

LICOGI13 JOINT STOCK COMPANY

No.: **71**/2026/ LICOGI13-CBT

*Re: Explanation of Variations in Profit
After Corporate Income Tax in the
Reviewed Semi-Annual 2025 Financial
Statements Compared to the Same
Period of the Previous Year*

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, January **30th**, 2026

To: - State Securities Commission of Vietnam
- Hanoi Stock Exchange

1. Company name: **LICOGI 13 Joint Stock Company.**
2. Stock code: **LIG.**
3. Registered head office address: LICOGI 13 Building, Khuat Duy Tien, Thanh Xuan Ward, Hanoi.
4. Telephone: (024) 3 8544 623 Fax: (024) 3 8544 107
5. Information disclosure officer: Ms. Tran Thi Van Anh – Head of General Planning Department

Address: P7, Q100 Truong Dinh, Tuong Mai Ward, Ha Noi

ID No.: 019174000374 issued by the Department of Administrative Management of Social Order, dated June 28th 2022.

6. Content of Information Disclosure:

Pursuant to the reviewed consolidated quarter 4 financial statements of LICOGI 13 Joint Stock Company for 2025, we hereby provide an explanation regarding the fluctuation in profit after corporate income tax compared with the reviewed quarter 4 financial statements for 2024, as follows:

• **Separate financial statements Quarter IV year 2025:**

Item	Reviewed quarter 4 FS 2024 (VND million)	Reviewed quarter 4 FS 2025 (VND million)	Increase (VND million) Increase (%)	
	1	2	3=2-1	4=(2-1)/1*100%
Profit after corporate income tax (Separate financial statements QIV/2025)	1.099	30.687	29.588	2692 %

Reason for fluctuation: Financial Revenue increased, resulting in a corresponding increase in profit after corporate income tax of both the parent company and subsidiaries in the first half of 2025.

• **Consolidated financial statements Quarter IV year 2025:**

Item	Reviewed quarter 4 FS 2024 (VND million)	Reviewed quarter 4 FS 2025 (VND million)	Increase (VND million) Increase (%)	
	1	2	3=2-1	4=(2-1)/1*100%
Profit after corporate income tax (Consolidated financial statements QIV/2025)	1.202	17.387	16.185	1346%

Revenue increased, resulting in a corresponding increase in profit after corporate income tax cause of profit of holding company and subsidiary company increase.

Recipients:

- As addressed above
- Board of Directors, Board of Management
- Finance & Accounting Department
- Archives

INFORMATION DISCLOSURE



Tran Thi Van Anh



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 CONSOLIDATED QUARTER 4 OF 2025

JANUARY 2026



CONSOLIDATED BALANCE SHEET

Quarter 4 Year 2025

Unit: VND

ASSETS	Code	Notes	31/12/2025	01/01/2025
A. SHORT-TERM ASSETS	100		4.748.189.999.735	3.734.010.298.544
(100 = 110 + 120 + 130 + 140 + 150)				
I. Cash and cash equivalents	110	V.01	81.183.589.740	36.636.267.168
1. Cash	111		77.633.589.740	33.086.267.168
2. Cash equivalents	112		3.550.000.000	3.550.000.000
II. Short-term investments	120		171.823.587.123	67.937.334.003
3. Held-to-maturity investment	123		171.823.587.123	67.937.334.003
III. Current accounts receivable	130		3.461.016.925.703	3.019.690.844.458
1. Short-term trade receivables	131	VIII.01	1.613.333.917.122	1.668.434.274.912
2. Short-term advances to suppliers	132	VIII.02	1.170.084.605.835	677.441.220.174
5. Other - term receivables	135		25.265.908.902	12.465.908.902
6. Other - term receivables	136	V.02	692.253.531.158	693.593.315.587
7. Provision for doubtful receivables	137		(39.921.037.314)	(32.243.875.117)
IV. Inventories	140		977.772.005.100	569.398.906.174
1. Inventories	141	V.03	977.772.005.100	569.398.906.174
V. Other current assets	150		56.393.892.069	40.346.946.741
1. Short-term prepaid expenses	151		933.788.808	1.678.033.068
2. Value added tax deductible	152		55.404.449.779	38.570.564.995
3. Tax and other receivables from the State	153		55.653.482	98.348.678
B. LONG-TERM ASSETS	200		2.939.776.650.442	2.349.715.645.434
(200 = 210 + 220 + 240 + 250 + 260 + 269)				
I. Long-term receivables	210		405.593.643.528	228.115.430.311
2. Long-term prepayment to seller	212		799.093.991	3.438.704.091
4. Long-term loan receivable	215		27.000.000.000	27.000.000.000
5. Other long-term receivables	216		377.794.549.537	197.676.726.220
II. Fixed assets	220		1.004.197.616.151	232.530.754.844
1. Tangible fixed assets	221	V.04	871.802.759.968	144.302.036.320
- Cost	222		1.007.947.682.764	288.375.994.339
- Accumulated depreciation (*)	223		(136.144.922.796)	(144.073.958.019)
2. Leased fixed assets	224	V.05	130.716.289.943	86.541.818.952
- Cost	225		177.182.857.650	116.633.848.847
- Accumulated depreciation (*)	226		(46.466.567.707)	(30.092.029.895)
3. Intangible fixed assets	227	V.06	1.678.566.240	1.686.899.572
- Cost	228		1.881.066.240	1.881.066.240
- Accumulated depreciation (*)	229		(202.500.000)	(194.166.668)
III. Investment properties	230		132.963.470.488	86.376.056.707
- Cost	231		132.963.470.488	87.633.840.203
- Accumulated depreciation (*)	232			(1.257.783.496)
IV. Long-term assets in progress	240		793.806.436.908	1.253.028.054.703
1. Long - term work in progress	241		62.758.997.953	62.589.501.923
2. Long-term construction in progress	242		731.047.438.955	1.190.438.552.780
V. Long-term construction in progress	250		551.578.706.457	490.742.018.990
2. Invest in joint ventures and associates.	252	VIII.05	462.460.427.137	410.002.074.358
3. Investing in other entities.	253		89.697.116.260	81.275.516.260
4. Provision for impairment of long-term financial	254		(578.836.940)	(535.571.628)
VI. Other long-term assets	260		51.636.776.910	58.923.329.879
1. Long-term prepaid expenses	261	V.08	9.841.513.899	2.155.730.062
3. Long-term tools, supplies and spare parts	263			42.000.000
5. Goodwill	269		41.795.263.011	56.725.599.817
TOTAL ASSETS (270=100+200)	270	1	7.687.966.650.177	6.083.725.943.978

CONSOLIDATED BALANCE SHEET

Quarter 4 Year 2025

(next)

