



FINANCIAL STATEMENTS QUARTER IV / 2025

1. Balance sheet
2. Income statement
3. Cash flow statement
4. Notes to the financial statements

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

BALANCE SHEET

As of 31 December 2025

Unit: VND

| ITEMS | Code | Note | Ending balance | Beginning balance |
|---|------------|----------|-----------------------|-----------------------|
| A - CURRENT ASSETS | 100 | | 53.475.601.741 | 41.840.535.406 |
| I. Cash and cash equivalents | 110 | 1 | 20.269.314.159 | 9.113.121.011 |
| 1. Cash | 111 | | 4.044.060.100 | 4.569.913.466 |
| 2. Cash equivalents | 112 | | 16.225.254.059 | 4.543.207.545 |
| II. Short-term financial investments | 120 | | 600.000.000 | - |
| 1. Trading securities | 121 | | - | - |
| 2. Provisions for devaluation of trading securities | 122 | | - | - |
| 3. Held-to-maturity investments | 123 | 2 | 600.000.000 | - |
| III. Short-term receivables | 130 | | 23.243.829.283 | 20.825.591.955 |
| 1. Short-term trade receivables | 131 | | 317.048.524.124 | 320.001.309.254 |
| 2. Short-term prepayments to suppliers | 132 | | 72.492.544.266 | 72.435.982.785 |
| 3. Short-term inter-company receivables | 133 | | - | - |
| Receivable according to the progress of | | | | |
| 4. construction contract | 134 | | - | - |
| 5. Receivables for short-term loans | 135 | | 74.966.947.757 | 75.166.947.757 |
| 6. Other short-term receivables | 136 | 3 | 53.391.151.601 | 52.991.387.771 |
| 7. Allowance for short-term doubtful debts | 137 | | (494.655.338.465) | (499.770.035.612) |
| 8. Deficit assets for treatment | 139 | | - | - |
| IV. Inventories | 140 | | 9.352.992.305 | 11.888.379.410 |
| 1. Inventories | 141 | 4 | 57.320.806.896 | 59.856.194.001 |
| 2. Allowance for inventories | 149 | | (47.967.814.591) | (47.967.814.591) |
| V. Other current assets | 150 | | 9.465.994 | 13.443.030 |
| 1. Short-term prepaid expenses | 151 | | - | - |
| 2. Deductible VAT | 152 | | - | - |
| 3. Taxes and other receivables from the State | 153 | | 9.465.994 | 13.443.030 |
| 4. Trading Government bonds | 154 | | - | - |
| 5. Other current assets | 155 | | - | - |

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

| ITEMS | Code | Note | Ending balance | Beginning balance |
|---|------------|----------|------------------------|------------------------|
| B- NON-CURRENT ASSETS | 200 | | 126.375.886.197 | 129.697.209.358 |
| I. Long-term receivables | 210 | | 129.738.288 | 129.738.288 |
| 1. Long-term trade receivables | 211 | | - | - |
| 2. Long-term prepayments to suppliers | 212 | | - | - |
| 3. Working capital in affiliates | 213 | | - | - |
| 4. Long-term inter-company receivables | 214 | | - | - |
| 5. Receivables for long-term loans | 215 | | - | - |
| 6. Other long-term receivables | 216 | | 129.738.288 | 129.738.288 |
| 7. Allowance for long-term doubtful debts | 219 | | - | - |
| II. Fixed assets | 220 | 5 | 79.522.410.624 | 84.566.286.465 |
| 1. Tangible fixed assets | 221 | 5a | 79.522.410.624 | 84.566.286.465 |
| - Historical cost | 222 | | 196.452.577.837 | 202.236.870.120 |
| - Accumulated depreciation | 223 | | (116.930.167.213) | (117.670.583.655) |
| 2. Financial leased assets | 224 | 5b | - | - |
| - Historical cost | 225 | | 1.376.685.762 | 1.376.685.762 |
| - Accumulated depreciation | 226 | | (1.376.685.762) | (1.376.685.762) |
| 3. Intangible fixed assets | 227 | | - | - |
| - Initial cost | 228 | | - | - |
| - Accumulated amortization | 229 | | - | - |
| III. Investment property | 230 | | - | - |
| - Historical costs | 231 | | - | - |
| - Accumulated depreciation | 232 | | - | - |
| IV. Long-term assets in process | 240 | | 10.416.933.283 | 8.993.791.207 |
| 1. Long-term work in process | 241 | | - | - |
| 2. Construction-in-progress | 242 | 6 | 10.416.933.283 | 8.993.791.207 |
| V. Long-term financial investments | 250 | 7 | 34.061.563.398 | 34.061.563.398 |
| 1. Investments in subsidiaries | 251 | | - | - |
| 2. Investments in joint ventures and associates | 252 | | 1.050.000.000 | 1.050.000.000 |
| 3. Investments in other entities | 253 | | 34.880.800.000 | 34.880.800.000 |
| Provisions for devaluation of long-term financial | | | | |
| 4. investments | 254 | | (1.869.236.602) | (1.869.236.602) |
| 5. Held-to-maturity investments | 255 | | - | - |
| VI. Other non-current assets | 260 | | 2.245.240.604 | 1.945.830.000 |
| 1. Long-term prepaid expenses | 261 | 8 | 2.245.240.604 | 1.945.830.000 |
| 2. Deferred income tax assets | 262 | | - | - |
| 3. Long-term components and spare parts | 263 | | - | - |
| 4. Other non-current assets | 268 | | - | - |
| TOTAL ASSETS | 270 | | 179.851.487.938 | 171.537.744.764 |

