

LICOGI 13 JOINT STOCK COMPANY

No.: 483/2025/LICOGI13-TCKT

SOCIALIST REPUBLIC OF VIETNAM

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Ha Noi, October 29th, 2025

REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL STATEMENT

To: Hanoi Stock Exchange.

Implementing the regulations in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, LICOGI 13 Joint Stock Company disclosure financial statement (BCTC) for Quarter 3 of 2025 to Hanoi Stock Exchange as follows:

1. Company name: LICOGI 13 Joint Stock Company
- Stock code: LIG
- Address: LICOGI 13 TOWER, Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City
- Phone: 0243 854 4623
- Email: Tonghop@licogi13.com.vn

Website: licogi13.com.vn

2. Content of published information:

- Financial statements for the quarter 3 of 2025:
 - Separate financial statements (Listed company has no subsidiaries and superior accounting units have subordinate units);
 - Consolidated financial statements (Listed company with subsidiaries);
 - General financial statements (Listed company has subordinate accounting units with their own accounting systems).
- Cases subject to explanation of reasons:
 - + The auditing organization issued a non-unqualified opinion on the financial statements (for the financial statement for the quarter 3 of 2025):

Yes

No

Written explanation in case of Yes:

Yes

No

+ Profit after tax in the reporting period has a difference of 5% or more before and after audit, moving from loss to profit or vice versa (for the financial statement for the quarter 3 of 2025):

Yes

No

Written explanation in case of Yes:

Yes

No

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period of the previous year:

Yes

No

Written explanation in case of Yes:

Yes

No

+ Profit after tax in the reporting period is lost, changing from profit in the same period last year to loss in this period or vice versa:

Yes

No

Written explanation in case of Yes:

Yes

No

This information was published on the company's website on date: 29th October, 2025 at the link: <https://licogi13.com.vn/vi/bao-cao-tai-chinh.html>

3. Report on transactions valued at 35% or more of total assets in 2025.

In case a listed company has a transaction, it is required to fully report the following contents: No

- Transaction content:.....
- Proportion of transaction value/total asset value of the company (%) (*based on the most recent year's financial statement*);.....
- Transaction completion date:.....

We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information.

Attached documents:

- *Financial statements consolidated for quarter 3 of 2025;*
- *Explanation of fluctuations in profit after corporate income tax in the quarter 3 of 2025 compared to the same period last year.*

CÔNG TY
CỔ PHẦN
LICOGI 13

AUTHORIZED INFORMATION
DISCLOSURE OFFICER



Tran Thi Van Anh



LICOGI 13 JOINT STOCK COMPANY
Head Office: LICOGI 13 Building – Khuat Duy Tien Street –
Thanh Xuan Ward – Hanoi City.
Tel : (84)04.35530194 Fax: (84)04.8544107

**FINANCIAL STATEMENTS
CONSOLIDATED
QUARTER 3 OF 2025**

OCTOBER 2025

CONSOLIDATED BALANCE SHEET

Quarter 3 Year 2025

Unit: VND

ASSETS	Code	Notes	30/09/2025	01/01/2025
A. SHORT-TERM ASSETS	100		4.620.678.032.783	3.734.010.298.544
(100 = 110 + 120 + 130 + 140 + 150)				
I. Cash and cash equivalents	110	V.01	204.955.707.389	36.636.267.168
1. Cash	111		201.405.707.389	33.086.267.168
2. Cash equivalents	112		3.550.000.000	3.550.000.000
II. Short-term investments	120		150.899.306.363	67.937.334.003
3. Held-to-maturity investment	123		150.899.306.363	67.937.334.003
III. Current accounts receivable	130		3.406.268.967.832	3.019.690.844.458
1. Short-term trade receivables	131	VIII.01	1.738.724.524.398	1.668.434.274.912
2. Short-term advances to suppliers	132	VIII.02	936.246.875.013	677.441.220.174
5. Other - term receivables	135		25.265.908.902	12.465.908.902
6. Other - term receivables	136	V.02	741.092.991.192	693.593.315.587
7. Provision for doubtful receivables	137		(35.061.331.673)	(32.243.875.117)
IV. Inventories	140		815.766.615.539	569.398.906.174
1. Inventories	141	V.03	815.766.615.539	569.398.906.174
V. Other current assets	150		42.787.435.660	40.346.946.741
1. Short-term prepaid expenses	151		2.320.680.412	1.678.033.068
2. Value added tax deductible	152		40.346.068.596	38.570.564.995
3. Tax and other receivables from the State	153		120.686.652	98.348.678
B. LONG-TERM ASSETS	200		2.537.038.641.244	2.349.715.645.434
(200 = 210 + 220 + 240 + 250 + 260 + 269)				
I. Long-term receivables	210		106.565.745.104	228.115.430.311
2. Long-term prepayment to seller	212		3.556.187.612	3.438.704.091
4. Long-term loan receivable	215		27.000.000.000	27.000.000.000
5. Other long-term receivables	216		76.009.557.492	197.676.726.220
II. Fixed assets	220		242.124.839.873	232.530.754.844
1. Tangible fixed assets	221	V.04	137.265.064.018	144.302.036.320
- Cost	222		293.080.647.045	288.375.994.339
- Accumulated depreciation (*)	223		(155.815.583.027)	(144.073.958.019)
2. Leased fixed assets	224	V.05	103.181.209.615	86.541.818.952
- Cost	225		144.974.077.059	116.633.848.847
- Accumulated depreciation (*)	226		(41.792.867.444)	(30.092.029.895)
3. Intangible fixed assets	227	V.06	1.678.566.240	1.686.899.572
- Cost	228		1.881.066.240	1.881.066.240
- Accumulated depreciation (*)	229		(202.500.000)	(194.166.668)
III. Investment properties	230		132.963.470.488	86.376.056.707
- Cost	231		132.963.470.488	87.633.840.203
- Accumulated depreciation (*)	232			(1.257.783.496)
IV. Long-term assets in progress	240		1.476.344.470.316	1.253.028.054.703
1. Long - term work in progress	241		62.720.814.276	62.589.501.923
2. Long-term construction in progress	242		1.413.623.656.040	1.190.438.552.780
V. Long-term construction in progress	250		518.268.452.375	490.742.018.990
2. Invest in joint ventures and associates.	252	VIII.05	513.685.959.593	410.002.074.358
3. Investing in other entities.	253		5.391.666.667	81.275.516.260
4. Provision for impairment of long-term financial assets	254		(809.173.885)	(535.571.628)
VI. Other long-term assets	260		60.771.663.088	58.923.329.879
1. Long-term prepaid expenses	261	V.08	9.819.156.000	2.155.730.062
3. Long-term tools, supplies and spare parts	263		42.000.000	42.000.000
5. Goodwill	269		50.910.507.088	56.725.599.817
TOTAL ASSETS (270=100+200)	270	1	7.157.716.674.027	6.083.725.943.978

