

No.: 537/CV-HCC

Da Nang, October 19, 2026

Re: Explanation of business results for Q3/2026

**To: - THE STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE**

First, Intimex - Hoa Cam Concrete Joint Stock Company would like to extend our respectful greetings to the esteemed authorities.

In compliance with Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance providing guidelines on disclosure of information on the securities market for listed organizations, Intimex - Hoa Cam Concrete Joint Stock Company would like to submit the explanation to the State Securities Commission and Hanoi Stock Exchange regarding the case of profit after corporate income tax in the income statement of Q3/2026 compared to the same reporting period of the previous year has a change of 10% or more as follows:

The profit after tax for Q3/2026 (12.544 billion VND) increased by 135.7% compared to Q3/2025 (9.243 billion VND), primarily due to:

- The Company's production and business operations in Q3/2026 saw revenue increase by more than 153.2 % compared to the same period last year; this factor notably contributed to improving the Company's business efficiency in the third quarter of this year.

- Debt recovery management regarding trade receivables this year were handled quite well, enabling the Company to proactively utilize its equity to serve production and business activities. In addition, financial income increased by 322.1 million VND from savings deposits, representing an increase of 328.5% over the same period last year.

These are the main factors significantly driving the fluctuation in the Company's production and business results for Q3/2026 compared to the same period last year.

Intimex - Hoa Cam Concrete Joint Stock Company respectfully submits this explanation.

Sincerely!

Recipients:

- As above;
- Archived at the Administration Department.

**NGÔ
VĂN
LONG**

Digitally signed by NGÔ VĂN LONG
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GENERAL DIRECTOR



Ngo Van Long



INTIMEX - HOA CAM CONCRETE JOINT STOCK COMPANY

Stock code: HCC

FINANCIAL STATEMENTS

For the 3rd quarter of 2026

STATEMENT OF FINANCIAL POSITION

As at 30 Oct 2026

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

ASSETS	Code	Explan ation	30/09/2026	01/01/2026
1	2	3	4	5
A - SHORT-TERM ASSETS	100		203,418,097,339	128,438,357,928
I. Cash and cash exchangeable	110		55,945,792,187	26,833,733,612
1. Cash	111	5a	25,945,792,187	10,687,300,246
2. Cash exchangeable	112	5b	30,000,000,000	16,146,433,366
II. Short-term financial investments	120		30,208,274,000	
1. Trading securities	121			
2. Provision for lost due to the decrease in prices of trading securities (*)	122			
3. Short-term held-to-Maturity investments	123		30,208,274,000	
4. Provision for short-term held-to-maturity investments	124			
5. Other short-term investments	125			
6. Provision for impairment of other short-term	126			
III. Short-term receivables	130		108,517,889,057	93,686,421,892
1. Short-term Receivables from Customers	131	6	141,477,951,806	124,834,547,985
2. Prepayment to suppliers	132		83,817,530	121,310,614
3. Short-term Internal Receivables	133			
4. Receivables by the Progress of Construction Contracts	134			
5. Other receivable	135	7	328,538,852	338,896,955
6. Provision for bad short-term receivables (*)	136		(33,372,419,131)	(31,608,333,662)
7. A shortage of assets awaiting resolutions	137			
IV. Inventories	140		8,620,589,626	7,385,858,286
1. Inventory	141	8	8,620,589,626	7,385,858,286
2. Provision for devaluation of stocks (*)	142			
V. Short-term biological assets	150			
1. Short-term livestock raised for one-time harvest	151			
2. Short-term crops for seasonal or one-time harvest	152			
3. Provision for impairment of short-term biological	153			
VI. Other short-term assets	160		125,552,469	532,344,138
1. Short-term prepaid expenses	161	9a	117,435,586	79,594,670
2. Input VAT	162		443,763	
3. Taxes and Receivables from State Budget	163	15	7,673,120	452,749,468
4. Repurchase Government Bonds Transactions	164			
5. Others current assets	165			
B - LONG-TERM ASSETS	200		45,268,496,768	41,452,212,716
I. Long-term receivables	210			
1. Long-term Receivables from Customers	211			
2. Payables to seller: long-term	212			
3. Capital of units directly under	213			
4. Long-term Internal Receivables	214			

5. Long-term others receivable	215			
6. Provision for long-term doubtful debts (*)	216			
II. Fixed assets	220		37,917,330,706	33,756,802,182
1. Tangible fixed assets	221	10	37,770,375,394	33,527,346,885
- The original price	222		179,237,689,772	170,955,882,417
- Accumulated depreciation (*)	223		(141,467,314,378)	(137,428,535,532)
2. Financial lease assets	224			
- The original price	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	11	146,955,312	229,455,297
- The original price	228		945,727,273	945,727,273
- Accumulated depreciation (*)	229		(798,771,961)	(716,271,976)
III. Long-term biological assets	230			
1. Livestock producing periodic products / Bearer	231			
a) Immature bearer livestock	232			
b) Mature bearer livestock	233			
- Cost	234			
- Accumulated depreciation (*)	235			
2. Long-term livestock raised for one-time harvest	236			
3. Long-term crops for seasonal or one-time harvest	237			
4. Provision for impairment of long-term biological	238			
IV. Invested real estate	240			
- The original price	241			
- Accumulated depreciation (*)	242			
V. Long-term progressing assets	250			
1. Production in progress: long-term	251			
2. Capital Construction in Progress	252			
VI. Long-term financial investments	260		1,317,224,949	1,548,211,525
1. Subsidiary company investments	261			
2. Investments in Associates, Joint-Ventures	262	12	5,319,660,000	5,319,660,000
3. Investments in Other Companies	263			
4. Provision for impairment of long-term investments in other entities (*)	264	12	(4,002,435,051)	(3,771,448,475)
5. Long-term held-to-maturity investments	265			
6. Provision for impairment of long-term held-to-maturity investments (*)	266			
VII. Other long term assets	270		6,033,941,113	6,147,199,009
1. Long-term prepaid expenses	271	9b	6,031,808,465	6,145,066,361
2. Deferred income tax assets	272	13	2,132,648	2,132,648
3. Long-term Equipment and Spare Parts	273			
4. Other investments: long-term	274			
TOTAL ASSETS (280 = 100 + 200)	280		248,686,594,107	169,890,570,644