12

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

| ITEMS | Code | Note | Ending balance | Beginning balance |
|--|------------|------|--------------------------|--------------------------|
| C - LIABILITIES | 300 | | 1.225.540.396.421 | 1.165.419.120.634 |
| I. Current liabilities | 310 | | 1.223.837.596.421 | 1.165.419.120.634 |
| 1. Short-term trade payables | 311 | | 137.542.650.156 | 139.666.243.216 |
| 2. Short-term advances from customers | 312 | | 56.362.599.827 | 63.151.883.258 |
| 3. Taxes and other obligations to the State Budget | 313 | 9 | 546.128.967 | 410.351.884 |
| 4. Payables to employees | 314 | | 1.176.566.659 | 1.481.845.882 |
| 5. Short-term accrued expenses | 315 | | 14.232.306.423 | 14.179.820.061 |
| 6. Short-term inter-company payables | 316 | | - | - |
| Payable according to the progress of construction | | | | |
| 7. contracts | 317 | | - | - |
| 8. Short-term unearned revenue | 318 | | - | - |
| 9. Other short-term payables | 319 | | 672.908.023.937 | 605.420.297.063 |
| 10. Short-term borrowings and financial leases | 320 | 10a | 339.277.371.124 | 339.277.371.124 |
| 11. Provisions for short-term payables | 321 | | - | - |
| 12. Bonus and welfare funds | 322 | | 1.791.949.328 | 1.831.308.146 |
| 13. Price stabilization fund | 323 | | - | - |
| 14. Trading Government bonds | 324 | | - | - |
| II. Non-current liabilities | 330 | | 1.702.800.000 | - |
| 1. Long-term trade payables | 331 | | - | - |
| 2. Long-term advances from customers | 332 | | - | - |
| 3. Long-term accrued expenses | 333 | | - | - |
| 4. Inter-company payables for working capital | 334 | | - | - |
| 5. Long-term inter-company payables | 335 | | - | - |
| 6. Long-term unearned revenue | 336 | | - | - |
| 7. Other long-term payables | 337 | | 1.702.800.000 | - |
| 8. Long-term borrowings and financial leases | 338 | 10b | - | - |
| 9. Convertible bonds | 339 | | - | - |
| 10. Preferred shares | 340 | | - | - |
| 11. Deferred income tax liability | 341 | | - | - |
| 12. Provisions for long-term payables | 342 | | - | - |
| 13. Science and technology development fund | 343 | | - | - |

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

| ITEMS | Code | Note | Ending balance | Beginning balance |
|---|------------|-----------|----------------------------|--------------------------|
| D - OWNER'S EQUITY | 400 | | (1.045.688.908.483) | (993.881.375.870) |
| I. Owner's equity | 410 | 11 | (1.045.688.908.483) | (993.881.375.870) |
| 1. Capital | 411 | | 329.935.500.000 | 329.935.500.000 |
| - Ordinary shares carrying voting rights | 411a | | 329.935.500.000 | 329.935.500.000 |
| - Preferred shares | 411b | | - | - |
| 2. Share premiums | 412 | | - | - |
| 3. Bond conversion options | 413 | | - | - |
| 4. Other sources of capital | 414 | | - | - |
| 5. Treasury stocks | 415 | | (559.957.325) | (559.957.325) |
| 6. Differences on asset revaluation | 416 | | - | - |
| 7. Foreign exchange differences | 417 | | - | - |
| 8. Investment and development fund | 418 | | 72.523.342.462 | 72.523.342.462 |
| 9. Business arrangement supporting fund | 419 | | - | - |
| 10. Other funds | 420 | | - | - |
| 11. Retained earnings | 421 | | (1.447.587.793.620) | (1.395.780.261.007) |
| - Retained earnings accumulated to the end of the previous period | 421a | | (1.395.780.261.007) | (1.395.780.261.007) |
| - Retained earnings of the current period | 421b | | (51.807.532.613) | - |
| 12. Construction investment fund | 422 | | - | - |
| II. Other sources and funds | 430 | | - | - |
| 1. Sources of expenditure | 431 | | - | - |
| 2. Fund to form fixed assets | 432 | | - | - |
| TOTAL LIABILITIES AND OWNER'S EQUITY | 440 | | 179.851.487.938 | 171.537.744.764 |