CONSOLIDATED BALANCE SHEET

Quarter 3 Year 2025

(next)

Until: VND

RESOURCES	Code	Notes	30/09/2025	01/01/2025
C. LIABILITIES (300=310+330)	300		5.862.812.647.939	4.940.781.331.785
I. Current liabilities	310		3.800.107.731.010	3.438.757.156.071
1. Short-term trade payables	311	VIII.06	1.042.830.123.098	895.495.318.035
2. Short-term advances from customers	312	VIII.07	514.161.402.177	397.633.352.182
3. Statutory obligations	313	V.10	7.276.520.134	11.982.953.689
4. Payable to employees	314		14.126.494.129	28.496.095.783
5. Short-term accrued expenses	315		198.917.867.470	166.431.800.218
8. Short-term unearned revenue	318		4.916.581.274	1.443.742.151
9. Short-term other payables	319	V.11	127.366.021.787	259.521.795.855
10. Borrowings and finance lease liabilities	320		1.887.652.123.834	1.674.417.371.872
11. Short-term provisions for payables	321			
12. Bonus and welfare Funds	322		2.860.597.107	3.334.726.286
II. Long-term liabilities	330		2.062.704.916.929	1.502.024.175.714
1. Long-term payables to suppliers	331		178.302.780.039	111.583.365.094
2. Long term prepayment buyer	332		149.474.704.337	27.106.332.405
7. Other long - term payables	337		678.931.649.560	530.817.282.964
8. Borrowings and finance lease liabilities	338	V.12	1.050.038.885.164	827.364.761.746
12. Long-term provisions	342		5.956.897.829	5.152.433.505
D. OWNER'S EQUITY (400=410+420)	400		1.294.904.026.088	1.142.944.612.193
I. Owner's Equity	410	V.13	1.294.904.026.088	1.142.944.612.193
1. Share capital	411		950.845.690.000	950.845.690.000
2. Share premium	412		308.550.000	308.550.000
3. Other capital of the owner	413		50.149.592	50.149.592
4. Treasury shares	414		(12.034.773.335)	(12.034.773.335)
8. Development Investment Fund	418		27.427.986.900	20.157.161.767
9. Other funds belong to equity	419		40.583.505	44.624.422
11. Undistributed profit after tax	421		16.040.443.092	6.309.787.855
- Undistributed PAT accumulate to the end of the period	421a		5.987.065.539	4.220.675.338
- Undistributed PAT this period	421b		10.053.377.553	2.089.112.517
13. Non-controlling interests	429		312.225.396.334	177.263.421.892
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400+439)	440		7.157.716.674.027	6.083.725.943.978

Ha Noi, 29... rd October 2025

LICOGI 13 – JOINT STOCK COMPANY

Prepared by

Chief Accountant

Pham Thuy Linh

Lai Thi Tho



Pham Van Thang

LICOGI 13 – JOINT STOCK COMPANY

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Tel: 043 5 534 369 Fax: 042 8 544 107