Until: VND

RESOURCES	Code	Notes	31/12/2025	01/01/2025
C. LIABILITIES (300=310+330)	300		6.353.610.269.758	4.940.781.331.785
I. Current liabilities	310		4.151.945.849.844	3.438.757.156.071
1. Short-term trade payables	311	VIII.06	1.081.023.292.698	895.495.318.035
2. Short-term advances from customers	312	VIII.07	713.227.215.264	397.633.352.182
3. Statutory obligations	313	V.10	20.016.234.197	11.982.953.689
4. Payable to employees	314		24.274.201.484	28.496.095.783
5. Short-term accrued expenses	315		213.942.672.008	166.431.800.218
8.Short-term unearned revenue	318		1.392.108.505	1.443.742.151
9.Short-term other payables	319	V.11	211.538.071.370	259.521.795.855
10.Borrowings and finance lease liabilities	320		1.883.684.657.211	1.674.417.371.872
12.Bonus and welfare Funds	322		2.847.397.107	3.334.726.286
II. Long-term liabilities	330		2.201.664.419.914	1.502.024.175.714
1. Long-term payables to suppliers	331		93.370.674.959	111.583.365.094
2.Long term prepayment buyer	332		376.290.163.291	27.106.332.405
7.Other long - term payables	337		643.512.255.100	530.817.282.964
8.Borrowings and finance lease liabilities	338	V.12	1.081.431.791.468	827.364.761.746
12. Long-term provisions	342		7.059.535.096	5.152.433.505
D.OWNER'S EQUITY (400=410+420)	400		1.334.356.380.419	1.142.944.612.193
I. Owner's Equity	410	V.13	1.334.356.380.419	1.142.944.612.193
1. Share capital	411		950.845.690.000	950.845.690.000
2. Share premium	412		308.550.000	308.550.000
3. Other capital of the owner	413			50.149.592
4.Treasury shares	414		(12.034.773.335)	(12.034.773.335)
8.Development Investment Fund	418		20.753.448.441	20.157.161.767
9.Other funds belong to equity	419		44.624.422	44.624.422
11.Undistributed profit after tax	421		28.713.519.443	6.309.787.855
- Undistributed PAT accumulate to the end of the l	421a		5.987.065.539	4.220.675.338
-Undistributed PAT this period	421b		22.726.453.904	2.089.112.517
13. Non-controlling interests	429		345.725.321.448	177.263.421.892
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400+439)	440		7.687.966.650.177	6.083.725.943.978

Ha Noi, .30... rd January 2026

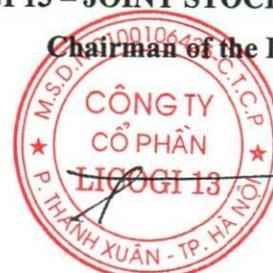
LICOGI 13 – JOINT STOCK COMPANY

Prepared by

Chief Accountant

Chairman of the Board





Pham Thuy Linh

Lai Thi Tho

Pham Van Thang

CONSOLIDATED INCOME STATEMENT

Quarter 4 Year 2025

Unit: VND

ITEMS	Code	TM	Quarter IV		Cumulative	
			This Year	Last Year	This Year	Last Year
1. Revenue from sales of goods and rendering of services	01	VI.14	1.281.508.539.471	1.466.351.472.037	4.661.809.579.422	3.766.238.031.498
2. Deductions	02					
3. Net revenue from sales of goods and rendering services (10 = 01 - 02)	10		1.281.508.539.471	1.466.351.472.037	4.661.809.579.422	3.766.238.031.498
4. Cost of goods sold	11	VI.15	1.228.279.391.344	1.430.341.792.884	4.456.845.809.042	3.630.797.836.854
5. Gross profit (20 = 10 - 11)	20		53.229.148.127	36.009.679.153	204.963.770.380	135.440.194.644
6. Revenue from financial activities	21	VI.16	78.554.965.085	4.559.556.441	93.359.350.854	22.079.346.671
7. Financial expenses	22	VI.17	68.200.135.889	2.415.568.010	158.376.791.223	66.296.762.567
<i>In which, interest payable</i>	23		32.975.344.802	6.766.825.740	123.152.000.136	74.986.593.893
8. Shares of profit off associates	24		(387.099.128)	35.216.456	(387.099.128)	784.960.603
9. Selling expnses	25		-			112.117.661
10. General and administrative expenses	26	VIII.08	27.304.201.893	32.491.989.361	83.780.137.565	81.323.612.045
11. Net profit from operating activities [30 = 20 + (21-22)+24 - (25+26)]	30		35.892.676.302	5.696.894.679	55.779.093.318	10.572.009.645
12. Other income	31	VIII.09	51.458.571	580.371.207	681.411.457	4.606.246.047
13. Other expenses	32	VIII.10	1.881.333.664	2.762.082.618	5.103.901.742	9.064.866.057
14. Other profits (40 = 31 - 32)	40		(1.829.875.093)	(2.181.711.411)	(4.422.490.285)	(4.458.620.010)
15. Profits/ (loss) before tax (50=30+40)	50		34.062.801.209	3.515.183.268	51.356.603.033	6.113.389.635

ITEMS	Code	TM	Quarter IV		Cumulative	
			This Year	Last Year	This Year	Last Year
16. Current corporate income tax expenses	51		16.675.512.489	2.312.294.876	20.534.749.066	4.624.589.752
17. Deferred tax expense	52					
18. Profit after Corporate Income Tax (60 = 50 -51 -52)	60		17.387.288.720	1.202.888.392	30.821.853.967	1.488.799.883
19. Net profit after tax attributable to non-controlling interests	61		(693.269.876)	1.452.652.397	8.095.400.063	848.055.946
20. Net profit after tax attributable to shareholders of the parent (62 = 60 - 61)	62		18.080.558.596	(249.764.005)	22.726.453.904	640.743.937
21. Basic earnings per share	70	VI.18	192	(3)	241	7

Ha Noi, ... rd January 2026

LICOGI 13 JOINT STOCK COMPANY

Chairman of the Board

Prepared by



Pham Thuy Linh

Chief Accountant



Lai Thi Tho



Pham Van Thang

SEPARATE CASH FLOW STATEMENTS

(By the direct method) (*)