RESOURCES	Code	Explan	30/09/2026	01/01/2026
1	2	3	4	5
C - LIABILITIES	300		123,721,026,668	67,831,529,049
I. Current liabilities	310		123,721,026,668	67,831,529,049
1. Payables to seller: short-term	311	14	76,908,727,904	44,771,721,637
2. Short-term Advances Received from the Customers	312		2,250,916,732	533,017,619
3. Dividends and profits payable	313			
4. Short-term taxes and amounts payable to the State	314	15	4,399,641,505	2,191,741,331

5. Payables to employees	315		19,103,871,584	19,020,745,566
6. Short-term payable expenses	316			
7. Short-term intercompany payables	317			
8. Short-term payables according to construction contract progress	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320	16	19,922,791,112	766,425,065
11. Short-term borrowings and financial leases	321			
12. Provision of Short-term Payables	322			
13. Reward and Welfare Fund	323		1,135,077,831	547,877,831
14. Price Stabilisation Fund	324			
15. Repurchase Government Bonds Transactions	325			
II. Long-term liabilities	330			
1. Long-term Payables to Suppliers	331			
2. Long term Advances Received from the Customers	332			
3. Long-term taxes and amounts payable to the State	333			
4. Long-term Payable Expenses	334			
5. Internal Payables of Capital	335			
6. Long-term Internal Payables	336			
7. Long-term unearned revenue	337			
8. Others long term payables	338			
9. Long-term borrowings and finance lease	339			
10. Convertible bonds	340			
11. Preferred shares: liabilities	341			
12. Payable deferred income tax	342			
13. Provision of Long-term Payables	343			
14. Science and Technology Development Fund	344			
D - OWNER'S EQUITY	400		124,965,567,439	102,059,041,595
1. Owner's equity invested capital	411	17	71,703,230,000	65,185,860,000
- Ordinary stock with voting right	411a		71,703,230,000	65,185,860,000
- Preferred stock capital	411b			
2. Capital surplus	412			
3. The Right to convert the Convertible Bonds to shares	413			
4. Other capitals	414			
5. Treasury shares (*)	415	17	(390,000)	(390,000)
6. Differences upon asset revaluation	416			
7. Exchange rate difference	417			
8. Development Investment Fund	418	17	6,473,481,001	6,473,481,001
9. Other funds under owners' equity	419			
10. Undistributed Profit	420	17	46,789,246,438	30,400,090,594
- Accumulated Undistributed Profit by The End of The Previous Period	420a		2,827,079,594	30,400,090,594
- Undistributed Profit of the Current Period	420b		43,962,166,844	
TOTAL RESOURCES (440 = 300 + 400)	440		248,686,594,107	169,890,570,644

PREPARED BY



Nguyen Thi Ngoc Anh

CHIEF ACCOUNTANT



Nguyen Thi Ngoc Anh

Approved, day 19 month 10 year 2026

LEGAL REPRESENTATIVE



Ngô Văn Long

INTERIM STATEMENT OF PROFIT AND LOSS

(Full form)

Quarter 3 of year 2026

Unit : VND

DESCRIPTION	Code	Explanation	Quarter 3 of year 2026		Accumulated from opening to 30/09/2026	
			This year	Prior year	This year	Last year
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	19	177,958,486,356	116,153,526,776	452,155,595,230	312,379,165,570
2. Revenue deductions	02				177,081,000	
3. Net sales from goods and services sold (10 = 01- 02)	10	19	177,958,486,356	116,153,526,776	451,978,514,230	312,379,165,570
4. Costs of goods sold	11	20	157,614,172,448	100,981,769,085	384,750,523,715	272,149,795,824
5. Gross profit from goods and services sold (20 = 10 - 11)	20		20,344,313,908	15,171,757,691	67,227,990,515	40,229,369,746
6. Gain (loss) on disposal of investment properties	21					
7. Revenue from financing activity	22	21	463,092,351	140,966,943	907,166,112	148,844,942
8. Financial activities expenses	23	22	76,667,566	85,711,097	230,986,576	332,176,328
- In which: Interest expense	24					75,703,564
9. Selling expenses	25					
10. General & administration expenses	26		5,030,925,066	2,842,599,643	12,176,364,136	6,490,740,264
11. Net profit from operating activity {30 = 20 + 21 + 22 - (23+ 25 + 26)}	30		15,699,813,627	12,384,413,894	55,727,805,915	33,555,298,096
12. Other incomes	31	23	137,052,962	9,700,000	238,959,518	89,700,000
13. Other expenses	32	24	122,288,558	695,134,213	801,998,130	1,016,390,280
14. Other profits (40 = 31 - 32)	40		14,764,404	(685,434,213)	(563,038,612)	(926,690,280)
15. Total accounting profit before tax (50 = 30 + 40)	50		15,714,578,031	11,698,979,681	55,164,767,303	32,628,607,816
16. Current profit tax expense	51	25	3,170,455,775	2,456,376,455	11,202,600,459	6,798,220,584
17. Deferred profit tax expense	52					
18. Profit after profit tax (60 = 50 - 51 - 52)	60	25	12,544,122,256	9,242,603,226	43,962,166,844	25,830,387,232
19. Earning per share (*)	70	26	1,749	1,225	6,131	3,425
20. Diluted earning per share (*)	71	26	1,749	1,225	6,131	3,425