CONSOLIDATED FINANCIAL STATEMENTS
Quarter 3 Year 2025

No. B02a - DNHN

CONSOLIDATED INCOME STATEMENT
Quarter 3 Year 2025
Unit: VND

ITEMS	Code	TM	Quarter III		Cumulative	
			This Year	Last Year	This Year	Last Year
1. Revenue from sales of goods and rendering of services	01	VI.14	1.230.977.608.208	701.295.147.775	3.380.301.039.951	2.299.886.559.461
2. Deductions	02					
3. Net revenue from sales of goods and rendering services (10 = 01 - 02)	10		1.230.977.608.208	701.295.147.775	3.380.301.039.951	2.299.886.559.461
4. Cost of goods sold	11	VI.15	1.170.562.705.908	671.043.651.364	3.228.566.417.698	2.200.456.043.970
5. Gross profit (20 = 10 -11)	20		60.414.902.300	30.251.496.411	151.734.622.253	99.430.515.491
6. Revenue from financial activities	21	VI.16	10.103.578.505	10.216.903.009	14.804.385.769	17.519.790.230
7. Financial expenses	22	VI.17	40.720.391.772	25.984.182.241	90.176.655.334	63.881.194.557
<i>In which, interest payable</i>	23		41.522.055.701	25.984.182.241	90.176.655.334	68.219.768.243
8. Shares of profit off associates	24		(66.833.217)	749.744.147		749.744.147
9. Selling expenses	25		-			112.117.661
10. General and administrative expenses	26	VIII.08	19.001.285.120	13.717.328.993	56.475.935.672	48.831.622.684
11. Net profit from operating activities [30 = 20 + (21-22)+24 - (25+26)]	30		10.729.970.696	1.516.632.333	19.886.417.016	4.875.114.966
12. Other income	31	VIII.09	498.280.114	70.073.354	690.098.298	4.025.874.840
13. Other expenses	32	VIII.10	2.247.124.164	388.199.299	3.250.287.984	6.302.783.439
14. Other profits (40 = 31 - 32)	40		(1.748.844.050)	(318.125.945)	(2.560.189.686)	(2.276.908.599)
15. Profits/ (loss) before tax (50=30+40)	50		8.981.126.646	1.198.506.388	17.326.227.330	2.598.206.367

ITEMS	Code	TM	Quarter III		Cumulative	
			This Year	Last Year	This Year	Last Year
16. Current corporate income tax expenses	51		898.658.193	296.742.888	3.859.236.577	2.312.294.876
17. Deferred tax expense	52					
18. Profit after Corporate Income Tax (60 = 50 -51 -52)	60		8.082.468.453	901.763.500	13.466.990.753	285.911.491
19. Net profit after tax attributable to non-controlling interests	61		7.515.538.776	(228.211.219)	8.788.669.939	890.507.942
20. Net profit after tax attributable to shareholders of the parent	62		566.929.677	1.129.974.719	4.678.320.814	(604.596.451)
(62 = 60 - 61)						
21. Basic earnings per share	70	VL18	6	12	50	(6)

Ha Noi, 29.. rd October 2025

LICOGI 13 – JOINT STOCK COMPANY

Prepared by

Pham Thuy Linh

Chief Accountant

Lai Thi Tho



Pham Van Thang

SEPARATE CASH FLOW STATEMENTS

(By the direct method) (*)

Quarter 3 year 2025

Criteria	IND EX	Not es	Cumulative from the beginning of the year to the end of	Cumulative from the beginning of the year to the end of this
1	2	3	4	5
I. CASH FLOW FROM OPERATING ACTIVITIES				
1. Revenue from sales, services and other revenues	01		3.779.139.788.251	2.635.983.171.418
2. Money paid to suppliers of goods and services	02		(3.854.546.186.553)	(2.892.191.193.122)
3. Money paid to workers.	03		(148.392.883.405)	(111.202.675.869)
4. Interest payments	04		(60.279.777.038)	(39.984.731.206)
5. Money spent on corporate income tax.	05		(9.867.018.901)	(2.402.982.481)
6. Other income from operating activities.	06		887.779.133.338	918.040.852.393
7. Other expenses for business activities.	07		(547.448.190.897)	(598.013.195.419)
Net cash flow from operating activities	20		46.384.864.795	(89.770.754.286)
II. CASH FLOWS FROM INVESTING ACTIVITIES.				
1. Cash spent on purchasing, constructing fixed assets and other long-term assets	21		(57.190.594.450)	(25.414.477.735)
2. Proceeds from liquidation, sale of fixed assets and other long-term assets.	22		-	395.358.100
3. Money spent on lending and purchasing debt instruments of other entities.	23		(148.355.719.240)	(98.700.000.000)
4. Proceeds from loans and resale of debt instruments of other entities	24		52.593.746.880	108.379.885.396
5. Money spent on investing in other entities.	25		(225.375.600.000)	
6. Cash receipts from capital investments in other entities.	26		-	39.800.000.000
7. Interest income, dividends and profits.	27		1.004.344.211	623.496.427
Net cash flow from investing activities.	30		(377.323.822.599)	25.084.262.188
III. NET CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuing shares, receiving capital contributions from owners	31		332.754.000.000	200.000.000
2. Money paid for capital contributions to owners, repurchase of shares issued by the enterprise	32		-	(35.000.000.000)
3. Proceeds from borrowing	33		2.735.973.837.908	1.963.880.035.211
4. Money to pay off loan principal.	34		(2.560.277.954.463)	(1.864.335.206.201)
5. Lease payment.	35		(9.191.485.420)	(8.610.210.560)
6. Dividends, profits paid to owners.	36		-	(5.364.700.000)
Net cash flow from financing activities	40		499.258.398.025	50.769.918.450
Net cash flow during the period (20+30+40)	50		168.319.440.221	(13.916.573.648)
Cash and cash equivalents at the beginning of the period	60		36.636.267.168	40.940.018.117
The effects of changes in foreign exchange rates	61		0	0
Cash and cash equivalents at the end of the period (50+60+61)	70		204.955.707.389	27.023.444.469

Preparer

Pham Thuy Linh

Chief Accountant

Lai Thi Tho

Ha Noi, 29.10.2025

Board of Directors

CÔ PHẦN

LICOGI 13

TP. HÀ NỘI

Pham Van Thang

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 3 Year 2025****I. CORPORATE INFORMATION.****1. Ownership Structure.**

