SCI E&C JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM**
No.: 09/2025/BCTC/SCIEC-TCKT	**Independence - Freedom - Happiness**

Hanoi, 14th October 2025.

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange
State Securities Commission

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the securities market, SCI E&C JSC hereby discloses Financial Statements for Quarter III of 2025 to the State Securities Commission, Hanoi Stock Exchange as follows:

1. Organization name:
   - Stock code: SCI.
   - Address: 3rd floor, C tower, Golden Palace building, Me Tri road, Tu Liem ward, Hanoi.
   - Tel: 02433 868 243.
   - Fax: 02433 868 243.
   - Email: thuyqtt@scigroup.vn.
   - Website: https://www.scigroup.vn

2. Information disclosure content:

- Financial statements for the Quarter III of 2025.

☐ Separate financial statements (for listed companies without subsidiaries or superior accounting units with dependent units).

☐ Consolidated financial statements (for listed companies have subsidiaries).

☐ General financial statements (for listed companies with subordinate units maintaining separate accounting systems).

- Cases requiring explanation:

+ The auditing organization issued an opinion that is not an unqualified opinion on the financial statements (for the Reviewed / Audited financial statements):

☐ Yes ☐ No

Explanatory document in case "Yes" is selected:

☐ Yes ☐ No

+ The difference between pre-audit and post-audit profit after tax in the reporting period is 5% or more, changing from a loss to a profit or vice versa (for the Reviewed / Audited financial statements):

☐ Yes ☐ No

Explanatory document in case "Yes" is selected:

☐ Yes ☐ No

+ Profit after Corporate income tax in the income statements for the reporting period changes by 10% or more compared to the same period of the previous year:

☑ Yes ☐ No

Explanatory document in case "Yes" is selected:

☑ Yes ☐ No

+ Profit after tax reporting period shows a loss, with a change from profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes ☑ No

Explanatory document in case "Yes" is selected:

☐ Yes ☐ No

This information was disclosed on the company's website as of 14th October 2025 with the link: https://scigroup.vn/quan-he-co-dong#bao-cao-tai-chinh

3. 3. Report on transactions with a value of 35% or more of total assets in 2025

In case the listed company has transactions, please fully report the following contents:

• Transaction details No. 1: Joint venture agreement between SCI JSC, SCI E&C JSC and SCI Consulting JSC (Consortium of SCI); Engineering, Procurement and Construction Contract (EPC) for Nam Mo 2 Hydropower Project between the Consortium of SCI and Nam Mo 2 Hydropower Co., Ltd.

- Ratio of transaction value / total asset value of the company (%) *(based on the most recent financial statements)*: 67%.
- Transaction completion date (signed contract): 21/04/2023.

• Transaction details No. 2: Joint venture agreement between SCI JSC, SCI E&C JSC and SCI Consulting JSC (Consortium of SCI); Engineering, Procurement and Construction Contract (EPC) for Nam Sam 3A Hydropower Project between the Consortium of SCI and Nam Sam 3A Power Sole Co., Ltd.

- Ratio of transaction value / total asset value of the company (%) *(based on the most recent financial statements)*: 88.0%.
- Transaction completion date (signed contract): 05/2024.

• Transaction details No. 3: Joint venture agreement between SCI JSC, SCI E&C JSC and SCI Consulting JSC (Consortium of SCI); Engineering, Procurement and Construction Contract (EPC) for Nam Mo 1 Hydropower Project between the Consortium of SCI and Phongsubthavy Group Sole Co., Ltd.

- Ratio of transaction value / total asset value of the company (%) (based on the most recent financial statements): 104,4%.
- Transaction completion date (signed contract): 05/2024.

• Transaction details No. 4: Joint venture agreement between SCI E&C JSC and SCI Consulting JSC (Consortium of SCI); EPC contract for the implementation of the package: Design, supply, transportation, storage, installation, testing, commissioning, and trial operation of electromechanical equipment and technical services for the Huong Phung 1 Wind Power Plant between the SCI Consortium and Power Generation Corporation 2 (Investor's representative: Song Bung 2 Hydropower Project Management Board).

- Ratio of transaction value / total asset value of the company (%) (based on the most recent financial statements): 48.72%.
- Transaction completion date (signed contract): 08/2025.

We hereby commit that the information disclosed above is true and accurate, and we fully take responsibility before the law for the content of the disclosed information.

Attached documents:
- Financial statements for the Quarter III of 2025
- Explanatory document for business results

Organization representative
Legal Representative / Authorized Person for Information Disclosure
(Signature, full name, position, seal)

SCI E&C JOINT STOCK COMPANY
BRN: 0500574676 - HANOI CITY - TU LIEM DIST.

CHỦ TỊCH HĐQT
Phan Thanh Hải

SCI

No.: ..15...../2025/SCIEC - CBTT

(Re: Explanatory for business results)

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

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Hanoi, 14th October 2025

To: **STATE SECURITIES COMMISSION,**
HANOI STOCK EXCHANGE.

Organization name: **SCI E&C JOINT STOCK COMPANY**

Head office: 3rd floor, C tower, Golden Palace building, Me Tri road, Tu Liem ward, Hanoi.

Tel: 02433 868 243 **Fax:** 02433 868 243

Stock code: SCI

SCI E&C Joint Stock Company would like to explain that the Profit after Corporate income tax of the third quarter of 2025 in the Separate financial statement changes by 10% or more compared to the same period of the previous year (previous period) as follows:

Unit: VND

No.	Item	Quarter III of 2025	Quarter III of 2024	Differences ratio %
1	Net revenue from sales and services rendered	201,287,473,256	236,618,568,852	(14.93)%
2	Cost of goods sold	177,248,903,020	263,228,705,591	(32.66)%
3	Gross profit from sales and services rendered	24,038,570,236	(26,610,136,739)	(190.34)%
4	Financial income	4,223,311,286	2,894,573,187	45.90%
5	Financial expenses	5,807,076,516	10,579,794,064	(45.11)%
6	Net profit from operating activities	8,991,211,175	(48,148,774,983)	(118.67)%
7	Other profit (loss)	(1,155,264,837)	48,899,001,006	(102.36)%
8	Profit after corporate income tax	7,835,946,338	602,770,697	1,199.99%

Reasons :

During the period, the Company was constructing new projects, so both Revenue and Cost of goods sold decreased. The decrease rate of Cost of goods sold is different from decrease rate of Revenue, leading to an increase in Gross profit on sales and services rendered this period compared to the previous period.

Financial activity revenue in this period increased compared to the previous period due to exchange rate differences arising from overseas construction activities. The financial expenses for this period decreased compared to the previous period due to a reduction in the principal loan amount, leading to lower interest expenses for the Company. Aggregating the above factors, the net profit from operating activities in this period increased compared to the

previous period.

Other profits decreased compared to the same period last year, as in the third quarter of 2024, the Company generated income from the reversal of warranty provisions for some projects.

Combining the above factors, the Profit after corporate income tax increased when compared to the previous period.

Recipient:

- *As above;*
- *Finance and Accounting Department ;*
- *Personnel Administration Department.*

