



LICOGI13

LICOGI 13 JOINT STOCK COMPANY

Head Office: LICOGI 13 Building – Khuat Duy Tien Street –
Thanh Xuan Ward – Hanoi City.

Tel : (84)04.35530194 Fax: (84)04.8544107

FINANCIAL STATEMENTS

LICOGI 13 JOINT STOCK COMPANY

QUARTER 4 OF 2025

JANUARY 2026



LICOGI 13 – JOINT STOCK COMPANY

Licogi 13 Building, Khuat Duy Tien Street, Thanh Xuan Ward,
Hanoi
Tel: 04 35 534 369 Fax: 04 38 544 107

FINANCIAL STATEMENTS

Quarter 4 Year 2025

Form No. B 01 - DN

BALANCE SHEET

Quarter 4 Year 2025

Unit: VND

| ASSETS | Code | Notes | 31/12/2025 | 01/01/2025 |
|---|------------|-------------|--------------------------|--------------------------|
| A - Current Assets | 100 | | 1.278.068.543.428 | 1.229.277.629.901 |
| (100=110+120+130+140+150) | | | | |
| I. Cash and cash equivalents | 110 | | 62.837.117.215 | 16.964.435.833 |
| 1. Cash | 111 | V.01 | 59.287.117.215 | 13.414.435.833 |
| 2. Cash equivalents | 112 | V.01A | 3.550.000.000 | 3.550.000.000 |
| II. Short-term financial investments | 120 | V.01B | 11.600.000.000 | 11.600.000.000 |
| 3. Held-to-maturity investment | 123 | | 11.600.000.000 | 11.600.000.000 |
| III. Short-term receivables | 130 | | 996.263.486.646 | 1.078.939.201.895 |
| 1. Trade receivables | 131 | V3 | 335.910.027.837 | 368.010.087.114 |
| 2. Advances to suppliers | 132 | | 209.336.300.541 | 225.381.070.404 |
| 6. Other short-term receivables | 136 | V04 | 467.231.759.003 | 496.902.939.471 |
| 7. Provision for doubtful short-term receivables | 137 | | (16.214.600.735) | (11.354.895.094) |
| IV. Inventories | 140 | | 196.881.853.636 | 107.975.496.606 |
| 1. Inventories | 141 | V.05 | 196.881.853.636 | 107.975.496.606 |
| V. Other current assets | 150 | | 10.486.085.931 | 13.798.495.567 |
| 1. Short-term prepaid expenses | 151 | V10 | 64.382.753 | 105.250.845 |
| 2. Deductible VAT | 152 | | 10.389.231.762 | 13.628.301.892 |
| 3. Tax and other receivables from the State | 153 | | 32.471.416 | 64.942.830 |
| B. NON-CURRENT ASSETS (200=210+220+240+250+260) | 200 | | 2.156.094.525.160 | 1.688.665.159.397 |
| I. Long-term receivables | 210 | | 243.268.547.335 | 10.912.531.034 |
| 1. Long-term trade receivables | 211 | | | |
| 6. Other long-term receivables | 216 | | 243.268.547.335 | 10.912.531.034 |
| II. Fixed assets | 220 | | 126.250.052.826 | 133.238.455.051 |
| 1. Tangible fixed assets | 221 | V.06 | 90.031.376.134 | 95.076.063.527 |
| - Cost | 222 | | 177.377.479.359 | 177.008.686.236 |
| - Accumulated depreciation (*) | | | (87.346.103.225) | (81.932.622.709) |
| 2. Leased fixed assets | 224 | V.07 | 36.218.676.692 | 38.162.391.524 |
| - Cost | 225 | | 61.552.102.363 | 56.278.918.587 |
| - Accumulated depreciation (*) | 226 | | (25.333.425.671) | (18.116.527.063) |
| 3. Intangible fixed assets | 227 | V.8 | - | - |
| - Cost | 228 | | 152.500.000 | 152.500.000 |
| - Accumulated depreciation (*) | 229 | | (152.500.000) | (152.500.000) |
| III. Investment properties | 230 | | 18.850.000.000 | 38.974.535.991 |
| - Cost | 231 | | 18.850.000.000 | 40.232.319.487 |
| - Accumulated depreciation (*) | 232 | | | (1.257.783.496) |
| IV. Long-term Work in progress | 240 | | 82.365.515.237 | 77.523.663.464 |
| 1. Long-term Construction in Progress for Production and Business | 241 | | 62.758.997.953 | 62.589.501.923 |
| 2. Long-term construction in progress | 242 | V9 | 19.606.517.284 | 14.934.161.541 |
| V. Long-term Financial Investments | 250 | V02C | 1.680.920.830.925 | 1.427.973.584.975 |
| 1. Investments in subsidiaries | 251 | | 1.203.231.600.000 | 1.018.862.736.046 |
| 2. Investment in Associates and Joint Ventures | 252 | | 422.097.510.000 | 367.660.510.000 |
| 3. Investing in other entities. | 253 | | 66.230.449.593 | 57.808.849.593 |
| 4. Provision for impairment of long-term financial investments | 254 | | (10.638.728.668) | (16.358.510.664) |
| VI. Other long-term assets | 260 | | 4.439.578.837 | 42.388.882 |
| 1. Long-term prepaid expenses | 261 | V.10 | 4.439.578.837 | 42.388.882 |
| TOTAL ASSETS (270=100+200) | 270 | | 3.434.163.068.588 | 2.917.942.789.298 |

LICOGI 13 – JOINT STOCK COMPANY

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FINANCIAL STATEMENTS

Quarter 4 Year 2025

Form No. B 01 - DN

BALANCE SHEET
Quarter 4 Year 2025
(next)