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

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

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

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

2. Business Fields.

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

3. Business Activities.

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

4. List of Subsidiaries Consolidated

Total subsidiaries: 6

Number of consolidated subsidiaries: 6

Number of non-consolidated subsidiaries:

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 2 Year 2025***(continue)***1. LICOGI 13FC Joint Stock Company**

- Address: 1st floor, unit B, Licogi 13 building, Khuat Duy Tien street, Thanh Xuan ward, Hanoi
- Benefit rate of parent company: 51%
- Parent Company's voting rights: 51%

**2. Vocation school of Engineer No 1 Member
Company Limited**

- Address: Ninh Hoi, Kim Anh, Ha Noi
- Benefit rate of parent company: 100%
- Parent Company's voting rights: 100%

3. Song Nhem 3 Joint Stock Company

- Address: Niem Son Commune, Tuyen Quang Province
- Benefit rate of parent company: 98,33%
- Parent Company's voting rights: 98,33%

4. Global Petroleum Energy Joint Stock Company

- Address: No. 66, Nguyen Trai Street, Group 9, To Hieu Ward, Son La Province
- Benefit rate of parent company: 88.3%
- Parent Company's voting rights: 88.3%

5. LIG-Huong Hoa 2 Joint Stock Company

- Address: No. 37, Ly Thuong Kiet street, Nam Dong Ha Ward, Quang Tri Province
- Benefit rate of parent company: 99.4%
- Parent Company's voting rights: 99.4%

6. LICOGI13 Hoa Lu Joint Stock Company

- Address: No. 21, Alley 36, Kim Dong Street, Hoa Lu Ward, Ninh Binh Province
- Benefit rate of parent company: 98.00%
- Parent Company's voting rights: 98.00%

5. Investing in long-term finance in companies.**1. LICOGI13 Renewable Energy Joint Stock Company**

- Address: 1st floor, unit B, Licogi 13 building, Khuat Duy Tien street, Thanh Xuan ward, Hanoi
- Benefit rate: 3,75%

**2. Licogi 13 Technology Investment Joint Stock
Company**

- Voting rights: 3,75%
- Address: 1st floor, unit A, Licogi 13 building, 164 Khuat Duy Tien street, Thanh Xuan ward, Hanoi

3. VRG Ngoc Linh Hydropower Joint Stock Company

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 2 Year 2025***(continue)*

4. COSEVCO Material Production and Construction
Joint Stock Company

5. LICOGI13- Thuan Phuoc Two-Member Limited
Company

- Address: No. 1224 Hung Vuong Street, HH1 and
HH2 Resettlement Area, North Quy Nhon Ward,
Gia Lai Province

6. Mien Dong Wood Industry Joint Stock Company

7. Sai Gon Thanh Dat Agriculture Investment Joint
Stock Company

- Address: 21 Tran Phu, Hai Chau Ward, Da Nang
City

8. Licogi 13 - Infrastructure and Construction
Investment Joint Stock Company

- Address: No. 96, West Belt Road, Caric
Residential Area, Quarter 8, An Khanh Ward, Ho
Chi Minh City.

9. Sai Gon Thuan Phuoc Green real estate Joint Stock
Company

- Address: No. 02 Nguyen Thi Minh Khai, Hai
Chau Ward, Da Nang City

10. Licogi 13 Construction Material Joint Stock
Company

- Address: 1st floor, unit A, Licogi 13 building,
Khuat Duy Tien street, Ward. Thanh Xuan, Hanoi

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

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

2. Currency used in accounting

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

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

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

2. Declaration of compliance with Accounting standards and regimes

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

3. Applicable accounting form

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

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 2 Year 2025***(continue)***IV. APPLICABLE ACCOUNTING POLICIES.****1. Basis for preparing consolidated financial statements.*****Investments in Subsidiaries***

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

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

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

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

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

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

Investment in Associated Companies

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

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

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

2. Principles for determining cash and cash equivalents.

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

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS**For Quarter 2 Year 2025***(continue)*

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

3. Principles for recognizing inventory.

Inventories are stated at **historical cost**.

Cost of inventories includes:

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

Inventory valuation method: Specific identification method.

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

Inventory accounting method: Perpetual inventory system.

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

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

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

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

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

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

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

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Quarter 2 Year 2025

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

4.2 Recognition Principles and Depreciation Methods for financial leased fixed assets

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

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

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

4.3 Recognition Principles and Depreciation Methods for Intangible Fixed Assets.

Company's intangible fixed asset is accounting software.

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

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

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

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

5. Principles for recording and capitalizing borrowing costs.

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

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

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Quarter 2 Year 2025

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6. Principles for recording and capitalizing other expenses.