Quarter 4 year 2025

Criteria	IND EX	Not es	Cumulative from the beginning of the year to the end of	Cumulative from the beginning of the year to the end of this
1	2	3	4	5
I. CASH FLOW FROM OPERATING ACTIVITIES				
1. Revenue from sales, services and other revenues	01		5.719.104.377.295	3.970.354.903.049
2. Money paid to suppliers of goods and services.	02		(5.600.843.072.782)	(4.219.517.728.023)
3. Money paid to workers.	03		(194.679.359.723)	(161.101.043.861)
4. Interest payments	04		(77.924.794.875)	(47.064.916.825)
5. Money spent on corporate income tax.	05		(13.771.542.321)	(3.241.158.761)
6. Other income from operating activities.	06		1.266.378.164.746	1.344.322.732.066
7. Other expenses for business activities.	07		(1.075.182.499.483)	(897.898.406.795)
Net cash flow from operating activities	20		23.081.272.857	(14.145.619.150)
II. CASH FLOWS FROM INVESTING ACTIVITIES.				
1. Cash spent on purchasing, constructing fixed assets and other long-term assets	21		(66.060.516.784)	(42.617.257.977)
2. Proceeds from liquidation, sale of fixed assets and other long-term assets.	22		(58.191.077)	395.358.100
3. Money spent on lending and purchasing debt instruments of other entities..	23		(183.055.719.240)	(116.850.000.000)
4. Proceeds from loans and resale of debt instruments of other entities	24		66.369.466.120	108.379.885.396
5. Money spent on investing in other entities.	25		(248.694.298.368)	(12.500.000.000)
6. Cash receipts from capital investments in other entities.	26		-	39.800.000.000
7. Interest income, dividends and profits.	27		1.239.488.670	654.948.349
Net cash flow from investing activities.	30		(430.259.770.679)	(22.737.066.132)
III. NET CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuing shares, receiving capital contributions from owners	31		351.091.889.000	12.700.000.000
2. Money paid for capital contributions to owners, repurchase of shares issued by the enterprise	32		-	(29.141.179.924)
3. Proceeds from borrowing	33		3.747.994.283.246	2.845.506.575.970
4. Money to pay off loan principal.	34		(3.630.007.615.815)	(2.777.831.296.029)
5. Lease payment.	35		(17.352.736.037)	(11.781.865.684)
6. Dividends, profits paid to owners.	36		-	(6.873.300.000)
Net cash flow from financing activities	40		451.725.820.394	32.578.934.333
Net cash flow during the period (20+30+40)	50.		44.547.322.572	(4.303.750.949)
Cash and cash equivalents at the beginning of the period	60		36.636.267.168	40.940.018.117
The effects of changes in foreign exchange rates	61		0	0
Cash and cash equivalents at the end of the period (50+60+61)	70		81.183.589.740	36.636.267.168

Preparer



Pham Thuy Linh

Chief Accountant



Lai Thi Tho

Ha Noi, 30/12/2025



Chairman of the Board

Pham Van Thang

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 4 Year 2025****I. CORPORATE INFORMATION.****1. Ownership Structure.**

LICOGI 13 Joint Stock Company ("the Company") was formerly a state-owned enterprise, subsequently equitized under Decision No. 2088/QĐ-BXD dated December 29, 2004, issued by the Ministry of Construction, and operates under Enterprise Registration Certificate No. 0103008046 dated June 10, 2005, issued by the Hanoi Department of Planning and Investment. The Company has amended its registration certificate 27 times.

According to the 27th amended Enterprise Registration Certificate dated July 10, 2025, the Company's charter capital is VND 950,845,690,000. On July 10, 2025, Licogi 13 Joint Stock Company made the 27th amendment to its business registration certificate as a result of a change in the position of the company's legal representative..

On April 22, 2010, the Company's shares were officially listed on the Hanoi Stock Exchange under the ticker symbol: **LIG**.

Par value per share: **VND 10,000**.

2. Business Fields.

The main business fields of company are: Construction works; installation of other construction systems; real estate trading; machinery and equipment trading; iron ore, other non-iron metal ores mining...

3. Business Activities.

- Mechanical construction: Ground leveling, foundations, and technical infrastructure for civil, industrial, public, irrigation, transportation works, urban areas, and industrial parks.
- Construction of housing, civil, industrial, and public buildings.
- Production and trading of construction materials: block bricks, concrete pipes.
- Industrial production: mechanical processing and manufacturing of construction products; formwork, scaffolding, industrial buildings, spare parts; machinery and equipment installation and maintenance services.
- Services: equipment rental, supply of technical materials, surveying services, construction material testing, foundation surveying, investment consultancy.
- Import and export of materials, equipment, technology, and construction materials.
- Investment and business development of housing, new urban areas, industrial park infrastructure, and medium and small hydropower projects.
- Stone and sand mining.
- Real estate trading.

4. List of Subsidiaries Consolidated

Total subsidiaries: 6

Number of consolidated subsidiaries: 6

Number of non-consolidated subsidiaries:

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 4 Year 2025***(continue)*

- | | |
|---|---|
| 1. LICOGI 13FC Joint Stock Company | <ul style="list-style-type: none"> - Address: 1st floor, unit B, Licogi 13 building, Khuat Duy Tien street, Thanh Xuan ward, Hanoi - Benefit rate of parent company: 51% - Parent Company's voting rights: 51% |
| 2. Song Nhiem 3 Joint Stock Company | <ul style="list-style-type: none"> - Address: Niem Son Commune, Tuyen Quang Province - Benefit rate of parent company: 98,33% - Parent Company's voting rights: 98,33% |
| 3. Global Petroleum Energy Joint Stock Company | <ul style="list-style-type: none"> - Address: No. 66, Nguyen Trai Street, Group 9, To Hieu Ward, Son La Province - Benefit rate of parent company: 88.3% - Parent Company's voting rights: 88.3% |
| 4. LIG-Huong Hoa 2 Joint Stock Company | <ul style="list-style-type: none"> - Address: No. 37, Ly Thuong Kiet street, Nam Dong Ha Ward, Quang Tri Province - Benefit rate of parent company: 99.4% - Parent Company's voting rights: 99.4% |
| 5. Quan Ngang 3 Industrial Park Investment Joint Stock Company | <ul style="list-style-type: none"> - Address: Ha Thanh Hamlet, Gio Linh Commune, Quang Tri Province - Benefit rate of parent company: 52.00% - Parent Company's voting rights: 52.00% |
| 5. Investing in long-term finance in companies. | |
| 1. LICOGI13 Renewable Energy Joint Stock Company | <ul style="list-style-type: none"> - Address: 1st floor, unit B, Licogi 13 building, Khuat Duy Tien street, Thanh Xuan ward, Hanoi - Benefit rate: 3,75% - Voting rights: 3,75% |
| 2. Licogi 13 Technology Investment Joint Stock Company | <ul style="list-style-type: none"> - Address: 1st floor, unit A, Licogi 13 building, 164 Khuat Duy Tien street, Thanh Xuan ward, Hanoi |
| 3. VRG Ngoc Linh Hydropower Joint Stock Company | |
| 4. COSEVCO Material Production and Construction Joint Stock Company | |
| 5. LICOGI13- Thuan Phuoc Two-Member Limited Company | <ul style="list-style-type: none"> - Address: No. 1224 Hung Vuong Street, HH1 and HH2 Resettlement Area, North Quy Nhon Ward, Gia Lai Province |

