

THANH AN CORPORATION
THANH AN 96 C&I JSC

No.: /JSC-BKS

SOCIALIST REPUBLIC OF VIETNAM
Independence - Liberty - Happiness

Da Nang, January 30th, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange.

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Thanh An 96 Construction and Installation Joint Stock Company hereby discloses the Quarter IV/2025 Financial Statements to the Hanoi Stock Exchange as follows:

1. Organization Information:

- Name of the issuing organization: **Thanh An 96 Construction and Installation Joint Stock Company**

- Stock code : TA9

- Address : No. 02 Nguyen Van Troi, Hoa Cuong Ward, Da Nang City.

- Telephone : 0236.3615.333 Fax: 0236.3615.334

- Email: Taichinh96@gmail.com

Website: www.thanhan96.vn

2. Disclosed Information

- Quarter IV/2025 Financial Statements:

Separate financial statements (For listed organizations without subsidiaries and where the superior accounting unit has affiliated units);

Consolidated financial statements (For listed organizations with subsidiaries);

Combined Financial Statements (For listed organizations with affiliated accounting units having independent accounting structures).

- Cases requiring explanation:

+ The auditing firm issued an opinion other than an unqualified opinion on the financial statements:

Yes

No

Explanation provided if "Yes":

Yes

No

THANH AN CORPORATION
THANH AN 96 INSTALLATION AND CONSTRUCTION
JOINT STOCK COMPANY

INTERIM FINANCIAL REPORT
QUARTER IV/2025

DaNang, January 2026

BALANCE SHEET
Quarter IV/2025
As of December 31st, 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Opening balance
1	2	3	4	5
A. CURRENT ASSETS (100=110+120+130+140+150)	100		2.103.497.461.575	1.801.165.413.659
I. Cash and cash equivalents	110		472.697.953.130	226.385.365.832
1. Cash on hand	111		154.955.355.909	131.385.365.832
2. Cash equivalents	112		317.742.597.221	95.000.000.000
II. Short-term financial investments	120			
1. Held for trading Securities	121			
2. Provision for devaluation of held for trading securities (*)	122			
3. Held to maturity investments	123			
III. Short-term receivables	130		1.092.929.859.770	632.767.077.834
1. Receivables from customers	131		914.067.119.188	404.761.745.463
2. Advances to suppliers	132		33.903.666.514	11.020.101.766
3. Intercompany receivables	133		46.188.296.084	91.279.971.392
4. Receivables based on stages of construction contract schedule	134			
5. Receivables for short-term loans	135		6.000.000.000	8.000.000.000
6. Other current receivables	136		109.799.524.423	130.797.272.275
7. Provision for doubtful receivables (*)	137		(17.028.746.439)	(13.092.013.062)
8. Shortage of assets awaiting resolution	139			
IV. Inventories	140		466.688.899.278	839.777.179.273
1. Inventories	141		466.688.899.278	839.777.179.273
2. Provision for devaluation of inventories (*)	149			
V. Other current assets	150		71.180.749.397	102.235.790.720
1. Prepaid expenses	151		4.355.137.243	2.955.253.486
2. Deductible Value Added Tax (VAT)	152		24.232.349.023	70.080.882.389
3. Tax and other receivables from the State	153		42.593.263.131	29.199.654.845
4. Government bond trading transaction	154			
5. Other current assets	155			
B - NON-CURRENT ASSETS (200=210+220+240+250+260)	200		172.761.430.367	152.056.614.996
I. Non-current receivables	210			
1. Receivables from customers	211			
2. Non-current advanced payments to suppliers	212			
3. Operating capital at sub-units	213			
4. Intra-company non-current receivables	214			
5. Non-current loan receivables	215			
6. Other non-current receivables	216			
7. Provision for doubtful receivables (*)	219			
II. Fixed assets	220		165.220.646.884	143.676.652.697
1. Tangible fixed assets	221		161.309.571.584	139.765.577.397
- Original Cost (Cost Price)	222		311.298.147.312	259.427.002.379

ITEMS	Code	Note	Ending balance	Opening balance
1	2	3	4	5
- Accumulated Depreciation (*)	223		(149.988.575.728)	(119.661.424.982)
2. Finance lease fixed assets	224			
- Original Cost (Cost Price)	225			
- Accumulated Depreciation (*)	226			
3. Intangible fixed asset	227		3.911.075.300	3.911.075.300
- Original Cost (Cost Price)	228		8.455.853.078	8.455.853.078
- Accumulated Depreciation (*)	229		(4.544.777.778)	(4.544.777.778)
III. Investment property	230			
- Original Cost (Cost Price)	231			
- Accumulated Depreciation (*)	232			
IV. Long-term Work in Progress (WIP) Assets	240		280.923.064	
1. Long-term Work in Progress Production and Business Costs	241			
2. Capital Construction Costs	242		280.923.064	
V. Long-term financial investments	250			
1. Investments in subsidiaries	251			
2. Investments in associates and joint-ventures	252			
3. Investments in equity of other entities	253			
4. Provision for long-term investments (*)	254			
5. Held to-maturity investments	255			
VI. Other long-term assets	260		7.259.860.419	8.379.962.299
1. Long-term prepaid expenses	261		7.259.860.419	8.379.962.299
2. Deferred income tax assets	262			
3. Long-term equipment, supplies and spare parts for replacement	263			
4. Other long-term assets	268			
TOTAL ASSETS (270=100+200)	270		2.276.258.891.942	1.953.222.028.655
C. LIABILITIES (300=310+330)	300		2.108.476.307.115	1.788.170.160.002
I. Current liabilities	310		2.073.445.058.692	1.760.311.605.750
1. Payable to suppliers	311		663.561.242.432	827.149.304.073
2. Advances from customers	312		1.000.511.476.034	557.536.647.658
3. Statutory obligations	313		3.571.784.300	3.336.218.061
4. Payables to employees	314		49.418.816.203	40.757.854.959
5. Accrued expenses	315		8.553.203.281	
6. Intra-Company current payables	316			
7. Payables based on stages of construction contract schedule	317			
8. Short-term unearned revenue	318		650.000.000	
9. Other short-term payables	319		121.782.549.527	104.141.433.785
10. Short-term borrowings	320		221.042.299.981	222.048.411.739
11. Provision for current payables	321			
12. Bonus and welfare fund	322		4.353.686.934	5.341.735.475
13. Price stabilization fund	323			
14. Government Bond Repurchase Agreements	324			
II. Non-current liabilities	330		35.031.248.423	27.858.554.252
1. Non-current payable to suppliers	331			
2. Non-current payable advances from customers	332			
3. Non-current payable expenses	333			
4. Intra-company payables for operating capital received	334			
5. Intra-company Non-current Payables	335			
6. Non-current unrealized revenue	336			