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

7. Principles for recording payable expenses.

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

8. Principles for recording owner's equity

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

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

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

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

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

9. Principles and methods of revenue recognition.

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

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

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

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

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Quarter 2 Year 2025

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

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

10. Principles and methods of recording financial cost.

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

11. Recognition of receivables and payables

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

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

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

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

12. Principles for recording construction in progress costs

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

13. Short-term and long-term loans

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

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

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

14. Tax obligations

Value Added Tax

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

Corporate Income Tax

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

NOTE TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Quarter 2 Year 2025

(continue)

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

Other taxes

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

15. Principles for recording cost price

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

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

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

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

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

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

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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

1. Cash and cash equivalents	30/09/2025	01/01/2025
	VND	VND
Cash	12.303.809.954	8.195.128.202
Cash in bank	189.101.897.435	24.891.138.966
Term Deposit	3.550.000.000	3.550.000.000
Total	204.955.707.389	36.636.267.168

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**Quarter 3 Year 2025***(next)*

Detailed information on the company's long-term financial investments as of September 30, 2025, is as follows:

	Long-term financial investments	Value
1	Licogi 13 Technology Investment Joint Stock Company	15.225.000.000
2	LICOGI 13 Renewable Energy Joint Stock Company	9.927.258.225
3	COSEVCO Construction Materials and Manufacturing Joint Stock Company	1.000.000.000
4	VGR Ngoc Linh Joint Stock Company	109.858.035
5	ECOLEX Thai Binh Joint Stock Company	4.200.000.000
6	Saigon Thanh Dat Agricultural Investment Joint Stock Company	53.649.428.372
7	Vietnam-Japan Connection Consulting Joint Stock Company	1.350.000.000
8	LICOGI 13 - Thuan Phuoc Two-Member Limited Liability Company	117.450.000.000
9	Saigon Thuan Phuoc Green Real Estate Joint Stock Company	219.150.000.000
10	LICOGI 13 Building Materials Joint Stock Company	12.926.907.743
11	LICOGI 13 - Infrastructure Investment and Construction Joint Stock Company	44.100.000.000
12	Quang Ngang 3 Industrial Park Joint Stock Company	35.480.000.000
13	Mien Dong Wood Industry Joint Stock Company	3.700.000.000
	Total	518.268.452.375

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 3 Year 2025

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3	Trade receivables	30/09/2025	01/01/2025
		VND	VND
	Short-term trade receivables	1.738.724.524.398	1.668.434.274.912

4.	Other receivables	30/09/2025	01/01/2025
		VND	VND
	LICOGI13-Joint Stock Company	486.499.878.050	410.152.122.821
	LICOGI13 FC -Joint Stock Company	32.901.783.067	17.080.109.114
	Song Nhem 3 joint stock company (Subsidiary)	19.534.230.625	45.561.585.699
	Global Petro power Joint Stock Company (Subsidiary)	168.150.342.316	172.112.930.782
	LIG Huong Hoa 2 Joint stock company (Subsidiary)	33.906.967.353	46.008.872.546
	One Member Limited Company - Construction Vocational College 1	99.789.781	2.677.694.625
	Total	741.092.991.192	693.593.315.587

5	Inventories	30/09/2025		01/01/2025	
		VND	VND	VND	VND
		Cost	Preventive	Cost	Preventive
	Raw materials inventory	1.629.511.290	-	594.708.042	-
	Tools and instruments	28.268.500	-	42.000.000	-
	Work in progress	795.229.382.075	-	554.299.441.183	-
	Finished goods inventory	-	-	-	-
	Merchandise	18.879.463.674	-	14.462.756.949	-
	Total	815.766.625.539	-	569.398.906.174	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 3 Year 2025

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6 Tangible fixed assets

Until:VND

Item	Buildings and structures	Machinery and equipment	Vehicles	Management tools and equipment	Other tangible fixed assets	Total
Cost of tangible fixed assets						
- Beginning balance 01/01/2025	173.254.525.939	76.046.965.868	38.178.708.792	895.793.740		288.375.994.339
- Purchased during the period, increase during the year	232.320.800	4.084.252.494	1.406.790.554			5.723.363.848
- Increase due to capital contributions			1.352.591.417			1.352.591.417
- Reclassification of assets						
- Increase due to transfer from leased fixed assets			19.886.455			19.886.455
- Other increases		(99.188.566)	(2.292.000.448)			(2.391.189.014)
- Liquidation or sale						-
- Other decreases						-
- Ending balance 30/09/2025	173.486.846.739	80.032.029.796	38.665.976.770	895.793.740		293.080.647.045
Accumulated depreciation						
- Beginning balance 01/01/2025	(66.169.732.855)	(43.896.778.845)	(33.115.348.013)	(892.098.306)		(144.073.958.019)
- Depreciation for the period	(4.913.406.959)	(7.047.476.184)	(2.112.022.069)	(3.695.434)		(14.076.600.646)
- Increase due to reclassification of assets						-
- Other increases						-
- Transferred to capital contribution						-
- Liquidation, sale		42.975.190	1.233.694.710			1.276.669.900
- Other decreases			1.058.305.738			1.058.305.738
- Ending balance 30/09/2025	(71.083.139.814)	(50.901.279.839)	(32.935.369.634)	(895.793.740)		(155.815.583.027)
Prepayments from customers						
- Beginning balance 01/01/2025	107.084.793.084	32.150.187.023	5.063.360.779	3.695.434		144.302.036.320
- Ending balance 30/09/2025	102.403.706.925	29.130.749.957	5.730.607.136			137.265.064.018

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 3 Year 2025

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7. Construction in progress

Unit: VND

Items	Machinery and equipment	Means of transportation	Total
Cost			
- Beginning balance 01/01/2025	109.204.797.090	7.429.051.757	116.633.848.847
- Finance lease for the year	2.431.190.000	27.261.629.629	29.692.819.629
- Decrease during the year			-
- Reclassification			-
- Liquidation			-
- Other decreases		(1.352.591.417)	(1.352.591.417)
- Ending balance 30/09/2025	111.635.987.090	33.338.089.969	144.974.077.059
Accumulated depreciation			
- Beginning balance 01/01/2025	(27.114.942.555)	(2.977.087.340)	(30.092.029.895)
- Depreciation	(6.668.110.644)	(5.976.411.954)	(12.644.522.598)
- Reclassification			-
- Other increases			-
- Decrease during the year			-
- Other decreases		943.685.049	943.685.049
- Ending balance 30/09/2025	(33.783.053.199)	(8.009.814.245)	(41.792.867.444)
Prepayments from customers			
- Beginning balance 01/01/2025	82.089.854.535	4.451.964.417	86.541.818.952
- Ending balance 30/09/2025	77.852.933.891	25.328.275.724	103.181.209.615