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 4 Year 2025***(continue)*

6. Mien Dong Wood Industry Joint Stock Company
7. Sai Gon Thanh Dat Agriculture Investment Joint Stock Company - Address: 21 Tran Phu, Hai Chau Ward, Da Nang City
8. Licogi 13 - Infrastructure and Construction Investment Joint Stock Company - Address: No. 96, West Belt Road, Caric Residential Area, Quarter 8, An Khanh Ward, Ho Chi Minh City.
9. Sai Gon Thuan Phuoc Green real estate Joint Stock Company - Address: No. 02 Nguyen Thi Minh Khai, Hai Chau Ward, Da Nang City
10. Licogi 13 Construction Material Joint Stock Company - Address: 1st floor, unit A, Licogi 13 building, Khat Duy Tien street, Ward. Thanh Xuan, Hanoi
11. LICOGI13 Hoa Lu Joint Stock Company - Address: No. 21, Alley 36, Kim Dong Street, Hoa Lu Ward, Ninh Binh Province
12. Licogi 13 Invest Joint Stock Company

II. Accounting period and currency used in accounting.**1. Accounting period**

The Company's accounting period begins on January 1 and ends on December 31 each year.

2. Currency used in accounting

Currency used in accounting records is Vietnam Dong (VND). Accounting according to the principle of historical cost in accordance with the provisions of Vietnam Accounting Law No. 88/2015/QH13 dated November 20, 2017 and Vietnam Accounting Standard No. 01 - General Standards.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIMES.**1. Applicable Accounting Regimes**

The Company has applied Vietnam Accounting Regimes issued according to Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 202/2014/TT-BTC dated 22 December 2014 of Ministry of Finance.

2. Declaration of compliance with Accounting standards and regimes

Consolidated financial statements are made and presented in accordance with Vietnamese Accounting Standards and the current Vietnamese Accounting Regime.

3. Applicable accounting form

The company applies general journal recording, using GREENSOFT accounting software.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 4 Year 2025***(continue)***IV. APPLICABLE ACCOUNTING POLICIES.****1. Basis for preparing consolidated financial statements.*****Investments in Subsidiaries***

Subsidiaries are entities controlled by the Company. Control is deemed to exist when the Company holds more than 50% of the voting rights or has the power to directly govern the financial and operating policies of an entity to obtain economic benefits from its activities. In assessing control, the existence and effect of potential voting rights that are currently exercisable or convertible are considered.

The financial statements of subsidiaries are consolidated into the Company's consolidated financial statements from the date that control commences until the date that control ceases.

The consolidated financial statements of LICOGI 13 Joint Stock Company are prepared by consolidating the financial statements of subsidiaries over which the Company has a controlling interest as at December 31, 2024. All intra-group transactions, balances, income, and expenses between the Company and its subsidiaries, and between subsidiaries, are eliminated in full on consolidation.

Minority interests in the net assets of consolidated subsidiaries are separately presented under equity in the consolidated balance sheet, distinguished from the Company's shareholders' equity. Minority interests include:

- The minority shareholders' proportion of net assets at the date of initial business combination.
- Their share of subsequent movements in equity since the date of the business combination.

In the consolidated income statement, the portion of profit or loss attributable to minority interests is separately presented as "Profit after tax attributable to minority shareholders."

Investment in Associated Companies

The results, assets, and liabilities of associates are incorporated in the consolidated financial statements using the equity method. Investments in associates are initially recognized at cost and adjusted thereafter for the post-acquisition changes in the investor's share of the investee's net assets.

Losses of an associate in excess of the Company's interest in that associate are not recognized unless the Company has incurred legal or constructive obligations on behalf of the associate.

Where a group entity transacts with an associate, profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

2. Principles for determining cash and cash equivalents.

Cash is a comprehensive indicator reflecting the total amount of money available to the enterprise at the reporting date, including cash on hand, demand deposits at banks, and cash in transit. It is recorded and reported

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 4 Year 2025***(continue)*

in Vietnamese dong (VND), in accordance with the provisions of the Accounting Law No. 88/2015/QH13 dated November 20, 2015

3. Principles for recognizing inventory.

Inventories are stated at **historical cost**.

Cost of inventories includes:

- Purchase costs,
- Processing costs, and
- Other costs incurred to bring the inventories to their present location and condition.

Inventory valuation method: Specific identification method.

Construction work-in-progress is determined based on end-of-period work-in-progress inventory records.

Inventory accounting method: Perpetual inventory system.

4. Principles of recognition and methods of depreciation for fixed assets.**4.1. Recognition Principles and Depreciation Methods for Tangible Fixed Assets.**

Tangible fixed assets are recognized at original cost and are reflected on the balance sheet according to the indicators of original cost, accumulated depreciation, and remaining value.

The recognition and depreciation method of tangible fixed assets is carried out in accordance with Vietnamese Accounting Standards No. 03 - Tangible fixed assets, Circular No. 200/2014/TT-BTC dated December 22, 2014 of Ministry of Finance and Circular 45/2013/TT-BTC dated April 25, 2013 guiding the regime of management, use and depreciation of fixed assets.

The cost of acquired tangible fixed assets includes the purchase price (excluding trade discounts or rebates), taxes, and any costs directly related to making the asset ready for use.

Expenses incurred after the initial recognition of tangible fixed assets are recorded as increasing the cost of the asset when these expenses certainly increase future economic benefits. Costs incurred that do not satisfy the above conditions are recorded by the Company in production and business expenses during the period.

Tangible fixed assets are applied on a straight-line depreciation method. Tangible fixed assets are classified into groups of assets with similar characteristics and purposes for use in the Company's production and business activities, including:

<i>Type of fixed assets</i>	<i>Depreciation period <year></i>
- Buildings	25 - 50
- House and structures	5 - 25

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 4 Year 2025***(continue)*

- Means of transportation	6 - 10
- Machinery and Equipment	3 - 10
- Office equipments	3 - 5

4.2 Recognition Principles and Depreciation Methods for financial leased fixed assets

The Company's finance lease fixed asset is a Land Cruiser car, recognized as a finance lease asset according to the lease purchase contract with the Vietnam International Finance Leasing Company, in accordance with the provisions of Vietnamese Accounting Standard No. 06 - Asset Leasing. Ownership of the asset may be transferred at the end of the lease term.