Approved, day 19 month 10 year 2026

PREPARED BY

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE

Nguyen Thi Ngoc Anh

Nguyen Thi Ngoc Anh

Ngô Văn Long

QUARTERLY STATEMENT OF CASH FLOWS - Direct method
Quarter 3 of year 2026

Unit: VND

ITEM	Code	Note	Accumulated from the beginning of the year to the end of Q3 2026	Accumulated from the beginning of the year to the end of Q3 2025
I. Cash flows from operating activities				
1. Cash receipts from sales, service provision and other income	01		437,141,948,369	311,686,422,147
2. Cash paid to suppliers	02		(331,340,558,072)	(264,789,296,533)
3. Cash paid to employees	03		(51,255,903,575)	(24,904,893,480)
4. Loan interest paid	04		-	(75,703,564)
5. Corporate income tax paid	05		(9,250,293,951)	(4,955,767,790)
6. Other cash receipts from operating activities	06		36,288,706,833	25,548,982,576
7. Other payments for operating activities	07		(13,753,650,312)	(8,636,663,785)
Net cash from operating activities	20		67,830,249,292	33,873,079,571
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets and other non-current assets	21		(9,802,154,957)	(9,431,221,798)
2. Proceeds from disposals of fixed assets and other non-current assets	22		185,185,186	80,000,000
3. Cash paid for loans, acquisition of debt instruments	23		(30,000,000,027)	(5,000,000,000)
4. Recovery of loans, re-sales of debt instruments	24			
5. Cash paid for capital contribution in other entities	25			
6. Recovery of capital contribution in other entities	26			
7. Loan interest, dividends and profit received	27		898,779,081	148,844,942
Net cash from investing activities	30		(38,718,190,717)	(14,202,376,856)
III. Cash flows from financing activities				
1. Proceeds from stock issuance, capital contribution	31			
2. Repayments of contributed capital, recall of issued stocks	32			
3. Proceeds from short-term and long-term borrowings	33			
4. Repayment of borrowings	34			
5. Cash paid for finance lease obligation	35			
6. Dividends, profit paid to owners	36			
Net cash from financing activities	40		-	
Net cash flows for the period	50		29,112,058,575	19,670,702,715
Cash and cash equivalents at the beginning of the period	60		26,833,733,612	10,357,911,224
Impacts of exchange rate fluctuations	61			-
Cash and cash equivalents at the end of the period	70		55,945,792,187	30,028,613,939

PREPARED BY

Nguyen Thi Ngoc Anh

CHIEF ACCOUNTANT

Nguyen Thi Ngoc Anh

Approved, day 19 month 10 year 2026

LEGAL REPRESENTATIVE



Ngô Văn Long

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

1. Nature of operations

1.1. Overview

Intimex - Hoa Cam Concrete Joint Stock Company ("the Company") was incorporated through the equitization of a state-owned enterprise, pursuant to Decision No. 4700/QĐ-UB dated 05/12/2001 by the People's Committee of Quang Nam Province. The Company is an independent accounting entity, operating under Business Registration Certificate (now known as the Enterprise Registration Certificate) No. 3303070008 dated 24/12/2001 iss169.83530070750526302138583845ued by the Quang Nam Department of Planning and Investment (this Enterprise Registration Certificate has been amended 19 times, with the latest amendment dated 18/07/2025), and the enterprise code 4000362102). The Company operates in compliance with its Charter, the Enterprise Law, and other relevant regulations.

The Company was approved to list its common shares on the Hanoi Stock Exchange under the ticker symbol HCC. The shares commenced trading on 24/12/2007.

1.2. Principal scope of business: *Manufacture of concrete and construction of works.*

1.3. Operating activities

- Manufacture of concrete and articles of concrete, cement and plaster. Details: Manufacture of ready-mixed concrete;
- Cutting, shaping and finishing of stone. Details: Processing of construction stone;
- Quarrying of stone, sand, gravel, and clay;
- Manufacture of clay building materials;
- Manufacture of other non-metallic mineral products n.e.c.;
- Construction of residential buildings;
- Construction of roads and railways;
- Construction of other civil engineering projects. Details: Construction of civil, industrial, irrigation, and hydropower projects; installation of power lines and grids up to 35KV;
- Trading of own or rented property and land use rights. Details: Real estate business;
- Wholesale of beverages. Details: Wholesale of alcohol, beer, and non-alcoholic beverages;
- Wholesale of other machinery and equipment. Details: Wholesale of machinery, transport equipment, concrete pump equipment and parts, industrial and household electrical equipment, IT equipment, and office equipment;
- Wholesale of construction materials and other installation supplies;
- Wholesale of solid, liquid and gaseous fuels and related products. Details: Wholesale of petroleum and related products.

1.4. Normal course of business cycle

The Company's normal course of business cycle is 12 months.

1.5. Corporate structure

Associate company: Chu Lai Joint Stock Company, with a 49.09% ownership interest;

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

The Company has 5 dependent entities without legal status, operating under the dependent accounting method, including:

Da Nang Branch

- Address: 53 Truong Son Street, Cam Le Ward, Da Nang City
- Tel: (84) 0236.3670000 – 3675155
- Fax: (84) 0236.3672516

Concrete Manufacturing Plant at Chu Lai Open Economic Zone

- Address: Nui Thanh Commune, Da Nang City
- Tel: (84) 0235.3853522

Tam Ky Concrete Plant

- Address: Lot B6-5, Thuan Yen Industrial Park, Ban Thach Ward, Da Nang City;
- Tel: (84) 0235.2200999

Dung Quat Concrete Plant – Quang

- Address: 96 Nguyen Nghiem Street, Quang Ngai City, Quang Ngai Province
- Tel: (84) 0255.3822730

2. Accounting period, currency used in accounting

The Company's annual accounting period starts on 1 January and ends on 31 December.