Nguyen Thi Ngoc Tram
Preparer/Chief Accountant



Nguyen Xuan Vinh
General Director

Ho Chi Minh, 21 January 2026

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City


FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

**INCOME STATEMENT
QUARTER 4.2025**

Unit: VND

| ITEMS | Code | Note | Quarter 4 Current year | Quarter 4 Prior year | Current year | Prior year |
|--|------|------|---------------------------|-------------------------|-------------------------|-------------------------|
| 1. Sales | 01 | 12 | 32.375.287.931 | 30.192.115.911 | 109.246.260.419 | 76.312.557.383 |
| 2. Sales deductions | 02 | | | | - | - |
| 3. Net sales | 10 | | 32.375.287.931 | 30.192.115.911 | 109.246.260.419 | 76.312.557.383 |
| 4. Cost of sales | 11 | 13 | 30.116.343.832 | 24.292.150.379 | 93.299.696.885 | 63.810.306.339 |
| 5. Gross profit | 20 | | 2.258.944.099 | 5.899.965.532 | 15.946.563.534 | 12.502.251.044 |
| 6. Financial income | 21 | 14 | 69.358.177 | 44.919.832 | 216.445.768 | 189.389.024 |
| 7. Financial expenses | 22 | 15 | 59.565.207.286 | 16.616.311.449 | 65.549.526.335 | 66.330.476.665 |
| In which: Loan interest expenses | 23 | | 59.565.207.286 | 16.616.311.449 | 65.549.526.335 | 66.330.476.665 |
| 8. Selling expenses | 25 | 16 | - | - | - | - |
| 9. General and administration expenses | 26 | 17 | (3.634.236.728) | 2.695.287.226 | 4.311.777.951 | 15.229.329.358 |
| 10. Net operating profit/ (loss) | 30 | | (53.602.668.282) | (13.366.713.311) | (53.698.294.984) | (68.868.165.955) |
| 11. Other income | 31 | 18 | 791.863.636 | 112.699 | 1.961.563.636 | 112.699 |
| 12. Other expenses | 32 | 19 | 801.265 | 631.604 | 70.801.265 | 7.584.492.812 |
| 13. Other profit/ (loss) | 40 | | 791.062.371 | (518.905) | 1.890.762.371 | (7.584.380.113) |
| 14. Total accounting profit/ (loss) before tax | 50 | | (52.811.605.911) | (13.367.232.216) | (51.807.532.613) | (76.452.546.068) |
| 15. Current income tax | 51 | | - | - | - | 485.744.320 |
| 16. Deferred income tax | 52 | | - | - | - | - |
| 17. Profit/ (loss) after tax | 60 | | <u>(52.811.605.911)</u> | <u>(13.367.232.216)</u> | <u>(51.807.532.613)</u> | <u>(76.938.290.388)</u> |



Nguyen Thi Ngoc Tram
Preparer/Chief Accountant



Ho Chi Minh, 21 January 2026

Nguyen Xuan Vinh
General Director

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

CASH FLOW STATEMENT

(Direct method)

For the fiscal year ended 31 December 2025

(From 01/01 to 31/12/2025)

Unit: VND

Cumulative from the Beginning of the
Year to the End

| ITEMS | Code Note | Current year | Prior year |
|--|-----------|-----------------------|------------------------|
| I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 1. Receipt form sales, supplying services and other revenue | 01 | 114.552.308.385 | 85.326.285.842 |
| 2. Payment for suppliers | 02 | (87.023.292.854) | (41.898.770.554) |
| 3. Payment for employees | 03 | (13.762.600.861) | (17.357.303.040) |
| 4. Payment for loan interest | 04 | - | - |
| 5. Corporate income tax paid | 05 | - | - |
| 6. Other receipt from operating activities | 06 | 1.532.682.107 | 410.016.710 |
| 7. Other payment for operating activities | 07 | (8.809.206.305) | (16.169.370.025) |
| NET CASH FLOWS FROM OPERATING ACTIVITIES | 20 | 6.489.890.472 | 10.310.858.933 |
| II. CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 1. Purchases and construction of fixed assets and other non-current assets | 21 | - | - |
| 2. Proceeds from disposals of fixed assets and other non-current assets | 22 | 2.451.995.000 | - |
| 3. Cash outflow for lending, buying debt instruments of other entities | 23 | - | - |
| 4. Cash recovered from lending, selling debt instruments of other entities | 24 | 2.000.000.000 | - |
| 5. Investments in other entities | 25 | - | - |
| 6. Withdrawals of investments in other entities | 26 | - | 100.000.000 |
| 7. Interest earned, dividends and profits received | 27 | 214.307.676 | 188.514.621 |
| NET CASH FLOWS FROM INVESTING ACTIVITIES | 30 | 4.666.302.676 | 288.514.621 |
| III. CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 1. Proceeds from issuing stocks and capital contributions from owners | 31 | - | - |
| 2. Repayment for capital contributions and re-purchases of stocks already issued | 32 | - | 2.000.000.000 |
| 3. Proceeds from borrowings | 33 | - | (10.555.064.862) |
| 4. Repayment for loan principal | 34 | - | - |
| 5. Payments for financial leased assets | 35 | - | - |
| 6. Dividends and profit paid to the owners | 36 | - | - |
| NET CASH FLOWS FROM FINANCING ACTIVITIES | 40 | - | (8.555.064.862) |
| Net cash flows during the year | 50 | 11.156.193.148 | 2.044.308.692 |
| Beginning cash and cash equivalents | 60 | 9.113.121.011 | 7.068.812.319 |
| Effects of fluctuations in foreign exchange rates | 61 | - | - |
| Ending cash and cash equivalents | 70 | 20.269.314.159 | 9.113.121.011 |


 Nguyen Thi Ngoc Tram
 Preparer/Chief Accountant

Ho Chi Minh, 21 January 2026

 NGUYEN XUAN VINH
 General Director

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

NOTES TO THE FINANCIAL STATEMENTS

Quarter 4 for the fiscal year ended 31 December 2025

I. GENERAL INFORMATION

1. Ownership form

Beton 6 Corporation (hereinafter referred to as “the Corporation”) is a joint stock company.

2. Operating field

The Corporation operates in fields of production of pre-cast concrete structures.