Unit: VND

| SOURCES OF CAPITAL | Code | Notes | 31/12/2025 | 01/01/2025 |
|--|------------|-------|--------------------------|--------------------------|
| C. LIABILITIES (300=310+330) | 300 | | 2.425.852.548.007 | 1.942.412.245.330 |
| I. Current liabilities | 310 | | 976.170.996.245 | 1.181.315.515.963 |
| 1. Trade payables | 311 | | 176.418.748.348 | 156.649.058.717 |
| 2. Advances from customers | 312 | | 119.861.324.836 | 350.773.843.267 |
| 3. Taxes and amounts payable to the State | 313 | V.16 | 12.305.121.204 | 8.549.967.620 |
| 4. Payables to employees | 314 | | 4.255.217.616 | 3.513.837.799 |
| 5. Accrued expenses | 315 | V.17 | 53.186.598.736 | 45.211.392.291 |
| 8. Unearned revenue (short term) | 318 | | 1.392.108.505 | 1.036.042.151 |
| 9. Other short-term payables | 319 | V.18 | 41.299.791.400 | 59.444.662.674 |
| 10. Short-term borrowings and finance lease liabilities | 320 | | 564.749.206.842 | 552.827.626.844 |
| 12. Bonus and welfare funds | 322 | | 2.702.878.758 | 3.309.084.600 |
| II. Non-current liability | 330 | | 1.449.681.551.762 | 761.096.729.367 |
| 1. Long-term trade payables | 331 | | 641.441.359.403 | 114.592.187.857 |
| 7. Other long - term payables | 337 | | 736.442.255.100 | 566.747.282.964 |
| 8. Borrowings and finance lease liabilities | 338 | | 71.797.937.259 | 79.757.258.546 |
| D. OWNER'S EQUITY (400=410+420) | 400 | | 1.008.310.520.581 | 975.530.543.968 |
| I. Owner's capital | 410 | V.22 | 1.008.310.520.581 | 975.530.543.968 |
| 1. Owner's invested capital | 411 | | 950.845.690.000 | 950.845.690.000 |
| 2. Share premium | 412 | | (838.950.000) | (838.950.000) |
| 5. Treasury shares | 415 | | (12.034.773.335) | (12.034.773.335) |
| 8. Development Investment Fund | 418 | | 13.714.133.758 | 13.552.772.600 |
| 11. Undistributed post-tax profits | 421 | | 56.624.420.158 | 24.005.804.703 |
| - Undistributed post-tax profits accumulated to the end of the previous period | 421a | | 23.683.082.387 | 20.778.581.547 |
| - Undistributed post-tax profits for the current period | 421b | | 2.253.528.499 | 3.227.223.156 |
| Total sources of funds (440=300+400) | 440 | | 3.434.163.068.588 | 2.917.942.789.298 |

Hanoi, 30th Dec 2025

LICOGI 13 – JOINT STOCK COMPANY

Board of Directors

Prepared

Chief Accountant



Pham Thuy Linh



Lai Thi Tho



Pham Van Thang

LICOGI 13 – JOINT STOCK COMPANY

Licogi 13 Building, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi
Tel: 04 35 534 369 Fax: 04 38 544 107

Form No. B 02a - DN

(Issued together with Circular No. 200/2014/TT-BTC dated December 22, 2014 by the Minister of Finance)

BUSINESS PERFORMANCE REPORT
Quarter 4 year 2025

Unit: VND

| Indicator | Code | Explanation | Quarter IV | | Cumulative | |
|--|-----------|-------------|------------------------|------------------------|--------------------------|--------------------------|
| | | | Current year | Previous year | Current year | Previous year |
| 1. Sales revenue, provision of services | 01 | VI.14 | 311.735.606.886 | 386.404.429.516 | 1.254.292.942.434 | 1.084.853.788.663 |
| 2. Revenue reductions | 02 | | | | 0 | 0 |
| 3. Net sales revenue (10 = 01 - 02) | 10 | | 311.735.606.886 | 386.404.429.516 | 1.254.292.942.434 | 1.084.853.788.663 |
| 4. Cost of goods sold | 11 | V.15 | 293.112.234.924 | 381.191.673.080 | 1.185.254.628.358 | 1.043.635.483.256 |
| 5. Gross profit from sales and service provision (20 = 10 - 11) | 20 | | 18.623.371.962 | 5.212.756.436 | 69.038.314.076 | 41.218.305.407 |
| 6. Financial revenue | 21 | V.16 | 80.170.202.802 | 34.269.562 | 91.427.112.567 | 61.503.669.762 |
| 7. Financial expenses | 22 | V.17 | 45.919.448.844 | -2.175.628.865 | 89.639.806.243 | 77.416.654.105 |
| In which, interest payable: | 23 | | 20.040.561.867 | -2.175.628.865 | 49.591.149.103 | 20.807.164.105 |
| 8. Selling expenses | 24 | | | | - | - |
| 9. Enterprise management expenses | 25 | VII.2.9 | 11.930.447.535 | 4.632.738.147 | 25.134.034.811 | 19.671.116.365 |
| 10. Profit from business activities (30 = 20 + (21-22) - (24 + 25)) | 30 | | 40.943.678.385 | 2.789.916.716 | 45.691.585.589 | 5.634.204.699 |
| 11. Other income | 31 | VII.2.10 | 22.090.908 | 15.818.180 | 210.854.589 | 41.350.662 |
| 12. Other expenses | 32 | VII.2.11 | 21.279.289 | 83.303.961 | 2.076.699.089 | 290.675.592 |
| 13. Other profits (40 = 31 - 32) | 40 | | 811.619 | (67.485.781) | (1.865.844.500) | (249.324.930) |
| 14. Total pre-tax accounting profit (50 = 30 + 40) | 50 | | 40.944.490.004 | 2.722.430.935 | 43.825.741.089 | 5.384.879.769 |
| 15. Current income tax expense | 51 | V.18 | 10.256.680.732 | 1.623.243.267 | 10.884.403.318 | 2.157.656.613 |
| 16. Deferred income tax expense | 52 | | | | | |
| 17. Corporate income tax (60 = 50 - 51 - 52) | 60 | | 30.687.809.272 | 1.099.187.668 | 32.941.337.971 | 3.227.223.156 |
| 18. Basic earnings per share (*) | 70 | | 326 | 1 | 350 | 34 |