Financial statements and accounting transactions are expressed in Vietnamese Dong (VND).

3. Applied accounting standards and accounting system

The Company adopts Vietnamese Corporate Accounting System as guided in Circular No. 99/2025/TT-BTC dated 27/10/2025 by the Ministry of Finance.

4. Summary of significant accounting policies

4.1 Cash and cash equivalents

Cash includes cash on hand, cash at bank and cash in transit.

All short-term investments which are collectible or mature of 3 months or less as from purchasing date, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value at reporting date shall be recognized as cash equivalents.

4.2 Financial investments

Investments in associates

An associate is an entity over which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the associate but not control or joint control over those policies. An entity is considered as an associate if the Company holds (directly or indirectly) from 20% to under 50% voting shares of the entity.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Investments in associates are recorded at cost less provision. Dividends and profits received in money or non-monetary asset for the period before the investment date shall be recorded as a decrease in value of investment.

Provision

Provision for investments in associates is made if these investments are impaired or the investees suffer losses leading to the irrecoverability of the Company's investments.

With regards to the investees who are required to prepare the consolidated financial statements, the provision is made based on the consolidated financial statements. For other cases, the provision is made based on the financial statements of the investees.

4.3 Receivables

Receivables include trade receivables and other receivables.

- Trade receivables are trade-related amounts arising from trading activities between the Company and its customers;
- Other receivables include non-trade amounts which are not related to trading activities, intra-company transactions.

Receivables are recorded at cost less provision for doubtful debts. Provision for doubtful debts represents the amounts of outstanding receivables at the balance sheet date, which have been overdue for 6 months or which have not been overdue but the debtor is in the state of insolvency, winding up, missing or running away... Provision is made as guided by Circular No. 228/2009/TT-BTC dated 7/12/2009 of the Ministry of Finance.

4.4 Inventories

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories is calculated using the weighted average method and accounted for using the perpetual method with value determined as follows:

- Materials, goods: Cost comprises costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition;
- Finished products: Cost comprises cost of direct materials and labour plus attributable overhead based on the normal level of activities.

Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

Provision for decline in value of inventories is made for each kind of inventories when the net realizable value of that kind of inventories is less than cost.

4.5 Tangible fixed assets

Cost

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state. The costs incurred after the initial recognition of tangible fixed asset shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

the use of those assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

Depreciation

Depreciation of tangible fixed assets is calculated on a straight-line basis over their estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. Details are as follows:

<u>Kinds of assets</u>	<u>Depreciation period (years)</u>
Buildings, architectures	5 - 20
Machinery, equipment	5 - 10
Motor vehicles	6 - 10
Office equipment	3 - 5

4.6 Intangible fixed assets

Cost

Intangible fixed asset being computer software is stated at cost less accumulated amortization.

The cost of intangible fixed assets comprises all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the ready-for-use state.

Amortization

Amortization of intangible fixed assets is calculated on a straight-line basis over their estimated useful lives. Amortization rate is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance.

<u>Kind of asset</u>	<u>Amortization period (years)</u>
Computer software	5

4.7 Deferred corporate income tax, deferred corporate income tax expense

Deferred income tax is determined for temporary differences at the balance sheet date between the tax base of assets and liability and their carrying amount for financial reporting purpose. Deferred income tax liabilities are recognized for all temporary differences except temporary differences arising from the initial recognition of an asset or liability in a transaction which, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred income tax liabilities are recognized for all taxable temporary differences while deferred income tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses and tax credits can be utilized. Book values of deferred corporate income tax assets are considered at the balance sheet dates and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax assets can be used. Unrecognized deferred income tax assets are reassessed at each balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred income tax is measured at the tax rates that are expected to apply for the year in which the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted at the balance sheet date.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Deferred income tax assets and deferred income tax liabilities are offset if taxable temporary differences and deductible temporary differences relate to the same taxable entity and are finalized with the same taxation authority.

4.8 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses. These are expenditures that have been incurred but related to the operations of many accounting periods. The Company's primary prepayments are as follows:

- Costs of tools and instruments being put into use are amortized in accordance with the straight-line method for a period of 3 years or less;
- Other prepaid expenses: the Company selects appropriate method and criteria of allocation over the period in which economic benefits are expected to be received based on the nature and extent of the prepaid expenses.

4.9 Payables

Payables include: trade payables and other payables.

- Trade payables are trade-related amounts, arising from trading activities between the company and its suppliers;
- Other payables are non-trade amounts, which are not related to trading activities, intra-company transactions.

Payables are recognized at cost and reported as short-term or long-term payables based on the remaining terms at the balance sheet date.

Payables are monitored according to their creditors, principal terms, remaining terms and original currencies.

4.10 Loans and finance lease liabilities

Loans and finance lease liabilities are recorded at cost and classified into current and non-current liabilities based on the remaining terms at the balance sheet date.

The Company monitors loans and finance lease liabilities according to their creditors, loan agreements, principal terms, remaining terms and original currencies.

Borrowing costs

Borrowing costs comprise interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing costs are recognized as an expense in the period in which they are incurred, except to the extent that they qualify the conditions to be capitalized in accordance with Accounting Standard "Borrowing costs".

Borrowing costs associated with a particular borrowing for the purpose of obtaining a qualifying asset shall be capitalized as part of the cost of that asset. For general borrowing funds, the borrowing costs eligible for capitalization in the period shall be determined according to the capitalization rate, which is the weighted average of the borrowing costs applicable to the borrowings of the Company that are outstanding during the period.

