

SUBMISSIONNo.: **02/2026/TT-LICOGI13-HĐQT** dated April 28, 2026**Regarding: Approval of the 2025 Audited Financial Statements; Related Party Transactions; and Selection of the Auditing Firm for the 2026 Financial Statements.****To: The General Meeting of Shareholders of LICOGI 13 Joint Stock Company**

The Board of Directors (BOD) respectfully submits to the General Meeting of Shareholders (GMS) for approval the 2025 Financial Statements audited by CPA Vietnam Auditing Company Limited; Related Party Transactions; and the selection of the auditing firm for the 2026 Financial Statements as follows:

The contents of the audited Financial Statements include: The Report of the Board of Management; the Independent Auditor's Report; the Balance Sheet as of December 31, 2025; the Income Statement for 2025; the Cash Flow Statement for 2025; and the Notes to the 2025 Financial Statements. These have been disclosed in accordance with regulations and posted on the website of LICOGI 13 Joint Stock Company (www.licogi13.com.vn).

Key indicators from the 2025 Audited Financial Statements:

a. Parent Company Financial Statements*Unit: VND*

No.	Indicator	Year 2025	Year 2024
I	ASSETS	3,434,163,068,588	2,917,942,789,298
A	Current Assets	1,278,068,543,428	1,229,277,629,901
1	Cash and cash equivalents	62,837,117,215	16,964,435,833
2	Short-term financial investments	11,600,000,000	11,600,000,000
3	Short-term receivables	996,263,486,646	1,078,939,201,895
4	Inventories	196,881,853,636	107,975,496,606

No.	Indicator	Year 2025	Year 2024
5	Other current assets	10,486,085,931	13,798,495,567
B	Non-current Assets	2,156,094,525,160	1,688,665,159,397
1	Long-term receivables	243,268,547,335	10,912,531,034
2	Fixed assets	126,250,052,826	133,238,455,051
3	Investment property	18,850,000,000	38,974,535,991
4	Long-term assets in progress	82,365,515,237	77,523,663,464
5	Long-term financial investments	1,680,920,830,925	1,427,973,584,975
6	Other non-current assets	4,439,578,837	42,388,882
II	RESOURCES	3,434,163,068,588	2,917,942,789,298
A	Liabilities	2,425,852,548,007	1,942,412,245,330
1	Current liabilities	976,170,996,245	1,181,315,515,963
2	Long-term liabilities	1,449,681,551,762	761,096,729,367
B	Owner's Equity	1,008,310,520,581	975,530,543,968

No.	Indicator	Year 2025	Year 2024
1	Owner's contributed capital	950,845,690,000	950,845,690,000
2	Share premium	-838,950,000	-838,950,000
3	Treasury shares	-12,034,773,335	-12,034,773,335
4	Investment and development fund	13,714,133,758	13,552,772,600
5	Undistributed profit after tax	56,624,420,158	24,005,804,703
III	BUSINESS RESULTS		
1	Net revenue	1,254,292,942,434	1,084,853,788,663
2	Profit after tax	32,941,337,771	3,227,223,156

b. Consolidated Financial Statements

Unit: VND

No.	Indicator	Year 2025	Year 2024
I	ASSETS	7,687,966,650,178	6,083,725,943,978
A	Current Assets	4,749,807,687,975	3,734,010,298,544
1	Cash and cash equivalents	81,183,589,740	36,636,267,168
2	Short-term financial investments	171,823,587,123	67,937,334,003
3	Short-term receivables	3,461,016,925,703	3,019,690,844,458
4	Inventories	977,772,005,100	569,398,906.174