LEGAL REPRESENTATIVE / AUTHORIZED PERSON

FOR INFORMATION DISCLOSURE

SCI E&C JOINT STOCK COMPANY

Phan Thanh Hai

SCI E&C JOINT STOCK COMPANY

SEPARATE FINANCIAL STATEMENTS

For the reporting period from 01/01/2025 to 30/09/2025

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SEPARATE BALANCE SHEET

As at 30 September 2025

FORM B 01-DN
Unit: VND

ASSETS	Code	Note	30/09/2025 VND	01/01/2025 VND
A. SHORT-TERM ASSETS	**100**		**1,177,673,504,720**	**1,509,581,126,208**
I. Cash and cash equivalents	**110**	**5**	**183,636,534,710**	**69,132,446,914**
1. Cash	111		55,102,721,395	19,132,446,914
2. Cash equivalents	112		128,533,813,315	50,000,000,000
II. Short-term investments	**120**		**6,447,468,255**	**6,300,334,480**
1. Trading securities	121		175,656	175,656
2. Provision for diminution in value of trading securities	122		-	(3,756)
3. Held to maturity investments	123	6	6,447,292,599	6,300,162,580
III. Short-term receivable	**130**		**407,269,306,298**	**744,728,774,288**
1. Short-term trade receivables	131	7	337,162,034,808	687,315,946,576
2. Short-term prepayments to suppliers	132	8	59,557,956,717	56,121,874,840
3. Other short-term receivables	136	9	23,435,989,531	14,047,200,714
4. Short-term provision for doubtful debts	137		(13,387,594,807)	(13,257,167,891)
5. Shortage of assets awaiting resolution	139	10	500,920,049	500,920,049
IV. Inventories	**140**	**12**	**385,399,166,164**	**501,436,320,267**
1. Inventories	141		385,399,166,164	501,436,320,267
V. Other current assets	**150**		**194,921,029,293**	**187,983,250,259**
1. Short-term prepaid expenses	151	17	875,193,153	155,717,055
2. Deductible VAT	152		194,043,621,240	187,825,318,304
3. Taxes and other receivables from State budget	153	19	2,214,900	2,214,900
B. LONG-TERM ASSETS	**200**		**274,121,499,222**	**97,656,305,380**
I. Long-term receivables	**210**		**194,269,727,884**	**1,244,838,583**
1. Long-term trade receivables	211	7	193,208,389,301	-
2. Other long-term receivables	216	9	1,061,338,583	1,244,838,583
II. Fixed assets	**220**		**67,804,643,423**	**90,376,648,843**
1. Tangible fixed assets	221	14	52,723,539,668	68,450,302,980
- *Historical costs*	*222*		*554,641,186,834*	*554,313,611,110*
- *Accumulated depreciation*	*223*		*(501,917,647,166)*	*(485,863,308,130)*
2. Finance lease assets	224	15	13,523,966,911	20,042,663,819
- *Historical costs*	*225*		*25,197,390,805*	*31,439,369,895*
- *Accumulated depreciation*	*226*		*(11,673,423,894)*	*(11,396,706,076)*
3. Intangible fixed assets	227	16	1,557,136,844	1,883,682,044
- *Historical costs*	*228*		*2,290,000,000*	*2,290,000,000*
- *Accumulated depreciation*	*229*		*(732,863,156)*	*(406,317,956)*
IV. Long-term unfinished asset	**240**	**13**	**7,576,000,000**	**-**
1. Construction in progress	242		7,576,000,000	-
V. Long-term investments	**250**	**6**	**2,000,000,000**	**2,000,000,000**
1. Investment in subsidiaries	251		2,000,000,000	2,000,000,000
VI. Other long-term assets	**260**		**2,471,127,915**	**4,034,817,954**
1. Long-term prepaid expenses	261	17	2,471,127,915	4,034,817,954
TOTAL ASSETS (270=100+200)	**270**		**1,451,795,003,942**	**1,607,237,431,588**

SEPARATE BALANCE SHEET (Continued)

As at 30 September 2025

FORM B 01-DN
Unit: VND

CAPITAL	Code	Note	30/09/2025 VND	01/01/2025 VND
C. LIABILITIES	**300**		**962,344,009,800**	**1,113,538,125,047**
I. Current liabilities	**310**		**929,592,656,608**	**1,085,347,151,751**
1. Short-term trade payables	311	18	148,406,845,449	182,888,238,777
2. Short-term advances from customers	312	20	317,679,200,910	257,836,548,284
3. Taxes and other payables to State budget	313	19	441,762,863	6,500,805,067
4. Payables to employees	314		9,756,511,643	19,307,233,374
5. Short-term accrued expenses	315	21	52,924,103,987	48,367,584,232
6. Other short-term payments	319	22	18,732,752,590	17,551,832,521
7. Short-term loans and finance lease liabilities	320	23	363,640,952,237	534,884,382,567
8. Bonus and welfare fund	322		18,010,526,929	18,010,526,929
II. Long-term liabilities	**330**		**32,751,353,192**	**28,190,973,296**
1. Long-term loans and finance lease liabilities	338	23	6,406,667,565	7,180,111,816
2. Long-term provisions for payables	342		26,344,685,627	21,010,861,480
D. OWNER'S EQUITY	**400**		**489,450,994,142**	**493,699,306,541**
I. Owner's equity	**410**	**25**	**489,450,994,142**	**493,699,306,541**
1. Contributed capital	411		304,914,090,000	304,914,090,000
- *Ordinary shares with voting rights*	*411a*		*304,914,090,000*	*304,914,090,000*
2. Share premium	412		(3,830,997,949)	(3,830,997,949)
3. Development investment funds	418		9,560,557,541	9,560,557,541
4. Undistributed profit after tax	421		178,807,344,550	183,055,656,949
- *Undistributed post-tax profits accumulated by the end of the previous period*	*421a*		*182,863,656,949*	*182,553,700,678*
- *Undistributed profit after tax for the current period*	*421b*		*(4,056,312,399)*	*501,956,271*
TOTAL CAPITAL (440 = 300+ 400)	**440**		**1,451,795,003,942**	**1,607,237,431,588**

SCI E&C JOINT STOCK COMPANY
BRN: 0500574676 - JSC - TU LIEM DIST. - HANOI CITY

Bui Thi Hoa	Cao Lu Phi Hung	Phan Thanh Hai
Preparer	**Chief Accountant**	**The Board of Management**

Ha Noi, 14 October , 2025

CONSOLIDATED INCOME STATEMENT

For the reporting period from 01/01/2025 to 30/09/2025

ITEM	Code	Note	Quarter III/2025	Quarter III/2024	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
			VND	VND	VND	VND
1. Revenue from sales and services rendered	**01**	**27**	**201,287,473,256**	**236,618,568,852**	**690,099,979,587**	**772,504,367,671**
3. Net revenue from sales and services rendered	**10**		**201,287,473,256**	**236,618,568,852**	**690,099,979,587**	**772,504,367,671**
4. Cost of goods sold	**11**	**28**	**177,248,903,020**	**263,228,705,591**	**642,431,227,424**	**791,622,732,955**
5. Gross profit from sales and services rendered	**20**		**24,038,570,236**	**(26,610,136,739)**	**47,668,752,163**	**(19,118,365,284)**
6. Financial income	21	29	4,223,311,286	2,894,573,187	14,430,602,202	6,893,723,437
7. Financial expenses	22	30	5,807,076,516	10,579,794,064	27,200,108,104	24,791,127,753
In which: Interest expenses	*23*		5,238,954,064	9,413,126,443	*20,949,746,828*	*20,058,136,480*
10. General and administration expenses	26	31	13,463,593,831	13,853,417,367	38,873,818,651	40,172,279,503
11. Net profit from operating activities	**30**		**8,991,211,175**	**(48,148,774,983)**	**(3,974,572,390)**	**(77,188,049,103)**
12. Other income	31	32	1,492,403,356	48,945,921,880	2,566,795,635	84,228,687,284
13. Other expenses	32	33	2,647,668,193	46,920,874	2,648,535,644	66,993,113
14. Other profit (loss)	**40**		**(1,155,264,837)**	**48,899,001,006**	**(81,740,009)**	**84,161,694,171**
15. Total profit before tax	**50**		**7,835,946,338**	**750,226,023**	**(4,056,312,399)**	**6,973,645,068**
16. Current corporate income tax expenses	51	34	-	147,455,326	-	1,410,432,492
18. Profit after corporate income tax	**60**		**7,835,946,338**	**602,770,697**	**(4,056,312,399)**	**5,563,212,576**

SCI E&C JOINT STOCK COMPANY

Bui Thi Hoa	Cao Lu Phi Hung	Phan Thanh Hai
Preparer	**Chief Accountant**	**The Board of Management**
		Ha Noi, 14 October , 2025

SEPARATE CASH FLOW STATEMENT

For the reporting period from 01/01/2025 to 30/09/2025
(Under indirect method)

FORM B 03-DN
Unit: VND

ITEM	Code	Note	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
			VND	VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	***01***		***(4,056,312,399)***	***6,973,645,068***
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		27,607,220,235	36,605,633,028
- Provisions	03		5,464,247,307	(82,095,752,872)
- Gains/losses of exchange rate differences from revaluation of accounts derived from foreign currencies	04		5,258,781,373	(225,859,939)
- Gains/losses from investment	05		(2,679,239,655)	(1,383,703,192)
- Interest expense	06		20,949,746,828	20,058,136,480
3. Profit from operating activities before changes in working capital	***08***		***52,544,443,689***	***(20,067,901,427)***
- Increase/decrease in receivables	09		138,160,289,247	17,087,585,010
- Increase/decrease in inventory	10		116,037,154,103	(25,746,851,993)
- Increase/decrease in payables (excluding interest payables, enterprise income tax payables)	11		10,877,195,771	(462,637,053,194)
- Increase/decrease in prepaid expenses	12		844,213,941	229,840,478
- Interest expenses paid	14		(14,726,023,217)	(16,916,597,969)
- Corporate income tax paid	15		(7,267,129,303)	(1,670,032,706)
Net cash flows from operating activities	***20***		***296,470,144,231***	***(509,721,011,801)***
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets and other long-term assets	21		(12,611,214,815)	(29,125,009,595)
2. Proceeds from disposals of fixed assets and other long-term assets	22		1,752,693,604	231,818,182
3. Loans to other entities and purchase of debt instruments of other entities	23		(147,130,019)	(205,039,690)
4. Interest and dividend received	27		852,105,641	964,118,228
Net cash flows from investing activities	***30***		***(10,153,545,589)***	***(28,134,112,875)***
III CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		467,570,831,572	1,061,886,303,217
2. Repayment of principal	34		(634,463,186,050)	(541,420,372,500)
3. Repayment of financial principal	35		(5,124,520,103)	(13,588,886,890)
Net cash flows from financing activities	***40***		***(172,016,874,581)***	***506,877,043,827***
Net cash flows within the period (50=20+30+40)	**50**		**114,299,724,061**	**(30,978,080,849)**