Capitalization of borrowing costs shall be suspended during extended periods in which it suspends active development of a qualifying asset, except to the extent that the suspension is necessary. Capitalization shall be ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.11 Owners' equity

Share capital represents the amount of capital actually contributed by shareholders.

Treasury shares

Treasury shares are the amounts payable to repurchase the shares that the Company has issued and all costs directly related to this repurchase transaction.

Profit distribution

Profit after corporate income tax is appropriated to funds and distributed to shareholders in accordance with the resolution of the General Meeting of Shareholders.

The dividend to be paid to the shareholders shall not exceed the undistributed profit after tax and with consideration of non-monetary items in undistributed post-tax profits that may affect cash flow and ability to pay dividends.

4.12 Recognition of revenue and other income

- Revenue from sales and service provision is recognized to the extent that it is probable to obtain economic benefits, it can be reliably measured and the following conditions are also met:
 - ✓ Revenue from the sale of goods is recognized in the income statement when the significant risks and rewards of ownership have been transferred to the buyer and there are no significant uncertainties regarding recovery of the consideration due or the likely return of goods;
 - ✓ Revenue from service provision is recognized when the services have been rendered. In case that the services are to be provided in many accounting periods, the determination of revenue in each period is done on the basis of the service completion rate as of the balance sheet date.
- Revenue from financing activities is recognized when revenue is determined with relative certainty and it is possible to obtain economic benefits from the transactions.
 - ✓ Interest is recognized on the basis of the actual term and interest rates;
 - ✓ Dividends and profits shared are recognized when the Company has the rights to receive dividends or profit from the capital contribution. Stock dividends are not recognized as financial revenue. Dividends received in the period before investment date shall be recorded as a decrease in value of investment.
- Other income is the income derived out of the Company's scope of business and recognized when it can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company.

4.13 Cost of goods sold

Cost of products, goods sold and services rendered shall be recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

Costs of inventories and services rendered which are incurred in excess of the ordinary level shall be charged out to cost of goods sold in the period, not to the production cost of goods and services.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.14 Financial expenses

Financial expenses reflect expenses or losses related to financial investment activities: loan interest and provision for loss from investment in other entities.

4.15 Administrative expenses

Administrative expenses reflect expenses actually incurred related to the overall administration of the Company.

4.16 Current corporate income tax expense, deferred corporate income tax expense

Current income tax is the tax amount computed based on the taxable income in the period at the tax rates ruling at the balance sheet date. The difference between taxable income and accounting profit is due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

4.17 Financial instruments

Initial recognition

Financial assets

A financial asset is recognized initially at cost plus transaction costs directly attributable to the acquisition of the asset. The Company's financial assets comprise cash on hand, short-term deposits, trade receivables and other receivables.

Financial liabilities

A financial liability is recognized initially at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities comprise loans, trade payables, accrued expenses and other payables.

Subsequent measurement

Currently, there has been no requirement for subsequent measurement of financial instruments.

4.18 Tax rates and charges payable to the State Budget which the Company applies

- Value-added tax (VAT):
 - ✓ Sale of ready-mixed concrete and construction activities: Subject to a VAT rate of 10%. From 01/01/2025 to 31/12/2025, the Company was eligible for an 8% VAT rate in accordance with Resolution of the national assembly No. 174/2024/QH15.
 - ✓ Other business activities: Subject to the current applicable tax rates as per regulations.
- Corporate income tax (CIT):
 - ✓ For income from the Ready-Mixed Concrete Manufacturing Plant Project (Dung Quat Concrete Plant): Exempt from CIT for the first 4 years, followed by a 50% CIT liability reduction for the next 9 years, starting from the year taxable income is first generated. A preferential CIT rate of 10% is applicable for 15 consecutive years starting from the first year the project generates revenue. 2019 was the first year the project generated revenue and taxable income.

(This incentive is based on Investment Registration Certificate No. 7238180205 issued on 23/11/2017 by the Dung Quat Economic Zone and Quang Ngai Industrial Parks Authority).
 - ✓ For income from other activities: A 20% CIT rate is applied.
- Other taxes and obligations are fulfilled in accordance with the prevailing regulations.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.19 Related parties

Parties are considered to be related if one party has the ability to (directly or indirectly) control the other party or exercise significant influence over the other party in making financial or operational decisions.

5 a. Cash

	30/09/2026	01/01/2026
Cash on hand	32,285,612	423,279,542
Bank demand deposits	25,913,506,575	10,264,020,704
Total	25.945.792.187	10,687,300,246

5 b. Cash equivalents

	30/09/2026	01/01/2026
Term deposits – one month	30,000,000,000	16,146,433,366
Total	30,000,000,000	16,146,433,366

5 c. Short-term financial investments

	30/09/2026	01/01/2026
Term deposits – six month	30,208,274,000	-
Total	30,208,274,000	-

6 Short-term trade receivables

	30/09/2026	01/01/2026
- Cotecons Construction Joint Stock Company	414,645,232	5,553,648,352
- Unicons Investment Construction Co., Ltd (Hoian - Marriott)	-	1,617,085,440
- CENTRAL Construction Joint Stock Company	29,674,972,782	23,534,406,367
- Thanh Quan Joint Stock Company	7,867,411,500	13,807,705,000
- Xuyen Viet Joint Stock Company	4,595,810,000	5,523,972,433
- Other customers	98.925.112.292	74,797,730,393
Total	141,477,951,806	124,834,547,985

7 Other short-term receivables

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
- Advances	97,207,027		35,000,000	
- Investment guarantee deposit Binh Duong Concrete Plant	154,500,000		154,500,000	
- Other receivables	76,831,825		149,396,955	
Total	328,538,852		338,896,955	

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

8 Inventories

	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Materials	8,605,837,310		7,315,574,640	
Tools, instruments	12,007,816		70,283,646	
Total	8,620,589,626		7,385,858,286	

No inventories were pledged or mortgaged as security for the Company's liabilities as at 30/09/2026. There were no slow-moving, obsolete or deteriorated inventories as at 30/09/2026.