3. Principal business activities

Principal business activities of the Corporation are producing and installing pre-cast concrete structures (beams, piles, etc.); manufacturing construction materials; constructing transportation works, bridges and drains, roads and ports; providing dredging and surface reinforcement services, digging and executing foundation of construction works, providing work execution service by blasting method; executing industrial construction works; transporting freshly-mixed concrete products and providing super load service.

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Corporation is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) since the Corporation’s transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Corporation applies the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 as well as the Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in the preparation and presentation of these Financial Statements.

2. Statement on the compliance with the Accounting Standards and System

The General Director ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 as well as the Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in the preparation and presentation of these Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

2. Foreign currency transactions

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

Foreign exchange differences arisen from foreign currency transactions during the year shall be included into financial income or financial expenses. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included into financial income or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For receivables: the buying rate of foreign currency ruling as at the time of transaction of the commercial bank where the Corporation designates the customers to make payments.
- For payables: the selling rate of foreign currency ruling as at the time of transaction of the commercial bank where the Corporation supposes to make payments.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Corporation makes payments.

The exchange rate used to re-evaluate ending balances of monetary items in foreign currencies is determined in accordance with following principles:

- For foreign currency deposits: the buying rate of the bank where the Corporation opens its foreign currency account.
- For monetary items in foreign currencies classified as other assets: the buying rate of Vietinbank where the Corporation frequently conducts transactions.
- For monetary items in foreign currencies classified as liabilities: the selling rate of Vietinbank where the Corporation frequently conducts transactions.

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits. Cash equivalents are short-term investments of which the due dates cannot exceed 03 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

4. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Corporation intends and is able to hold to maturity. The Corporation's held-to-maturity investments include term deposits in bank.

Held-to-maturity investments are initially recognized at cost. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interests arising prior to the Corporation's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

When there are reliable evidences proving that a part or the whole investment cannot be recovered and the loss are reliably determined, the loss is recognized as financial expenses during the year while the investment value is derecognized.

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Loans

Loans are determined at original costs less allowance for doubtful debts, which is made on the basis of estimated losses.

Investments in associates

Associate

An associate is an entity which the Corporation has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

Initial recognition

Investments in associates are initially recognized at original costs, including the cost of purchase or capital contributions plus other directly attributable transaction cost. In case of investment in non-monetary assets, the costs of the investment are recognized at the fair value of non-monetary assets at the arising time.

Dividends and profits of the periods prior to the purchase of investments are recorded as a decrease in value of such investments. Dividends and profit of the periods after the purchase of investments are recorded into the Corporation's sales. Particularly, the dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

Provisions for impairment of investments in subsidiaries, and associates

Provisions for impairment of investments in associates are made when these entities suffers from losses at the rate equal to the difference between the actual capital invested by investors in associates and the actual owner's equity multiplying (x) by the Corporation's rate of capital contribution over the total actual capital invested by investors in associates. If the associates are consolidated into Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Increases/ (decreases) in the provisions for impairment of investments in associates are recognized as financial expenses as of the balance sheet date.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include such investments in equity instruments that the Corporation does not have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at original costs, including the purchase price plus other directly attributable expenditure. Dividends and profits of the periods prior to the purchase of investments are recorded as a decrease in value of such investments. Dividends and profit of the periods after the purchase of investments are recorded into the Corporation's sales. Particularly, the dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

Provisions for investments in equity instruments of other entities are made as follows:

- For investments in listed shares or the reliably determined fair value of investments, provisions are made on the basis of the market value of shares.
- For investments of which the fair value is unable to determine at the time of reporting, provisions are made on the basis of the losses of the invested entities at the rate equal to the difference between the actual capital invested by parties and the actual owner's equity multiplying (x) by the Corporation's rate of capital contribution in comparison with the total actual capital invested by parties.

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Increases/ (decreases) in the provisions for investments in equity instruments of other entities as of the balance sheet date are recorded into "Financial expenses".

5. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Corporation and customers who are independent to the Corporation.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of estimated loss.

Increases/ (decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into "General and administration expenses".

6. Inventories

Inventories are recognized at the lower of cost or net realizable value.

Cost of inventories is determined as follows:

- For materials and merchandises: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs of main materials, labor and other directly relevant expenses.
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations.

Costs of inventories are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/ (decreases) in the obligatory allowance for inventories as of the balance sheet date are recorded into "Costs of sales".

7. Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. Prepaid expenses of the Corporation mainly include repair expenses and expenses on reinforced concrete technology transfer. These prepaid expenses are allocated over the prepayment period or period of corresponding economic benefits generated from these expenses.

Repair expenses

Repair expenses include the expenses on expanding and repairing plants, repairing concrete mixing pot, and those on interior decoration. These expenses are allocated in accordance with the straight-line method for the period from 02 to 05 years.

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Expenses on reinforced concrete technology transfer

Expenses on reinforced concrete technology transfer are allocated in accordance with the straight-line method in 240 months.

8. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Corporation's operating expenses in accordance with the straight-line method over the lease term and are not subject to the method of lease payment.

9. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation expenses during the year.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

| <u>Fixed assets</u> | <u>Years</u> |
|--------------------------|--------------|
| Buildings and structures | 05 – 25 |
| Machinery and equipment | 05 – 10 |
| Vehicles | 06 – 10 |
| Office equipment | 03 – 07 |

10. Financial leased assets

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessee. Financial leased assets are determined by their historical costs less accumulated depreciation. Historical cost is the lower cost of the fair value of the leased asset at commencement of the lease term and the present value of the minimum lease payments. Discount rate used to calculate the present value of the minimum lease payments is the interest rate implicit in the lease or else mentioned in the lease. If the interest rate implicit in the lease cannot be determined, the incremental borrowing rate at commencement of the lease term will be applied.

Financial leased assets are depreciated in accordance with the straight-line method over their estimated useful lives. If there is no reasonable certainty that the Corporation will obtain ownership at the end of the lease, the fixed asset shall be depreciated over the shorter of the lease term and the estimated useful life of the asset. The depreciation years of the financial leased assets are from 05 to 08 years.

11. Investment property

Investment property is land use right held by the Corporation for capital appreciation. Investment property held for capital appreciation is measured at their historical costs less impairment. Historical cost includes all the expenses paid by the Corporation or the fair value of other considerations given to acquire the assets up to the date of its acquisition or construction.

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Expenses related to investment property arising subsequent to initial recognition should be added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Corporation.

When the investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses during the year.

The transfer from owner-occupied property or inventories into investment property shall be made only when there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or net book value of investment property at the date of transfer.

12. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant loan interest expenses following the accounting policies of the Corporation) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

13. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services already received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Corporation.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Payables and accrued expenses are classified into short-term and long-term items in the Balance Sheet on the basis of their remaining maturity as of the balance sheet date.

14. Provisions for warranty of construction works

Provisions for warranty expenses is made for each type of construction works under the commitment of warranty at the rate from 02% - 05%, depending on the warranty commitment made with customers.

15. Owner's equity

Capital

The Corporation's capital is recorded according to the actual amount already invested by shareholders.

Treasury shares

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

When a share capital in the owner's equity is re-purchased, the amount payable including the expenses related to the transaction is recorded as treasury shares and is recorded as a decrease in owner's equity. When this share capital is re-issued, the difference between the re-issuance price and carrying value of treasury shares is recorded in "Share premiums".

16. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Corporation as well as legal regulations and approved by the Annual General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables when the Annual General Meeting of Shareholders approves.

17. Recognition of sales and income

Sales of merchandises, finished goods

Sales of merchandises, finished goods shall be recognized when all of the following conditions are satisfied:

- The Corporation transfers most of risks and benefits incident to the ownership of merchandises, products to customers.
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandises, products sold.
- The amount of sales can be measured reliably. The amount of sales can be measured reliably. Where the contracts stipulate that buyers have the right to return products, merchandises purchased under specific conditions, sales are recorded only when those specific conditions are no longer exist and buyers retains no right to return products, merchandises (except for the case that such returns are in exchange for other goods or services).
- The Corporation received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Sales of service provision

Sales of service provision shall be recognized when all of the following conditions are satisfied:

- The amount of sales can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, sales is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Corporation received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of sales during the period is done on the basis of the stage of completion as of the balance sheet date.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Dividends and profit shared

Dividends and profit shared are recognized when the Corporation has the right to receive dividends or profit from the capital contribution. Particularly, the dividends paid in form of shares are not recorded as an increase in value, but the increasing quantity is followed up.

18. Construction contracts

A construction contract is a contract agreement for the construction of an asset or combination of assets which are closely related or interdependent in terms of design, technology, functionality or their basic using purpose.

When the outcome of the construction contracts is estimated reliably,

- For the construction contracts stipulating that the contractors are paid according to the planned progress: revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as determined by the Corporation itself as of the balance sheet date.
- For the construction contracts stipulating that the contractors are paid according to the work actually performed: revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as confirmed in the invoices made by the customers.

Increases/ (decreases) in revenue of the works done, compensation receivable and other receivables are only recognized upon the agreement with customers.

When the outcome of the construction contracts cannot be estimated reliably,

- Contract revenue is recognized only to the extent that contract costs incurred are expected to be reliably recoverable.
- Contract costs are only recognized as actually incurred.

The difference between total accumulated revenue from the construction contract already recognized and the accumulated amount in the invoices according to the planned progress of contract is recognized as an amount receivable or an amount payable according to the planned progress of implementation of the construction contracts.

19. Borrowing costs

Borrowing costs include loan interest and other costs incurred directly relevant to borrowings.

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing cost is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as loans are recognized as a decrease in the costs of relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the year, except for particular borrowings serving the purpose of obtaining a specific asset.

20. Expenses

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Expenses are those that result in outflows of the Corporation's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

21. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Corporate income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Corporation shall offset deferred tax assets and deferred tax liabilities if:

- The Corporation has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Corporation has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

22. Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET**1. Cash and cash Equivalents**

| | <u>Current year</u> | <u>Prior year</u> |
|---------------------------|------------------------------|-----------------------------|
| Cash on hand | 7.552.781 | 20.105.281 |
| Cash at bank | 4.036.507.319 | 4.549.808.185 |
| Cash equivalents | 16.225.254.059 | 4.543.207.545 |
| - <i>Cash equivalents</i> | <u>16.225.254.059</u> | <u>4.543.207.545</u> |
| Total | <u>20.269.314.159</u> | <u>9.113.121.011</u> |