SEPARATE CASH FLOW STATEMENT

For the reporting period from 01/01/2025 to 30/09/2025
(Under indirect method)

FORM B 03-DN
Unit: VND

ITEM	Code	Note	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
			VND	VND
Cash and cash equivalents at beginning of the period	**60**		**69,132,446,914**	**107,975,700,411**
Impact of foreign exchange fluctuation	61		204,363,735	(11,524,280)
Cash and cash equivalents at the end of period (70=50+60+61)	**70**	**5**	**183,636,534,710**	**76,986,095,282**

Bui Thi Hoa	Cao Lu Phi Hung	Phan Thanh Hai
Preparer	Chief Accountant	The Board of Management

Ha Noi, 14 October , 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

1 . CHARACTERISTICS OF OPERATION OF THE COMPANY

Form of capital ownership

SCI E&C Joint Stock Company (former name: Song Da 9 Investment and Construction Joint Stock Company) was established and operated under the first Business Registration Certificate No. 0500574676 dated 31 May 2010 issued by the Hanoi Authority of Planning and Investment, and the eighteenth amended certificate on 31 august 2025.

The Company's head office is located at: 3rd floor, Tower C, Golden Palace Building, Me Tri Street, Tu Liem ward, Hanoi city, Vietnam.

The company's registered capital is VND 304,914,090,000. As of 30 September, 2025, the company's capital remains at VND 304,914,090,000, representing 30,491,409 shares with a par value of VND 10,000 per share.

Total employees as at 30 September 2025: 581 persons

Average employees as the first nine months of 2025: 515 persons

Business field

Construction and commercial business.

Business activities

Main business activities of the Company is:

- Construction of electric works (Construction of power lines; transformer stations up to 220kV; Construction of power plants);
- Construction of residential buildings; Construction of non-residential buildings; Construction of telecommunications and information works;
- Construction of water supply and drainage works;
- Construction of road works; Construction of railway works;
- Construction of other utility works;
- Specialized construction activities: Foundation construction for buildings including pile driving, humidity testing, and other water testing operations; Waterproofing buildings, anchoring pillars, dismantling non-self-manufactured steel parts, bending steel, bricklaying and stone setting, roofing and covering buildings; Scaffolding erection and site clearance works by dismantling or demolishing buildings except for scaffolding and site rental, dismantling industrial chimneys and boilers, works requiring special skills like climbing techniques and use of related equipment, for example working at heights on tall structures; Below ground works; Construction of outdoor swimming pools; Steam cleaning, sandblasting and similar activities for building exteriors; Rental services of cranes with operators;
- Construction of waterworks such as: Waterways, ports and works on rivers, tourist ports (piers), culverts .. Dams and dikes;
- Construction of mining industrial projects other than houses, such as oil refineries, coal and ore mining projects, etc.
- Construction of manufacturing and processing works other than houses such as Plants manufacturing basic chemicals, pharmaceuticals, medicinal chemicals, and other chemicals; construction materials
- Construction of other civil engineering works other than houses such as: Outdoor sports facilities;
- Demolition, site preparation: construction site clearance; Soil transportation: digging, filling, leveling and bulldozing construction sites, drainage, stone transportation, blasting. Site preparation for mining such as transportation of bulky objects and other preparatory and development activities for sites and mineral properties, except for oil and gas; Exploratory drilling, test hole drilling, Taking samples for geological and geophysical testing or similar purposes; construction site water supply and drainage system; agricultural and forestry drainage systems;
- Installation of other construction systems; Installation of electrical systems; Installation of machinery and industrial equipment; Installation of water supply, drainage, heating and air conditioning systems;
- Completion of construction works;
- Wholesale of materials and other installation equipment in construction;

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

Business activities (Continued)

- Production of construction materials from clay; Production of concrete and products from concrete, cement, and
- Mechanical processing; Metal treatment and coating; Production of other metal products not elsewhere classified (For business activities with conditions, enterprises only operate business activities when fully meeting requirements as prescribed by law);
- Quarrying of stone, sand, gravel, and clay; Wholesale of solid, liquid, gas fuels and related products;
- Wholesale of other machinery, equipment, and accessories: Wholesale of machinery, equipment, and accessories for mining and construction; Wholesale of electrical machinery, equipment, and materials (power generators, electric motors, wires, and other equipment used in electrical circuits such as transformers, relays, circuit breakers, fuses, etc.); Wholesale of office machinery, equipment and accessories (except computers and peripherals); Wholesale of industrial machinery, equipment and spare parts;
- Wholesale of motor vehicles and other motor vehicles; Sale of motorcycles; and motor scooters; Retail sale of passenger cars (9 seats or less);
- Repair of machinery and equipment; Maintenance and repair of cars, motorcycles and motorbikes and other motor
- Iron ore mining (Operating only after being licensed by the competent authority of the State);
- Freight transport by road;
- Production, transmission and distribution of electricity: Production, transmission and distribution of electricity; Electricity trading;
- Motor vehicle rental: Car rental; Rental of machinery, equipment and other tangible items without operator: Rental of agricultural and forestry machinery and equipment without operator;
- Other business support service activities not elsewhere classified: Import and export of goods traded by the company (except for items prohibited by the State).

The Company's member entities are as follows:

Name of company	Head office	Main business activities
SCI E&C Joint Stock Company - Southern Branch	Can Tho	Construction
SCI E&C Joint Stock Company - Southern Branch	Quang Tri	Construction

The Company's subsidiaries :

Name of company	Head office	Proportion of ownership	Voting rights held	Main business activities
SCI E&C Mien Bac One Member Limited Company	Lai Chau	100%	100%	Construction

2 . ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

Annual accounting period commences from 1st January and ends as at 31st December.
The Company maintains its accounting records in VND.

3 STANDARDS AND APPLICABLE ACCOUNTING POLICIES

Applicable Accounting Policies

The Company applies Enterprise Accounting System issued under Decision No .200/2014/QĐ-BTC dated 22 December 2014 amended and supplemented in accordance with Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Minister of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

4 . SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these financial

Estimates

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

Basis for preparation of financial statements

Financial statements are presented based on historical cost principle.

Financial statements of the Company are prepared based on summarization of transactions incurred, then recorded into accounting books of dependent accounting entities and at the offices of the Company.

In the financial statements of the Company, the intra-group balances and transactions related to assets, equity, receivables and payable are eliminated in full.

Financial Instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recognised at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash, cash equivalents,trade and other receivables, deposits, financial investments and derivative financial instruments.

Financial liabilities: At the date of initial recognition financial liabilities are recognised at cost plus transaction costs that are directly attributable to the issue of the financial liabilities. Financial liabilities of the Company comprise trade and other payables, accrued expenses, obligations under finance leases, borrowings and derivative financial instruments.

Subsequent measurement after initial recognition

Currently, there are no requirements for the subsequent measurement of the financial instruments after initial recognition.

Foreign currency transactions

The foreign currency transactions during the year are converted into Vietnam dong with the real exchange rate at the transaction date. Real exchange rates are determined as the following principles:

- When buying or selling foreign currency: are exchange rates concluded in contracts of foreign exchange sale between Company and commercial banks;
- When recording receivables: are exchange rates of purchase of commercial banks where Company assigned customers to make payment at the time of incurred transactions;
- When recording liabilities: are exchange rates of purchase of commercial banks where Company expects to conduct transactions at the time of incurred transactions;
- When purchases of assets or expenses paid immediately in foreign currency: are the rate of purchase of commercial banks where Company makes payments.