ITEMS	Code	Note	Ending balance	Opening balance
1	2	3	4	5
7. Other non-current payables	337		641.232.000	
8. Non-current loans and finance lease liabilities	338		33.591.000.000	27.679.000.000
9. Convertible bonds	339			
10. Preferred stocks	340			
11. Deferred income tax payable	341			
12. Provision for non-current payables	342		799.016.423	179.554.252
13. Science and technology development fund	343			
D - OWNER'S EQUITY (400=410+430)	400		167.782.584.827	165.051.868.653
I. Owners' equity	410		167.782.584.827	165.051.868.653
1. Paid-in capital	411		124.197.870.000	124.197.870.000
- Voting common stocks	411a		124.197.870.000	124.197.870.000
- Preference stocks	411b			
2. Share premium	412			
3. Conversion option on convertible bonds	413			
4. Owners' other capital	414			
5. Treasury stocks (*)	415			
6. Differences upon asset revaluation	416			
7. Exchange rate differences	417			
8. Development investment fund	418		26.428.980.061	23.261.767.489
9. Enterprise reorganization assistance fund	419			
10. Other equity fund	420			
11. Undistributed profit after tax	421		17.155.734.766	17.592.231.164
- Undistributed profit after tax brought forward	421a			
- Undistributed profit after tax for the current period	421b		17.155.734.766	17.592.231.164
12. Construction investment fund	422			
II. Other funds	430			
1. Funds	431			
2. Funds that form fixed assets	432			
TOTAL RESOURCES (440=300+400)	440		2.276.258.891.942	1.953.222.028.655

Da Nang, January 28th, 2026

PREPARER



Nguyen Long An

CHIEF ACCOUNTANT



Hoang Xuan Thom

DIRECTOR




Dang Dinh Khiem

INCOME STATEMENT
Quarter IV/2025

Unit: VND

ITEMS	Code	Note	QUARTER IV/2025		Cumulative from the beginning of the year to the end of current quarter	
			Current year	Prior year	Current year	Prior year
1	2	3	4	5	6	7
1. Revenue from sales and provision of services	01		1.746.401.866.052	1.527.095.485.974	3.349.613.289.512	3.455.603.546.641
2. Revenue Deductions	02					
3. Net revenue from sales and provision of services (10 = 01- 02)	10		1.746.401.866.052	1.527.095.485.974	3.349.613.289.512	3.455.603.546.641
4. Costs of goods sold	11		1.677.787.299.413	1.472.400.784.910	3.199.425.422.705	3.314.045.431.975
5. Gross Profit (20=10 - 11)	20		68.614.566.639	54.694.701.064	150.187.866.807	141.558.114.666
6. Revenue from financial activities.	21		4.897.189.907	895.328.793	7.390.678.298	4.914.221.096
7. Financial expenses	22		4.156.201.017	4.145.768.160	17.622.135.787	13.545.877.342
- Including: Interest expenses	23		4.156.201.017	4.145.768.160	17.622.135.787	13.545.877.342
8. Selling expenses	24					
9. Administrative expenses	25		52.822.153.071	35.961.176.006	108.882.953.427	98.131.436.049
10 Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		16.533.402.458	15.483.085.691	31.073.455.891	34.795.022.371
11. Other income	31		1.596.712.084	150.909.091	3.693.870.927	291.407.616
12. Other expenses	32		707.010.672	355.154.814	1.108.486.111	491.518.450
13. Other profit (40 = 31 - 32)	40		889.701.412	-204.245.723	2.585.384.816	-200.110.834
14. Total accounting profit before tax (50 = 30 + 40)	50		17.423.103.870	15.278.839.968	33.658.840.707	34.594.911.537
15. Current corporate income tax expense	51		3.484.680.874	3.489.873.402	7.271.215.377	7.530.914.690
16. Deferred corporate income tax expense	52					
17. Profit after corporate income tax (60=50 - 51 - 52)	60		13.938.422.996	11.788.966.566	26.387.625.330	27.063.996.847
18. Earnings Per Share (*)	70		1.122	949	2.125	2.179
19. Diluted Earnings Per Share (*)	71					

Da Nang, January 28th, 2026

PREPARER



Nguyen Long An

CHIEF ACCOUNTANT



Hoang Xuan Thom

DIRECTOR



Dang Dinh Khiem

CASH FLOW STATEMENT
 (Direct Method)
 Quarter IV/2025

Unit: VND

ITEMS	Code	Note	Cumulative from the beginning of the year to the end of current quarter	
			Current year	Prior year
1	2	3	4	5
I. Cash flow generated from (used in) operating activity				
1. Proceeds from sales, services, and other revenues	01		3.356.193.393.395	3.472.345.182.210
2. Payments to suppliers of goods and services	02		-2.927.888.271.456	-3.601.099.210.940
3. Payments to employees	03		-253.372.953.327	-255.263.119.368
4. Interest paid	04		-17.622.135.787	-13.545.877.342
5. Corporate income tax paid	05		-9.609.687.900	-9.087.592.365
6. Other proceeds from operating activities	06		626.811.678.863	894.100.565.137
7. Other payments for operating activities	07		-472.321.114.985	-763.044.614.995
<i>Net cash flow from operating activities</i>	20		302.190.908.803	-275.594.667.663
II. Cash flow from investing activity				
1. Payment for purchase, construction of fixed assets and other long-term assets	21		-52.152.067.997	-84.736.601.041
2. Proceeds from fixed assets and other long-term assets disposal	22			
3. Loans to and payments for purchase of debt instruments of other entities	23			
4. Collections from borrowers and proceeds from disposal of debt instruments of other entities	24		2.000.000.000	9.000.000.000
5. Payments for investments in other entities	25			
6. Proceeds from disposal of investments in other entities	26			
7. Interests and dividends received	27		7.038.036.543	5.292.960.820
<i>Net cash flow from investing activities</i>	30		-43.114.031.454	-70.443.640.221
III. Cash flow from financing activities				
1. Proceeds from share issuance, capital contribution	31			
2. Capital redemption and payments for purchase of treasury shares	32			
3. Drawdown of borrowings	33		808.327.310.163	707.842.567.632
4. Repayments of borrowings	34		-803.421.421.921	-753.237.930.478
5. Cash paid for finance lease repayments	35			
6. Dividends and profits paid to shareholders	36		-17.670.178.293	-14.991.369.080
<i>Net cash flow from financing activities</i>	40		-12.764.290.051	-60.386.731.926
Net cash flow for the period (50 = 20+30+40)	50		246.312.587.298	-406.425.039.810
Cash and cash equivalents at the beginning of the period	60		226.385.365.832	632.810.405.642
Effects of change of foreign exchange rate	61			
Cash and cash equivalents at the end of the period (70=50+60+61)	70		472.697.953.130	226.385.365.832

PREPARER



Nguyen Long An

CHIEF ACCOUNTANT



Hoang Xuan Thom

DIRECTOR



Dang Dinh Khiem

Da Nang, January 28th, 2026

02 Nguyen Van Troi Street - Danang City

SELECTIVE NOTES TO THE FINANCIAL STATEMENTS Quarter IV/2025

I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

1. Form of capital ownership

Joint Stock Company with 51% State Capital.

