

TỔNG  
CÔNG TY  
THIẾT BỊ  
ĐIỆN  
ĐÔNG  
ANH -  
CÔNG TY  
CÓ PHẦN

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THIẾT BỊ ĐIỆN ĐÔNG  
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**DONG ANH ELECTRICAL EQUIPMENT CORPORATION  
JOINT STOCK COMPANY**

**SEPARATE FINANCIAL STATEMENTS**

**Quarter 3 Year 2026**

**Hanoi, October 2026**

## SEPARATE INTERIM BALANCE SHEET

As at 30 September 2026

Unit: VND

| ITEMS                                                         | Codes      | Notes | Closing balance          | Opening balance          |
|---------------------------------------------------------------|------------|-------|--------------------------|--------------------------|
| <b>ASSETS</b>                                                 |            |       |                          |                          |
| <b>A. CURRENT ASSETS</b>                                      | <b>100</b> |       | <b>2.384.345.702.783</b> | <b>1.840.112.885.978</b> |
| <b>I. Cash and cash equivalents</b>                           | <b>110</b> |       | <b>113.647.999.077</b>   | <b>5.335.429.454</b>     |
| 1. Cash                                                       | 111        |       | 20.147.999.077           | 5.335.429.454            |
| 2. Cash equivalents                                           | 112        |       | 93.500.000.000           | -                        |
| <b>II. Short-term financial investments</b>                   | <b>120</b> |       | <b>-</b>                 | <b>-</b>                 |
| 1. Trading securities                                         | 121        |       | -                        | -                        |
| 2. Provision for impairment of trading securities             | 122        |       | -                        | -                        |
| 3. Short-term held-to-maturity investments                    | 123        |       | -                        | -                        |
| 4. Allowance for impairment of held-to-maturity investments   | 124        |       | -                        | -                        |
| 5. Other short-term investments                               | 125        |       | -                        | -                        |
| 6. Allowance for impairment of other short-term investments   | 126        |       | -                        | -                        |
| <b>III. Short-term receivables</b>                            | <b>130</b> |       | <b>844.245.526.127</b>   | <b>1.058.770.495.936</b> |
| 1. Short-term trade receivables                               | 131        |       | 805.979.577.034          | 1.058.823.652.180        |
| 2. Short-term advances to suppliers                           | 132        |       | 79.890.222.451           | 48.333.385.709           |
| 3. Short-term inter-company receivables                       | 133        |       | -                        | -                        |
| 4. Construction contract receivables                          | 134        |       | -                        | -                        |
| 5. Other short-term receivables                               | 135        |       | 20.978.566.735           | 14.364.378.895           |
| 6. Allowance for doubtful short-term receivables (*)          | 136        |       | - 62.602.840.093         | - 62.750.920.848         |
| 7. Assets pending resolution                                  | 137        |       | -                        | -                        |
| <b>IV. Inventories</b>                                        | <b>140</b> |       | <b>1.377.368.622.920</b> | <b>762.489.486.592</b>   |
| 1. Inventories                                                | 141        |       | 1.377.368.622.920        | 762.489.486.592          |
| 2. Provision for devaluation of inventories                   | 142        |       | -                        | -                        |
| <b>V. Short-term biological assets</b>                        | <b>150</b> |       | <b>-</b>                 | <b>-</b>                 |
| 1. Short-term livestock held for single-harvest produce       | 151        |       | -                        | -                        |
| 2. Short-term seasonal crops or crops held for single harvest | 152        |       | -                        | -                        |
| 3. Allowance for impairment of short-term biological assets   | 153        |       | -                        | -                        |
| <b>V. Other short-term assets</b>                             | <b>160</b> |       | <b>49.083.554.659</b>    | <b>13.517.473.996</b>    |
| 1. Short-term prepaid expenses                                | 161        |       | 2.109.016.805            | 6.321.225.658            |
| 2. Value added tax deductibles                                | 162        |       | 31.071.957.109           | -                        |
| 3. Taxes and other receivables from the State budget          | 163        |       | 15.902.580.745           | 7.196.248.338            |
| 4. Government bond sale and repurchase transactions           | 164        |       | -                        | -                        |
| 5. Other short-term assets                                    | 165        |       | -                        | -                        |