No.	Indicator	Year 2025	Year 2024
5	Other current assets	58,011,580,309	40,346,946,741
B	Non-current Assets	2,938,158,962,203	2,349,715,645,434
1	Long-term receivables	405,593,643,528	228,115,430,311
2	Fixed assets	1,004,197,616,151	232,530,754,844
3	Investment property	132,963,470,488	86,376,056,707
4	Long-term assets in progress	793,806,436,908	1,253,028,054,703
5	Long-term financial investments	551,578,706,458	490,742,018,990
6	Other non-current assets	50,019,088,670	58,923,329,879
II	RESOURCES	7,687,966,650,178	6,083,725,943,978
A	Liabilities	6,353,610,653,871	4,940,781,331,785
1	Current liabilities	4,151,946,233,957	3,438,757,156,071
2	Long-term liabilities	2,201,664,419,914	1,502,024,175,714
B	Owner's Equity	1,334,355,996,307	1,142,944,612,193
1	Owner's contributed capital	950,845,690,000	950,845,690,000
2	Share premium	308,550,000	308,550,000
3	Other owner's equity	-	50,149,592
4	Treasury shares	-12,034,773,335	-12,034,773,335
5	Investment and development fund	20,753,448,441	20,157,161,767
6	Other funds of owner's equity	44,624,422	44,624,422
7	Undistributed profit after tax	28,713,184,882	6,309,787,855
8	Non-controlling interests	345,725,271,897	177,263,421,892
III	BUSINESS RESULTS		
1	Net revenue	4,661,809,579,422	3,695,151,811,446
2	Profit after corporate income tax	30,821,469,854	6,055,366,559
3	Profit after tax of non-controlling interests	8,095,350,511	3,966,254,042
4	Profit after tax of the Parent	22,726,119,343	2,089,112,517

No.	Indicator	Year 2025	Year 2024
	Company		
5	Basic earnings per share (EPS)	241	20

3. Related Party Transactions: Presented in Note 7.1 of the 2025 Audited Separate Financial Statements and Note 7.1 of the 2025 Audited Consolidated Financial Statements.

4. Selection of Auditing Firm for the 2026 Financial Statements:

To ensure the rights and interests of shareholders, the BOD of LICOGI 13 respectfully submits to the GMS for authorization to the BOD to select one of the capable auditing firms approved by the State Securities Commission to audit public interest entities in the securities sector for the year 2026. This firm will conduct the review of the Interim Financial Statements and the audit of the 2026 Financial Statements (List of auditing firms attached).

We respectfully submit this to the General Meeting of Shareholders for consideration and approval.

Recipients:

- *LIG Shareholders;*
- *BOD, Supervisory Board, General Director*
- *Filed at General Planning Dept.*

**ON BEHALF OF THE BOD
CHAIRMAN**

Signed

Pham Van Thang

**LIST OF AUDITING FIRMS APPROVED TO AUDIT PUBLIC INTEREST
ENTITIES IN THE SECURITIES SECTOR FOR 2026**

*(Attached to Decision No. 902/QD-UBCK dated November 19, 2025, by the Chairman of
the State Securities Commission)*

1. KPMG Limited (KPMG)
2. AASC Auditing Firm Company Limited (AASC)
3. A&C Auditing and Consulting Company Limited (A&C)
4. Moore AISC Auditing and Informatics Services Company Limited (Moore AISC)
5. PwC (Vietnam) Limited (PwC)
6. Grant Thornton (Vietnam) Limited (GT)
7. AAC Auditing and Accounting Company Limited (AAC)
8. Southern Auditing and Accounting Financial Consulting Services Company Limited (AASCS)
9. PKF-TTG Auditing and Consulting Company Limited (PKF-TTG)
10. RSM Vietnam Auditing & Consulting Company Limited (RSM)
11. Vietnam Auditing and Valuation Company Limited (VAE)
12. BDO Audit Company Limited (BDO)
13. Deloitte Vietnam Audit Company Limited (Deloitte)
14. Vietvalues Audit and Consulting Company Limited (VIETVALUES)
15. International Auditing Company Limited (ICPA)
16. Ernst & Young Vietnam Limited (E&Y)
17. UHY Auditing and Consulting Company Limited (UHY)
18. Nhan Tam Viet Auditing Company Limited (NTV)
19. AFC Vietnam Auditing Company Limited (AFC)
20. VACO Auditing Company Limited (VACO)
21. ECOVIS AFA VIETNAM Auditing – Valuation and Consulting Company Limited (ECOVIS AFA)
22. ASCO Auditing and Valuation Firm Company Limited (ASCO)
23. NVA Auditing Company Limited (NVA)
24. An Viet Auditing Company Limited (An Viet)
25. IAV Auditing and International Valuation Company Limited (IAV)
26. AVA Auditing and Valuation Company Limited (AVA)
27. CPA VIETNAM Auditing Company Limited (CPA VN)
28. FAC Auditing Company Limited (FAC)