Real exchange rate upon re-determining accounts derived from foreign currenciesat the date of the Consolidated Financial Statements is determined on the following principles:

- For accounts classifies as asset: applies exchange rates of purchase of commercial banks where Company regularly conducts transaction;
- For foreign currency deposited in bank: applies exchange rate of purchase of the bank where Company opens foreign
- For accounts classified as liabilities: applies exchange rates of selling foreign currency of commercial banks where Company regularly conducts transaction.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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All sums of real exchange rates for foreign currency transactions in the year and real exchange rate upon re-determining accounts derived from foreign currencies at the end of the year are recorded immediately to results of business operations in accounting year.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Trading securities

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less provision for impairment of such investments.

Provision for impairment of investments in trading securities is made in accordance with prevailing accounting

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits (commercial bills), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Investment in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Interests in subsidiaries are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the income statement. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Provision for investment devaluation is made when the investment recipient incurs losses, based on the financial statements of the subsidiary at the time of provisioning.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

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Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The cost of inventory is calculated by weighted average method
Inventory is recorded by perpetual *method*.
Method for valuation of work in process at the end of the period:

- Works in progress is obtained for each construction project unfinished or related unrecognised revenue, corresponding to the workload unfinished at the end of the period.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

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

- Buildings, Structures	40	years
- Machine, equipment	03 - 15	years
- Means of transport and transmission	03 - 10	years
- Management equipment, tools	03 - 05	years
- Other fixed assets	03 - 05	years

Leasing

Leasing assets is considered a financial lease when most of the benefits and risks of asset ownership are transferred to the lessee. All other leases are considered operating leases.

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Company's general policy on borrowing costs (see below).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives, as follows:

- Machine, equipment	04 - 08	years
- Transportation equipment	08	years

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each financial year are based on the nature and extent of each type of expense to choose an appropriate method and allocation criteria. Prepaid expenses are allocated gradually into production and business expenses using the straight-line method

Payables

The payables shall be kept records in details according to period payables, entities payables, types of currency payable and other factors according to requirements for management of the Company.

Loans and finance lease liabilities

The value of finance lease liabilities is the total payable amount calculated on the present value of minimum lease payments or the fair value of leased assets.

Loans and finance lease liabilities shall be kept records in details according to entities loans, loan agreement and loans and finance lease liabilities term. In case of loans or liabilities in foreign currency shall be kept records in detail the currency.

Borrowing costs

Borrowing costs are recognized into operating costs in the period, except for which directly attributable to the construction or production of unfinished asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". Beside, regarding loans serving the construction of fixed assets, investment properties, and the interests shall be capitalized even if the construction duration is under 12 months.

Accrued expenses

Payables to goods or services received from the seller or provided for the seller during a reporting period, but payments of such goods or services have not been made and other payables such as annual leave salary, expenses in seasonal cessation of production period, interest expenses... which are recorded to operating expenses of the reporting period.

The recording of accrued expenses to operating expenses during a period shall be carried out in conformity with revenues and expenses incurring during the period. Accrued expenses payable are settled with actual expenses incurred. The difference between accruement and actual expenses are reverted.

Provision for payables

Provision for payables only record when meet all following conditions:

- Enterprises have current debt obligation (legal obligation or jointly liable obligation) due to result from a fact
- Decrease in economic benefits may happen leading to the requirement for payment of debt obligation;
- Giving a confident estimation on value of such debt obligation.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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Value recorded of a provision payable is the most reasonably estimated the amount which will be paid for current debt obligation at the end of the year.
Only expenses related to the provision for payable set up initially shall be offset by that provision for payable.

Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Undistributed profit after tax is used to record business results (profit, loss) after corporate income tax and situation of income distribution or loss handling of company. The distribution of profits are made when the undistributed profit after tax of company shall not exceed the undistributed profit after tax on Consolidated Financial Statements after eliminating the impact of profits recorded from cheap purchase. In case payment of dividends, profits for the owners exceeding the undistributed profit after tax shall be essentially decrease of contributed capital. Undistributed profit after tax can be distributed to investors based on capital contribution rate after approval by General Meeting of Shareholders and after making appropriation to funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

The Company's retained earnings is distributed to other funds according to recommendation of the Board of Management and approval of shareholders at annual General Meeting of Shareholders:

- Development and investment funds: The fund is reserved for The purpose of business expansion or in depth investment.
- Bonus and welfare fund and bonus for the Board of Directors: The fund is reserved for the purpose of bonus, material incentives, common benefit and increasing welfare for employees and presented as a liability on the Separate financial statements.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after declaration from the Board of Management and announcement closing date receipt dividends of Securities Depository Center of Vietnam.

Revenue

Sales

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

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

Services rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- Tt is probable that the economic benefits associated with the transaction will flow to the Company;
- The percentage of completion of the transaction at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of completion of a transaction may be determined by surveys of work completed method.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

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Revenue from construction contract

- In case the construction contract defines that the contractor shall be entitled to payment basing on value of volume achieved, when achieved results of construction contract are estimated reliably and confirmed by customers, then revenues and expenditures related to the contract recorded in proportion to the completed work confirmed by the customer in period are recorded in the bills set up.

Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the income can be measured reliably;

Dividends shall be recognised when the shareholder's right to receive payment is established.

Cost of goods sold

Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses, and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the year.

Financial expenses

Items recorded into financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Expenses of capital borrowing;
- Losses from short-term security transfer, expenses of security selling transaction;
- Provision for business security decrease, provision for losses from investment in other units, losses incurred when selling foreign currency, losses from exchange rate...

The above items are recorded by the total amount arising within the period without compensation to financial revenue.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and affiliated companies;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises due to the above-mentioned individuals directly or indirectly hold an important part of the voting rights or have significant influence on the Company.

In considering the relationship of related parties to serve for the preparation and presentation of Separate Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

5 . CASH AND CASH EQUIVALENTS

	30/09/2025	01/01/2025
	VND	VND
Cash on hand	1,243,186,083	801,575,389
Non term deposit	53,859,535,312	17,053,321,525
Cash in transit	-	1,277,550,000
Cash equivalents	128,533,813,315	50,000,000,000
	183,636,534,710	**69,132,446,914**

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

6 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	30/09/2025		01/01/2025	
	History cost	Book value	History cost	Book value
	VND	VND	VND	VND
Short - term	**6,447,292,599**	**6,447,292,599**	**6,300,162,580**	**6,300,162,580**
Term deposits	6,447,292,599	6,447,292,599	6,300,162,580	6,300,162,580
	6,447,292,599	**6,447,292,599**	**6,300,162,580**	**6,300,162,580**

b) Investments in equity of other entities

	30/09/2025			01/01/2025		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
	VND	VND	VND	VND	VND	VND
Subsidiaries	**2,000,000,000**	-	-	**2,000,000,000**	-	-
SCI E&C Mien Bac One Member Limted Company	2,000,000,000	-	-	2,000,000,000	-	-
	2,000,000,000	-	-	**2,000,000,000**	-	-

Investments in subsidiaries

Detail information on the Company's subsidiaries as at 30/09/2025 as follows:

Name of company	Head office	Rate of interest	Rate of voting rights	Main business activities
SCI E&C Mien Bac One Member Limted Company	Lai Chau	100.00%	100.00%	Construction

Major transactions between the Company and the Company's subsidiaries, joint ventures and associates during the kỳ : details as in Notes 38.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

7 . TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Giá trị	Dự phòng		
	VND	VND	VND	VND
a) Short-term trade receivables				
Sci Joint Stock Company	239,996,526,898	-	568,114,457,879	-
Branch of Vietnam Petroleum Technical Services Joint Stock Corporation - Long Phu	36,958,814,420	-	36,958,814,420	-
SCI Lai Châu Joint Stock Company	12,901,514,400	-	42,241,439,234	-
Others	47,305,179,090	(12,873,626,681)	40,001,235,043	(12,873,626,681)
	337,162,034,808	**(12,873,626,681)**	**687,315,946,576**	**(12,873,626,681)**
b) Long-term trade receivables				
Sci Joint Stock Company	193,208,389,301	-	-	-
	193,208,389,301	**-**	**-**	**-**
Trade receivables from related parties	**447,483,430,599**		**610,355,897,113**	

(Details as in Notes 38.)