Finance lease fixed assets are depreciated using the straight-line method over their estimated useful life, similar to the treatment of assets owned by the Company or over the lease term. Specifically, the depreciation period for each asset group is as follows:

<i>Type of fixed assets</i>	<i>Depreciation period <year></i>
- Means of transportation	6 - 10
- Machinery and equipment	6 - 10

4.3 Recognition Principles and Depreciation Methods for Intangible Fixed Assets.

Company's intangible fixed asset is accounting software.

The recognition of intangible fixed assets and depreciation of fixed assets is carried out in accordance with Vietnamese Accounting Standards No. 04 - Intangible fixed assets, Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular 45/2013/TT-BTC dated April 25, 2013 guiding the regime of management, use and depreciation of fixed assets.

Intangible fixed assets are recorded at their original cost, reflected on the Balance Sheet according to the criteria of original price, accumulated depreciation and remaining value.

The company applies the straight-line depreciation method for intangible fixed assets. Intangible fixed assets are classified into groups of assets with similar characteristics and purposes for use in the Company's production and business activities:

<i>Type of fixed assets</i>	<i>Depreciation period <year></i>
- Accounting software	3
- Customer management software	9

5. Principles for recording and capitalizing borrowing costs.

Short-term and long-term borrowings are recognized based on loan agreements, promissory notes, receipts, payments, and bank documents.

Borrowing costs are recognized as financial expenses. Borrowing costs directly attributable to the acquisition, construction, or production of a qualifying asset are capitalized as part of the cost of that asset when meeting the criteria set out in Vietnamese Accounting Standard No. 16 – Borrowing Costs.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 4 Year 2025***(continue)***6. Principles for recording and capitalizing other expenses.**

Prepaid expenses are capitalized to be gradually allocated to production and business expenses during the period. These include costs for designing and constructing fire protection systems and expenses for office machinery and equipment, with allocation periods ranging from 12 to 24 months.

7. Principles for recording payable expenses.

The Company's payable expenses are pre-deducted construction costs recorded on the basis of economic contracts, value of delivered materials or volume of contractors performing construction according to the Acceptance Minutes.

8. Principles for recording owner's equity

Owners' capital contributions are recorded at the actual amounts contributed by shareholders, excluding the parent company's investment in subsidiaries.

Share premium is recorded as the excess of the actual issuance price over the par value when shares are issued.

Undistributed earnings after tax are recorded as the profit (loss) after deducting corporate income tax and other adjustments, excluding minority interests.

Increases and decreases in owners' equity are based on the resolutions of the Annual General Meeting of Shareholders and decisions of the Board of Directors.

Treasury share transactions are conducted according to Board of Directors' resolutions and are reported to the Hanoi Stock Exchange.

9. Principles and methods of revenue recognition.

The Company's revenue includes construction revenue, office rental revenue, machine rental revenue, project revenue and revenue from bank deposit interest.

Construction revenue is recognized based on the value of the executed volume, confirmed by the investor through a Minutes of acceptance of volume payment, final settlement for completed quantity, and invoice issuance, in accordance with the regulations of Vietnamese Accounting Standard No. 15 - Construction Contracts

Office rental revenue is recognized based on the rent contract and the invoice issued to the customer, which is accepted for payment by the customer. This recognition complies with the four revenue recognition conditions outlined in Vietnamese Accounting Standard No. 14 - Revenue and Other Income

Machine rental revenue is recorded when the machine is delivered to the customer based on the contract and invoice and the customer accepts payment. This recognition complies with the four revenue recognition conditions outlined in Vietnamese Accounting Standard No. 14 - Revenue and Other Income.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 4 Year 2025***(continue)*

Revenue from real estate transfer is recognized based on the amount received from the customers.

Revenue from bank deposit interest is recognized on the basis of time and actual interest rate each period, in accordance with the two conditions for recording revenue arising from interest, royalties, dividends and divided profits according to Vietnamese Accounting Standard No. 14 - "Revenue and other income"

10. Principles and methods of recording financial cost.

Financial expenses are recorded in the consolidated income statement as the total financial expenses incurred during the period, including interest expenses, without offsetting against financial income.

11. Recognition of receivables and payables

Principles for determining customer receivables based on the Contract and recording according to Sales Invoices issued to customers

Advance payments to suppliers are accounted for based on payment vouchers, bank documents, and economic contracts.

Principles for determining payables to the seller based on the Contract, warehouse receipt and recording according to the Buyer's Purchase Invoice

The buyer's prepayment is recorded based on the contract, receipt, and bank documents.

12. Principles for recording construction in progress costs

Assets under construction for production, rental, administration or any other purpose are recorded at cost, at the time of acceptance and finalization of each construction item. submitted or when actual expenses are incurred with complete legal invoices and documents.

13. Short-term and long-term loans

Short-term borrowings are borrowings with a term of up to one financial year.

Long-term borrowings are borrowings with a term of more than one financial year.

Borrowings are recognized based on payment vouchers, bank documents, loan agreements, and promissory notes.

14. Tax obligations***Value Added Tax***

The company applies VAT declaration and calculation according to the guidance of current tax law with VAT rates of 5%, 8% and 10%.

Corporate Income Tax

The company applies a corporate income tax rate of 20% on taxable profits.

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 4 Year 2025***(continue)*

The determination of corporate income tax for the company is based on the current tax regulations. However, these regulations change over time, and the final determination of corporate income tax depends on the results of inspections by the competent tax authorities.

Other taxes

The Company declares and pays other taxes and fees in accordance with applicable regulations.

15. Principles for recording cost price

Cost of construction contracts is determined separately for each project corresponding to recognized revenue:

- For completed and delivered projects: based on actual incurred costs.
- For incomplete projects or projects pending final settlement: recognized as total incurred costs less work-in-progress at period-end. Work-in-progress is based on the volume performed but not yet accepted at the closing date, multiplied by the estimated budget unit price.

Cost of office rental services is based on depreciation and operating costs related to the office building.

Cost of equipment rental is based on the rental period and corresponding depreciation expenses.

Cost of real estate sales is based on actual costs incurred to complete the real estate project.