|                                                                                     |            |  |                          |                          |
|-------------------------------------------------------------------------------------|------------|--|--------------------------|--------------------------|
| <b>B. NON-CURRENT ASSETS</b>                                                        | <b>200</b> |  | <b>343.317.693.964</b>   | <b>329.353.410.111</b>   |
| <b>I. Long-term receivables</b>                                                     | <b>210</b> |  | -                        | -                        |
| 1. Long-term trade receivables                                                      | 211        |  | -                        | -                        |
| 2. Long-term advances to suppliers                                                  | 212        |  | -                        | -                        |
| 3. Operating capital contributed to dependent units                                 | 213        |  | -                        | -                        |
| 4. Long-term inter-company receivables                                              | 214        |  | -                        | -                        |
| 5. Other long-term receivables                                                      | 215        |  | -                        | -                        |
| 6. Provision for doubtful long-term receivables (*)                                 | 216        |  | -                        | -                        |
| <b>II. Fixed assets</b>                                                             | <b>220</b> |  | <b>283.184.681.990</b>   | <b>269.457.628.510</b>   |
| 1. Tangible fixed assets                                                            | 221        |  | 277.832.745.143          | 260.661.521.557          |
| - Cost                                                                              | 222        |  | 696.011.315.152          | 662.736.239.415          |
| - Accumulated depreciation                                                          | 223        |  | - 418.178.570.009        | - 402.074.717.858        |
| 2. Finance lease assets                                                             | 224        |  | -                        | -                        |
| - Cost                                                                              | 225        |  | -                        | -                        |
| - Accumulated depreciation                                                          | 226        |  | -                        | -                        |
| 3. Intangible assets                                                                | 227        |  | 5.351.936.847            | 8.796.106.953            |
| - Cost                                                                              | 228        |  | 15.452.950.000           | 15.452.950.000           |
| - Accumulated depreciation                                                          | 229        |  | - 10.101.013.153         | - 6.656.843.047          |
| <b>III. Non-current biological assets</b>                                           | <b>230</b> |  | -                        | -                        |
| 1. Productive livestock                                                             | 231        |  | -                        | -                        |
| a) Immature productive livestock                                                    | 232        |  | -                        | -                        |
| b) Mature productive livestock                                                      | 233        |  | -                        | -                        |
| - Cost                                                                              | 234        |  | -                        | -                        |
| - Accumulated depreciation                                                          | 235        |  | -                        | -                        |
| 2. Long-term biological assets – animals held for one-off produce                   | 236        |  | -                        | -                        |
| 3. Long-term biological assets – seasonal plants or plants held for one-off produce | 237        |  | -                        | -                        |
| 4. Allowance for impairment of long-term biological assets                          | 238        |  | -                        | -                        |
| <b>III. Investment property</b>                                                     | <b>240</b> |  | -                        | -                        |
| - Cost                                                                              | 241        |  | -                        | -                        |
| - Accumulated depreciation                                                          | 242        |  | -                        | -                        |
| <b>V. Long-term assets in progress</b>                                              | <b>250</b> |  | <b>43.650.119.437</b>    | <b>40.736.302.122</b>    |
| 1. Long-term work in progress                                                       | 251        |  | -                        | -                        |
| 2. Long-term construction in progress                                               | 252        |  | 43.650.119.437           | 40.736.302.122           |
| <b>VI. Long-term financial investments</b>                                          | <b>260</b> |  | <b>16.232.483.898</b>    | <b>18.732.483.898</b>    |
| 1. Investments in subsidiaries                                                      | 261        |  | 16.232.483.898           | 16.232.483.898           |
| 2. Investments in joint-ventures, associates                                        | 262        |  | -                        | -                        |
| 3. Equity investments in other entities                                             | 263        |  | -                        | 2.500.000.000            |
| 4. Allowance for diminution in value of long-term investments in other entities     | 264        |  | -                        | -                        |
| 5. Long-term held-to-maturity investments                                           | 265        |  | -                        | -                        |
| 6. Allowance for impairment of long-term held-to-maturity investments               | 266        |  | -                        | -                        |
| <b>VII. Other long-term assets</b>                                                  | <b>270</b> |  | <b>250.408.639</b>       | <b>426.995.581</b>       |
| 1. Long-term prepaid expenses                                                       | 271        |  | 250.408.639              | 426.995.581              |
| 2. Deferred tax assets                                                              | 272        |  | -                        | -                        |
| 3. Long-term reserved spare parts                                                   | 273        |  | -                        | -                        |
| 4. Other long-term assets                                                           | 274        |  | -                        | -                        |
| <b>TOTAL ASSETS (270=100+200)</b>                                                   | <b>280</b> |  | <b>2.727.663.396.747</b> | <b>2.169.466.296.089</b> |