Prepared by



Pham Thuy Linh

Chief Accountant



Lai Thi Tho



Pham Van Thang

SEPARATE CASH FLOW STATEMENTS

Method: Direct Method

Quarter 4 year 2025

Unit: VNĐ

| Items | Code | Notes | Accumulated from the beginning of the year to the end of this quarter (current year) | Accumulated from the beginning of the year to the end of this quarter (previous year) |
|--|-----------|-------|--|---|
| 1 | 2 | 3 | 4 | 5 |
| I. CASH FLOW FROM OPERATING ACTIVITIES | | | | |
| 1. Cash receipts from sale of goods and rendering of services | 01 | | 1.657.523.945.810 | 1.282.687.220.098 |
| 2. Cash payments to suppliers for goods and service | 02 | | (1.418.880.750.376) | (1.377.761.677.252) |
| 3. Cash payments to employees | 03 | | (397.563.000) | (61.500.000) |
| 4. Interest paid | 04 | | (39.166.857.362) | (35.587.275.877) |
| 5. Corporate income tax paid | 05 | | (6.797.819.321) | (637.753.192) |
| 6. Other cash receipts from operating activities. | 06 | | 675.747.967.219 | 552.598.809.441 |
| 7. Other cash payments for operating activities. | 07 | | (561.082.820.449) | (369.305.353.337) |
| Net cash flows from operating activities. | 20 | | 306.946.102.521 | 51.932.469.881 |
| II. CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| 1. Payments for purchases and construction of fixed assets and other lo | 21 | | (810.022.997) | (6.866.033.800) |
| 2. Proceeds from disposals of fixed assets and other long-term assets | 22 | | | |
| 3. Loans granted or purchases of debt instruments of other entities | 23 | | (5.000.000.000) | (37.000.000.000) |
| 4. Collections from loans granted or sale of debt instruments of other e | 24 | | 5.000.000.000 | 35.000.000.000 |
| 5. Investments in other entities | 25 | | (247.168.900.000) | (12.500.000.000) |
| 6. Proceeds from investments in other entities | 26 | | | |
| 7. Interest, dividends, and profit received. | 27 | | 497.850.130 | 455.363.862 |
| Net cash flows from investing activities. | 30 | | (247.481.072.867) | (20.910.669.938) |
| III. CASH FLOWS FROM FINANCING ACTIVITIES | | | | |
| 1. Proceeds from issuance of shares and capital contribution from own | 31 | | | |
| 2. Repayment of capital to owners, repurchase of issued shares | 32 | | | (35.000.000.000) |
| 3. Proceeds from borrowings | 33 | | 1.092.222.208.449 | 1.047.936.522.733 |
| 4. Repayment of borrowings | 34 | | (1.093.319.624.089) | (1.027.513.045.840) |
| 5. Repayment of financial lease liabilities | 35 | | (12.494.932.632) | (11.691.865.684) |
| 6. Dividends and profits paid to owners. | 36 | | | |
| Net cash flows from financing activities. | 40 | | (13.592.348.272) | (26.268.388.791) |
| Net cash flows for the period (20+30+40) | 50 | | 45.872.681.382 | 4.753.411.152 |
| Cash and cash equivalents at the beginning of the period | 60 | | 16.964.435.833 | 8.661.024.681 |
| Effects of changes in foreign exchange rates | 61 | | | |
| Cash and cash equivalents at the end of the period (50+60+61) | 70 | | 62.837.117.215 | 13.414.435.833 |

Preparer



Pham Thuy Linh

Chief Accountant



Lai Thi Tho

 Ha Noi, 22nd Jan 2026
 Board of Directors


 Pham Van Thang

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
For Quarter IV Year 2025

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

1. FEATURES OF BUSINESS ACTIVITIES**Form of equity ownership**

LICOGI 13 - Joint Stock Company (hereinafter referred to as the “Company”) The predecessor was a state-owned enterprise, then converted into a joint stock company according to Decision No. 2088/QĐ-BXD dated December 29, 2004 of the Ministry of Construction and operated under business registration certificate No. 0103008046 dated June 10, 2025 issued by the Department of Planning and Investment of Hanoi city., changed for the 27th time according to the Business Registration Certificate No. 0100106426 issued on 7, 2025.

Charter capital according to the business registration certificate is: VND 950.845.690.000 (Nine hundred fifty billion, eight hundred forty five million, six hundred ninety thousand VND.)

The company's head office address is at: Licogi 13 Building, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam.

The number of employees of the Company is: 253 people.

Business areas: Construction.

Business activities

According to the Business Registration Certificate, the main business fields of the Company are:

- Construction of civil engineering works.

2. ACCOUNTING POLICIES AND REGIME APPLIED AT THE COMPANY**2.1. Accounting period and accounting monetary unit**

Annual accounting period commences from 1st January and ends on 31st December.

The Company maintains its accounting records in VND.

2.2. Accounting standards and accounting system*Accounting system*

The Company applies the Corporate Accounting System issued in accordance with Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016. of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

Announcement on compliance with Accounting Standards and Accounting System

The Company has applied Vietnamese Accounting Standards and guiding documents issued by the State. The Financial Statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of the current applicable accounting standards and corporate accounting regime.

2.3. Financial instruments*First recognition*

Financial assets

Company financial assets include cash and cash equivalent, trades receivables and other receivables, lendings, short-term and long-term investments. At the time of first recognition, financial assets are recorded by price/ issuing cost plus other costs directly related to purchasing and issuing these financial assets.

Financial liabilities

The Company's financial liabilities include borrowings, trades payables and other payables, accrued expenses. At the time of first recognition, financial liabilities are recorded by issuing price plus other costs directly related to issuing these financial liabilities.

Value after first recognition

Currently, there has been no regulation on revaluating financial instruments after first recognition.

2.4. Cash and cash equivalents

Cash contain cash on hand, cash in bank and monetary gold, used as holding, not including gold classified as inventory or goods for sold.

Cash equivalents are short-term investments with maturities not exceeding 3 months, highly liquid, readily convertible to known amounts of cash, and subject to an insignificant risk of conversion into money.

2.5. Financial investments

Trading securities are recorded in the accounting books at cost, including: Purchase price plus purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and banking fees. The historical cost of trading securities is determined according to the fair value of the payments at the time the transaction occurs.

Held-to-maturity investments include: Bank deposits with term (including treasury bills, promissory notes), bonds, and preference shares that the issuer is required to buy back. At a certain point in the future, loans, ... are held to maturity for the purpose of earning periodical interest and other held-to-maturity investments.

The carrying amount of investments in subsidiaries, joint ventures and associates is measured at cost.

The carrying amount of investments in equity instruments of another entity that does not have control, joint control or significant influence over the investee are measured at cost if a cash investment or revaluation price if it is an investment in a non-monetary asset.

Dividends received in shares are recorded only the number of shares received, not the increase in investment value and financial income.

Swap shares are valued at their fair value at the date of exchange. The fair value for shares of a listed company is the closing price listed on the stock market, for unlisted shares traded on UPCOM is the closing price on the UPCOM exchange, for unlisted shares traded on the UPCOM exchange. Other unlisted shares are the contract price or book value at the time of exchange.

Provision for devaluation of investments are made at year-end as follows:

Provision for loss of financial investments is made when the investee incurs a loss, except where such loss is already within the expectation of the Holding Company when making an investment decision. Provision for loss of financial investments are reversed when the investee subsequently generates a profit to offset previously made provision for losses. Provisions are reversed only to the extent that their carrying amount is not exceeded assuming no provisions have been recognised. The setting up of provisions for long-term financial investments is made in accordance with the guidance in Circular No. 48/2019/TT-BTC dated August 8, 2019, guiding the setting up and handling of provisions decrease in inventory prices, loss of investments, bad debts and warranties for products, goods, services and construction works at the enterprise.

2.6. Trade receivables

Receivables are presented in the financial statements at the carrying amount of trade and other receivables after setting off the allowances made for doubtful receivables.

Provision for bad debts is made for receivables that are overdue for six months or more, or receivables which the debtor is unable to pay due to liquidation, bankruptcy or other debts. similar difficulty.

2.7. Inventories

Inventories are stated at cost. Where net realizable value is lower than cost, inventories are recorded at net realizable value. Cost of inventory includes the cost of purchasing, processing and other directly attributable costs incurred to bring the inventory in its current location and condition.