8 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Short-term	**39,117,071,649**	**(75,350,000)**	**31,580,747,597**	**-**
Hung Ha Investment and Development Joint Stock Company	12,219,758,599	-	15,853,148,417	-
TS Invest Joint Stock	8,221,126,469	-	8,687,978,826	-
Investment and Development Green Energy Company Limited	87,998,176	-	6,075,291,114	-
Ecoba Vietnam Joint Stock Company	5,726,516,118	-	5,726,516,118	-
Others	33,302,557,355	(75,350,000)	19,778,940,365	-
	59,557,956,717	**(75,350,000)**	**56,121,874,840**	**-**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

9 . OTHER RECEIVABLES

		30/09/2025		01/01/2025	
		Value	Provision	Value	Provision
		VND	VND	VND	VND
a)	**Other short-term receival**				
	Receivables from interest on deposits and loans	368,577,403	-	294,136,993	-
	Receivables from employees	1,407,863,886	-	1,713,676,088	-
	Advances	2,182,803,536	-	2,898,017,579	-
	Deposits	644,400,000	-	425,300,000	-
	Receivables for advance materials to subcontractors	4,074,652,368	(55,076,916)	2,136,213,075	-
	Deductible VAT on financial lease fixed assets	659,777,771	-	2,138,714,078	-
	Sci Joint Stock Company	11,417,775,737	-	1,718,305,855	-
	Others	2,680,138,830	(383,541,210)	2,722,837,046	(383,541,210)
		23,435,989,531	**(438,618,126)**	**14,047,200,714**	**(383,541,210)**
	Other receivables from related parties *(Details as in Notes 38.)*	**11,417,775,737**		**1,718,305,855**	
b)	**Other long-term receivab**	**1,061,338,583**	**-**	**1,244,838,583**	**-**
	Deposits	1,061,338,583	-	1,244,838,583	-
		1,061,338,583	**-**	**1,244,838,583**	**-**

10 . ASSETS AWAITING FOR RESOLUTION

	30/09/2025	01/01/2025
	VND	VND
Inventories	500,920,049	500,920,049
	500,920,049	**500,920,049**

11 . BAD DEBTS

	30/09/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables, loan overdue or non overdue but hard to be collected				
Thanh Nam Construction and Development Joint Stock Company	6,248,083,094	-	6,248,083,094	-
68 Trading Construction and Service JSC	3,425,189,422	-	3,425,189,422	-
Chitchareune Construction Co., Ltd	1,810,101,671	-	1,810,101,671	-
Others	1,904,220,620	-	1,773,793,704	-
	13,387,594,807	**-**	**13,257,167,891**	**-**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

12 . INVENTORIES

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	-	-	320,462,956	-
Raw materials	41,263,803,509	-	49,209,244,069	-
Work in progress	344,135,362,655	-	451,906,613,242	-
	385,399,166,164	**-**	**501,436,320,267**	**-**

13 . LONG-TERM UNFINISHED ASSET

	30/09/2025	01/01/2025
	VND	VND
Construction in progress	-	-
Purchase of fixed assets	**7,576,000,000**	-
	7,576,000,000	**-**

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

14 . TANGIBLE FIXED ASSETS

	Buildings	Machinery, equipment	Transportation equipment	Management equipment	Others	**Total**
	VND	VND	VND	VND	VND	**VND**
Original cost						
As at 01/01/2025	11,221,128,927	451,621,005,079	89,273,497,931	2,061,979,173	136,000,000	554,313,611,110
Purchase	-	2,759,059,693	2,020,737,372	41,666,667	169,000,000	4,990,463,732
Increase due to acquisition of finance lease assets	-	2,654,070,000	3,632,660,173	-	-	6,286,730,173
Liquidating, disposed	-	(9,548,954,545)	(1,400,663,636)	-	-	(10,949,618,181)
As at 30/09/2025	**11,221,128,927**	**447,485,180,227**	**93,526,231,840**	**2,103,645,840**	**305,000,000**	**554,641,186,834**
Accumulated depreciation						
As at 01/01/2025	8,761,862,808	386,029,082,691	89,140,254,793	1,796,107,838	136,000,000	485,863,308,130
Depreciation	210,396,168	21,052,350,422	534,845,385	137,075,466	13,810,858	21,948,478,299
Increase due to acquisition of finance lease assets	-	1,911,692,282	3,143,786,636	-	-	5,055,478,918
Disposals, resales	-	(9,548,954,545)	(1,400,663,636)	-	-	(10,949,618,181)
As at 30/09/2025	**8,972,258,976**	**399,444,170,850**	**91,418,223,178**	**1,933,183,304**	**149,810,858**	**501,917,647,166**
Net carrying amount						
As at 01/01/2025	2,459,266,119	65,591,922,388	133,243,138	265,871,335	-	68,450,302,980
As at 30/09/2025	**2,248,869,951**	**48,041,009,377**	**2,108,008,662**	**170,462,536**	**155,189,142**	**52,723,539,668**

In which:

- Ending net book value of tangible fixed assets pledged as loan securities: VND 33,493,592,327
- Original cost of tangible fixed assets at end fully depreciated but still in use: VND 382,464,995,749

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

15 . FINANCE LEASE FIXED ASSETS

	Machinery, equipment	Transportation equipment	**Total**
	VND	VND	
Original cost			
As at 01/01/2025	25,363,006,259	6,076,363,636	31,439,369,895
Finance lease	-	-	-
Acquisition of finance lease fixed assets	(2,651,070,000)	(3,590,909,090)	(6,241,979,090)
As at 30/09/2025	**22,711,936,259**	**2,485,454,546**	**25,197,390,805**
Accumulated depreciation			
As at 01/01/2025	8,014,912,286	3,381,793,790	11,396,706,076
Depreciation	4,766,389,028	565,807,708	5,332,196,736
Acquisition of finance lease fixed assets	(1,911,692,282)	(3,143,786,636)	(5,055,478,918)
As at 30/09/2025	**10,869,609,032**	**803,814,862**	**11,673,423,894**
Net carrying amount			
As at 01/01/2025	17,348,093,973	2,694,569,846	20,042,663,819
As at 30/09/2025	**11,842,327,227**	**1,681,639,684**	**13,523,966,911**

16 . INTANGIBLE FIXED ASSETS

	Computer software	**Total**
	VND	**VND**
Original cost		
As at 01/01/2025	2,290,000,000	2,290,000,000
Purchase	-	-
As at 30/09/2025	**2,290,000,000**	**2,290,000,000**
Accumulated depreciation		
As at 01/01/2025	406,317,956	406,317,956
Depreciation	326,545,200	326,545,200
As at 30/09/2025	**732,863,156**	**732,863,156**
Net carrying amount		
As at 01/01/2025	1,883,682,044	1,883,682,044
As at 30/09/2025	**1,557,136,844**	**1,557,136,844**

Original cost of the intangible fixed assets at year end fully depreciated but still in use: VND 110,000,000

17 . PREPAID EXPENSES

		30/09/2025	01/01/2025
		VND	VND
a)	**Short-term prepaid expenses**		
	Other short-term prepaid expenses	875,193,153	155,717,055
		875,193,153	**155,717,055**
b)	**Long-term prepaid expenses**		
	Renovation, supply and installation of office furniture	2,471,127,915	4,034,817,954
		2,471,127,915	**4,034,817,954**

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

18 . SHORT-TERM TRADE PAYABLES

	30/09/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
D.N.T Construction Trading Service Company Limited	7,933,421,707	7,933,421,707	7,933,421,707	7,933,421,707
Hung Ha Investment and Development Joint Stock Company	7,991,831,918	7,991,831,918	6,739,322,436	6,739,322,436
Son Hai Construction Company Limited	7,128,677,137	7,128,677,137	7,128,677,137	7,128,677,137
Voith Hydro S.L (VHTO)	-	-	13,694,540,917	13,694,540,917
Voith Hydro Private Limited	39,666,009,742	39,666,009,742	60,809,999,610	60,809,999,610
Others	85,686,904,945	85,686,904,945	86,582,276,970	86,582,276,970
	148,406,845,449	**148,406,845,449**	**182,888,238,777**	**182,888,238,777**
Trade payables from related parties	**5,920,598,298**	**5,920,598,298**	**5,945,598,298**	**5,945,598,298**

(Details as in Notes 38.)