Cost of goods sold is recognized based on the cost and quantity of finished goods sold during the period.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2025

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V. Additional information for items presented in the Consolidated Balance Sheet Quarter IV Year 2025

1. Cash and cash equivalents	31/12/2025	01/01/2025
	VND	VND
Cash	5.970.741.573	8.195.128.202
Cash in bank	71.662.848.167	24.891.138.966
Term Deposit	3.550.000.000	3.550.000.000
Total	81.183.589.740	36.636.267.168

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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Detailed information on the company's long-term financial investments as of December 31, 2025, is as follows:

	Long-term financial investments	Value
1	Licogi 13 Technology Investment Joint Stock Company	15.225.000.000
2	LICOGI 13 Renewable Energy Joint Stock Company	9.927.258.225
3	COSEVCO Construction Materials and Manufacturing Joint Stock Company	1.000.000.000
4	Licogi 13 Invest Joint Stock Company	22.197.000.000
5	VGR Ngoc Linh Joint Stock Company	109.858.035
6	ECOLEX Thai Binh Joint Stock Company	4.200.000.000
7	Saigon Thanh Dat Agricultural Investment Joint Stock Company	53.649.428.372
8	Vietnam-Japan Connection Consulting Joint Stock Company	1.350.000.000
9	LICOGI 13 - Thuan Phuoc Two-Member Limited Liability Company	117.450.000.000
10	Saigon Thuan Phuoc Green Real Estate Joint Stock Company	220.429.651.825
11	LICOGI 13 Building Materials Joint Stock Company	13.200.510.000
12	LICOGI 13 - Infrastructure Investment and Construction Joint Stock Company	44.100.000.000
13	Licogi 13 Hoa Lu Joint Stock Company	42.000.000.000
14	ADT Son La Energy Joint Stock Company	3.040.000.000
15	Mien Dong Wood Industry Joint Stock Company	3.700.000.000
	Total	551.578.706.457

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2025

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3	Trade receivables	31/12/2025	01/01/2025
		VND	VND
	Short-term trade receivables	1.613.333.917.122	1.668.434.274.912

4.	Other receivables	31/12/2025	01/01/2025
		VND	VND
	LICOGI13-Joint Stock Company	386.522.330.002	410.152.122.821
	LICOGI13 FC -Joint Stock Company	30.999.422.886	17.080.109.114
	Song Nhiem 3 joint stock company (Subsidiary)	16.984.779.679	45.561.585.699
	Global Petro power Joint Stock Company (Subsidiary)	177.019.367.050	172.112.930.782
	LIG Huong Hoa 2 Joint stock company (Subsidiary)	35.633.270.664	46.008.872.546
	Quan Ngang 3 Industrial Park Investment Joint Stock Company	45.094.360.877	
	One Member Limited Company - Construction Vocational College 1		2.677.694.625
	Total	692.253.531.158	693.593.315.587

5	Inventories	31/12/2025		01/01/2025	
		VND	VND	VND	VND
		Cost	Preventive	Cost	Preventive
	Raw materials inventory	2.089.703.428	-	594.708.042	-
	Tools and instruments	174.233.623	-	42.000.000	-
	Work in progress	948.351.785.551	-	554.299.441.183	-
	Finished goods inventory	-	-	-	-
	Merchandise	27.156.282.498	-	14.462.756.949	-
	Total	977.772.005.100	-	569.398.906.174	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2025

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6 Tangible fixed assets

Until: VND

Item	Buildings and structures	Machinery and equipment	Vehicles	Management tools and equipment	Other tangible fixed assets	Total
Cost of tangible fixed assets						
- Beginning balance 01/01/2025	173.254.525.939	76.046.965.868	38.178.708.792	895.793.740		288.375.994.339
- Purchased during the period, increase during the year	232.320.800	4.084.252.494	1.406.790.554			5.723.363.848
- Increase due to capital contributions						-
- Reclassification of assets			1.352.591.417			1.352.591.417
- Increase due to transfer from leased fixed assets			19.886.455			19.886.455
- Other increases						-
- Liquidation or sale		(99.188.566)	(2.292.000.448)			(2.391.189.014)
- Other decreases						-
- Ending balance 31/12/2025	173.486.846.739	80.032.029.796	38.665.976.770	895.793.740		293.080.647.045
Accumulated depreciation						-
- Beginning balance 01/01/2025	(66.169.732.855)	(43.896.778.845)	(33.115.348.013)	(892.098.306)		(144.073.958.019)
- Depreciation for the period	(4.913.406.959)	(7.047.476.184)	(2.112.022.069)	(3.695.434)		(14.076.600.646)
- Increase due to reclassification of assets						-
- Other increases						-
- Transferred to capital contribution						-
- Liquidation, sale		42.975.190	1.233.694.710			1.276.669.900
- Other decreases			1.058.305.738			1.058.305.738
- Ending balance 31/12/2025	(71.083.139.814)	(50.901.279.839)	(32.935.369.634)	(895.793.740)	-	(155.815.583.027)
Prepayments from customers						
- Beginning balance 01/01/2025	107.084.793.084	32.150.187.023	5.063.360.779	3.695.434	-	144.302.036.320
- Ending balance 31/12/2025	102.403.706.925	29.130.749.957	5.730.607.136	-	-	137.265.064.018

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2025

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7. Construction in progress

Unit: VND

Items	Machinery and equipment	Means of transportation	Total
Cost			
- Beginning balance 01/01/2025	109.204.797.090	7.429.051.757	116.633.848.847
- Finance lease for the year	2.431.190.000	60.741.337.493	63.172.527.493
- Decrease during the year			-
- Reclassification			-
- Liquidation			-
- Other decreases		(2.623.518.690)	(2.623.518.690)
- Ending balance 31/12/2025	111.635.987.090	65.546.870.560	177.182.857.650
Accumulated depreciation			
- Beginning balance 01/01/2025	(27.114.942.555)	(2.977.087.340)	(30.092.029.895)
- Depreciation	(17.114.378.564)	(1.027.740.552)	(18.142.119.116)
- Reclassification			-
- Other increases		943.685.049	943.685.049
- Decrease during the year			-
- Other decreases		823.896.255	823.896.255
- Ending balance 31/12/2025	(44.229.321.119)	(2.237.246.588)	(46.466.567.707)
Prepayments from customers			
- Beginning balance 01/01/2025	82.089.854.535	4.451.964.417	86.541.818.952
- Ending balance 31/12/2025	67.406.665.971	63.309.623.972	130.716.289.943

8. Intangible assets

Unit: VND

Items	Other tangible assets	Softwares	Total
Cost of intangible fixed assets			
- Beginning balance 01/01/2025	1.728.566.240	152.500.000	1.881.066.240
- Purchased during the year			
- Other increases		-	-
- Liquidation, sale			-
- Other decreases		-	-
- Ending balance 31/12/2025	1.728.566.240	152.500.000	1.881.066.240
Accumulated depreciation			
- Beginning balance 01/01/2025	(41.666.668)	(152.500.000)	(194.166.668)
- Depreciation for the year	(8.333.332)		(8.333.332)
- Other decreases		-	-
- Ending balance 31/12/2025	(50.000.000)	(152.500.000)	(202.500.000)
Prepayments from customers			
- Beginning balance 01/01/2025	1.686.899.572	-	1.686.899.572
- Ending balance 31/12/2025	1.678.566.240	-	1.678.566.240