9 Prepaid expenses

a. Short-term

	30/09/2026	01/01/2026
Road management fees	92,635,584	71,328,000
Infrastructure maintenance costs at Dung Quat Plant	24,800,002	8,266,670
Total	117,435,586	79,594,670

b. Long-term

	30/06/2026	01/01/2026
Land lease expenses – Tam Ky Plant (*)	3,485,379,909	3,550,324,872
Land lease expenses – Dung Quat Plant-Quang Ngai (**)	2,546,428,556	2,593,877,537
Road management fees		863,952
Others		
Total	6,031,808,465	6,145,066,361

(*) According to Land Lease Contract No. 161/HDTD dated 22/06/2017 with the Quang Nam Department of Natural Resources and Environment, the Company leases 15,000 m² of land at Lot B6-5, Thuan Yen Industrial Park, Hoa Thuan Ward, Tam Ky City, Quang Nam Province (now Lot B6-5, Thuan Yen Industrial Park, Ban Thach Ward, Da Nang City). The lease term is 49 years and 8 months (from 15/05/2017 to 18/01/2067) for the construction of a ready-mix concrete manufacturing plant. Accordingly, the Company allocates the land lease payment to expenses over the lease term.

(**) This relates to the lease of land with infrastructure within the Saigon – Dung Quat Industrial Subdivision under Contract No. 03/2018/HDTLD dated 02/01/2018. The lease period runs from 23/11/2017 to 30/12/2054. The Company allocates the land lease payment to expenses over the lease term.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

10 Tangible fixed assets

	Buildings, Architectures	Machinery, equipment	Motor vehicles	Office equipment	Total
Cost					
Year-opening balance	28,870,286,125	26,287,582,851	115,371,660,980	426,352,461	170,955,882,417
Increase in the period			9,797,266,639		9,797,266,639
Decrease in the period			1,515,459,284		1,515,459,284
Period-end balance	28,870,286,125	26,287,582,851	123,653,468,335	426,352,461	179,237,689,772
Depreciation					
Year-opening balance	18,811,353,887	24,103,293,386	94,087,535,798	426,352,461	137,428,535,532
Increase in the period	741,061,315	727,768,831	4,085,407,984		5,554,238,130
Decrease in the period			1,515,459,284		1,515,459,284
Period-end balance	19,552,415,202	24,831,062,217	96,657,484,498	426,352,461	141,467,314,378
Net book value					
Year-opening balance	10,058,932,238	2,184,289,465	21,284,125,182	-	33,527,346,885
Period-end balance	9,317,870,923	1,456,520,634	26,995,983,837	-	37,770,375,394

11 Intangible fixed assets

	Land use rights w/ a definite term	Computer software	Total
Cost			
Year-opening balance		945,727,273	945,727,273
Increase in the period	-		
Decrease in the period	-		
Period-end balance	-	945,727,273	945,727,273
Amortization			
Year-opening balance		716,271,976	716,271,976
Charge for the year		82,499,985	82,499,985
Decrease in the period			
Period-end balance		798,771,961	798,771,961
Net book value			
Year-opening balance	-	229,455,297	229,455,297
Period-end balance	-	146,955,312	146,955,312

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

12. Investments in joint ventures and associates

	Operating status	% of equity	Number of shares	30/09/2026			01/01/2026		
				Cost	Provision	Fair value	Cost	Provision	Fair value
Investments in joint ventures, associates									
- Chu Lai Joint Stock Company	Active	49.09%	493,626	5,319,660,000			5,319,660,000		
- Provision for investment loss					4,002,435,051			3,771,448,475	
- Fair value						1,317,224,949			1,548,211,525
Cộng				5,319,660,000	4,002,435,051	1,317,224,949	5,319,660,000	3,771,448,475	1,548,211,525

The value of the capital contribution to Chu Lai Joint Stock Company as at 30/09/2026 is VND 5,319,660,000, representing 49.09% of the charter capital.

The shares of the investee company are not listed on any stock exchanges, and the Company does not have reliable reference data on the market price of these shares at the time of preparing the financial statements. Therefore, the Company has no basis to determine the fair value of this investment. The provision for this investment as at 30/09/2026 is based on the financial statements of the investee company.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

13. Deferred income tax assets

	30/09/2026	01/01/2026
- Tax rate used to determine the value of deferred tax assets		-
+ Year 2015	22%	22%
+ From 2016 to 2026	20%	20%
- Deferred tax assets related to cost allocation	2,132,648	2,132,648
Deferred income tax assets	2,132,648	2,132,648

14. Short-term trade payables

	30/09/2026	01/01/2026
Payables to suppliers	76,908,727,904	44,771,721,637
- Duy Thinh Co., Ltd	6,560,476,962	9,991,725,854
- Tanh Trung Co., Ltd	10,755,580,100	4,008,860,500
- Thinh Phu Cuong Co., Ltd	9,821,553,456	9,395,489,938
- Phu Minh Tri Trade and Services Co., Ltd	9,235,447,516	7,708,203,618
- Khoi Phat Loc Co., Ltd	17,121,941,705	3,326,857,500
- Hiep Tuyet One-Shareholder Co., Ltd	11,419,369,380	2,477,608,560
- Other suppliers	11,994,358,785	13,667,441,727
Payables to related-party suppliers	-	-
- Chu Lai JSC (associate)	-	-
Total	76,908,727,904	44,771,721,637