2. Held To Maturity

| | <u>Current year</u> | | <u>Prior year</u> | |
|-------------------|---------------------------|-------------------|-----------------------|-------------------|
| | <u>Original price</u> | <u>Book value</u> | <u>Original price</u> | <u>Book value</u> |
| Short term | - | - | - | - |
| Term Deposit | 600.000.000 | - | - | - |
| Bonds | - | - | - | - |
| Other investments | - | - | - | - |
| Long term | - | - | - | - |
| Term Deposit | - | - | - | - |
| Bonds | - | - | - | - |
| Other investments | - | - | - | - |
| Total | <u>600.000.000</u> | <u>-</u> | <u>-</u> | <u>-</u> |

12

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

3. Other Receivables**3a. Other short-term Receivables**

| | Current year | | Prior year | |
|---|-----------------------|-------------------------|-----------------------|-------------------------|
| | Balance | Provision | Balance | Provision |
| Receivables from related parties | 6.728.945.263 | (6.728.945.263) | 6.728.945.263 | (6.728.945.263) |
| Industry Construction Corporation – Loan interest receivable | 6.728.945.263 | (6.728.945.263) | 6.728.945.263 | (6.728.945.263) |
| Receivables from other organizations and individuals | 46.662.206.338 | (41.619.041.262) | 46.262.442.508 | (41.312.550.926) |
| 3D – Long Hau Co., Ltd. - estimated interest on loan given | 29.689.153.515 | (29.689.153.515) | 29.689.153.515 | (29.689.153.515) |
| 620 Ben Tre Construction Corp. – Loan got on other's behalf and dividends receivable | 2.296.504.179 | (2.296.504.179) | 2.196.504.179 | (2.196.504.179) |
| H&B Engineering & Construction Corporation - office rental deposit | | | - | |
| HB Infrastructure Investment and Cement Company Limited - Receivable for share transfer | 1.805.200.000 | | 1.805.200.000 | |
| Advance payment | 9.778.544.497 | (9.426.893.232) | 9.579.104.941 | (9.426.893.232) |
| Receivable for share transfer | | | | |
| Interest on loan given | 106.490.336 | (106.490.336) | 106.490.336 | |
| Short-term deposits | 1.230.696.294 | | 1.230.696.294 | - |
| Other short-term receivables | 1.755.617.517 | (100.000.000) | 1.655.293.243 | - |
| Total | 53.391.151.601 | (48.347.986.525) | 52.991.387.771 | (48.041.496.189) |

3b. Long-term other receivables

| | Current year | | Prior year | |
|---|--------------------|-----------|--------------------|-----------|
| | Balance | Provision | Balance | Provision |
| | - | - | - | - |
| Receivables from other organizations and individuals | 129.738.288 | - | 129.738.288 | - |
| Deposit | 129.738.288 | - | 129.738.288 | - |
| Total | 129.738.288 | - | 129.738.288 | - |

12

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

4. Inventories

| | Current year | | Prior Year | |
|------------------------|-----------------------|-------------------------|-----------------------|-------------------------|
| | Original costs | Allowance | Original costs | Allowance |
| Materials and supplies | 5.190.200.931 | (1.202.243.325) | 4.852.658.095 | (1.202.243.325) |
| Tools | 54.246.241 | (9.381.571) | 64.084.539 | (9.381.571) |
| Work-in-process | 31.185.997.514 | (31.185.997.514) | 31.185.997.514 | (31.185.997.514) |
| Finished goods | 20.295.531.762 | (14.975.361.733) | 23.158.623.405 | (14.975.361.733) |
| Merchandises | 594.830.448 | (594.830.448) | 594.830.448 | (594.830.448) |
| Total | 57.320.806.896 | (47.967.814.591) | 59.856.194.001 | (47.967.814.591) |

Allowance for inventories

| | Current year | Prior year |
|------------------------|-----------------------|-----------------------|
| Materials and supplies | 1.202.243.325 | 1.202.243.325 |
| Tools | 9.381.571 | 9.381.571 |
| Work-in-process | 31.185.997.514 | 31.185.997.514 |
| Finished goods | 14.975.361.733 | 14.975.361.733 |
| Merchandises | 594.830.448 | 594.830.448 |
| Total | 47.967.814.591 | 47.967.814.591 |

The situation of fluctuations in inventory price reduction provisions is as follows :

| | Current year | Prior year |
|-----------------------|-----------------------|-----------------------|
| Beginning balance | 47.967.814.591 | 47.967.814.591 |
| Ending balance | 47.967.814.591 | 47.967.814.591 |

CÔNG TY CỔ PHẦN BETON 6

Địa chỉ: Km 1877, Quốc lộ 1K, phường Đồng Hòa, Thành phố Hồ Chí Minh

BÁO CÁO TÀI CHÍNH

Cho năm tài chính kết thúc ngày 31 tháng 12 năm 2025

Bản thuyết minh Báo cáo tài chính (tiếp theo)