|                                                                                   |            |  |                          |                          |
|-----------------------------------------------------------------------------------|------------|--|--------------------------|--------------------------|
| RESOURCES                                                                         |            |  | -                        | -                        |
| <b>C. LIABILITIES</b>                                                             | <b>300</b> |  | <b>1,986,748,262.730</b> | <b>1,414,337,718.128</b> |
| <b>I. Current liabilities</b>                                                     | <b>310</b> |  | <b>1,871,748,850.784</b> | <b>1,320,465,321.520</b> |
| 1. Short-term trade payables                                                      | 311        |  | 311,440,396.749          | 235,912,157.397          |
| 2. Short-term advances from customers                                             | 312        |  | 163,717,883.463          | 91,781,354.780           |
| 3. Dividends and profits payable                                                  | 313        |  | 99,155,234.000           | 1,926,334.875            |
| 4. Short-term taxes and other payables to the State                               | 314        |  | 776,965.749              | 9,861,651.249            |
| 5. Payables to employees                                                          | 315        |  | 33,339,319.053           | 58,123,396.769           |
| 6. Short-term accrued expenses                                                    | 316        |  | 29,574,523.076           | 1,943,984.179            |
| 7. Short-term intercompany payables                                               | 317        |  | -                        | -                        |
| 8. Short-term payables under construction contracts according to progress billing | 318        |  | -                        | -                        |
| 9. Short-term unearned revenue                                                    | 319        |  | -                        | -                        |
| 10. Other short-term payables                                                     | 320        |  | 10,046,432.948           | 15,656,095.365           |
| 11. Short-term borrowings and finance lease liabilities                           | 321        |  | 1,180,276,608.270        | 869,287,806.027          |
| 12. Short-term provisions                                                         | 322        |  | 12,615,662.225           | 12,712,245.252           |
| 13. Bonus and welfare fund                                                        | 323        |  | 30,805,825.251           | 23,260,295.627           |
| 14. Price stabilization fund                                                      | 324        |  | -                        | -                        |
| 15. Government bond repurchase agreements                                         | 325        |  | -                        | -                        |
| <b>II. Long-term liabilities</b>                                                  | <b>330</b> |  | <b>114,999,411.946</b>   | <b>93,872,396.608</b>    |
| 1. Long-term trade payables                                                       | 331        |  | -                        | -                        |
| 2. Long-term advances from customers                                              | 332        |  | -                        | -                        |
| 3. Long-term taxes and other payables to the State                                | 333        |  | -                        | -                        |
| 4. Long-term accrued expenses                                                     | 334        |  | -                        | -                        |
| 5. Internal payables on business capital                                          | 335        |  | -                        | -                        |
| 6. Long-term internal payables                                                    | 336        |  | -                        | -                        |
| 7. Long-term deferred revenue                                                     | 337        |  | -                        | -                        |
| 8. Other long-term payables                                                       | 338        |  | -                        | -                        |
| 9. Long-term borrowings and finance lease liabilities                             | 339        |  | 54,633,183.677           | 44,718,546.577           |
| 10. Convertible bonds                                                             | 340        |  | -                        | -                        |
| 11. Preference shares                                                             | 341        |  | -                        | -                        |
| 12. Deferred income tax liabilities                                               | 342        |  | -                        | -                        |
| 13. Long-term provisions                                                          | 343        |  | 60,366,228.269           | 49,153,850.031           |
| 14. Science and technology development fund                                       | 344        |  | -                        | -                        |
| <b>D. EQUITY</b>                                                                  | <b>400</b> |  | <b>740,915,134.017</b>   | <b>755,128,577.961</b>   |
| <b>I. Owners' equity</b>                                                          | <b>410</b> |  | <b>740,915,134.017</b>   | <b>755,128,577.961</b>   |
| 1. Owners' contributed capital                                                    | 411        |  | 324,863,920.000          | 324,863,920.000          |
| - Ordinary shares carrying voting rights                                          | 411A       |  | 324,863,920.000          | 324,863,920.000          |
| - Preference shares                                                               | 411B       |  | -                        | -                        |
| 2. Share premium                                                                  | 412        |  | 11,534,860.000           | 11,534,860.000           |
| 3. Convertible options                                                            | 413        |  | -                        | -                        |
| 4. Other owners' capital                                                          | 414        |  | 13,158,446.389           | 14,834,133.099           |
| 5. Undistributed after-tax profits                                                | 415        |  | - 1,360,000.000          | - 1,360,000.000          |
| 6. Assets revaluation reserve                                                     | 416        |  | -                        | -                        |
| 7. Foreign exchange reserve                                                       | 417        |  | -                        | -                        |
| 8. Investment and development fund                                                | 418        |  | 170,326,660.343          | 103,981,760.343          |
| 9. Other funds belonging to owners' equity                                        | 419        |  | -                        | -                        |