The company's business registration certificate number is 0400100545 issued by the Department of Planning and Investment of Da Nang City on January 9, 2008, with its 11th amendment made on March 5, 2025.

The charter capital of the company is VND 124.197.870.000.

Par value of a share: 10.000 VND per share

2. Business Sector

Construction, installation, trade, equipment rental, production of construction materials, testing...

3. Business Activities

Construction of various types of buildings, installation of electrical systems, installation water supply and drainage systems, construction of railway and road projects, construction of public works, specialized construction activities, other specialized construction activities, installation of industrial machinery and equipment, equipment rental, testing, production of construction materials...

4. Typical production and business cycle

The company's typical production and business cycle is usually 12 months

5. Operational characteristics of the company during the accounting period that impact the financial statements:

The prices of construction materials have been continuously rising, and payable expenses have also been increasing

6. Company Structure

As of December 31st, 2025, the Company has the following dependent accounting branches:

Branch Name:	Address
1. Construction Enterprise 36 - Branch of Thanh An 96 Installation and Construction Joint Stock Company	Lot 32, Map Sheet No.213, Hoa Khanh Ward, Da Nang City.
2. Construction Enterprise 54 - Branch of Thanh An 96 Installation and Construction Joint Stock Company	No. 88 Nguyen Chanh, Lien Chieu Ward, Da Nang City.
3. Construction Enterprise 74 - Branch of Thanh An 96 Installation and Construction Joint Stock Company	No. 96B Tran Phu, Nha Trang Ward, Khanh Hoa Province.
4. Construction Enterprise 79 - Branch of Thanh An 96 Installation and Construction Joint Stock Company	No. 699 Vu Tong Phan, Khuong Dinh Ward, Ha Noi City.
5. Thanh An 96 Installation and Construction Joint Stock Company in Ha Noi	No. 86A, Alley 358/25 Bui Xuong Trach, Khuong Dinh Ward, Ha Noi City.
6. Branch of Thanh An 96 Installation and Construction Joint Stock Company in Quang Tri Province	No. 34 Nguyen Du, Nam Dong Ha Ward, Quang Tri Province.

7. Southern branch/Thanh An 96

Installation and Construction 221-DIII, Street No. III, Quarter 6, Phuoc Long Ward, Ho Chi Minh City.
Joint Stock Company in HCM city

7. Declaration on the Comparability of Information in the Financial Statements

The Company applies the Vietnamese Accounting Regime for Enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amends and supplements some articles of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance. Therefore, the information and figures presented in the consolidated financial statements between accounting periods are comparable.

II. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

1. Accounting Period: (Starting from January 1st and ending on December 31st of the calendar year).

This financial statement is prepared for the accounting period beginning on January 1, 2025 and ending on December 31st, 2025.

2. Currency Used in Accounting: Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME

1. Accounting System

The Company applies the Vietnamese Accounting Regime for Enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amends and supplements some articles of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance.

2. Statement of Compliance with Accounting Standards and Regimes

The accompanying financial statements are prepared in accordance with the Vietnamese Accounting Standards and the Vietnamese Accounting System for Enterprises as promulgated and currently in effect.

IV. APPLIED POLICIES

The Company applies the following accounting principles:

1. Principle for Recognizing Cash and Cash Equivalents

Cash and cash equivalents include: Cash on hand, demand deposits at banks, short-term investments with a maturity of no more than 3 months and no risk in converting to cash, or investments with high liquidity. High-liquidity investments are those that can be converted into a specific amount of cash within less than 3 months and with minimal risk related to fluctuations in the conversion value

2. Accounting Principles for Financial Investments

Investments include fixed-term deposits, investments in equity instruments of companies over which the company has no control or significant influence. Investments are reflected at their original cost

3. Principle for Accounting Receivables

Receivables include accounts receivable from customers, prepayments to suppliers, and other receivables at the reporting date. Receivables are presented at their carrying amount less allowance for doubtful accounts. Provision for doubtful accounts is compiled according to Circular 48/2019/TT-BTC dated August 8, 2019, of the Ministry of Finance.

4. Principle for Recognizing Inventory

Inventories are valued at cost price. If the net realizable value is lower than cost, inventories must be stated at the net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly related costs to bring the inventory to its present location and condition. The net realizable value is determined by estimating the selling price less completion and selling costs. Inventories are accounted for using the periodic method and cost is calculated based on the actual cost method.

5. Principle for Recognizing and Depreciating Fixed Assets, Leased Assets, and Investment Properties

Fixed assets are recognized at cost. During usage, fixed assets are recorded at original cost, accumulated depreciation, and carrying value. Depreciation is calculated using the straight-line method. The depreciation period is applied according to Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance, which provides guidance on the management, use, and depreciation of fixed assets. Specifically, as follows:

Fixed Asset Group	Useful Life (years)
Buildings and structures	8-30
Machinery and equipment	4-10
Transportation and transmission vehicles	5-10
Management equipment and tools	4-10
Other assets	4-10

Intangible Fixed Assets and Depreciation

Intangible fixed assets include the mining rights at the Suối Mơ quarry, land use rights and accounting software. The mining rights at the Hóc Tra quarry are depreciated by the Company using the straight-line method over the periods of 7 years, 4 years, and 2 years and 3 months, respectively.

6. Work-in-Progress Construction Costs

Assets under construction intended for production, rental, administration, or any other purposes are recognized at cost. This cost includes service fees and related interest expenses in accordance with the company's accounting policies. The depreciation of these assets is applied similarly to other assets, starting from when the assets are ready for use.

7. Long-term prepaid expenses

Long-term prepaid expenses include the costs of machinery and office equipment that do not qualify as fixed assets, tools and equipment costs, repair costs pending allocation, and other long-term prepaid expenses. Long-term prepaid expenses related to tools and equipment are initially recorded at their original cost and allocated using the straight-line method over a maximum period of 3 years.