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2025

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9. Construction in progress	31/12/2025	01/01/2025
	VND	VND
Acquisition of fixed assets	-	
Construction in progress	731.047.438.955	1.190.438.552.780
LICOGI13-Joint Stock Company	19.695.981.774	14.934.161.541
Global Petro power Joint Stock Company	651.286.494.650	505.747.812.474
LIG Huong Hoa 2 Joint stock company	44.326.775.051	40.552.677.753
Song Nhiem 3 joint stock company	-	628.021.337.648
LICOGI13 FC -Joint Stock Company	15.738.187.480	1.182.563.364
Total	731.047.438.955	1.190.438.552.780

10. Other long - term assets	31/12/2025	01/01/2025
	VND	VND
a Long term prepaid expenses	9.841.513.899	2.155.730.062
LICOGI13-Joint Stock Company	4.439.578.837	42.388.882
LICOGI13 FC -Joint Stock Company	3.784.246.822	2.113.341.180
Song Nhiem 3 joint stock company	1.617.688.240	
Total	9.841.513.899	2.155.730.062

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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11	Borrowings and Financial Lease Liabilities	31/12/2025		In period		01/01/2025	
		Value	Amount payable	Increase	Decrease	Value	Amount payable
a	Short-term Borrowings and Financial Lease	1.883.684.657.211	1.883.684.657.211	3.861.505.638.419	3.652.238.353.080	1.674.417.371.872	1.674.417.371.872
	LICOGI13 Joint Stock Company	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
	LICOGI13FC Joint Stock Company	1.318.808.918.373	1.318.808.918.373	2.744.221.949.542	2.547.002.776.197	1.121.589.745.028	1.121.589.745.028
	Quan Ngang 3 Industrial Park Investment Joint	126.531.996	126.531.996	158.164.995	31.632.999	-	-
	Total short-term borrowings	1.883.684.657.211	1.883.684.657.211	3.861.505.638.419	3.652.238.353.080	1.674.417.371.872	1.674.417.371.872
b	Long-term Borrowings and Financial Lease Liabilities						
	LICOGI13 Joint Stock Company	25.595.250.787	25.595.250.787	8.920.710.281	63.082.718.040	79.757.258.546	79.757.258.546
	LICOGI13FC Joint Stock Company	46.160.056.455	46.160.056.455	53.386.272.076	34.454.467.466	27.228.251.845	27.228.251.845
	Global Petro power Joint Stock Company	591.861.851.793	591.861.851.793	179.371.932.373	2.417.475	412.492.336.895	412.492.336.895
	Song Niem 3 Joint Stock Company	417.340.137.428	417.340.137.428	427.024.125.858	317.570.902.890	307.886.914.460	307.886.914.460
	LICOGI13 - ICI Joint Stock Company	474.495.005	474.495.005	632.660.000	158.164.995		
	Total	1.081.431.791.468	1.081.431.791.468	669.335.700.588	415.268.670.866	827.364.761.746	827.364.761.746

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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12. Statutory obligations	01/01/2025	Payable	Paid in period	30/09/2025
	VND	VND	VND	VND
Value added tax	586.476.734	10.427.311.630	9.610.462.672	1.403.325.692
Corporate income tax	9.283.864.936	20.541.538.860	13.786.564.611	16.038.839.185
Personal income tax	870.233.119	5.659.371.961	5.162.495.508	1.367.109.572
Resource tax				-
Other taxes	1.242.378.900	1.812.204.374	1.847.623.526	1.206.959.748
Total	11.982.953.689	38.440.426.825	30.407.146.317	20.016.234.197

13. Other short-term payables and accruals	31/12/2025	01/01/2025
	VND	VND
LICOGI13-Joint Stock Company	70.553.047.723	60.244.662.674
LICOGI13 FC -Joint Stock Company	5.460.540.877	1.716.554.210
Song Nhiem 3 joint stock company	49.487.263.240	14.839.405.823
One Member Limited Company - Construction Vocational College 1	-	1.664.103.169
Global Petro power Joint Stock Company	146.258.754.179	181.012.069.979
LIG Huong Hoa 2 Joint stock company	-	45.000.000
Total	211.538.071.370	259.521.795.855

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2025

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14. Owners' equity

14.1 Statement of changes in owners' equity

Unit: VND

Item	Owner's investment capital	Share premium	Other owners' equity	Treasury stock	Development investment fund	Other reserves under owners' equity	Minority shareholders' interest	Undistributed profit	Total
Beginning balance 01/01/2024	950.845.690.000	308.550.000	50.149.592	(12.034.773.335)	22.598.053.274	40.583.505	428.073.427.047	5.775.693.894	1.395.657.373.977
Profit for the current year								2.089.112.517	2.089.112.517
Increase during the year									-
Allocation to reserves					799.656.435			(1.555.018.556)	(755.362.121)
Profit distribution									-
Minority shareholders' interest					(21.278.642)		3.966.254.042		3.944.975.400
Dividend payment									-
Other decreases					(3.219.269.300)		(254.776.259.197)		(257.995.528.497)
Beginning balance 31/12/2024	950.845.690.000	308.550.000	50.149.592	(12.034.773.335)	20.157.161.767	44.624.422	177.263.421.892	6.309.787.855	1.142.944.612.193
Profit for the current year								30.821.853.967	30.821.853.967
Increase during the year									-
Transfer according to Circular 200									-
Other increases					596.286.674		168.461.899.556		169.058.186.230
Increase in capital from retained earnings									-
Allocation to reserves									-
Profit distribution									-
Minority shareholders' interest									-
Dividend payment									-
Other decreases			(50.149.592)					(8.418.122.379)	(8.468.271.971)
Beginning balance 31/12/2025	950.845.690.000	308.550.000	-	(12.034.773.335)	20.753.448.441	44.624.422	345.725.321.448	28.713.519.443	1.334.356.380.419

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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14.2 Details of owners' investment capital	31/12/2025	01/01/2025
	VND	VND
Pham Van Thang	36.557.120.000	36.557.120.000
Dinh Quang Chien	95.600.000.000	
Contributions from other parties	818.688.570.000	914.288.570.000
Total	950.845.690.000	950.845.690.000

VI. Additional disclosures for the items presented in the interim consolidated statement of comprehensive income

15. Net revenue from sales of goods and provision of service	Quarter IV/2025	Quarter IV/2024
	VND	VND
Net revenue from sales of goods and provision of services	1.281.508.539.471	1.466.351.472.037
Total	1.281.508.539.471	1.466.351.472.037