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

Inventories are accounted for using the perpetual inventory method.

Method of determining the value of work in progress at the end of the period:

The cost of production in progress is collected according to the actual costs incurred for each type of unfinished product.

Provision for devaluation of inventories is made at year-end based on the difference between the cost of inventories and the net realizable value.

2.8. Fixed assets

Implement Circular 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance and Circular 147/2016/TT-BTC amending a number of articles of Circular 45/2013/TT – BTC dated April 25 2013, guiding the management, use and depreciation of fixed assets. Tangible fixed assets, intangible fixed assets are recorded at cost. In the course of use, tangible fixed assets, intangible fixed assets are recorded at cost, accumulated amortization and carrying amount. Depreciation is provided on a straight-line basis. The estimated amortization period is as follows:

| | |
|----------------------------|---------------|
| - Buildings and structures | 06 - 25 years |
| - Machinery and equipment | 05 - 20 years |
| - Means of transportation | 06 - 10 years |
| - Office equipment | 03 - 08 years |

2.9. Construction in progress

Construction in progress includes fixed assets under procurement and construction that have not been completed at the balance sheet date and are recorded at cost. This cost includes the cost of construction, installation of machinery and equipment and other direct costs. Work in progress is depreciated only when these assets are completed and put into use.

2.10. Prepaid expensens

Expenses incurred related to the results of production and business activities of many accounting periods are accounted into prepaid expenses to be gradually allocated to business results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to production and business expenses in each accounting period is based on the nature and extent of each type of expense to select a method and reasonable allocation criteria. Prepaid expenses are amortized to production and business expenses on a straight-line basis.

Business advantages arising from the equitization of state-owned enterprises are gradually amortized for no more than 3 years.

2.11. Liabilities

Liabilites are monitored according to the payable term, payables, types of currencies payable and other factors according to the management needs of the Company.

2.12. Accrual expenses

Accounts payable for goods and services received from sellers or provided to buyers in the reporting period but not yet paid are recorded into production and business expenses of the reporting period.

The recognition of payable expenses into production and business expenses in the period is done on the principle of matching between revenue and expenses incurred in the period. Expenses payable will be settled with the actual expenses incurred. The difference between the amount deducted and the actual cost is reversed.

2.13. Borrowing and financial lease obligations

The value of financial lease liabilities is the total payable amount calculated by the present value of the minimum rent payment or the fair value of the leased asset.

Loans and financial liabilities are monitored for each loan object, each loan agreement and the term of the borrowings and financial lease liabilities. In case of borrowings and debts in foreign currencies, detailed monitoring is performed in original currencies.

2.14. Borrowing expenses

Borrowing expenses are recognized in production and business expenses in the year when they are incurred, except for borrowing costs directly related to investment in construction or production of unfinished assets which are included in the value of assets. Such asset (capitalized) when all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing expenses " are met. In

addition, for separate loans for the construction of fixed assets, investment real estate, interest is capitalized even if the construction period is less than 12 months.

2.15. Owner's equity

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

Equity surplus reflects the difference between the par value, direct costs related to the issuance of shares and the issue price (including the case of re-issuing treasury stocks) and may be the positive surplus (if the issue price is higher than the par value and the direct costs related to the issuance of shares) or negative surplus (if the issue price is lower than the par value and direct costs related to the issuance of shares).

Other capital under Owner's equity reflects the amount of business capital formed by the addition of business results or by donation, sponsorship, or revaluation of assets (if it is allowed to record an increase or decrease in investment capital of owner's property).

Undistributed profit after tax reflects the business results (profit and loss) after corporate income tax and the distribution of profits or handling of losses of the Company. Việc Profit distribution is made when the Company has undistributed after-tax profit not exceeding the undistributed after-tax profit in the Consolidated Financial Statements after excluding the effects of profits due to get from cheap purchase. In case of paying dividends, profits to owners in excess of undistributed after-tax profits are recorded as a decrease in contributed capital. Undistributed profit after tax may be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders/Board of Directors and after setting aside funds in accordance with the Company's Charter and provisions of Vietnamese law.

2.16. Revenue

Revenue from sales of goods

- Revenue from sale of goods should be recognised when all following conditions have been satisfied :
- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Comany;
- Determine the costs associated with the sales transaction.

Revenue from rendering of services

- Revenue from rendering of services should be recognised when all the following conditions have been satisfied:
- The amount of revenue can be measured reliably;
- It is probable that economic benefits will flow from the transaction providing the service;
- The work completed at the balance sheet date can be determined;
- Determine the costs incurred for the transaction and the cost to complete the transaction providing that service.

The portion of service delivery completed is determined by the work completion method.

Construction contract revenue

- In case the construction contract stipulates that the contractor is paid according to the planned schedule, when the results of the construction contract performance can be estimated reliably, the revenue of the construction contract is recognized to the same extent corresponding to the completed work as determined by the Company on the date of the [separate] financial statements, regardless of whether the invoice has been paid according to the planned schedule or not and the amount stated on the invoice.
- In case the construction contract stipulates that the contractor is paid according to the value of the volume to be performed, when the results of the construction contract performance are reliably determined and confirmed by the customer, the revenue and expenses related to the contract is recognized in proportion to the completed work that is confirmed by the customer in the period reflected in the invoice.

Increases and decreases in contract performance, bonuses and other payments are only included in revenue when agreed with the customer.

- When the outcome of a construction contract cannot be estimated reliably, revenue is recognized only to the extent of contract costs incurred, for which reimbursement is reasonably certain. Contract costs are recognized as expenses only in the year when they are incurred.

Financial income

Revenue arising from interest, royalties, dividends, distributed profits and other financial income is recognized when the following two (2) conditions are satisfied simultaneously:

- It is probable that the economic benefits associated with the transaction will flow to Company.
 - The amount of revenue can be measured reliably;
- Dividends and distributed profits are recognized when the Company is entitled to receive dividends or receive profits from capital contribution.

2.17. Cost of goods sold

Cost of goods sold reflects the cost value of products, goods, services sold in the period.

2.18. Financial expenses

Items recorded into financial expenses include:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Cost of short-term securities transfer losses, transaction costs of trade securities;
- Provision for devaluation of trading securities, provision for loss of investments in other entities, loss arising from the sale of foreign currencies, loss of exchange rates...

The above amounts are recognized according to the total amount incurred during the period, not offset against financial income.

2.19. Corporate income tax**a) Deferred corporate income tax assets and Deferred income tax liabilities**

The deferred tax asset is determined on the basis of the total deductible temporary difference and the amount carried forward to the next period of unused tax losses and tax incentives. Deferred income tax liabilities are determined on the basis of taxable temporary differences.