8. Intangible assets

Unit: VND

Items	Other tangible assets	Softwares	Total
Cost of intangible fixed assets			
- Beginning balance 01/01/2025	1.728.566.240	152.500.000	1.881.066.240
- Purchased during the year			
- Other increases		-	-
- Liquidation, sale			-
- Other decreases		-	-
- Ending balance 30/09/2025	1.728.566.240	152.500.000	1.881.066.240
Accumulated depreciation			
- Beginning balance 01/01/2025	(41.666.668)	(152.500.000)	(194.166.668)
- Depreciation for the year	(8.333.332)		(8.333.332)
- Other decreases		-	-
- Ending balance 30/09/2025	(50.000.000)	(152.500.000)	(202.500.000)
Prepayments from customers			
- Beginning balance 01/01/2025	1.686.899.572	-	1.686.899.572
- Ending balance 30/09/2025	1.678.566.240	-	1.678.566.240

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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9.	Construction in progress	30/09/2025	01/01/2025
		VND	VND
	Acquisition of fixed assets	-	
	Construction in progress	1,413,623,656,040	1,190,438,552,780
	LICOGI13-Joint Stock Company	21,580,529,118	14,934,161,541
	Global Petro power Joint Stock Company	607,269,850,716	505,747,812,474
	LIG Huong Hoa 2 Joint stock company	42,657,811,589	40,552,677,753
	Song NHIEM 3 joint stock company	726,339,656,801	628,021,337,648
	Licogi 13 Hoa Lu Joint Stock Company	10,121,439	-
	LICOGI13 FC -Joint Stock Company	15,765,686,377	1,182,563,364
	Total	1,413,623,656,040	1,190,438,552,780

10.	Other long - term assets	30/09/2025	01/01/2025
		VND	VND
a	Long term prepaid expenses	9,819,156,000	2,155,730,062
	LICOGI13-Joint Stock Company	187,786,856	42,388,882
	LICOGI13 FC -Joint Stock Company	2,755,704,825	2,113,341,180
	Song NHIEM 3 joint stock company	6,875,664,319	
	Total	9,819,156,000	2,155,730,062

LICOGI 13 – JOINT STOCK COMPANY

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

CONSOLIDATED FINANCIAL STATEMENTS*Quarter 3 Year 2025*

No. B09a - DNHN

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS*Quarter 3 Year 2025*

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11	Borrowings and Financial Lease Liabilities	30/09/2025		In period		01/01/2025	
		Value	Amount payable	Increase	Decrease	Value	Amount payable
a	Short-term Borrowings and Financial Lease	1.887.652.123.834	1.887.652.123.834	2.791.175.572.104	2.577.940.820.142	1.674.417.371.872	1.674.417.371.872
	LICOGI13 Joint Stock Company	542.490.307.464	542.490.307.464	810.600.886.013	820.938.205.393	552.827.626.844	552.827.626.844
	LICOGI13FC Joint Stock Company	1.345.161.816.370	1.345.161.816.370	1.980.574.686.091	1.757.002.614.749	1.121.589.745.028	1.121.589.745.028
	Total short-term borrowings	1.887.652.123.834	1.887.652.123.834	2.791.175.572.104	2.577.940.820.142	1.674.417.371.872	1.674.417.371.872
b	Long-term Borrowings and Financial Lease Liabilities						
	LICOGI13 Joint Stock Company	33.920.888.466	33.920.888.466	2.625.685.200	48.462.055.280	79.757.258.546	79.757.258.546
	LICOGI13FC Joint Stock Company	45.790.255.508	45.790.255.508	27.834.997.867	9.272.994.204	27.228.251.845	27.228.251.845
	Global Petro power Joint Stock Company	566.765.522.072	566.765.522.072	154.273.185.177		412.492.336.895	412.492.336.895
	Song Niem 3 Joint Stock Company	403.562.219.118	403.562.219.118	100.503.907.158	4.828.602.500	307.886.914.460	307.886.914.460
	Total	1.050.038.885.164	1.050.038.885.164	285.237.775.402	62.563.651.984	827.364.761.746	827.364.761.746

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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12. Statutory obligations	01/01/2025	Payable	Paid in period	30/09/2025
	VND	VND	VND	VND
Value added tax	586,476,734	13,779,153,087	12,858,931,403	1,506,698,418
Corporate income tax	9,206,504,569	3,899,393,283	9,875,671,964	3,230,225,888
Personal income tax	947,593,486	2,081,382,784	2,115,480,824	913,495,446
Resource tax				
Other taxes	1,242,378,900	576,443,866	192,722,384	1,626,100,382
Total	11,982,953,689	20,336,373,020	25,042,806,575	7,276,520,134