8. Accrued expenses

The actual expenses that have not yet occurred but are accrued in advance as production and business costs within the period are done to ensure that when the actual costs arise, they do not cause a sudden increase in production and business costs, based on the principle of matching revenue and expenses. When these expenses are incurred, if there is a difference from the amount already accrued, the accountant will make an adjustment by either increasing or decreasing the expenses to reflect the difference accordingly.

9. Principles and Methods for Recognizing Provisions for Liabilities

The recognized value of a provision for liabilities is the best estimate of the amount of money that will be required to settle the current obligation at the end of the fiscal year or accounting period.

Only expenses related to the initially established provision for liabilities can be offset by that provision.

The difference between the provision for liabilities established in the Prior accounting period that has not been fully utilized and the provision for liabilities established in the reporting period should be reversed and recorded as a reduction in production and business expenses for the period, except for the difference exceeding the provision for warranty liabilities on construction projects, which should be reversed into other income for the period.

10. Principles for recognizing equity

The owner's invested capital is recognized based on the actual capital contributed by the owners.

Retained earnings are the profit from the company's operations after deducting (-) adjustments for the retrospective application of changes in accounting policies and retrospective adjustments for material errors of prior years.

11. Revenue Recognition Principles and Methods

- Sales revenue

ales revenue is recognized when all of the following five (5) conditions are simultaneously met:

- + The company has transferred most of the risks and rewards associated with ownership of the product or goods to the buyer;
- + The company no longer retains control over the goods as the owner or has the ability to control the goods.
- + Determined revenue is reasonably certain;
- + The company is likely to receive economic benefits from the sale transaction;
- + The costs associated with the sale transaction can be reliably measured.

Interest income from investments is recognized when the company has the right to receive the interest.

12. Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction, or production of assets that require a substantial period of time to complete and bring into use or operation are capitalized into the cost of the asset until the asset is ready for use or operation. Any income arising from the temporary investment of borrowings is deducted from the cost of the related asset. All other borrowing costs are recognized in the Statement of Comprehensive Income as incurred.

13. Tax

Corporate income tax represents the total value of the current tax payable.

The current tax payable is calculated based on the taxable income for the year.

Taxable income differs from the net profit presented in the Statement of Comprehensive Income

as it excludes income or expenses taxable or deductible in different years (including any carried-forward losses, if applicable).

Additionally, it excludes items that are non-taxable or non-deductible.

The determination of the Company's income tax is based on the current tax regulations. However, these regulations are subject to change over time,

and the final determination of corporate income tax depends on the results of inspections by the relevant tax authorities.

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

14. Related parties

Related parties are considered to include entities such as the Parent Company, its subsidiaries, as well as individuals who, either directly or indirectly through one or more intermediaries, have control over the Company

or share joint control with the Company. Affiliated parties and individuals who, directly or indirectly, have significant voting power

in the Company and can exert significant influence over the Company. Key management personnel, such as directors and officers

of the Company, as well as close family members of these individuals or the affiliated parties, or companies associated with these individuals, are also considered related parties, these individuals, are also considered related parties.

V. ACCOUNTING POLICIES APPLIED (in case the entity does not meet the going concern assumption)

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

Unit: VND

<i>1. Cash and cash equivalents</i>	At period end	At year beginning
- Cash on hand;	18.156.258.358	8.611.601.940
- Demand deposits;	136.799.097.551	122.773.763.892
- Cash equivalents;	317.742.597.221	95.000.000.000
Cộng	472.697.953.130	226.385.365.832

Unit: VND

<i>2. Financial Investment</i>	At period end		At year beginning		
	Historical cost	Fair value	Historical cost	Fair value	Provision
a) Held – for – trading securities					
- Total value of shares;					
- Total value of bonds;					
- Other investments;					
- Reasons for changes in each investment / type of shares, bonds;					
+ In terms of quantity					
+ In terms of value					
b) Held-to-maturity investments.	At period end		At year beginning		
	Historical cost	Carrying value	Historical cost	Carrying value	
b1) Current	6.000.000.000	6.000.000.000	8.000.000.000	8.000.000.000	
- Time deposits					
- Bonds					
- Other investments	6.000.000.000	6.000.000.000	8.000.000.000	8.000.000.000	
b2) Non-current					
- Time deposits					
- Bonds					
- Other investments					
c) Investments in other entities (details of each investment by ownership percentage and voting rights percentage)	At period end		At year beginning		
	Historical cost	Fair value	Historical cost	Provision	Fair value
- Investments in subsidiary;					
- Investments in joint-venture, associate;					
- Investments in other entities;					

Unit: VND

3. Receivables from customers	At period end	At year beginning
a) Current receivables from customers	914.067.119.188	404.761.745.463
- Details of receivables from customers accounting for 10% or more of total receivables from customers		
- Other receivables from customers	914.067.119.188	404.761.745.463
b) Non-current receivables from customers		
c) Receivables from customers who are related parties (details for each party)		
4. Short-term intra Repayments to suppliers	At period end	At year beginning
a) Short-term intra Repayments to suppliers	33.903.666.514	11.020.101.766
- Others	33.903.666.514	11.020.101.766
b) Long-term intra Repayments to suppliers		
5. Short-term intra-company receivables	At period end	At year beginning
a) Short-term intra-company receivables	46.188.296.084	91.279.971.392
- Thanh An One Member Limited Liability Corporation	46.188.296.084	91.279.971.392

Unit: VND

6. Other receivables	At period end		At year beginning	
	Value	Provision	Value	Provision
a) Current	109.799.524.423		130.797.272.275	
- Privatisation receivables;				
- Receivables from dividends and distributed profits;				
- Receivables from employees;				
- Deposits and margins;	4.271.708.877			
- Advances;	97.618.577.696		125.243.593.649	
- Pay on behalf amounts;				
- Other receivables;	7.909.237.850		5.553.678.626	
b) Non-current				
- Privatisation receivables;				
- Receivables from dividends and distributed profits;				
- Receivables from employees;				
- Deposits and margins;				
- Advances;				
- Pay on behalf amounts;				
- Other receivables;				
Total	109.799.524.423		130.797.272.275	

Unit: VND

7. Shortage of assets awaiting resolution (details of each type of missing assets)	At period end		At year beginning	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventories;				
c) Fixed assets;				
d) Other assets;				

8. <i>Bad debts</i>	At period end		At year beginning	
	Historical cost	Recoverable value	Historical cost	Recoverable value
- Total value of receivables, loans that are outstanding or not outstanding but are unlikely to be recovered; (including details of the outstanding period and value of receivables, outstanding loans by each entity if the receivables by each entity account for 10% or more of the total outstanding debt).				
- Information about fines, late payment interest receivable, etc., arising from outstanding debts but not recognized as revenue;				
- Ability to recover outstanding receivables.				
Total				