15. Taxes and amounts payable to the State budget

	Year-opening balance Receivable	Year-opening balance Payable	Amount to be paid in the period	Actual amount paid in the period	Period-end balance Receivable	Period-end balance Payable
VAT		972,969,676	7,421,868,175	7,657,806,861		737,030,990
CIT		1,218,081,895	10,997,014,105	9,044,707,597		3,170,388,403
PIT	312,106,118		2,024,097,450	1,219,982,540		492,008,792
Land & housing tax, land rent	140,643,350		566,283,209	699,253,439	7,673,120	-
Natural resources tax		689,760	2,070,040	2,546,480		213,320
Other taxes		-				-
Total	312,106,118	2,191,741,331	21,011,332,979	18,624,296,917	7,673,120	4,399,641,505

The Company's tax returns would be subject to inspection by the tax authorities. The tax amounts reported in these financial statements could be changed upon final determination by the tax authorities.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

16. Other short-term payables

	30/09/2026	01/01/2026
-Trade union fees	38,142,270	78,450,020
-Remuneration payable to the Board of Directors and Board of Supervisors	306,000,000	442,000,000
-Overpaid PID	34,371,537	200,329,313
- Social, Health, unemployment insurance	1,600,000	-
- - Vietnam Securities Depository	19,220,789,100	
-Other payables	321,888,205	18,1645,732
Total	19,922,791,112	766,425,065

(*)According to Notice No. 381/TB-HCC dated 20/07/2026, the company has announced that the final registration date for the dividend distribution list for the year 2025 is 20/08/2026. The payment date for the cash dividend for the year 2025 is 15/10/2026. The trading date for stocks paid out as dividend for the year 2025 is 12/10/2026.

17. Owners' equity

a. Statement of changes in owners' equity

	Share capital	Repurchased shares	Investment and development fund	Undistributed profit after tax
As at 01/01/2025	65,185,860,000	(390,000)	6,473,481,001	13,757,638,705
Increase in the period				30,400,012,594
Decrease in the period				13,757,560,705
As at 31/12/2025	65,185,860,000	(390,000)	6,473,481,001	30,400,090,594
As at 01/01/2026	65,185,860,000	(390,000)	6,473,481,001	30,400,090,594
Increase in the period	6,517,370,000			43,962,166,844
Decrease in the period				27,573,011,000
As at 30/09/2026	71,703,230,000	(390,000)	6,473,481,001	46,789,246,438

b. Breakdown of share capital

	30/09/2026	01/01/2026
Intimex Group Joint Stock Company	36,915,760,000	33,559,790,000
Capital contribution from other shareholders	34,787,860,000	31,625,680,000
Par value of treasury shares	390,000	390,000
	71,703,230,000	65,185,860,000

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

c. Shares

	30/09/2026	01/01/2026
Authorized share capital	7,170,284	6,518,586
- Ordinary shares	7,170,284	6,518,586
- Preferred shares	-	-
Treasury shares	39	39
- Ordinary shares	39	39
- Preferred shares	-	-
Shares currently in circulation	7,170,284	6,518,586
- Ordinary shares	7,170,284	6,518,586
- Preferred shares	-	-

d. Undistributed profit after tax

	30/09/2026	30/09/2025
Profit brought forward	30,400,090,594	13,757,638,705
Profit after corporate income tax for the current period	43,962,166,844	25,830,387,232
Deductions from profit after tax	27,573,011,000	13,757,560,705
<i>Distribution of prior year's profit</i>		13,757,560,705
- Appropriation to investment and development fund		
- Appropriation to bonus and welfare funds, Management bonus fund	1,500,000,000	720,466,705
- Dividend payment	26,073,011,000	13,037,094,000
Additions to profit after tax		
- Profit brought forward		
<i>Distribution of current year's profit</i>	-	-
Undistributed profit after tax	46,789,246,438	25,830,465,232

18. Doubtful debts written off

	30/09/2026	01/01/2026
Hanoi Telecom JSC	37,380,000	37,380,000
Quang Nam - Da Nang Construction JSC	2,067,817,837	2,067,817,837
Construction Enterprise No. 6 - DCID Construction Co., Ltd	259,462,000	259,462,000
623 Construction Mechanical JSC (Thuan Phuoc Bridge)	51,892,000	51,892,000
Civil Engineering JSC 68	47,240,000	47,240,000
524 Construction Company	110,127,500	110,127,500
623 Construction Mechanical JSC (Overpass)	201,241,870	201,241,870
Thanh Thu Co., Ltd	412,383,500	412,383,500
Ky Ha Development and Investment Co., Ltd	59,374,000	59,374,000
Dong Tam Ha Noi Construction JSC	30,948,700	30,948,700
Cat Hai JSC	1,157,048,500	1,157,048,500
Tin Thuan Construction & Design Consulting Co., Ltd.	277,845,000	277,845,000
Vinashine Mechanical and Electrical Construction Company	30,980,000	30,980,000

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Phu Tien Construction JSC	147,867,800	147,867,800
Quang Nam Construction Investment JSC	317,515,000	317,515,000
Thang Long Investment Group JSC	134,946,000	134,946,000
Song Hong Danang JSC	59,588,000	59,588,000
Dong Do Construction Investment & Trading Co., Ltd	20,750,000	20,750,000
NDV Co., Ltd	102,930,000	102,930,000
Construction & Interior Decoration JSC	185,310,500	185,310,500

Total	5,712,648,207	5,712,648,207
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19. Revenue