13. Other short-term payables and accruals	30/09/2025	01/01/2025
	VND	VND
LICOGI13-Joint Stock Company	38,522,578,364	60,244,662,674
LICOGI13 FC -Joint Stock Company	7,501,682,156	1,716,554,210
Song Nhem 3 joint stock company	37,608,077,238	14,839,405,823
One Member Limited Company - Construction Vocational College 1	1,195,284,757	1,664,103,169
Global Petro power Joint Stock Company	102,759,933,921	181,012,069,979
LIG Huong Hoa 2 Joint stock company		45,000,000
Total	127,366,021,787	259,521,795,855

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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14. Owners' equity

14.1 Statement of changes in owners' equity

Unit: VND

Item	Owner's investment capital	Share premium	Other owners' equity	Treasury stock	Development investment fund	Other reserves under owners' equity	Minority shareholders' interest	Undistributed profit	Total
Beginning balance 01/01/2024	950,845,690.000	308,550.000	50,149,592	(12,034,773,335)	22,598,053,274	40,583,505	428,073,427,047	5,775,693,894	1,395,657,373,977
Profit for the current year								2,089,112,517	2,089,112,517
Increase during the year						799,656,435			-
Allocation to reserves								(1,555,018,556)	(755,362,121)
Profit distribution					(21,278,642)		3,966,254,042		3,944,975,400
Minority shareholders' interest									-
Dividend payment					(3,219,269,300)		(254,776,259,197)		(257,995,528,497)
Other decreases								6,309,787,855	1,142,944,612,193
Beginning balance 31/12/2024	950,845,690.000	308,550.000	50,149,592	(12,034,773,335)	20,157,161,767	44,624,422	177,263,421,892	13,466,990,753	13,466,990,753
Profit for the current year									-
Increase during the year									-
Transfer according to Circular 200							134,961,974,442		134,961,974,442
Other increases									-
Increase in capital from retained earnings					7,270,825,133				7,270,825,133
Allocation to reserves									-
Profit distribution									-
Minority shareholders' interest									-
Dividend payment						(4,040,917)		(3,736,335,516)	(3,740,376,433)
Other decreases								16,040,443,092	1,294,904,026,088
Beginning balance 30/06/2025	950,845,690.000	308,550.000	50,149,592	(12,034,773,335)	27,427,986,900	40,583,505	312,225,396,334	16,040,443,092	1,294,904,026,088

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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14.2	Details of owners' investment capitals	30/09/2025	01/01/2025
		VND	VND
	Pham Van Thang	36.557.120.000	36.557.120.000
	Dinh Quang Chien	95.600.000.000	
	Contributions from other parties	818.688.570.000	914.288.570.000
	Total	950.845.690.000	950.845.690.000

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

15.	Net revenue from sales of goods and provision of services	Quarter III/2025	Quarter III/2024
		VND	VND
	Net revenue from sales of goods and provision of services	1.230.977.608.208	701.295.147.775
	Total	1.230.977.608.208	701.295.147.775

16.	Cost of goods sold	Quarter III/2025	Quarter III/2024
		VND	VND
	Cost of goods sold	1.170.562.705.908	671.043.651.364
	Total	1.170.562.705.908	671.043.651.364

17.	Revenue from financial activities	Quarter III/2025	Quarter III/2024
		VND	VND
	Revenue from financial activities	10.103.578.505	10.216.903.009
	Total	10.103.578.505	10.216.903.009
18.	Financial expenses	Quarter III/2025	Quarter III/2024
		VND	VND
	Financial expenses	40.720.391.772	25.984.182.241
	Other financial activities revenue	41.522.055.701	25.984.182.241
	Total	40.720.391.772	25.984.182.241

19.	Basic earnings per share	Quarter III/2025	Quarter III/2024
		VND	VND
	Accounting profit after corporate income tax	8.082.468.453	901.763.500
	Adjustments to increase or decrease accounting profit to determine the profit or loss allocated to common shareholders	-	-
	Profit or loss allocated to common shareholders	8.082.468.453	901.763.500
	Weighted average common shares outstanding during the period	94.220.661	94.220.661
	Basic earnings per share	6	12

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 3 Year 2025

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VII Other information

1. Accounts receivable from customer:	30/09/2025	01/01/2025
	VND	VND
Company office	306.520.137.279	441.432.108.145
LICOGI13 FC -Joint Stock Company	1.426.514.934.318	1.221.345.155.632
Song Nhem 3 joint stock company	4.536.257.317	4.503.815.651
One Member Limited Company - Construction Vocational College 1	1.153.195.484	1.153.195.484
Total	1.738.724.524.398	1.668.434.274.912

2. Advance payment to suppliers	30/09/2025	01/01/2025
	VND	VND
LICOGI13-Joint Stock Company	181.886.375.289	150.187.795.512
LICOGI13 FC -Joint Stock Company	526.009.761.002	323.383.205.421
Song Nhem 3 joint stock company	8.008.799.737	5.964.260.111
One Member Limited Company - Construction Vocational College 1	379.185.688	31.225.001
LIG Huong Hoa 2 Joint stock company	16.389.771.809	37.487.466.284
Global Petro power Joint Stock Company	101.786.490.744	104.875.600.926
Total	936.246.875.013	677.441.220.174

3. Long-term receivables from custom	30/09/2025	01/01/2025
	VND	VND
LICOGI 13 Joint Stock Company	-	-
Total	-	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 3 Year 2025

(next)