9. <i>Inventories</i>	At period end		At year beginning	
	Historical cost	Provision	Historical cost	Provision
- Goods in transit;				
- Raw materials, supplies;	33.193.907.508		4.393.519.978	
- Tools and instruments;				
- Work in progress;	433.494.991.770		835.383.659.295	
- Finished products;				
- Goods;				
- Goods in transit for sale;				
- Goods in tax-suspension warehouse;				
- Value of inventory that is obsolete, deteriorated, or unsellable at period end;				
Causes and solutions for obsolete, deteriorated, or unsellable inventory;				
- Value of inventory pledged or mortgaged as collateral for liabilities at period end;				
- Reasons for additional provisions or reversal of inventory write-downs.				
Total	466.688.899.278		839.777.179.273	

10. <i>Non-current assets in progress</i>	At period end		At year beginning	
	Original cost	Recoverable value	Original cost	Recoverable value
a) Non-current work in progress (Details for each type, stating the reasons for non-completion within a normal production or business cycle)				
Total				
b) Non-current construction in progress (Details for projects accounting for 10% or more of the total value of construction in progress)	At period end		At year beginning	
- Purchase;				
- Capital construction;		280.923.064		
- Repair.				
Total		280.923.064		-

11. Increase, decrease in tangible fixed assets

Unit: VND

Items	Buildings and structures	Machinery and equipment	Transportation and communication equipment	Management tools and equipment	Other tangible fixed assets	Total
Cost						
Balance at the beginning of the years	82.629.698.510	102.602.532.342	72.231.418.254	1.963.353.273		259.427.002.379
- Purchases during the years		31.343.329.631	14.612.737.104	88.425.926		46.044.492.661
- Investment in completed construction	11.787.756.804					11.787.756.804
- Other increases						
- Switch to investment real estate		2.314.554.546	3.381.256.440	265.293.546		5.961.104.532
- Other reductions						
Balance at the end	94.417.455.314	131.631.307.427	83.462.898.918	1.786.485.653		311.298.147.312
Accumulated						
Balance at the beginning of the years	25.326.791.277	35.409.782.967	57.388.287.314	1.536.563.424		119.661.424.982
- Depreciation during the years	4.217.140.677	24.912.027.956	6.886.446.788	272.639.857		36.288.255.278
- Other increases						
- Switch to investment real estate		2.314.554.546	3.381.256.440	265.293.546		5.961.104.532
- Other reductions						
Balance at the end	29.543.931.954	58.007.256.377	60.893.477.662	1.543.909.735		149.988.575.728
Remaining value						
- On the first date of the years	57.302.907.233	67.192.749.375	14.843.130.940	426.789.849		139.765.577.397
- On the last date of the Ending balance	64.873.523.360	73.624.051.050	22.569.421.256	242.575.918		161.309.571.584

- Remaining value at period end of tangible fixed assets pledged or mortgaged as collateral for loans: VND 0

- Original cost of tangible fixed assets at period end that have been fully depreciated but are still in use: VND 66.350.455.047

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Unit: VND

Items	Land use rights	publishing rights	Copyrights, Patents	Computer software	Other intangible assets	Total
Cost						
Balance at the beginning of the years	4.311.075.300	-	-	144.777.778	4.000.000.000	8.455.853.078
- Purchases during the years						
- Created internally by the enterprise						
- Other increases						
- Other reductions						
Balance at the end	4.311.075.300	-	-	144.777.778	4.000.000.000	8.455.853.078
Accumulated						
Balance at the beginning of the years	400.000.000	-	-	144.777.778	4.000.000.000	4.544.777.778
- Depreciation during the years						
- Liquidation and transfer sale						
- Other reductions						
Balance at the end	400.000.000	-	-	144.777.778	4.000.000.000	4.544.777.778
Remaining value						
- On the first date of the years	3.911.075.300	-	-	-	-	3.911.075.300
- On the last date of the Ending balance	3.911.075.300	-	-	-	-	3.911.075.300

- Original cost of intangible fixed assets that have been fully amortized but are still in use: VND 4.544.777.778

13. Increase, decrease fixed assets of finance leasing

Unit: VND

Items	Buildings and structures	Machineries and equipments	Transportations and transmission equipments	Other tangible fixed assets	Intangible fixed assets	Total
Cost						
Balance at the beginning of the years						
- Financial leaser during the years						
- Buy back fixed assets of finance leasing						
- Other increases						
- Other reductions						
Balance at the end						
Accumulated						
Balance at the beginning of the qyears						
- Depreciation during the years						
- Other increases						
- Return fixed assets of finance leasing						
Balance at the end						
Remaining value						
- On the first date of the years						
- On the last date of the Ending balance						

14. Increase/decrease investment properties

Unit: VND

Items	Opening balance	Increase during the period	Decrease during the period	Closing balance
a) Investment properties for lease				
Cost				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Accumulated depreciation value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Remaining value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
b) Investment properties held for capital appreciation				
Cost				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Loss due to deterioration in value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
Remaining value				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				

Unit: VND

<i>15. Prepaid expenses</i>	At period end	At year beginning
a) Current (Details by item);	4.355.137.243	2.955.253.486
- Prepaid operating lease expenses for fixed assets;		
- Tools and instruments for use;		
- Interest on loans and other costs directly related to the company's borrowings;		
- Other items;	4.355.137.243	2.955.253.486
b) Non-current;	7.259.860.419	8.379.962.299
- Business formation costs;		
- Insurance premiums;		
- Other items (specify details if significant).	7.259.860.419	8.379.962.299
Cộng	11.614.997.662	11.335.215.785

Unit: VND

<i>16. Other assets</i>	At period end	At year beginning
a) Current (details by item)		
b) Non-current (details by item)		

Unit: VND

<i>17. Borrowings and finance lease liabilities</i>	At period end		During the Period		At year beginning	
	Value	Debt Repayable	Increase	Decrease	Value	Debt Repayable
a) Short-term borrowings	221.042.299.981	221.042.299.981	794.327.310.163	795.333.421.921	222.048.411.739	222.048.411.739
b) Long-term borrowings	33.591.000.000	33.591.000.000	14.000.000.000	8.088.000.000	27.679.000.000	27.679.000.000
Total	254.633.299.981	254.633.299.981	808.327.310.163	803.421.421.921	249.727.411.739	249.727.411.739

c) Financial Lease Liabilities

Term	Current Period			Prior Period		
	Total Financial Lease Payments	Interest Lease Payment	Principal and interest debt	Total Financial Lease Payments	Interest Lease Payment	Principal and interest debt
Up to 1 year						
Over 1 year to 5 years						
Over 5 years						