16. Cost of goods sold	Quarter IV/2025	Quarter IV/2024
	VND	VND
Cost of goods sold	1.228.279.391.344	1.430.341.792.884
Total	1.228.279.391.344	1.430.341.792.884

17. Revenue from financial activities	Quarter IV/2025	Quarter IV/2024
	VND	VND
Revenue from financial activities	78.554.965.085	4.559.556.441
Total	78.554.965.085	4.559.556.441

18. Financial expenses	Quarter IV/2025	Quarter IV/2024
	VND	VND
Financial expenses	68.200.135.889	2.415.568.010
Other financial activities revenue	32.975.344.802	6.766.825.740
Total	68.200.135.889	2.415.568.010

19. Basic earnings per share	Quarter IV/2025	Quarter IV/2024
	VND	VND
Accounting profit after corporate income tax	17.387.288.720	1.202.888.392
Adjustments to increase or decrease accounting profit to determine the profit or loss allocated to common shareholders	-	-
Profit or loss allocated to common shareholders	17.387.288.720	1.202.888.392
Weighted average common shares outstanding during the period	94.220.661	94.220.661
Basic earnings per share	192	(3)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2025

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VII Other information

1. Accounts receivable from customer:	31/12/2025	01/01/2025
	VND	VND
Company office	335.910.027.837	441.432.108.145
LICOGI13 FC -Joint Stock Company	1.270.724.957.848	1.221.345.155.632
Song Nhiem 3 joint stock company	6.698.931.437	4.503.815.651
One Member Limited Company - Construction Vocational College 1	-	1.153.195.484
Total	1.613.333.917.122	1.668.434.274.912

2. Advance payment to suppliers	31/12/2025	01/01/2025
	VND	VND
LICOGI13-Joint Stock Company	108.672.128.921	150.187.795.512
LICOGI13 FC -Joint Stock Company	833.213.982.072	323.383.205.421
Song Nhiem 3 joint stock company	6.091.177.657	5.964.260.111
One Member Limited Company - Construction Vocational College 1	-	31.225.001
LIG Huong Hoa 2 Joint stock company	20.692.977.204	37.487.466.284
Global Petro power Joint Stock Company	100.792.212.602	104.875.600.926
Total	1.170.084.605.835	677.441.220.174

3. Long-term receivables from custom	31/12/2025	01/01/2025
	VND	VND
LICOGI 13 Joint Stock Company	-	-
Total	-	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 4 Year 2025

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4. Long-term financial investme	Capital contributio	31/12/2025	01/01/2025
		VND	VND
Other long-term investments		551.578.706.457	490.742.018.990
LICOGI13 Renewable Energy Joint Stock Company		9.927.258.225	9.927.258.225
Covescol Materials and Construction Manufacturing Joint Stock Company		1.000.000.000	1.000.000.000
Licogi 13 Invest Joint Stock Company		22.197.000.000	
VRG Ngoc Linh Hydroelectric Joint Stock Company		109.858.035	109.858.035
Licogi 13 Technology Investment Joint Stock Company		15.225.000.000	6.803.400.000
LICOGI13 Specialized Materials Joint Stock Company		13.200.510.000	12.777.266.988
LICOGI13 ICI - Joint Stock Company		44.100.000.000	44.100.000.000
LICOGI13 IMC - Joint Stock Company			9.760.000.000
Greem realty Sai Gon Thuan Phuoc Corporation.		220.429.651.825	219.150.000.000
Vietnam-Japan Connection Consulting Joint Stock Company		1.350.000.000	1.350.000.000
Investment in bonds of the Agricultural and Rural Development Bank - Hanoi West Branch			6.764.807.370
Licogi 13 Hoa Lu Joint Stock Company		42.000.000.000	
ECOLEX Thai Binh Joint Stock Company		4.200.000.000	4.200.000.000
LICOGI 13 - Thuan Phuoc Two-Member Limited Liability Company		117.450.000.000	117.450.000.000
Western Region Wood Industry Joint Stock Company		3.700.000.000	3.700.000.000
Sai Gon Thanh Dat agriculture investment joint stock company		53.649.428.372	53.649.428.372
ADT Son La Energy Joint Stock Company		3.040.000.000	
Total		551.578.706.457	490.742.018.990

5. Accounts payable to supplier:	31/12/2025	01/01/2025
	VND	VND
LICOGI13-Joint Stock Company	176.418.748.348	156.157.058.717
LICOGI13 FC -Joint Stock Company	781.760.794.465	637.537.822.483
Global Petro power Joint Stock Company	80.860.287.310	58.473.215.014
Song Nhiem 3 joint stock company	41.983.462.575	43.254.115.021
One Member Limited Company - Construction Vocational College 1		73.106.800
Total	1.081.023.292.698	895.495.318.035

6. Short-term advance from customer:	31/12/2025	01/01/2025
	VND	VND
LICOGI13-Joint Stock Company	119.691.239.613	215.507.878.797
LICOGI13 FC -Joint Stock Company	593.535.975.651	181.556.091.253
Sai Gon Thuan Phuoc Agricultural Investment Joint Stock Company	-	537.557.131
One Member Limited Company - Construction Vocational College 1	-	31.825.001
Total	713.227.215.264	397.633.352.182

LICOGI 13 – JOINT STOCK COMPANYLicogi 13 Building, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi
Tel: 043 5 534 369 Fax: 042 8 544 107**CONSOLIDATED FINANCIAL STATEMENTS**

Quarter 4 Year 2025

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTSQuarter 4 Year 2025
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	Quarter IV/2025	Quarter IV/2024
	VND	VND
7. General and administrative expense		
General and administrative expenses	27.304.201.893	32.491.989.361
Total	27.304.201.893	32.491.989.361
8. Other income		
LICOGI13-Joint Stock Company	22.090.908	15.818.180
LICOGI13 FC -Joint Stock Company	29.367.663	564.553.027
Song Nhiem 3 joint stock company	-	-
One Member Limited Company - Construction Vocational College 1	-	-
Total	51.458.571	580.371.207
9. Other expenses		
LICOGI13-Joint Stock Company	21.279.289	83.303.961
LICOGI13 FC -Joint Stock Company	1.860.054.375	2.677.346.504
Global Petro power Joint Stock Company	-	1.432.153
Total	1.881.333.664	2.762.082.618

11. Comparative information
It is data extracted from the consolidated financial statements for the period from October 1, 2024, to December 31 2024
Ha Noi, 31st January 2026

Preparer

Pham Thuy Linh

Chief Accountant

Lai Thi Tho

LICOGI 13 – JOINT STOCK COMPANY
Board of Directors

Pham Van Thang