4. Long-term financial investments	Capital contribution	30/09/2025	01/01/2025
		VND	VND
Other long-term investments		518.268.452.375	490.742.018.990
LICOGI13 Renewable Energy Joint Stock Company		9.927.258.225	9.927.258.225
Covesco1 Materials and Construction Manufacturing Joint Stock Company		1.000.000.000	1.000.000.000
VRG Ngoc Linh Hydroelectric Joint Stock Company		109.858.035	109.858.035
ICI An Thinh Joint Stock Company		15.225.000.000	6.803.400.000
LICOGI13 Specialized Materials Joint Stock Company		12.926.907.743	12.777.266.988
LICOGI13 CMC - Joint Stock Company		44.100.000.000	44.100.000.000
LICOGI13 ICI - Joint Stock Company			9.760.000.000
Greem realty Sai Gon Thuan Phuoc Corporation		219.150.000.000	219.150.000.000
Vietnam-Japan Connection Consulting Joint Stock Company		1.350.000.000	1.350.000.000
Investment in bonds of the Agricultural and Rural Development Bank - Hanoi West Branch			6.764.807.370
Quang Ngang 3 Industrial Park Joint Stock Company		35.480.000.000	
ECOLEX Thai Binh Joint Stock Company		4.200.000.000	4.200.000.000
LICOGI 13 - Thuan Phuoc Two-Member Limited Liability Company		117.450.000.000	117.450.000.000
Western Region Wood Industry Joint Stock Company		3.700.000.000	3.700.000.000
Sai Gon Thanh Dat agriculture investment joint stock company		53.649.428.372	53.649.428.372
Total		518.268.452.375	490.742.018.990

5. Accounts payable to supplier		30/09/2025	01/01/2025
		VND	VND
LICOGI13-Joint Stock Company		207.399.218.344	156.157.058.717
LICOGI13 FC -Joint Stock Company		741.171.120.610	637.537.822.483
Global Petro power Joint Stock Company		59.547.863.324	58.473.215.014
Song Nhem 3 joint stock company		34.194.546.075	43.254.115.021
One Member Limited Company - Construction Vocational College 1		517.374.745	73.106.800
Total		1.042.830.123.098	895.495.318.035

6. Short-term advance from customer		30/09/2025	01/01/2025
		VND	VND
LICOGI13-Joint Stock Company		301.321.508.353	215.507.878.797
LICOGI13 FC -Joint Stock Company		206.058.745.824	181.556.091.253
Sai Gon Thuan Phuoc Agricultural Investment Joint Stock Company		-	537.557.131
Song Nhem 3 joint stock company		2.876.148.000	-
One Member Limited Company - Construction Vocational College 1		3.905.000.000	31.825.001
Total		514.161.402.177	397.633.352.182

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 3 Year 2025

(next)

7. General and administrative expense	Quarter III/2025	Quarter III/2024
	VND	VND
General and administrative expenses	19,001,285.120	13,717,328.993
Total	19,001,285.120	13,717,328.993
8. Other income	Quarter III/2025	Quarter III/2024
	VND	VND
LICOGI13-Joint Stock Company	22,945,499	2,727,273
LICOGI13 FC -Joint Stock Company	376,633,205	67,346,081
Song Nhem 3 joint stock company	60,974,137	
One Member Limited Company - Construction Vocational College 1	37,727,273	
Total	498,280,114	70,073,354
9. Other expenses	Quarter III/2025	Quarter III/2024
	VND	VND
LICOGI13-Joint Stock Company	1,453,082,071	197,752,831
LICOGI13 FC -Joint Stock Company	793,831,887	190,446,468
Song Nhem 3 joint stock company	210,206	
Total	2,247,124,164	388,199,299

11. Comparative information

It is data extracted from the consolidated financial statements for the period from July 1, 2024 to September 30, 2024.

Ha Noi, 07.10.2025

LICOGI 13 – JOINT STOCK COMPANY

Preparer

Pham Thuy Linh

Chief Accountant

Lai Thi Tho



Pham Van Thang



LICOGI13 JOINT STOCK COMPANY
No.: **AB2/2025/ LICOGI13-CBTT**

*Re: Explanation of Variations in Profit After Corporate
Income Tax in the quarter 3 of 2025 Financial Statements
Compared to the Same Period of the Previous Year*

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, October ..., 2025

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

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

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

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

6. Content of Information Disclosure:

Pursuant to the reviewed consolidated quarter 3 financial statements of LICOGI 13 Joint Stock Company for 2025, we hereby provide an explanation regarding the fluctuation in profit after corporate income tax compared with the reviewed quarter 3 financial statements for 2024, as follows:

• Separate financial statements Quarter III year 2025:

Item	Reviewed quarter 3 FS 2024 (VND million)	Reviewed quarter 3 FS 2025 (VND million)	Increase (VND million) Increase (%)	
	1	2	3=2-1	4=(2-1)/1*100%
Profit after corporate income tax (Separate financial statements QIII/2025)	81	157	76	93.83%

Reason for fluctuation: Revenue increased, resulting in a corresponding increase in profit

after corporate income tax of both the parent company and subsidiaries in the first half of 2025.

- **Consolidated financial statements Quarter III year 2025:**

Item	Reviewed quarter 3 FS 2024 (VND million)	Reviewed quarter 3 FS 2025 (VND million)	Increase (VND million) Increase (%)	
	1	2	3=2-1	4=(2-1)/1*100%
Profit after corporate income tax (Consolidated financial statements QIII/2025)	902	8082	7180	796%

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

Recipients:

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



Tran Thi Van Anh