Unit: VND

d) Outstanding borrowings and Financial Lease liabilities	At period end		At year beginning	
	Principal	Interest	Principal	Interest
- Borrowings;				
- Financial Lease liabilities;				
- Reason for outstanding payment;				
Total				

d) Detailed explanation of borrowings and financial lease liabilities with related Parties

Unit: VND

<i>18. Accounts payable to suppliers</i>	At period end		At year beginning	
	Value	Debt Repayable	Value	Debt Repayable
a) Short-term accounts payable to suppliers;	663.561.242.432	663.561.242.432	827.149.304.073	827.149.304.073
- accounting for 10% or more of total payables;				
- other payables;	663.561.242.432	663.561.242.432	827.149.304.073	827.149.304.073
b) Short-term accounts payable to suppliers;				
- accounting for 10% or more of total payables;				
- other payables;				
Total	663.561.242.432	663.561.242.432	827.149.304.073	827.149.304.073

c) Outstanding payables;				
- accounting for 10% or more of total payables;				
- other payables;				
d) Payables to related parties;				

Unit: VND

19. Taxes and other payable to the state	At year beginning	Payables during the period	Paid during the period	At period end
a) Payable				
- Corporate income tax	3.111.817.600	9.979.082.656	9.609.687.900	3.481.212.356
- Personal income tax	196.098.161	6.419.578.903	6.558.269.220	57.407.844
- Environmental resource tax	20.319.600	1.230.522.580	1.224.004.180	26.838.000
- Real estate tax, land rent		1.281.838.552	1.281.838.552	
- Other taxes		2.658.292.879	2.658.292.879	
- Fees, charges	7.982.700	491.622.746	493.279.346	6.326.100
Total	3.336.218.061	22.060.938.316	21.825.372.077	3.571.784.300
b) Receivable				
- Value Added Tax	29.199.654.845	878.205.193	14.271.813.479	42.593.263.131
- Personal income tax				
Total	29.199.654.845	878.205.193	14.271.813.479	42.593.263.131

Unit: VND

20. Accrued expenses	At period end	At year beginning
a) Short-term accrued expenses	8.553.203.281	
- Accrued vacation pay;		
- Expenses during business shutdown;		
- Accrued estimated cost of goods sold and real estate products sold;		
- Other accrued expenses;	8.553.203.281	
b) Long-term accrued expenses		
- Interest expenses;		
- Other expenses (detailed for each item);		

Unit: VND

21. Other payable	At period end	At year beginning
a) Short-term;		
- Surplus assets awaiting for resolution;		
- Payable to employees;	49.418.816.203	40.757.854.959
- Short-term intercompany payable;		
- Trade Union fees;	1.581.471.847	1.345.786.701
- Social insurance;		
- Health insurance;		
- Unemployment insurance;		
- Privatization payable;		
- Short-term deposits received;		
- Dividends and profits payable;	63.761.619	70.920.448
- Other payable;	120.137.316.061	102.724.726.636
Total	171.201.365.730	144.899.288.744
b) Long-term;	641.232.000	
- Get escrow, long-term deposits;	641.232.000	
- Other payable;		
c. outstanding debts unpaid;		

Unit: VND

22. Deferred revenue	At period end	At year beginning
a) Short-term;	650.000.000	
- Deferred revenue;		
- Revenue from loyalty programs;		
- Other deferred revenue;	650.000.000	
b) Long-term;		
c) The possibility of not being able to undertake the contract with the customer;		

23. Issued bonds

Unit: VND

23.1. Ordinary Bonds	At period end			At year beginning		
	Value	Interest Rate	Term	Value	Interest Rate	Term
a) Issued bonds						
- Type issued at par value;						
- Type issued at a discount;						
- Type issued at a premium.						
Total						
b) Detailed disclosure of bonds held by related parties						
Total						

23.2. Convertible Bonds

a) Convertible Bonds at the Beginning of the Period

- The issuance date, original maturity period, and remaining maturity period of each type of convertible bond;
- The quantity of each type of convertible bond;
- The par value and interest rate of each type of convertible bond;
- The conversion ratio to shares for each type of convertible bond;
- The discount rate used to determine the principal value of each type of convertible bond;
- The value of the principal and the stock option component of each type of convertible bond.

b) Additional Convertible Bonds Issued During the Period

- The issuance date and maturity period of each type of convertible bond;
- The quantity of each type of convertible bond;
- The par value and interest rate of each type of convertible bond;
- The conversion ratio to shares for each type of convertible bond;
- The discount rate used to determine the principal value of each type of convertible bond;
- The value of the principal and the stock option component of each type of convertible bond.

c) Convertible bonds converted into shares during the period

- The quantity of each type of convertible bond converted into shares during the period; the number of new shares issued during the period to convert the bonds;
- The value of the principal of the convertible bonds recorded as an increase in owner's equity.

d) Convertible bonds that matured but were not converted into shares during the period

- The quantity of each type of convertible bond that matured without being converted into shares during the period;
- The value of the principal of the convertible bonds repaid to investors.

e) Convertible bonds at End of the period

- Original and remaining terms of each type of convertible bond;
- The quantity of each type of convertible bond;
- The par value and interest rate of each type of convertible bond;
- The conversion ratio to shares for each type of convertible bond;
- The discount rate used to determine the principal value of each type of convertible bond;
- The value of the principal and the stock option component of each type of convertible bond.

g) Detailed disclosure of bonds held by related parties (by each type of bond)

24. Preferred shares classified as liabilities

- Par value;
- Issuance target (executives, staff, other entities);
- Redemption terms (timeframe, redemption price, key terms in issuance contract);
- Value redeemed during the period;
- Other explanatory notes;

Unit: VND

25. Provision for Liabilities	At period end	At year beginning
a) Current		
- Provision for Product Warranties;		
- Provision for Construction Warranties;		
- Restructuring Provisions;		
- Other Provisions (Periodic Repairs of Fixed Assets, Environmental Remediation Costs)		
b) Non-current	799.016.423	179.554.252
- Other Provisions (Periodic Repairs of Fixed Assets, Environmental Remediation Costs)	799.016.423	179.554.252