Deferred corporate income tax assets and deferred income tax liabilities are determined at the current CIT rate, based on tax rates and tax law in force at the balance sheet date.

b) Current income tax expense and Deferred income tax expense

Current income tax expense is determined based on taxable income in the year and income tax rate in the current year.

Deferred income tax expense is determined based on deductible temporary differences, the temporary taxable differences and income tax rate.

Deferred tax assets and liabilities are not offset.

2.20. Related parties

A party is considered related party when it has the ability to control or to exercise significant influence over other party in making financial and operating decisions. Related parties of a company include:

- Enterprises, directly or indirectly through one or more intermediaries, that control the Company or are controlled by the Company, or are under common control with the Company, including parent companies, subsidiaries, and Associated Company;
- Individuals who directly or indirectly hold voting power of the Company that have significant influence over the Company, key management personnel of the Company, and close members of the families of these individuals.;
- Enterprises owned by the above individuals directly or indirectly hold a significant portion of the voting power or exert significant influence over the enterprise.
- In considering each related party relationship, attention should be paid to the nature of the relationship, not just its legal form.

LICOGI 13 – JOINT STOCK COMPANY

Licogi 13 Building, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi
Tel: 04 3 5534 369 Fax: 043 8 544 107

FINANCIAL STATEMENTS*Quarter 4 Year 2025**Form No. B09 - DN***NOTES TO THE FINANCIAL STATEMENTS****Quarter 4 year 2025***(next)***V. Additional information for items presented in the Balance Sheet**

| I. | Cash and cash equivalents | 31/12/2025 | 01/01/2025 |
|--------------|----------------------------------|-----------------------|-----------------------|
| | | VND | VND |
| 1.1 | Cash | 59.287.117.215 | 13.414.435.833 |
| | Cash on hand | 3.655.258.429 | 2.839.399.389 |
| | Bank deposits with no maturit | 55.631.858.786 | 10.575.036.444 |
| 1 | Term Deposit | 3.550.000.000 | 3.550.000.000 |
| Total | | 62.837.117.215 | 16.964.435.833 |

LICOGI 13 – JOINT STOCK COMPANY

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FINANCIAL STATEMENTS

Quarter 4 Year 2025

NOTES TO THE FINANCIAL STATEMENTS

Quarter 4 year 2025

(next)

| 2 | Financial investments | End of period | | | Beginning of period | | |
|---|---|-------------------|------------------|-------------------|---------------------|------------------|-------------------|
| | | Original Cost | Provision | Fair value | Original Cost | Provision | Fair value |
| a | Trading securities | | | | | | |
| b | Held-to-maturity investment | 16.600.000.000 | | 16.600.000.000 | 11.600.000.000 | | 11.600.000.000 |
| c | Investing capital in other units | | | | | | |
| | Investment in Subsidiaries | 1.203.231.600.000 | (10.638.728.668) | 1.192.592.871.332 | 1.018.862.736.046 | (16.358.510.664) | 1.002.504.225.382 |
| | Investment in joint ventures and associates | 422.097.510.000 | | 422.097.510.000 | 367.660.510.000 | - | 367.660.510.000 |
| | Invest in another unit | 66.230.449.593 | | 66.230.449.593 | 57.808.849.593 | | 57.808.849.593 |

| Company Name | Shares Outstanding | Ownership Ratio | Ratio of voting rights | Value |
|---|--------------------|-----------------|------------------------|--------------------------|
| LICOGI 13 FC Joint Stock Company | | 51,00% | 51,00% | 256.147.500.000 |
| Song Nhiem 3 Joint Stock Company | | 98,33% | 98,33% | 203.450.000.000 |
| Global Oil and Gas Energy Joint Stock Company | | 88,41% | 88,41% | 383.522.100.000 |
| LIG Huong Hoa 2 Joint Stock Company | | 99,40% | 99,40% | 311.632.000.000 |
| Quan Ngang 3 Industrial park investment joint stock company | | 45,52% | 45,52% | 48.480.000.000 |
| Total Investment in Subsidiaries | | | | 1.203.231.600.000 |

Details of Other Investments at 31/12/2025

| Company Name | Value |
|--|------------------------|
| Green Real Estate Saigon Thuan Phuoc Joint Stock Company | 183.150.000.000 |
| Licogi 13 CMC – joint stock company | 13.200.510.000 |
| Licogi 13 ICI – joint stock company | 44.100.000.000 |
| Licogi 13 Thuan Phuoc two - Member Company Limited | 117.450.000.000 |
| Licogi13 Hoa Lu Joint Stock Company | 42.000.000.000 |
| Licogi13 Invest Joint Stock Company | 22.197.000.000 |
| Total Investment in Associated Companies | 422.097.510.000 |

Details of Other Investments

| Company Name | Value |
|--|-----------------------|
| LICOGI 13 Technology Investment Joint Stock Company | 15.225.000.000 |
| VGR Ngoc Linh Joint Stock Company | 109.858.035 |
| Mien Dong Wood industry joint stock Company | 3.700.000.000 |
| COSEVCO 1 Construction Materials and Manufacturing Joint Stock Company | 1.000.000.000 |
| Licogi13 Renewable Energy Joint Stock Company | 9.927.258.225 |
| Sai Gon Thanh Dat Agriculture investment joint stock company | 31.878.333.333 |
| ADT Son La Energy Joint Stock Company | 3.040.000.000 |
| Viet Nhat Connection Consulting Joint Stock Company | 1.350.000.000 |
| Total Other Investments | 66.230.449.593 |

| | | | |
|----------|------------------------------|-------------------|-------------------|
| 3 | Trade receivables | 31/12/2025 | 01/01/2025 |
| | | VND | VND |
| a | Short-term trade receivables | 335.910.027.837 | 368.010.087.114 |
| b | Other short-term receivables | 467.231.759.003 | 496.902.939.471 |

| | | | |
|----------|--------------------------|------------------------|------------------------|
| 4 | Other receivables | 31/12/2025 | 01/01/2025 |
| | | VND | VND |
| | - Advance loan | 110.905.226.136 | 87.763.002.795 |
| | - Collateral, deposits | | - |
| | - Other receivables | 356.326.532.867 | 409.139.936.676 |
| | Other receivables | 467.231.759.003 | 496.902.939.471 |

| | | | | | |
|----------|--------------------------|------------------------|-------------------|------------------------|-------------------|
| 5 | Inventories | 31/12/2025 | | 01/01/2025 | |
| | | VND | | VND | |
| | | Cost | Preventive | Cost | Preventive |
| | Raw materials inventory | 430.907.273 | - | 438.669.473 | - |
| | -Material | - | | - | |
| | -Fuel | 376.513.892 | | 409.192.899 | |
| | -Spare parts | 54.393.381 | | 29.476.574 | |
| | Tools and instruments | 71.351.593 | | | |
| | Work in progress | 170.389.573.743 | - | 93.317.302.855 | |
| | Merchandise | 25.990.021.027 | | 14.219.524.278 | |
| | Finished goods inventory | - | | - | |
| | Total | 196.881.853.636 | - | 107.975.496.606 | - |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 4 year 2025