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

19 . TAX AND PAYABLES FROM STATE BUDGET

	Receivable at the opening period	Payable at the opening period	Payable arise in the period	Amount paid in the period	Receivable at the closing period	Payable at the closing period
	VND	VND	VND	VND	VND	VND
Value added tax	2,214,900	-	323,865,120	323,865,120	2,214,900	-
Export, import duties	-	-	17,643,913	17,643,913	-	-
Business income tax	-	6,068,989,393	1,198,139,910	7,267,129,303	-	-
Personal income tax	-	398,886,989	1,981,580,090	1,996,046,188	-	384,420,891
Property tax and land rental	-	-	-	-	-	24,413,287
Fees and other obligations	-	32,928,685	714,693,551	714,693,551	-	32,928,685
	2,214,900	**6,500,805,067**	**4,235,922,584**	**10,319,378,075**	**2,214,900**	**441,762,863**

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

20 . ADVANCES FROM CUSTOMERS

	30/09/2025	01/01/2025
	VND	VND
Branch of Vietnam Petroleum Technical Services Joint Stock Corporation - Long Phu Thermal Power Project Board	13,588,401,409	13,588,401,409
Vietnam Electricity Power Projects Management Board No. 3	43,627,234,447	-
Song Bung 2 Hydro Power Project Management board - Branch of Power Generation Corporation 2	78,309,319,000	-
SCI Joint Stock Company	171,320,102,941	231,612,474,622
Others	10,834,143,113	12,635,672,253
	317,679,200,910	**257,836,548,284**
Advances from customers from related parties	**171,320,102,941**	**231,612,474,622**

(Details as in Notes 38.)

21 . SHORT-TERM ACCRUED EXPENSES

	30/09/2025	01/01/2025
	VND	VND
Interest expenses	11,750,920,374	5,527,196,763
Accrued expenses for works	41,173,183,613	42,840,387,469
	52,924,103,987	**48,367,584,232**
Short-term accrues expenses from related parties	**11,544,219,178**	**5,074,493,151**

(Details as in Notes 38.)

22 . OTHER SHORT-TERM PAYMENTS

	30/09/2025	01/01/2025
	VND	VND
Other short-term payments		
Trade union fee	3,599,515,298	3,258,705,298
Payable for temporarily imported materials during the period	610,120,980	91,320,000
Dividend, profit payables	494,134,700	494,134,700
Payable to Huong Linh 8 Wind Power Joint Stock Company for compensation collection from Enercon	4,005,716,360	4,005,716,360
Others	10,023,265,252	9,701,956,163
	18,732,752,590	**17,551,832,521**
Other short-term payments from related parties	**4,005,716,360**	**4,005,716,360**

(Details as in Notes 38.)

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

23 LOAN AND FINANCE LEASE LIABILITES

	01/01/2025		Interim		30/09/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term loans						
Short-term loans	**528,322,164,147**	**528,322,164,147**	**462,835,831,572**	**634,363,186,050**	**356,794,809,669**	**356,794,809,669**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch (1)	355,322,164,147	355,322,164,147	461,335,831,572	632,863,186,050	183,794,809,669	183,794,809,669
- SCI Quang Tri Joint Stock Company (2)	173,000,000,000	173,000,000,000	-	-	173,000,000,000	173,000,000,000
- Short-term personal loans	-	-	1,500,000,000	1,500,000,000	-	-
Long-term loans due to date	**-**	**-**	**1,576,000,000**	**-**	**1,576,000,000**	**1,576,000,000**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch	-	-	1,576,000,000	-	1,576,000,000	1,576,000,000
Finance lease liabilities due to date	**6,562,218,420**	**6,562,218,420**	**3,832,444,251**	**5,124,520,103**	**5,270,142,568**	**5,270,142,568**
- BIDV - SUMI TRUST Leasing Company Limited - Hanoi Branch (4)	732,942,852	732,942,852	549,707,139	549,707,139	732,942,852	732,942,852
- Industrial and Commercial Bank of Vietnam Leasing Company Limited (5)	4,196,115,818	4,196,115,818	2,939,842,512	3,192,591,818	3,943,366,512	3,943,366,512
- Bank for Foreign Trade of Vietnam Financial Leasing Company Limited (6)	1,175,966,950	1,175,966,950	-	1,039,326,546	136,640,404	136,640,404
- Saigon Thuong Tin Bank Financial Leasing Company Limited - Ha Noi Branch (7)	457,192,800	457,192,800	342,894,600	342,894,600	457,192,800	457,192,800
	534,884,382,567	**534,884,382,567**	**469,477,381,223**	**639,144,811,553**	**363,183,759,437**	**363,640,952,237**
Short-term loans from related parties	**173,000,000,000**	**173,000,000,000**			**173,000,000,000**	**173,000,000,000**

(Details as in Notes 38.)

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

23 LOAN AND FINANCE LEASE LIABILITES

	01/01/2025		Interim		30/09/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
b) Long-term borrowings and finance lease liabilities						
Long-term borrowings						
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch (3)	-	-	4,735,000,000	100,000,000	4,635,000,000	4,635,000,000
Long-term finance lease liabilities						
- BIDV - SUMI TRUST Leasing Company Limited - Hanoi Branch (4)	1,443,300,005	1,443,300,005	-	549,707,139	893,592,866	893,592,866
- Industrial and Commercial Bank of Vietnam Leasing Company Limited (5)	10,018,180,330	10,018,180,330	-	3,192,591,818	6,825,588,512	6,825,588,512
- Bank for Foreign Trade of Vietnam Financial Leasing Company Limited (6)	1,175,966,950	1,175,966,950	-	1,039,326,546	136,640,404	136,640,404
- Saigon Thuong Tin Bank Financial Leasing Company Limited - Ha Noi Branch (7)	1,104,882,951	1,104,882,951	-	342,894,600	761,988,351	761,988,351
	13,742,330,236	**13,742,330,236**	**4,735,000,000**	**5,224,520,103**	**13,252,810,133**	**13,252,810,133**
Debts due within 12 months	(6,562,218,420)	(6,562,218,420)	(5,408,444,251)	(5,124,520,103)	(6,846,142,568)	(6,846,142,568)
Debts due after 12 months	**7,180,111,816**	**7,180,111,816**	**(673,444,251)**	**100,000,000**	**6,406,667,565**	**6,406,667,565**

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

Short-term borrowings

No.	Bank / Contract	Limit / Amount	Loan purpose	Term	Principal balance as at 30/09/2025	Form of loan guarantee
1	**Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch**					
	Credit contract No. 01/2025/283367/HDTD dated 18/08/2025	900,000,000,000	Supplement working capital	Credit term until 31 July 2026	183,794,809,669	The loan is secured by assets
2	**SCI Quang Tri Joint Stock Company**				**173,000,000,000**	
	Contract No. 01/HDV/SCI QUANG TRI-SCI E&C dated 03/05/2024	40,000,000,000	Supplement working capital	12 months from the first disbursement date and extendable for an additional 12 months	40,000,000,000	
	Contract No. 02/HDV/SCI QUANG TRI-SCI E&C dated 03/05/2024	115,000,000,000	Supplement working capital	12 months from the first disbursement date and extendable for an additional 12 months	115,000,000,000	
	Contract No. 03/HDV/SCI QUANG TRI-SCI E&C dated 03/07/2024	18,000,000,000	Supplement working capital	12 months from the first disbursement date and extendable for an additional 12 months	18,000,000,000	

Long-term borrowings

No.	Bank / Contract	Limit / Amount	Loan purpose	Term	Principal balance as at 30/09/2025	Form of loan guarantee
3	**Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch**				**4,635,000,000**	
	Credit contract No. 01/283367/2025/HĐTD dated 09/06/2025	7,576,000,000	Invest in RCC conveyor system and accessories	60 months from the first capital withdrawal	4,635,000,000	Assets formed from loans

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

Finance lease liabilities

No.	Bank / Contract	Limit / Amount	Loan purpose	Term	Principal balance as at 30/09/2025	Form of loan guarantee
4	**BIDV - SUMI TRUST Leasing Company Limited - Hanoi Branch**				**893,592,866**	
	Finance lease contract No. 21723000720/HDCTC dated 13/12/2023	1,347,250,000	Serving construction	36 months from the first disbursement date	577,392,860	
	Finance lease contract No. 21723000642/HDCTTC dated 21/11/2023	930,000,000	Serving construction	36 months from the first disbursement date	316,200,006	
5	**Industrial and Commercial Bank of Vietnam Leasing Company Limited**				**6,825,588,512.00**	
	Finance lease contract No. 02.056/2024/TSC-CTTC dated 04/06/2024	3,250,000,000	Serving construction	36 months from the first disbursement date	1,516,655,000	
	Finance lease contract No. 02.057/2024/TSC-CTTC dated 04/06/2024	984,000,000	Serving construction	36 months from the first disbursement date	487,890,000	
	Finance lease contract No. 02.058/2024/TSC-CTTC dated 04/06/2024	766,000,000	Serving construction	36 months from the first disbursement date	379,795,000	
	Finance lease contract No. 02.066/2024/TSC-CTTC dated 17/06/2024	984,000,000	Serving construction	36 months from the first disbursement date	487,890,000	
	Finance lease contract No. 02.104/2024/TSC-CTTC dated 10/10/2024	6,850,000,000	Serving construction	36 months from the first disbursement date	3,175,664,000	
	Finance lease contract No. 02.092/2023/TSC-CTTC dated 25/07/2023	3,728,814,900	Serving construction	36 months from the first disbursement date	777,694,512	