26. Deferred Income Tax Assets and Deferred Income Tax Liabilities

Unit: VND

	At period end	At year beginning
a. Deferred Income Tax Assets		
- Corporate Income Tax Rate used to determine the value of Deferred Income Tax Assets;		
- Deferred Income Tax Assets related to deductible temporary differences;		
- Deferred Income Tax Assets related to unused tax losses;		
- Deferred Income Tax Assets related to unused tax credits;		
- Offset amount with Deferred Income Tax Liabilities for Deferred Income Tax Assets;		
b- Deferred Income Tax Liabilities		
- Corporate Income Tax Rate used to determine the value of Deferred Income Tax Liabilities;		
- Deferred Income Tax Liabilities arising from taxable temporary differences;		
- Offset amount with Deferred Income Tax Assets;		

27. Owner's Equity

a) Statement of changes in owner's equity

Unit: VND

	Items Under Owner's Equity								
	Contributed chartered capital	Share Premium	Convertible Bond Options	Revaluation Surplus	Foreign Exchange Differences	Development Investment Fund.	Financial Reserve Fund	Undistributed net profit	Total
A	1	2	3	4	5	6	7	8	9
* Balance at the beginning of prior year	124.197.870.000					20.013.970.966		14.979.237.297	159.191.078.263
- Capital increase in prior year									
- Profit in prior year								27.063.996.847	27.063.996.847
- Other increases						3.247.796.523		-9.472.739.858	-6.224.943.335
- Capital decrease in prior year									
- Loss in prior year									
- Dividends paid to shareholders								14.978.263.122	14.978.263.122
- Increase in authorized capital									
- Other decreases									
* Prior year's ending balance carried forward	124.197.870.000					23.261.767.489		17.592.231.164	165.051.868.653
Balance at the beginning of current Year									
- Capital increase in current year									
- Profit in current year								17.155.734.766	17.155.734.766
- Other increases						3.167.212.572		-17.592.231.164	-14.425.018.592
- Decrease due to share issuance									
- Capital decrease in current year									
- Loss in current year									
- Dividends paid to shareholders									
- Other decreases									
* Balance at the end of current period	124.197.870.000					26.428.980.061		17.155.734.766	167.782.584.827

Unit: VND

b) Detailed Owner's Contributed Capital	At period end	At year beginning
- Contributions from Thanh An Corporation;	63.343.730.000	63.343.730.000
- Contributions from other entities.	60.854.140.000	60.854.140.000
Total	124.197.870.000	124.197.870.000

Unit: VND

c) Capital transactions with shareholders and distribution of dividends/profits	Current year	Prior year
- Owner's investment capital;		
+ Capital contribution at the beginning of the period;	124.197.870.000	124.197.870.000
+ Capital contributions increased during the quarter;		
+ Capital contributions decreased during the quarter;		
+ Capital contribution at the end of the quarter;	124.197.870.000	124.197.870.000
- Distributed dividends and profits;		
d) Stocks;		
- The number of stocks registered for issuance;	12.419.787	12.419.787
- The number of stocks sold to the public	12.419.787	12.419.787
+ Common stock;	12.419.787	12.419.787
+ Preferred stock (that classified as owner's equity)		
- Number of repurchased shares (treasury stocks)		
+ Common stock;		
+ Preferred stock (that classified as owner's equity)		
- Number of outstanding stocks;	12.419.787	12.419.787
+ Common stock;	12.419.787	12.419.787
+ Preferred stock (that classified as owner's equity);		

* Par value of outstanding Stocks: 10,000 VND per Share

Unit: VND

d) Dividends;	
- Dividends declared after the end of the quarterly accounting period	
+ Dividends declared on common stocks;	
+ Dividends declared on preferred stocks;	
- Unrecorded preferred stock dividends	
e) Enterprise funds;	
- Development investment fund;	26.428.980.061
- Enterprise restructuring support fund;	
- Other funds belonging to owner's equity;	
g. Income and expenses, profits or losses are recorded directly in owner's equity according to the provisions of specific accounting standards.	

Unit: VND

28. Revaluation surplus	End of the period	Beginning of Period
The reason for the change between the beginning and end of the quarter (Revaluation in which cases, which assets are revalued, based on which decision?)		

Unit: VND

29. Exchange rate differences	Current year	Prior year
- Exchange rate differences due to the conversion of financial statements prepared in foreign currencies into VND;		
- Exchange rate differences arising from other causes		

Unit: VND

30. Funding sources	Current year	Prior year
- Funds allocated during the quarter		
- Administrative expenses		
- Remaining funds at the end of the quarter		

Unit: VND

31. Off-balance sheet items	End of the year	Beginning of the year
a. Leasehold assets;		
- Up to 1 year;		
- Over 1 year to 5 years;		
- Over 5 years;		
b. Assets held in custody;		
- Materials and goods held under trust or for processing;		
- Goods held for sale on behalf of others, consignment, collateral, or pledged;		
c. Foreign currencies		
d. Precious metals and gemstones;		
đ. Bad debt written off		
e. Other information of off-balance sheet items		

32. Other information: None

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

Unit: VND

1. Total revenue from sales and service provision	Current year	Prior year
a) Revenue;		
- Revenue from sales;		
- Revenue from service provision;		
- Revenue from construction contracts;	1.746.401.866.052	1.527.095.485.974
+ Revenue from construction contracts recorded during the period	1.746.401.866.052	1.527.095.485.974
+ Total cumulative revenue from construction contracts recorded up to the balance sheet date		
Total	1.746.401.866.052	1.527.095.485.974

b) Revenue from related parties

c) Case of revenue recording for leased assets is that the total payment is received in advance

Unit: VND

2. Revenue deductions	Current year	Prior year
<i>Including:</i>		
- Trade discounts;		
- Sales discounts;		
- Sales returns;		

Unit: VND

3. Cost of Goods Sold (COGS)	Current year	Prior year
- Cost of goods sold;	1.677.787.299.413	1.472.400.784.910
- Cost price of sold finished products;		
- Cost of services provided;		
- Remaining value, cost of transfer and liquidation of investment real estate ;		
- Investment real estate business expenses;		
- Value of lost inventory during the period;		
- Value of each type of inventory lost beyond the norm during the period;		
- Other expenses exceeding the normal level are calculated directly into the cost price;		
- Provision for devaluation of stocks;		
- Amounts recorded as a decrease in cost of goods sold;		
Total	1.677.787.299.413	1.472.400.784.910

Unit: VND

4. Financial activities income	Current year	Prior year
- Interest on deposits and loans;	4.897.189.907	895.328.793
- Profit from the sale of investments;		
- Dividend received;		
- Gain on exchange rate differences;		
- Provision for securities and loss of investments;		
- Other expenses from financial activities;		
- Adjustments to financial expenses;		
Total	4.897.189.907	895.328.793