|                                                       |            |  |                          |                          |
|-------------------------------------------------------|------------|--|--------------------------|--------------------------|
| 10. Undistributed after-tax profits                   | 420        |  | 222.391.247.285          | 301.273.904.519          |
| - Retained earnings accumulated to the prior year end | 420A       |  | 118.167.028.519          | 80.124.037.592           |
| - Retained earnings of the current year               | 420B       |  | 104.224.218.766          | 221.149.866.927          |
| <b>TOTAL RESOURCES (440=300+400)</b>                  | <b>440</b> |  | <b>2.727.663.396.747</b> | <b>2.169.466.296.089</b> |

Preparer  
(Signature, full name)



Dinh Thi Hong Nga

Chief Accountant  
(Signature, full name)



Do Thi Thu Huong



23 October 2026  
Legal Representative  
(Signature, full name and stamp)



Nguyen Vu Cuong

**TÔNG GIÁM ĐỐC**

SEPARATE INTERIM INCOME STATEMENT

(Full report)

Accounting period from January 1, 2026 to September 30, 2026

Unit: VND

| ITEMS                                                            | Codes | Notes | Quarter 3       |                 | Accumulation from the beginning of the fiscal year to at the end of current quarter |                   |
|------------------------------------------------------------------|-------|-------|-----------------|-----------------|-------------------------------------------------------------------------------------|-------------------|
|                                                                  |       |       | Current period  | Prior period    | Current year                                                                        | Prior year        |
| 1                                                                | 2     | 3     | 4               | 5               | 6                                                                                   | 7                 |
| 1. Gross revenue from goods sold and services rendered           | 01    | 5.1   | 894.027.464.451 | 452.010.394.075 | 1.872.179.978.610                                                                   | 1.363.770.081.263 |
| 2. Deductions                                                    | 02    |       | -               | -               | -                                                                                   | -                 |
| 3. Net revenue from goods sold and services rendered (10=01-02)  | 10    |       | 894.027.464.451 | 452.010.394.075 | 1.872.179.978.610                                                                   | 1.363.770.081.263 |
| 4. Cost of sales                                                 | 11    | 5.2   | 771.860.620.210 | 380.870.251.172 | 1.602.760.490.411                                                                   | 1.122.356.715.062 |
| 5. Gross profit from goods sold and services rendered (20=10-11) | 20    |       | 122.166.844.241 | 71.140.142.903  | 269.419.488.199                                                                     | 241.413.366.201   |
| 6. Gain/(loss) on sale and disposal of real estate               | 21    |       |                 |                 |                                                                                     |                   |
| 7. Financial income                                              | 22    | 5.3   | 2.074.203.016   | 2.165.127.001   | 9.212.720.284                                                                       | 7.922.172.970     |
| 8. Financial expenses                                            | 23    | 5.4   | 24.943.191.440  | 12.531.550.179  | 58.621.749.496                                                                      | 36.882.498.384    |
| - In which: Interest expense                                     | 24    |       | 24.376.977.992  | 11.978.853.021  | 56.387.131.175                                                                      | 29.837.832.473    |
| 9. Selling expenses                                              | 25    | 5.5   | 16.679.444.125  | 8.080.762.283   | 34.173.564.713                                                                      | 25.588.345.704    |
| 10. General and administration expenses                          | 26    | 5.6   | 24.090.619.772  | 22.472.838.369  | 56.187.198.268                                                                      | 50.188.592.927    |
| 11. Operating profit<br>{30 = 20 + 21 + (22-23)-(25+26)}         | 30    |       | 58.527.791.920  | 30.220.119.073  | 129.649.696.006                                                                     | 136.676.102.156   |
| 12. Other income                                                 | 31    |       | 619.326.640     | 6.135.030       | 629.326.640                                                                         | 6.135.030         |
| 13. Other expenses                                               | 32    |       | -               | -               | -                                                                                   | -                 |
| 14. Profit from other activities<br>(40=31-32)                   | 40    |       | 619.326.640     | 6.135.030       | 629.326.640                                                                         | 6.135.030         |
| 15. Accounting profit before tax<br>(50=30+40)                   | 50    |       | 59.147.118.560  | 30.226.254.103  | 130.279.022.646                                                                     | 136.682.237.186   |
| 16. Current corporate income tax expense                         | 51    | 5.7   | 11.829.423.712  | 6.061.029.193   | 26.054.803.880                                                                      | 27.355.425.810    |
| 17. Deferred corporate tax income                                | 52    |       | -               | -               | -                                                                                   | -                 |
| 18. Net profit after corporate income tax<br>(60=50-51-52)       | 60    |       | 47.317.694.848  | 24.165.224.910  | 104.224.218.766                                                                     | 109.326.811.376   |
| 19. Basic earnings per share                                     | 70    |       | -               | -               | -                                                                                   | -                 |
| 20. Diluted earnings per share                                   | 71    |       | -               | -               | -                                                                                   | -                 |