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

Finance lease liabilities (Continued)

No.	Bank / Contract	Limit / Amount	Loan purpose	Term	Principal balance as at 30/09/2025
6	**Bank for Foreign Trade of Vietnam Financial Leasing Company Limited**				**136,640,404**
	Finance lease contract No. 60.22.08/CTTC dated 17/10/2022	4,471,867,270	Serving construction	36 months from the first disbursement date	136,640,404
7	**Saigon Thuong Tin Bank Financial Leasing Company Limited - Ha Noi Branch**				**761,988,351**
	Finance lease contract No. SBL020202405004 dated 06/05/2024	1,828,771,668	Serving construction	36 months from the first disbursement date	761,988,351

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

24 . LONG-TERM PROVISIONS FOR PAYABLES

	30/09/2025	01/01/2025
	VND	VND
Long-term provisions for payables		
Provision for construction warranty	26,344,685,627	21,010,861,480
	26,344,685,627	**21,010,861,480**

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

25 . OWNER'S EQUITY

a) Increase and decrease in owner's equity

	Owners' Contributed capital	Share capital surplus	Investment and development funds	Undistributed earnings	**Total**
	VND	VND	VND	VND	**VND**
As at 01/01/2024					
As at 01/01/2024	254,098,470,000	(3,830,997,949)	9,560,557,541	233,674,362,148	493,502,391,740
Previous year increase in capital	50,815,620,000	-	-	(50,815,620,000)	-
Profit/loss of the previous year	-	-	-	501,956,271	501,956,271
Distribute profit	-	-	-	(192,000,000)	(192,000,000)
Remuneration for the non-executive Board of Directors				(113,041,470)	
As at 31/12/2024	**304,914,090,000**	**(3,830,997,949)**	**9,560,557,541**	**183,055,656,949**	**493,812,348,011**
For 01/01/2025 to 30/09/2025					
As at 01/01/2025	304,914,090,000	(3,830,997,949)	9,560,557,541	183,055,656,949	493,699,306,541
Profit/loss of the current year	-	-	-	(4,056,312,399)	(4,056,312,399)
Remuneration for the non-executive Board of Directors	-	-	-	(192,000,000)	(192,000,000)
As at 30/09/2025	**304,914,090,000**	**(3,830,997,949)**	**9,560,557,541**	**178,807,344,550**	**489,450,994,142**

According to Resolution of the General Shareholder's Meeting No. 01/2024/NQ-SCIEC-DHDCD dated 28 March 2025, the Company announced the 2024 profit distribution plan as follows:

	Amount
	VND
Profit after tax	23,311,352
Remuneration of the non-executive Board of Directors, Board of Supervisors	192,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

b) Details of owner's invested capital

	Rate	30/09/2025	Rate	01/01/2025
	(%)	VND	(%)	VND
SCI Joint Stock Company	51.00%	155,507,890,000	51.00%	155,507,890,000
Others	49.00%	149,406,200,000	49.00%	149,406,200,000
	100%	**304,914,090,000**	**100%**	**304,914,090,000**

c) Capital transactions with owners and distribution of dividends and profits

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Owner's invested capital	304,914,090,000	254,098,470,000
- *At the beginning of period*	*304,914,090,000*	*254,098,470,000*
- *Increase in the period*	-	-
- *At the ending of period*	*304,914,090,000*	*254,098,470,000*

d) Stock

	30/09/2025	01/01/2025
Quantity of Authorized issuing stocks	30,491,409	30,491,409
Quantity of issued stocks	30,491,409	30,491,409
- *Listed common shares*	*30,491,409*	*30,491,409*
Quantity of circulation stocks	30,491,409	30,491,409
- *Listed common shares*	*30,491,409*	*30,491,409*
Par value per stock (VND)	10,000	10,000

e) Company's funds

	30/09/2025	01/01/2025
	VND	VND
Investment and development fund	9,560,557,541	9,560,557,541
	9,560,557,541	**9,560,557,541**

26 . OFF-STATEMENT OF FINANCIAL POSITION ACCOUNTS

Foreign currencies

	30/09/2025	01/01/2025
USD	3,764.04	4,930.60
EUR	3,473.44	3,729.06
Lao Kip (LAK)	13,795,379,020.7	5,534,423

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

27 . TOTAL REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Revenue from of goods sold and services rendered	26,008,094,665	19,632,672,765
Revenue from construction contracts	664,091,884,922	752,871,694,906
	690,099,979,587	**772,504,367,671**
Revenue from relevant parties	**634,789,119,439**	**701,956,886,012**
(Details as in Notes 38.)		

28 . COSTS OF GOODS SOLD

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Cost of goods sold and services rendered	23,925,472,655	17,556,540,789
Cost of construction contracts	618,505,754,769	774,066,192,166
	642,431,227,424	**791,622,732,955**

29 . FINANCE INCOME

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Interest from loans, deposits	926,541,551	1,151,885,010
Payment discount, interest from installment sales	3,043,481	-
Dividends, profits earned	4,500	-
Foreign exchange gain during the period	13,501,012,670	4,387,093,880
Foreign exchange gain due to revaluation of the closing balance	-	1,354,744,547
	14,430,602,202	**6,893,723,437**

30 . FINANCIAL EXPENSES

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Interest expenses	20,949,746,828	20,058,136,480
Foreign exchange loss during the period	991,336,135	3,603,859,141
Foreign exchange loss due to revaluation of closing balance at the end of the period	5,258,781,373	1,128,884,608
Provisions/reversal of provision for devaluation of trading securities and investments	(3,756)	-
Others	247,524	247,524
	27,200,108,104	**24,791,127,753**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

31 . GENERAL ADMINISTRATIVE EXPENSES

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Raw materials	1,040,989,152	2,432,554,452
Labor	20,354,485,897	19,541,435,612
Fixed asset depreciation	2,840,477,196	1,316,206,851
Tax, Charge, Fee	1,905,995,330	2,624,889,103
Provision expenses	130,426,916	-
Expenses from external services	4,874,447,936	6,634,705,453
Other expenses by cash	7,726,996,224	7,622,488,032
	38,873,818,651	**40,172,279,503**

32 . OTHER INCOME

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Gain from liquidating, disposing fixed assets	1,752,693,604	231,818,182
Reversal of project warranty costs		
Others	814,102,031	19,392,658,746
	2,566,795,635	**19,624,476,928**

33 . OTHER EXPENSE

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Fines	2,137,667,934	66,993,113
Others	510,867,710	-
	2,648,535,644	**66,993,113**

34 . CURRENT BUSINESS INCOME TAX EXPENSE

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Corporate income tax from main business activitves		
Total accounting profit before tax	(4,056,312,399)	6,973,645,068
Adjustments to increase	2,648,535,644	78,517,393
- *Unreasonable expenses*	*2,648,535,644*	*66,993,113*
- *Foreign exchange loss*	-	*11,524,280*
Decrease	(2,085,903,056)	-
- *Dividend*	*(4,500)*	-
- *Foreign exchange gain*	*(204,363,735)*	-
- *Adjusting other income and taxable profits according to the 2023 and 2024 tax audit report*	*(1,881,534,821)*	-
Taxable income	(3,493,679,811)	7,052,162,461
Current corporate income tax expense	**-**	**1,410,432,492**
Tax payable at the beginning of period	6,068,989,393	294,014,070
Adjustment of corporate income tax expenses for previous periods	1,198,139,910	113,041,470
Tax paid in the period	(7,267,129,303)	(1,670,032,706)
Closing period income tax payable of main business activities	**-**	**147,455,326**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

35 . BUSINESS AND PRODUCTIONS COST BY FACTOR

	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
	VND	VND
Raw materials cost	209,817,834,516	534,410,718,617
Labour cost	108,723,193,376	152,713,056,056
Fixed asset depreciation	27,607,220,235	36,605,633,028
Expenses from external services	193,316,180,956	140,543,244,580
Other expenses by cash	33,938,939,489	9,067,213,117
	573,403,368,572	**873,339,865,398**

36 . FINANCIAL INSTRUMENTS

The types of financial instruments of the Company include:

	Carrying amount			
	30/09/2025		01/01/2025	
	Original Cost	Provision	Original Cost	Provision
	VND	VND	VND	VND
Financial Assets				
Cash and cash equivalents	183,636,534,710	-	69,132,446,914	-
Trade receivables, other receivables	550,617,307,030	(13,387,594,807)	695,857,578,128	(13,257,167,891)
Short term investments	6,447,468,255	-	6,300,338,236	(3,756)
	740,701,309,995	**(13,387,594,807)**	**771,290,363,278**	**(13,257,171,647)**

	Carrying amount	
	30/09/2025	01/01/2025
	VND	VND
Financial Liabilities		
Loans and borrowings	370,047,619,802	542,064,494,383
Trade payables, other payables	153,173,113,567	187,116,202,183
Accrued expenses	52,924,103,987	48,367,584,232
	576,144,837,356	**777,548,280,798**

Financial assets and financial liabilities are not revalued according to fair value at the year ended because Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial Statements and additional note for financial instruments but do not provide any relevant instructions for assessment and recognition of fair value of financial assets and liabilities, excluding provisions for bad debts and provision for devaluation of securities investments which are presented in relevant notes.