5a. Tài sản cố định hữu hình

| | Nhà cửa, vật kiến trúc | Máy móc và thiết bị | Phương tiện vận tải, truyền dẫn | Thiết bị, dụng cụ quản lý | Cộng |
|------------------------|---------------------------|------------------------|------------------------------------|------------------------------|------------------------|
| Nguyên giá | | | | | - |
| Số đầu năm | 133.621.181.960 | 46.176.593.401 | 20.328.581.253 | 2.110.513.506 | 202.236.870.120 |
| Mua trong năm | | - | | | - |
| Thanh lý, nhượng bán | (449.300.000) | (3.907.627.898) | (1.427.364.385) | | (5.784.292.283) |
| Số cuối kỳ | 133.171.881.960 | 42.268.965.503 | 18.901.216.868 | 2.110.513.506 | 196.452.577.837 |
| Giá trị hao mòn | | | | | |
| Số đầu năm | 49.257.881.149 | 46.062.008.903 | 20.240.180.097 | 2.110.513.506 | 117.670.583.655 |
| Khấu hao trong năm | 4.841.460.018 | 114.014.667 | 88.401.156 | | 5.043.875.841 |
| Thanh lý, nhượng bán | (449.300.000) | (3.907.627.898) | (1.427.364.385) | | (5.784.292.283) |
| Số cuối kỳ | 53.650.041.167 | 42.268.395.672 | 18.901.216.868 | 2.110.513.506 | 116.930.167.213 |
| Giá trị còn lại | | | | | |
| Số đầu năm | 84.363.300.811 | 114.584.498 | 88.401.156 | - | 84.566.286.465 |
| Số cuối kỳ | 79.521.840.793 | 569.831 | - | - | 79.522.410.624 |

5b. Tài sản cố định thuê tài chính

| | Máy móc thiết bị | Phương tiện vận tải, truyền dẫn | Cộng |
|------------------------|----------------------|------------------------------------|----------------------|
| Nguyên giá | | | - |
| Số đầu năm | 1.376.685.762 | - | 1.376.685.762 |
| Mua trong kỳ | - | - | - |
| Thanh lý, nhượng bán | - | - | - |
| Số cuối kỳ | 1.376.685.762 | - | 1.376.685.762 |
| Giá trị hao mòn | | | |
| Số đầu năm | 1.376.685.762 | - | 1.376.685.762 |
| Khấu hao trong kỳ | - | - | - |
| Thanh lý, nhượng bán | - | - | - |
| Số cuối kỳ | 1.376.685.762 | - | 1.376.685.762 |
| Giá trị còn lại | | | |
| Số đầu năm | - | - | - |
| Số cuối kỳ | - | - | - |

6. Chi phí xây dựng cơ bản dở dang

| | Kỳ này | Kỳ này năm trước |
|-----------------------------|-----------------------|----------------------|
| Sửa chữa tài sản cố định | 1.423.142.076 | - |
| Xây dựng cơ bản dở dang | 8.993.791.207 | 8.993.791.207 |
| - Công trình mở rộng bãi đỗ | 8.586.545.434 | 8.586.545.434 |
| - Dự án nhà ở Châu Thới | 407.245.773 | 407.245.773 |
| Cộng | 10.416.933.283 | 8.993.791.207 |

B

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

8. Long-term prepaid expenses

| | <u>Current year</u> | <u>Prior year</u> |
|---|-----------------------------|-----------------------------|
| Repair expenses | - | - |
| Expenses on reinforced concrete technology transfer | 1.735.470.000 | 1.945.830.000 |
| Office air conditioner | 182.377.154 | - |
| Network and server system | 327.393.450 | - |
| Total | <u>2.245.240.604</u> | <u>1.945.830.000</u> |

9. Taxes and other obligations to the State Budget

| | <u>Current year</u> | | <u>Prior year</u> | |
|-----------------------|---------------------------|-------------------------|---------------------------|--------------------------|
| | <u>Payables</u> | <u>Receivables</u> | <u>Phải nộp</u> | <u>Phải thu</u> |
| VAT on local sales | 543.914.920 | - | 410.351.884 | - |
| VAT on imports | - | - | - | - |
| Import- export duties | - | 1.326.300 | - | 1.326.300 |
| Corporate income tax | - | 8.139.694 | - | 8.139.694 |
| Personal income tax | 2.214.047 | - | - | 3.977.036 |
| Land rental | - | - | - | - |
| Other taxes | - | - | - | - |
| Total | <u>546.128.967</u> | <u>9.465.994</u> | <u>410.351.884</u> | <u>13.443.030</u> |

12

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

10. Loans and financial lease**10a. Short-term borrowings and financial leases**

| | Current year | Prior year |
|--|------------------------|------------------------|
| Short-term loans payable to related parties | 1.587.000.000 | 1.587.000.000 |
| Mr Pham Van Hien | 87.000.000 | 87.000.000 |
| Beton 6 E&C Joint Stock Company | 1.500.000.000 | 1.500.000.000 |
| Short-term loans and financial lease payable to other organizations and individuals | 337.609.666.333 | 337.609.666.333 |
| Vietcombank - Ho Chi Minh City Branch | 63.771.084.251 | 63.771.084.251 |
| Mrs Nguyen Thi Lan Anh | 273.038.582.082 | 273.038.582.082 |
| Mr Tran Thien Chau | 800.000.000 | 800.000.000 |
| Current portions of long-term loans | 80.704.791 | 80.704.791 |
| Financial lease | 80.704.791 | 80.704.791 |
| Total | 339.277.371.124 | 339.277.371.124 |

10b. Long-term borrowings and financial leases

| | Current year | Prior year |
|--|--------------|------------|
| Short-term loans payable to related parties | - | - |
| | - | - |
| Short-term loans and financial lease payable to other organizations and individuals | - | - |
| Current portions of long-term loans | - | - |
| Financial lease | - | - |
| Long-term borrowings | - | - |
| Total | - | - |