	Q3 2026	Q3 2025
+ Concrete sales at Chu Lai Concrete Plant	18,683,271,289	15,579,311,687
+ Concrete sales at Da Nang Branch	-	33,549,324,137
+ Concrete and other sales at the Company	130,991,263,758	49,572,856,675
+ Concrete sales at Tam Ky Plant	27,017,394,361	14,202,257,993
+ Concrete sales at Quang Ngai Plant	1,266,556,948	3,249,776,284

Less: Revenue deductions

Total	177,958,486,356	116,153,526,776
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20. Cost of goods sold

	Q3 2026	Q3 2025
+ Cost of concrete sales at Chu Lai Concrete Plant	16,745,760,819	13,402,710,664
+ Cost of concrete sales at Da Nang Branch	-	28,062,069,383
+ Cost of concrete and other sales at the Company	115,398,430,344	43,489,140,197
+ Cost of concrete sales at Tam Ky Concrete Plant	24,204,523,296	13,020,740,199
+ Cost of concrete sales at Quang Ngai Concrete Plant	1,265,457,989	3,007,108,642

Total	157,614,172,448	100,981,769,085
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21. Financial income

	Q3 2026	Q3 2025
- Interest income from bank deposits and loans	463,092,351	140,966,943
Total	463,092,351	140,966,943

22. Financial expenses

	Q3 2026	Q3 2025
- Loan interest	-	-
- Provision for stock investment	76,667,566	85,464,584
Total	76,667,566	85,464,584

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

23. Other income

	Q3 2026	Q2 2025
Liquidation of assets	129,629,630	9,700,000
Other income	7,423,332	
Total	137,052,962	9,700,000

24. Other expenses

	Q3 2026	Q3 2025
Remuneration for non-executive Board of Directors and Board of Supervisors	73,500,000	73,500,000
Others	48,788,558	621,634,213
Total	122,288,558	695,134,213

25. Current corporate income tax expense and profit after tax for the period

	Q3 2026	Q3 2025
Accounting profit before tax	15,714,578,031	11,698,979,681
Adjustments for taxable income	137,700,847	710,546,502
- Incremental adjustments to taxable income	137,700,847	710,546,502
+ Administrative fines (traffic fines)	48,788,558	11,600,000
+ Remuneration for the Board of Directors and Board of Supervisors	73,500,000	73,500,000
+ Unqualified expenses	15,412,289	625,446,502
+ Dividend income from investment in Chu Lai JSC	-	-
- Decremental adjustments to taxable income	-	-
+ Adjustment for land tax expenses	-	-
+ Dividend income from investment in Chu Lai JSC	-	-
Total taxable income	15,852,278,878	12,409,526,183
- Quang Ngai Concrete Plant	(35,645,219)	170,191,881
- Concrete production, construction, and other activities	15,887,924,097	12,239,334,302
Corporate income tax	3,170,455,775	2,464,886,050
- Quang Ngai Concrete Plant (10%)	(7,129,044)	8,509,594
- Concrete production, construction, and other activities (20%)	3,177,584,819	2,456,376,456
Corporate income tax reductions		8,509,594
- Tax reductions for Quang Ngai Concrete Plant		8,509,594
Current corporate income tax expense	3,177,584,819	2,456,376,455
Including:		
CIT expense for the current period	3,177,584,819	2,456,376,455
Adjustment of prior period's current CIT expense recorded in this period		
Deferred corporate income tax expense	-	

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- Deferred CIT income arising from deductible temporary differences
- Deferred CIT expense arising from deductible temporary differences

Profit after corporate income tax	12,544,122,256	9,242,603,226
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26. Basic and diluted earnings per share

	Q3 2026	Q3 2025
Accounting profit after tax	12,544,122,256	9,242,603,226
Adjustments increasing or decreasing profit after tax		
- Increasing		
- Decreasing (appropriation to bonus and welfare funds)		
Profit or loss attributable to common shareholders	12,544,122,256	9,242,603,226
Weighted average common shares outstanding	7,170,284	6,518,547
Basic and diluted earnings per share (*)	1 749	1 418

(*) The basic and diluted earnings per share for Q3 2026 are calculated prior to appropriation to the bonus and welfare funds, as the Company's Charter of and the General Meeting of Shareholders do not require such appropriations. Therefore, this figure may be subject to change depending on future.

	Report for Q3 2025 VND	Adjustment for Q3 2025 VND	Adjusted report for Q3 2025 VND
Accounting profit after tax	9,242,603,226	9,242,603,226	9,242,603,226
Adjustments increasing or decreasing profit after tax	-	(456,049,312)	(456,049,312)
- Increasing			
- Decreasing (appropriation to bonus and welfare funds)*	-	456,049,312	456,049,312
Profit or loss attributable to common shareholders	9,242,603,226	8,786,553,914	8,786,553,914
Weighted average common shares outstanding	6,518,547	7,170,284	7,170,284
Basic and diluted earnings per share	1 418	1 225	1 225

(*) The bonus and welfare funds were adjusted downward by VND 456,049,312 when recalculating the "Basic earnings per share" for Q3 2025. This adjustment was determined based on the ratio of the Q3 2025 profit after tax relative to the 2025 profit after tax, and the bonus and welfare funds appropriated from the 2025 profit after tax (VND 1,500,000,000), in accordance with the resolution of the 2026 General Meeting of Shareholders.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

27. Events after the balance sheet date

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the financial statements.

28. Corresponding figures

Corresponding figures in the Balance Sheet were taken from the financial statements for the year ended 31/12/2025, which were audited by AAC. Corresponding figures in the Income Statement and the Statement of Cash Flows were taken from the financial statements for the 3rd Quarter of 2026, which were prepared by the Company.

Preparer



Nguyen Thi Ngoc Anh

Chief Accountant



Nguyen Thi Ngoc Anh

Da Nang, 19 Oct. 2026

General Director



Ngo Van Long