(next)

6 Increase/Decrease in Tangible Fixed Assets

| Items | Buildings and structures | Machinery and equipment | Vehicles | Management Tools and Equipment | Total |
|---|--------------------------|-------------------------|-----------------|--------------------------------|-----------------|
| Original cost of tangible fixed assets | | | | | |
| - Balance as of 01/01/2025 | 148.044.906.009 | 4.900.686.844 | 23.574.789.460 | 488.303.923 | 177.008.686.236 |
| Purchases during the year | | | | 59.090.909 | 59.090.909 |
| - Completed construction investment | | | | | - |
| - Transfer of financial leased fixed assets to | | | | | - |
| - Other increase | | | 1.368.007.952 | | 1.368.007.952 |
| - Increase from asset classification | | | | | - |
| - Transfer to investment properties | | | | | - |
| - Disposal and sale | | | 1.058.305.738 | | 1.058.305.738 |
| - Contribution of assets to subsidiary companies | | | | | - |
| - Other decrease | | | | | - |
| - Ending balance 31/12/2025 | 148.044.906.009 | 4.900.686.844 | 23.884.491.674 | 547.394.832 | 177.377.479.359 |
| | | | | | - |
| Accumulated depreciation | | | | | |
| - Balance as of 01/01/2025 | 53.748.871.916 | 4.894.944.344 | 22.800.502.526 | 488.303.923 | 81.932.622.709 |
| - Depreciation during the year | 5.022.368.820 | 8.793.388 | 496.938.997 | | 5.528.101.205 |
| - Transfer of finance leased assets | | | | | - |
| - Other increase | | | 943.685.049 | | 943.685.049 |
| - Increase from asset classification | | | | | - |
| - Increase from transfer of finance leased assets | | | | | - |
| - Transfer to investment properties | | | | | - |
| - Disposal and sale | | | (1.058.305.738) | | (1.058.305.738) |
| - Contribution of assets to subsidiary companies | | | | | - |
| - Other decrease | | | | | - |
| - Ending balance 31/12/2025 | 58.771.240.736 | 4.903.737.732 | 23.182.820.834 | 488.303.923 | 87.346.103.225 |
| Net Value | | | | | |
| - Balance as of 01/01/2025 | 94.296.034.093 | 5.742.500 | 774.286.934 | - | 95.076.063.527 |
| - Ending balance 31/12/2025 | 89.273.665.273 | (3.050.888) | 701.670.840 | 59.090.909 | 90.031.376.134 |

7 Construction in progress

Unit: VND

| Items | Machinery and equipment | Means of transportation | Total |
|--|-------------------------|-------------------------|-----------------|
| Cost | | | |
| - Beginning balance 01/01/2025 | 54.930.797.090 | 1.348.121.497 | 56.278.918.587 |
| - Finance lease for the year | 2.431.190.000 | 4.190.115.273 | 6.621.305.273 |
| - Purchase of fixed assets under Finance lease | | | - |
| - Decrease due to reclassification | | (1.348.121.497) | (1.348.121.497) |
| - Ending balance 31/12/2025 | 57.361.987.090 | 4.190.115.273 | 61.552.102.363 |
| Accumulated depreciation | | | |
| - Beginning balance 01/01/2025 | 17.172.842.014 | 943.685.049 | 18.116.527.063 |
| - Depreciation | 8.020.913.148 | 139.670.509 | 8.160.583.657 |
| - Liquidation sale | | (943.685.049) | (943.685.049) |
| - Decrease due to reclassification | | | - |
| - Ending balance 31/12/2025 | 25.193.755.162 | 139.670.509 | 25.333.425.671 |
| Prepayments from customers | | | |
| - Beginning balance 01/01/2025 | 37.757.955.076 | 404.436.448 | 38.162.391.524 |
| - Ending balance 31/12/2025 | 32.168.231.928 | 4.050.444.764 | 36.218.676.692 |

8 Intangible assets

| Items | Softwares | Total |
|-----------------------------------|-------------|-------------|
| Cost | | |
| - Beginning balance 01/01/2025 | 152.500.000 | 152.500.000 |
| - Ending balance 31/12/2025 | 152.500.000 | 152.500.000 |
| Accumulated depreciation | | |
| - Beginning balance 01/01/2025 | 152.500.000 | 152.500.000 |
| - Depreciation | - | - |
| - Ending balance 31/12/2025 | 152.500.000 | 152.500.000 |
| Prepayments from customers | | |
| - Beginning balance 01/01/2025 | - | - |
| - Ending balance 31/12/2025 | - | - |

| 9 Construction in progress | 31/12/2025 | 01/01/2025 |
|----------------------------|----------------|----------------|
| | VND | VND |
| Construction in progress | 19.606.517.284 | 14.934.161.541 |

| 10 Other long - term assets | 31/12/2025 | 01/01/2025 |
|-------------------------------|----------------------|--------------------|
| | VND | VND |
| Long term prepaid expenses | 4.439.578.837 | 42.388.882 |
| Short - term prepaid expenses | 64.382.753 | 105.250.845 |
| Total | 4.503.961.590 | 147.639.727 |

| 11 Unearned revenues | 31/12/2025 | 01/01/2025 |
|----------------------|----------------------|----------------------|
| | VND | VND |
| Unearned revenues | 1.392.108.505 | 1.036.042.151 |
| Total | 1.392.108.505 | 1.036.042.151 |

| 12 | Trade payables | 31/12/2025 | | 01/01/2025 | |
|--------------|----------------------------|------------------------|-------------------------|------------------------|-------------------------|
| | | VND | VND | VND | VND |
| | | Cost | Debt repayment capacity | Cost | Debt repayment capacity |
| a | Short- term trade payables | 176.418.748.348 | 176.418.748.348 | 156.649.058.717 | 156.649.058.717 |
| Total | | 176.418.748.348 | 176.418.748.348 | 156.649.058.717 | 156.649.058.717 |

| b | Payable to related parties | 31/12/2025 | 01/01/2025 |
|--------------|---|-----------------------|-----------------------|
| | | VND | VND |
| | Licogi 13 CMC – joint stock company (Associate company) | 481.355.952 | 481.355.952 |
| | Licogi 13 IMC – joint stock company (No remaining capital as of 31/12/2024) | | 3.027.120.770 |
| | Licogi 13 FC – joint stock company (Subsidiary) | 43.955.083.383 | 43.955.083.383 |
| | Licogi 13 ICI – joint stock company (Associate company) | 11.395.293 | 7.996.996.040 |
| | Licogi 13 Renewable Energy Joint Stock Company (Other investments) | 1.297.535.955 | 3.168.856.870 |
| | Licogi 13 – joint stock company - Construction Materials Thanh Nam Branch | 934.557.562 | 10.567.391.980 |
| | Licogi 13 – joint stock company - Construction Materials Hà Nam Branch | 385.215.753 | 11.256.395 |
| Total | | 47.065.143.898 | 69.208.061.390 |