12

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

11. Owner's equity

| | Capital | Treasury shares | Investment and development fund | Retained earnings | Total |
|---|------------------------|----------------------|------------------------------------|----------------------------|----------------------------|
| Beginning balance of the previous year | 329,935,500,000 | (559,957,325) | 72,523,342,462 | (1,318,841,970,619) | (916,943,085,482) |
| Profit in the previous year | - | - | - | (76,938,290,388) | (76,938,290,388) |
| Ending balance of the previous year | <u>329,935,500,000</u> | <u>(559,957,325)</u> | <u>72,523,342,462</u> | <u>(1,395,780,261,007)</u> | <u>(993,881,375,870)</u> |
| Beginning balance of the current year | 329,935,500,000 | (559,957,325) | 72,523,342,462 | (1,395,780,261,007) | (993,881,375,870) |
| Profit in the current year | - | - | - | (51,802,532,613) | (51,802,532,613) |
| Ending balance of the current year | <u>329,935,500,000</u> | <u>(559,957,325)</u> | <u>72,523,342,462</u> | <u>(1,447,582,793,620)</u> | <u>(1,045,683,908,483)</u> |

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

12. Sales**12a. Gross sales**

| | <u>Current year</u> | <u>Prior year</u> |
|----------------------------------|------------------------|-----------------------|
| Sales of construction activities | | |
| Sales of concrete products | 109.246.260.419 | 73.648.174.142 |
| Others | - | 2.664.383.241 |
| Total | 109.246.260.419 | 76.312.557.383 |

12b. Sales deductions

| | <u>Current year</u> | <u>Prior year</u> |
|----------------|---------------------|-------------------|
| Trade discount | - | - |
| Sales returns | - | - |
| Sales rebates | - | - |
| Total | - | - |

13. Costs of sales

| | <u>Current year</u> | <u>Prior year</u> |
|----------------------------------|-----------------------|-----------------------|
| Costs of construction activities | - | - |
| Costs of concrete products | 93.299.696.885 | 63.032.072.599 |
| Other costs | - | 778.233.740 |
| Allowance for inventories | - | - |
| Total | 93.299.696.885 | 63.810.306.339 |

14. Financial income

| | <u>Current year</u> | <u>Prior year</u> |
|--------------------------------|---------------------|--------------------|
| Interest on term deposit | 201.567.062 | 171.145.370 |
| Demand deposit | 14.878.706 | 18.243.654 |
| Dividends shared | - | - |
| Exchange gain arising | - | - |
| Proceeds from capital transfer | - | - |
| Other | - | - |
| Total | 216.445.768 | 189.389.024 |

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

15. Financial expenses

| | Current year | Prior year |
|--|-----------------------|-----------------------|
| Loan interest expenses | 65.549.526.335 | 66.330.476.665 |
| Interests on purchases with deferred payment | - | - |
| Exchange loss arising | - | - |
| Exchange loss due to the revaluation of monetary items in foreign currencies | - | - |
| Reversal of provisions for devaluation of investments in other entities | - | - |
| Payment discounts | - | - |
| Total | 65.549.526.335 | 66.330.476.665 |

16. Selling expenses

| | Current year | Prior year |
|----------------------------|---------------------|-------------------|
| Employees | - | - |
| External services rendered | - | - |
| Other expenses | - | - |
| Total | - | - |

17. General and administration expenses

| | Current year | Prior year |
|------------------------------|----------------------|-----------------------|
| Materials and supplies | 75.727.247 | 125.046.849 |
| Employees | 5.139.767.170 | 5.110.952.736 |
| Allowance for doubtful debts | (5.114.697.147) | 5.416.041.188 |
| Land rental | 1.251.468.026 | 3.096.749.824 |
| Severance allowance | 573.697.358 | 539.145.320 |
| External services rendered | - | - |
| Other expenses | 2.385.815.297 | 941.393.441 |
| Total | 4.311.777.951 | 15.229.329.358 |

12

BETON 6 CORPORATION

Address: Km 1877, National Road 1K, Dong Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

18. Other income

| | Current year | Prior year |
|--|----------------------|-------------------|
| Proceeds from liquidation and disposal of fixed assets | 1.961.563.636 | - |
| Proceeds from warranty of construction works | - | - |
| Other income | - | 112.699 |
| Total | 1.961.563.636 | 112.699 |

19. Other expenses

| | Current year | Prior year |
|---|---------------------|----------------------|
| Fines for late payment of social insurance premiums, tax fines and tax collected in arrears | 70.801.265 | 7.583.856.675 |
| Late payment interest | - | - |
| Other expenses | - | 636.137 |
| Total | 70.801.265 | 7.584.492.812 |

20. Operating costs

| | Current year | Prior year |
|------------------------------|-----------------------|-----------------------|
| Materials and supplies | 70.785.141.981 | 38.387.515.669 |
| Labor | 17.687.018.990 | 19.165.961.941 |
| Depreciation of fixed assets | 5.004.517.023 | 6.081.633.528 |
| External services rendered | 803.883.142 | 1.296.207.168 |
| Other expenses | 5.251.342.680 | 14.308.441.694 |
| Total | 99.531.903.816 | 79.239.760.000 |

Preparer/Chief Accountant



Nguyen Thi Ngoc Tram

Ho Chi Minh, 21 January 2026

General Director



Nguyen Xuan Vinh