS			**490,930,589**	-
Deo Ca Expressway Operation and Maintenance JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, Member of the Board of Directors Nguyen Quang Huy	Short-term prepayments to suppliers	490,930,589	-

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

3. The balances owed to other related parties are as follows (continued):

During the period, the Company had the following balances with Related parties (continued):

Related parties	Relationship	Nature of transactions	30.09.2025 VND	01.01.2025 VND
OTHER SHORT-TERM RECEIVABLES			**128,790,988,295**	**91,192,934,288**
Deo Ca Group JSC	Parent company	Deposit for flight tickets	100,000,000	100,000,000
		Other receivables	6,008,780,880	23,875,003,994
		Total	**6,108,780,880**	**23,975,003,994**
Dong Dang - Tra Linh Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, Member of the Board of Directors Nguyen Quang Huy	Deposit for capital contribution	122,390,000,000	64,302,099,206
		Total	**122,390,000,000**	**64,302,099,206**
ICV Vietnam Investment and Construction JSC	Subsidiaries of the parent company, Related company of Member of the Board of Directors Tran Chung, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Nguyen Van An	Construction and installation	292,207,415	251,998,000
		Total	**292,207,415**	**251,998,000**
Cam Lam - Vinh Hao Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Tan Dong	Other receivables	**-**	**2,663,833,088**

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

3. The balances owed to other related parties are as follows (continued):

Related parties	Relationship	Nature of transactions	30.09.2025 VND	01.01.2025 VND
OTHER LONG-TERM RECEIVABLES			**675,648,522,440**	**558,696,413,227**
BOT Hung Phat JSC	Subsidiaries of the parent company	Advance dividend	38,015,562,045	44,608,004,491
		Total	**38,015,562,045**	**44,608,004,491**
Cam Lam - Vinh Hao Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Tan Dong	Business cooperation	473,773,860,000	473,773,860,000
		Profit from a Business Cooperation Contract	67,337,928,023	40,314,548,736
		Total	**541,111,788,023**	**514,088,408,736**
Dong Dang - Tra Linh Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, Member of the Board of Directors Nguyen Quang Huy	Business cooperation	71,100,000,000	-
		Total	**71,100,000,000**	**-**
Ha Thanh International Trading Investment JSC	Related company of Vice Chairman Nguyen Huu Hung until 16 April 2024	Advance dividend	25,421,172,372	-
		Total	**25,421,172,372**	**-**
			-	-

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

3. The balances owed to other related parties are as follows (continued):

During the period, the Company had the following balances with Related parties (continued):

Related parties	Relationship	Nature of transactions	30.09.2025 VND	01.01.2025 VND
SHORT-TERM TRADE ACCOUNTS PAYABLE			309,456,995,682	316,418,109,595
Deo Ca Group JSC	Parent company	Construction and installation	218,876,552,929	225,568,624,637
		Purchase materials	24,059,703,463	8,269,076,086
		Providing information technology	386,283,000	586,624,500
		The plane ticket, others	22,333,875,174	20,777,007,970
		Total	**265,656,414,566**	**255,201,333,193**
Deo Ca Security JSC	Subsidiaries of the parent company, Related company of Head of the Supervisory Board Nguyen Minh Giang	Payable for service delivery	7,817,275,603	13,724,616,640
		Total	**7,817,275,603**	**13,724,616,640**
ICV Vietnam Investment and Construction JSC	Subsidiaries of the parent company, Related company of Member of the Board of Directors Tran Chung, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Nguyen Van An	Supply of materials	35,983,305,513	17,850,311,355
		Total	**35,983,305,513**	**17,850,311,355**
Deo Ca Expressway Operation and Maintenance JSC	Related company of Deputy General Director Le Chau Thang, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Tran Van Chi; Deputy General Director Nguyen Quynh Mai, Deputy General Director Nguyen Van An, Corporate Governance Officer and Company Secretary Tran Tan Huy.	Payable for service delivery	-	29,641,848,407
		Total	**-**	**29,641,848,407**

APPENDIX 1: RELATED PARTIES TRANSACTIONS (continued)

3. The balances owed to other related parties are as follows (continued):

During the period, the Company had the following balances with Related parties (continued):

Related parties	Relationship	Nature of transactions	30.09.2025 VND	01.01.2025 VND
LONG-TERM TRADE ACCOUNTS PAYABLE			**2,719,148,000**	**2,719,148,000**
ICV Vietnam Investment and Construction JSC	Subsidiaries of the parent company, Related company of Member of the Board of Directors Tran Chung, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Nguyen Van An	Construction and installation	2,719,148,000	2,719,148,000
		Total	**2,719,148,000**	**2,719,148,000**
LONG-TERM ADVANCES FROM CUSTOMERS			**206,057,064,579**	**100,000,000,000**
Dong Dang - Tra Linh Expressway JSC	Associate company, Related company of Vice Chairman Nguyen Huu Hung, Member of the Board of Directors Nguyen Quang Huy	Long-term advances from customers	206,057,064,579	100,000,000,000
		Total	**206,057,064,579**	**100,000,000,000**
OTHER SHORT-TERM PAYABLES			**497,012,621,554**	**507,900,000,000**
ICV Vietnam Investment and Construction JSC	Subsidiaries of the parent company, Related company of Member of the Board of Directors Tran Chung, Member of the Board of Directors Nguyen Quang Huy, Deputy General Director Nguyen Van An	Supply of materials	286,211,713	-
		Total	**286,211,713**	**-**
Deo Ca Group JSC	Parent company	Receive transfer of shares	495,400,000,000	507,900,000,000
		other short-term payables	4,375,530,681	-
		Total	**499,775,530,681**	**507,900,000,000**

Note: Transactions with related parties were carried out by Decree No.155/2020/ND-CP dated 31/12/2020 guiding on corporate governance applicable to public companies and regulations relevant legislation.