Unit: VND

5. Financial activities expenses	Current year	Prior year
- Interest on loans;	4.156.201.017	4.145.768.160
- Payment discount, Interest on installment sales;		
- Loss on disposal of financial investments;		
- Loss on exchange rate differences;		
- Provision for securities and loss of investments;		
- Other expenses from financial activities;		
- Adjustments to financial expenses;		
Total	4.156.201.017	4.145.768.160

Unit: VND

6. Other income	Current year	Prior year
- Proceeds from disposals of fixed assets;	160.750.000	
- Gain on asset revaluation;		
- Collected fines;		
- Reduced tax;		
- Other incomes;	1.275.212.084	150.909.091
Total	1.435.962.084	150.909.091

Unit: VND

7. Other Expenses	Current year	Prior year
- Remaining value of fixed assets and disposal costs;		
- Loss from revaluation of assets;		
- Penalties incurred;	382.925.650	
- Other expenses;	324.085.022	355.154.814
Total	707.010.672	355.154.814

Unit: VND

8. Selling Expenses and Administrative Expenses	Current year	Prior year
a) Administrative expenses incurred during the period;	52.822.153.071	35.961.176.006
- Expenses accounting for 10% or more of total administrative expenses;		
- Other administrative expenses;		
b) Selling expenses incurred during the period;		
- Expenses accounting for 10% or more of total selling expenses;		
- Other selling expenses;		
c) Adjustments to selling expenses and administrative expenses;		
- Reversal of product or goods warranty provisions;		
- Reversal of restructuring provisions, other provisions;		
- Other reductions;		

Unit: VND

9. Cost for production and business by element	Current year	Prior year
- Raw materials cost;	612.250.958.908	471.195.085.697
- Labor cost;	152.748.973.445	100.566.457.845
- Executing machine using cost;	205.251.061.912	190.325.538.729
- Other direct costs;	65.623.514.206	42.163.792.387
- General and administrative expenses;	52.822.153.071	25.919.819.981
Cộng	1.088.696.661.542	830.170.694.639

Unit: VND

10. Current corporate income tax expense	Current year	Prior year
- Corporate income tax expense accounting based on current taxable income;	3.484.680.874	3.111.817.600
- Adjustment of prior years' corporate income tax expenses into current year's income tax expenses;		378.055.802
- Total current corporate income tax expense;	3.484.680.874	3.489.873.402

Unit: VND

11. Deferred corporate income tax expense	Current year	Prior year
- Deferred income tax expense arising from taxable temporary differences;		
- Deferred income tax expense arising from the reversal of deferred tax assets;		
- Deferred income tax income arising from deductible temporary differences;		
- Deferred corporate income tax income arising from unused tax losses and tax incentives;		
- Deferred corporate income tax income arising from the reversal of deferred tax liabilities;		
- Total deferred corporate income tax expense;		

VIII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT.

1. Non-cash transactions affecting future cash flow statements

Unit: VND

Content	Current year	Prior year
- Purchase of assets by assuming directly related liabilities or through financial leasing;		
- Purchase of enterprises via issuance of stocks;		
- Conversion of debt into equity;		
- Other non-cash transactions;		

2. Funds held by the company but not utilized

Unit: VND

3. Amount of loan proceeds received during the period	Current year	Prior year
- Proceeds from loans under standard agreements;	808.327.310.163	707.842.567.635
- Proceeds from the issuance of ordinary bonds;		
- Proceeds from the issuance of convertible bonds;		
- Proceeds from the issuance of preferred shares classified as liabilities;		
- Proceeds from transactions involving the buyback of government bonds and securities repos;		
- Proceeds from loans in other forms;		

Unit: VND

4. Actual principal repayment amount during the period	Current year	Prior year
- Principal repayment of loans under ordinary contracts;	803.421.421.921	753.237.930.478
- Principal repayment of regular bonds;		
- Principal repayment of convertible bonds;		
- Principal repayment of preferred stock classified as liabilities;		
- Payment for repurchase transactions of Government bonds and securities REPO (Repurchase Agreement);		
- Repayment of loans in other forms;		

IX. OTHER INFORMATION: None.

PREPARER



Nguyen Long An

CHIEF ACCOUNTANT



Hoang Xuan Thom

Da Nang, January 28th, 2026

DIRECTOR



Dang Dinh Khiem

THANH AN CORPORATION
THANH AN 96 C&I JSC

SOCIALIST REPUBLIC OF VIETNAM
Independence - Liberty - Happiness

No.: 41/JSC-BKS

Da Nang, January 30, 2026

Re: Explanation of Profit After Tax variance
exceeding 10% in Q4/2025 Financial Statements
compared to Q4/2024

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

According to Circular 96/2020/TT-BTC guiding the disclosure of information on the stock market, listed companies must explain that the profit after CIT of the reporting period changes by 10% or more compared to the same period of the previous year.

In the Quarter IV/2025 Financial Statements of Thanh An 96 Installation and Construction Joint Stock Company, the Profit After Tax is 13,938,422,996 VND, an increase of more than 18.2% compared to Quarter IV/2024 (11,788,966,566 VND).

Thanh An 96 Installation and Construction Joint Stock Company hereby explains the increase in Quarter IV/2025 Profit After Tax compared to the same period of the previous year as follows:

In implementing the production and business tasks for 2025, the Company has remained proactive and active in seeking employment, ensuring jobs for workers, deploying forces, and focusing on organizing the construction of works to ensure quality and progress according to signed contracts. regarding the production and business results for 2025, targets regarding production value, revenue, and profit were all achieved compared to the set plan.

The Company regularly emphasizes the preparation of acceptance, payment, and settlement documentation for works, thereby reducing the value of work-in-progress production. In Quarter IV/2025, the Company focused on signing payment documentation for several works with high work-in-progress values; consequently, the revenue from sales and service provision in the period reached 1,746 billion VND, which is 14% higher than the revenue of the same period in 2024 (1,527 billion VND). During the period, the Company also implemented many positive measures to minimize the impact of price fluctuations on production and business efficiency; therefore, the ratio of Cost of Goods Sold to Net Revenue remained relatively stable.

Simultaneously, financial revenue increased compared to the same period of the previous year. This is because the value of acceptance documentation signed during

the period was high, leading to a corresponding increase in capital recovery from the acceptance value of the works.

The primary cause for the increase in Quarter IV/2025 Profit After Tax compared to the same period of the previous year is essentially due to the proportional increase in both financial revenue and revenue from sales and service provision during the period.

Thanh An 96 Installation and Construction Joint Stock Company provides this explanation for the information of the State Securities Commission, the Hanoi Stock Exchange, and investors.

Yours sincerely!

Recipient:

- As above;
- Save: Admin, SB; T02.

PERSONS AUTHORIZED TO DISCLOSE



Trình Thi Thu Huong