Financial risk management

The Company's financial risks including market risk, credit risk and liquidility risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Directors of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

Market risk

The Company's business operations will bear the risks of changes on prices, exchange rates and interest rates.

Price Risk

The Company bears price risk of equity instruments from short-term and long-term security investments due to uncertainty on future prices of the securities. Long-term securities are holded for long-term strategies, at the end of the fiscal year, the Company has no plans to sell these investments.

Exchange rate risk

The Company bears the risk of exchange rate due to fluctuation in fair value of future cash flows of a financial instrument according to changes in exchange rates if loans, revenues and expenses of the Company are done in foreign currencies other than VND.

Interest rate risk

The Company bears the risk of interest rates due to fluctuation in fair value of future cash flow of a financial instrument according to changes in market interest rates if the Company has time or demand deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain any interest profitable for its operation purpose.

Credit Risk

Credit risk is risk in which the potential loss may be incurred if a counterpart fails to perform its obligations under contractual terms or financial instruments. The Company has credit risk from operating activities (mainly for trade receivables) and financial activities (including bank deposits, loans and other financial instruments).

	Less than 1 year	From 1 - 5 years	More than 5 years	Total
	VND	VND	VND	VND
As at 30/09/2025				
Cash and cash equivalents	183,636,534,710	-	-	183,636,534,710
Trade receivables, other receivables	342,959,984,339	194,269,727,884	-	537,229,712,223
Short term investments	6,447,468,255	-	-	6,447,468,255
	533,043,987,304	**194,269,727,884**	**-**	**727,313,715,188**
As at 01/01/2025				
Cash and cash equivalents	69,132,446,914	-	-	69,132,446,914
Trade receivables, other receivables	681,355,571,654	1,244,838,583	-	682,600,410,237
Short term investments	6,300,334,480	-	-	6,300,334,480
	756,788,353,048	**1,244,838,583**	**-**	**758,033,191,631**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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Liquidity Risk

Liquidity risk is the risk in which the Company has trouble in settlement of its financial obligations due to lack of funds. Liquidity risk of the Company is mainly from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Less than 1 year	From 1 - 5 years	More than 5 years	Total
	VND	VND	VND	VND
As at 30/09/2025				
Loans and borrowings	363,640,952,237	6,406,667,565	-	370,047,619,802
Trade payables, other payables	153,173,113,567	-	-	153,173,113,567
Accrued expenses	52,924,103,987	-	-	52,924,103,987
	569,738,169,791	**6,406,667,565**	**-**	**576,144,837,356**
As at 01/01/2025				
Loans and borrowings	534,884,382,567	7,180,111,816	-	542,064,494,383
Trade payables, other payables	187,116,202,183	-	-	187,116,202,183
Accrued expenses	48,367,584,232	-	-	48,367,584,232
	770,368,168,982	**7,180,111,816**	**-**	**777,548,280,798**

The Company believes that risk level of loan repayment is low. The Company has the ability to pay debts matured from cash flows from its operating activities and cash received from matured financial assets.

37 . SEGMENT REPORTING

By business sector

The Company primarily operates in the construction sector, accounting for over 90% of total revenue. Therefore, the Company does not prepare segment reports by business area.

By geographical areas

A geographical segment is a distinguishable component of the Company that engages in the production or supply of goods and services within a specific economic environment and is subject to risks and returns that are different from those of components operating in other economic environments. In 2025, the Company's revenue was primarily generated within the territory of Laos (over 90% of total revenue). Therefore, the Company does not prepare segment reporting by geographical area.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

38 . TRANSACTION AND BALANCES WITH RELATED PARTIES

In the fiscal period, the Company has the transactions and balances with related parties as follows:

Transactions during the period:

	Relation	For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
		VND	VND
Revenues from sales and services rendered		**634,789,119,439**	**701,956,886,012**
SCI Joint Stock Company	Parent company	631,386,282,761	607,093,499,001
SCI Nghe An Joint Stock Company	Within same group	-	25,318,579,963
SCI Consulting Joint Stock Company	Within same group	2,025,694,626	4,603,833
SCI Lai Chau Joint Stock Company	Within same group	1,377,142,052	69,540,203,215
Purchase		**15,555,367,818**	**12,523,497,703**
SCI Joint Stock Company	Parent company	15,555,367,818	12,232,804,370
SCI Lai Chau Joint Stock Company	Within same group	-	290,693,333
Borrowing during the period		**-**	**173,000,000,000**
SCI Quang Tri Joint Stock Company	Within same group	-	173,000,000,000
Interest expense during the period		**6,469,726,027**	**2,894,219,178**
SCI Quang Tri Joint Stock Company	Within same group	6,469,726,027	2,894,219,178

Outstanding balances up to the reporting date are as follows:

	Relation	30/09/2025	01/01/2025
		VND	VND
Trade receivables		**447,483,430,599**	**610,355,897,113**
SCI Joint Stock Company	Parent company	433,204,916,199	568,114,457,879
SCI Consulting Joint Stock Company	Within same group	1,377,000,000	-
SCI Lai Chau Joint Stock Company	Within same group	12,901,514,400	42,241,439,234
Trade payables		**5,920,598,298**	**5,945,598,298**
SCI E&C Mien Bac One Member Limited Company	Subsidiary	5,920,598,298	5,945,598,298
Advances from customers		**171,320,102,941**	**231,612,474,622**
SCI Joint Stock Company	Parent company	171,320,102,941	231,612,474,622
Other payables		**4,005,716,360**	**4,005,716,360**
Huong Linh 8 Wind Power Joint Stock Company	Within same group	4,005,716,360	4,005,716,360
Other payables		**11,417,775,737**	**1,738,305,855**
SCI Joint Stock Company	Parent company	11,417,775,737	1,718,305,855
Huong Linh 8 Wind Power Joint Stock Company	Within same group	-	20,000,000
Borrowings and finance lease liabilities		**173,000,000,000**	**173,000,000,000**
SCI Quang Tri Joint Stock Company	Within same group	173,000,000,000	173,000,000,000
Accrued interest expenses		**11,544,219,178**	**5,074,493,151**
SCI Quang Tri Joint Stock Company	Within same group	11,544,219,178	5,074,493,151

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements

Transactions with other related parties:

		For 01/01/2025 to 30/09/2025	For 01/01/2024 to 30/09/2024
		VND	VND
Remuneration to members of The Board of Directors and The Board of Management			
Mr	Phan Thanh Hai	336,865,000	350,357,500
Mr	Nguyen Chinh Dai	97,796,000	370,121,000
Mr	Le Huy Thanh	48,000,000	-
Mr	Nguyen Duy Toan	48,000,000	-
Mr	Nguyen Tai Son	-	72,000,000
Mr	Nguyen Quang Thien	-	72,000,000
Mr	Nguyen Cong Hoa	447,585,000	488,498,750
Mr	Luu Minh Thanh	370,094,000	391,195,500
Ms	Mai Thi Van Anh	287,541,666	271,947,659
Mr	Nguyen Chi Tuyen	325,182,333	342,255,417
Mr	Bui Chi Giang	331,748,333	345,298,417

The comparative figures on the separate Balance Sheet and corresponding notes are derived from the separate financial statements for the fiscal year ending December 31, 2024, which have been audited by the Branch of MOORE AISC Auditing and Informatics Services Limited Liability Company. The figures in the separate Income Statement, separate Cash Flow Statement, and the corresponding notes are the figures from the Separate Financial Statements for the accounting period from January 1, 2024, to september 30, 2024.

Bui Thi Hoa	**Cao Lu Phi Hung**	**Phan Thanh Hai**
Preparer	**Chief Accountant**	**The Board of Management**

Ha Noi, 14 October , 2025