13 Statutory obligations

Đơn vị tính: VND

| Item | 01/01/2025 | Payable | Paid in period | 31/12/2025 |
|--|----------------------|-----------------------|----------------------|-----------------------|
| Value added tax | | | | - |
| Import, export duty | | | | - |
| Corporate income tax | 6.710.064.235 | 10.884.403.318 | 6.797.819.321 | 10.796.648.232 |
| Personal income tax | 632.943.637 | 307.029.879 | 638.460.292 | 301.513.224 |
| Real estate tax, land rent | | | | - |
| Other fees and obligations | - | 3.000.000 | 3.000.000 | - |
| Fees, charges, and other obligations payable | 1.206.959.748 | | | 1.206.959.748 |
| Total | 8.549.967.620 | 11.194.433.197 | 7.439.279.613 | 12.305.121.204 |

NOTES TO THE FINANCIAL STATEMENTS
 Quarter 4 year 2025
 (next)

| 14 | Short-Term Borrowings and Finance Leases | 31/12/2025 | | During the period | | 01/01/2025 | |
|----------|--|------------------------|------------------------|--------------------------|--------------------------|------------------------|------------------------|
| | | Value | Repayment capacity | Increase | Decrease | Value | Repayment capacity |
| a | Short-term loans | 551.599.177.274 | 551.599.177.274 | 1.102.899.757.618 | 1.091.897.811.089 | 540.597.230.745 | 540.597.230.745 |
| | Investment and Development Bank - Thanh Xuân Branch | 367.445.336.962 | 367.445.336.962 | 843.833.520.338 | 889.264.106.811 | 412.875.923.435 | 412.875.923.435 |
| | Transaction Center - Vietnam Bank for Agriculture and Rural Development | 35.000.000.000 | 35.000.000.000 | 44.061.000.000 | 44.519.894.781 | 35.458.894.781 | 35.458.894.781 |
| | Bao Viet Bank | 92.333.859.933 | 92.333.859.933 | 122.949.709.997 | 107.531.648.089 | 76.915.798.025 | 76.915.798.025 |
| | Seabank | 8.610.543.050 | 8.610.543.050 | 45.689.778.114 | 41.426.404.408 | 4.347.169.344 | 4.347.169.344 |
| | Oricombank (OCB) | 6.396.304.000 | 6.396.304.000 | 6.696.304.000 | 300.000.000 | | |
| | Vietnam Prosperity Joint Stock Commercial Bank (VP Bank) | 28.599.000.000 | 28.599.000.000 | 28.599.000.000 | | | |
| | Other creditors | 13.214.133.329 | 13.214.133.329 | 11.070.445.169 | 8.855.757.000 | 10.999.445.160 | 10.999.445.160 |
| b | Short-term finance leases | 13.150.029.568 | 13.150.029.568 | 14.225.766.264 | 13.306.132.795 | 12.230.396.099 | 12.230.396.099 |
| | Vietnam International Finance Leasing Company | 0 | 0 | | 196.741.251 | 196.741.251 | 196.741.251 |
| | SACOMBANK - Tran Duy Hung Branch | 11.504.606.048 | 11.504.606.048 | 11.932.157.744 | 12.320.364.544 | 11.892.812.848 | 11.892.812.848 |
| | Saigon Thuong tin Commercial Joint Stock Bank - Trần Duy Hung | 140.842.000 | 140.842.000 | 140.842.000 | 140.842.000 | 140.842.000 | 140.842.000 |
| | Finance Leasing Company Limited - Vietnam joint stock commercial bank for industry and trade | 492.081.520 | 492.081.520 | 971.516.520 | 479.435.000 | | |
| | Saigon Thuong tin Commercial Joint Stock Bank - Ha Noi | 1.012.500.000 | 1.012.500.000 | 1.181.250.000 | 168.750.000 | | |
| | Total short-term borrowings and finance leases | 564.749.206.842 | 564.749.206.842 | 1.117.125.523.882 | 1.105.203.943.884 | 552.827.626.844 | 552.827.626.844 |

| | Long-Term Borrowings and Finance Leases | 31/12/2025 | | During the period | | 01/01/2025 | |
|----------|--|-----------------------|-----------------------|----------------------|-----------------------|-----------------------|-----------------------|
| | | Value | Repayment capacity | Increase | Decrease | Value | Repayment capacity |
| a | Long-term | 57.227.212.526 | 57.227.212.526 | 2.245.025.081 | 3.222.659.000 | 58.204.846.445 | 58.204.846.445 |
| | Saigon Thuong Tin Commercial Bank (Sacombank) | 227.474.000 | 227.474.000 | 65.004.000 | 205.846.000 | 368.316.000 | 368.316.000 |
| | Other creditors | 56.999.738.526 | 56.999.738.526 | 2.180.021.081 | 3.016.813.000 | 57.836.530.445 | 57.836.530.445 |
| b | Long-term finance leases | 14.570.724.733 | 14.570.724.733 | 6.675.685.200 | 13.657.372.568 | 21.552.412.101 | 21.552.412.101 |
| | Sumi Trust Finance Leasing Company | 10.047.806.053 | 10.047.806.053 | | 11.504.606.048 | 21.552.412.101 | 21.552.412.101 |
| | Finance Leasing Company Limited - Vietnam joint stock commercial bank for industry and trade | 1.654.168.680 | 1.654.168.680 | 2.625.685.200 | 971.516.520 | | |
| | Saigon Thuong tin Commercial Joint Stock Bank - Ha Noi | 2.868.750.000 | 2.868.750.000 | 4.050.000.000 | 1.181.250.000 | | |
| | Total long-term borrowings and finance leases | 71.797.937.259 | 71.797.937.259 | 8.920.710.281 | 16.880.031.568 | 79.757.258.546 | 79.757.258.546 |

| | | 31/12/2025 | 01/01/2025 |
|----------------------------|--|----------------|----------------|
| 15 Accrued Expenses | | VND | VND |
| Depending on the context | | 53.186.598.736 | 45.211.392.291 |

| | | 31/12/2025 | 01/01/2025 |
|--------------------------------|--|-----------------------|-----------------------|
| 16 Other Payables | | VND | VND |
| Union funds | | 551.750.867 | 636.097.867 |
| Social insurance | | 378.942.014 | 1.940.751.001 |
| Unemployment insurance | | | |
| Receive short-term margin bets | | | |
| Other short-term payables | | 40.369.098.519 | 56.867.813.806 |
| Total | | 41.299.791.400 | 59.444.662.674 |

| | | 31/12/2025 | 01/01/2025 |
|---|--|------------------------|------------------------|
| 17 Owner's invested capital | | VND | VND |
| Capital of Licogi Joint Stock Corporation | | 36.557.120.000 | 36.557.120.000 |
| Dinh Quang Chien (Own more than 10% shares) | | 95.600.000.000 | |
| Contributed capital of other subjects | | 818.688.570.000 | 914.288.570.000 |
| Total | | 950.845.690.000 | 950.845.690.000 |

| | | 31/12/2025 | 01/01/2025 |
|--|--|-----------------|-----------------|
| Capital transactions with owners | | VND | VND |
| Contributed capital at the beginning of the period | | 950.845.690.000 | 950.845.690.000 |
| Capital increased in the period | | - | |
| Contributed capital decreased during the year | | | - |
| Capital contribution at the end of the year | | 950.845.690.000 | 950.845.690.000 |

LICOGI 13 – JOINT STOCK COMPANY

Licogi 13 Building, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi
 Tel: 04 3 5534 369 Fax: 043 8 544 107

FINANCIAL STATEMENT

Quarter 4 Year 2025

NOTES TO THE FINANCIAL STATEMENTS

Quarter 4 year 2025

(next)

18. Owner's equity**18.1 Increase and decrease in owners' equity**

(Unit: VND)

| Description | Owner's Capital Contribution | Share Premium | Treasury Shares | Retained Earnings | Development Investment Fund | Total |
|-------------------------------------|------------------------------|----------------------|-------------------------|-----------------------|-----------------------------|--------------------------|
| Balance as at 31/12/2023 | 950.845.690.000 | (838.950.000) | (12.034.773.335) | 22.333.600.103 | 12.775.263.322 | 973.080.830.090 |
| Increase in capital during the year | | | | | | - |
| Profit for the year | | | | 3.227.223.156 | | 3.227.223.156 |
| Other increases | | | | | | - |
| Capital reduction during the year | | | | | | - |
| Appropriation to reserves | | | | | 777.509.278 | 777.509.278 |
| Profit distribution | | | | (1.555.018.556) | | (1.555.018.556) |
| Dividend payment | | | | | | - |
| Welfare and bonus fund | | | | | | - |
| Other decreases | | | | | | - |
| Balance as at 31/12/2024 | 950.845.690.000 | (838.950.000) | (12.034.773.335) | 24.005.804.703 | 13.552.772.600 | 975.530.543.968 |
| Increase in capital during the year | | | | | | - |
| Profit for the year | | | | 32.941.337.771 | | 32.941.337.771 |
| Other increases | | | | | | - |
| Capital reduction during the year | | | | | | - |
| Appropriation to reserves | | | | (322.722.316) | 161.361.158 | (161.361.158) |
| Profit distribution | | | | | | - |
| Dividend payment | | | | | | - |
| Welfare and bonus fund | | | | | | - |
| Other decreases | | | | | | - |
| Balance as at 31/12/2025 | 950.845.690.000 | (838.950.000) | (12.034.773.335) | 56.624.420.158 | 13.714.133.758 | 1.008.310.520.581 |

VI. Additional information for items presented in the Income Statement

| | | Quarter IV/2025 | Quarter IV/2024 |
|----------|---|------------------------|------------------------|
| | | VND | VND |
| 1 | Revenue from sales of goods | | |
| a | Revenue from sales of goods | 302.122.299.386 | 180.731.795.234 |
| b | Revenue for related parties | 118.479.737.649 | 2.575.771.997 |
| | Licogi 13 CMC – joint stock company | 115.045.663 | 59.849.492 |
| | Licogi 13 IMC – joint stock company | | 4.909.092 |
| | Licogi13 Joint Stock Company - Construction Materials, Thanh Nam Branch | 32.748.721.499 | 2.045.951.396 |
| | Licogi 13 FC – joint stock company (Subsidiary) | 80.410.299.094 | 292.543.552 |
| | Licogi13 Renewable Energe Joint Stock Company | 157.784.586 | 97.574.009 |
| | Song Nhiem 3 joint stock company (Subsidiary) | 4.959.213.568 | 55.851.792 |
| | Global Petro power Joint Stock Company (Subsidiary) | 27.205.483 | 3.414.700 |
| | LIG Huong Hoa 2 Joint stock company (Subsidiary) | 61.467.756 | 15.677.964 |
| 2 | Cost of goods sold | | |
| | Cost of goods sold | 293.112.234.924 | 381.191.673.080 |
| 3 | Revenue from financial activities | | |
| | Revenue from financial activities | 80.170.202.802 | 34.269.562 |
| | -Interest expenses | 159.704.802 | 34.269.562 |
| | -Other financial activities revenue | 80.010.498.000 | - |
| 4 | Financial expenses | | |
| | Financial expenses | 45.919.448.844 | (2.175.628.865) |
| | -Interest expenses | 19.863.596.134 | (2.175.628.865) |
| 5 | Current corporate income tax expenses | | |
| | - Revenue subject to corporate income tax | 391.927.900.596 | 386.454.517.258 |
| | -Expenses for calculating corporate income tax | 350.983.410.592 | 383.732.086.323 |
| | - Taxable profit | 40.944.490.004 | 2.722.430.935 |
| | - Adjustments increasing taxable income | 10.338.913.656 | 5.393.785.400 |
| | - Current tax rate | 20% | 20% |
| | - Cost of corporate income tax | 10.256.680.732 | 1.623.243.267 |

| | Quarter IV/2025 | Quarter IV/2024 |
|--|------------------------|-----------------------|
| | VND | VND |
| 6 General and administrative expenses | | |
| General and administrative expenses | 11.930.447.535 | 4.632.738.147 |
| 7 Other expenses | | |
| Other expenses | 21.279.289 | 83.303.961 |
| 8 Other income | | |
| Other income | 22.090.908 | 15.818.180 |
| 9 Production and operating costs | | |
| - Labour costs | 21.940.402.507 | 5.377.690.375 |
| - Depreciation expenses of fixed assets | 13.893.517.634 | 3.503.612.248 |
| - Expenses for external services | 118.043.704.842 | 21.097.660.118 |
| - Others expenses by cash | 65.031.005.667 | 18.685.483.509 |
| Total | 218.908.630.650 | 48.664.446.250 |

Prepared by



Pham Thuy Linh

Chief Accountant



Lai Thi Tho

Ha Noi, 30th Jan 2026
LICOGI 13 - JOINT STOCK COMPANY
 Board of Directors



Pham Van Thang