Preparer  
(Signature, full name)

  
Dinh Thi Hong Nga

Chief Accountant  
(Signature, full name)

  
Do Thi Thu Huong

25 October 2026  
TỔNG GIÁM ĐỐC  
Legal Representative  
(Signature, full name and stamp)  
  
ĐÔNG ANH  
CÔNG TY CỔ PHẦN  
THÀNH PHỐ HÀ NỘI  
Nguyễn Vu Cuong

**SEPARATE CASH FLOW STATEMENT**

(Full report)

Accounting period from January 1, 2026 to September 30, 2026

Unit: VND

| Items                                                                                           | Codes | Notes | Accumulation from the beginning of the fiscal year to at the end of current quarter |                     |
|-------------------------------------------------------------------------------------------------|-------|-------|-------------------------------------------------------------------------------------|---------------------|
|                                                                                                 |       |       | Current year                                                                        | Prior year          |
| 1                                                                                               | 2     | 3     | 4                                                                                   | 5                   |
| <b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>                                                  |       |       |                                                                                     |                     |
| 1. Profit before tax                                                                            | 01    |       | 130.279.022.646                                                                     | 136.682.237.186     |
| 2. Adjustments for:                                                                             |       |       | -                                                                                   | -                   |
| - Depreciation and amortisation of fixed assets and investment properties                       | 02    |       | 33.239.241.222                                                                      | 33.468.547.443      |
| - Provisions                                                                                    | 03    |       | 10.967.714.456                                                                      | 389.795.923         |
| - Foreign exchange gain arising from translating foreign currency items                         | 04    |       | (1.198.879.662)                                                                     | (487.589.063)       |
| - Gain from investing activities                                                                | 05    |       | (5.483.624.789)                                                                     | (261.671.376)       |
| - Interest expense                                                                              | 06    |       | 56.387.131.175                                                                      | 29.837.832.473      |
| 3. Operating profit before movements in working capital                                         | 08    |       | 224.190.605.048                                                                     | 199.629.152.586     |
| - Increase/(decrease) in receivables                                                            | 09    |       | 191.291.390.049                                                                     | 107.809.404.558     |
| - Increase/(decrease) in inventories                                                            | 10    |       | (614.879.136.328)                                                                   | (551.629.310.125)   |
| - Increase/(decrease) in payables (excluding interest payable and corporate income tax payable) | 11    |       | 139.215.089.660                                                                     | 5.873.572.165       |
| - Increase/(decrease) in prepaid expenses                                                       | 12    |       | 4.388.795.795                                                                       | 3.084.149.798       |
| - Increase/(decrease) in trading securities                                                     | 13    |       |                                                                                     |                     |
| - Interest paid                                                                                 | 14    |       | (55.901.372.902)                                                                    | (29.560.951.665)    |
| - Corporate income tax paid                                                                     | 15    |       | (32.792.386.617)                                                                    | (40.706.402.012)    |
| - Other cash inflows                                                                            | 16    |       | -                                                                                   | -                   |
| - Other cash outflows                                                                           | 17    |       | (11.901.350.000)                                                                    | (14.924.163.340)    |
| Net cash used in operating activities                                                           | 20    |       | (156.388.365.295)                                                                   | (320.424.548.035)   |
| <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                 |       |       |                                                                                     |                     |
| 1. Acquisition and construction of fixed assets and other long-term assets                      | 21    |       | (64.119.527.004)                                                                    | (24.583.000.597)    |
| 2. Proceeds from sale, disposal of fixed assets and other long-term assets                      | 22    |       | 285.089.648                                                                         | -                   |
| 3. Cash outflow for lending, buying debt instruments of other entities                          | 23    |       | -                                                                                   | -                   |
| 4. Cash recovered from lending, selling debt instruments of other entities                      | 24    |       | -                                                                                   | 10.000.000.000      |
| 5. Equity investments in other entities                                                         | 25    |       | -                                                                                   | -                   |
| 6. Cash recovered from investments in other entities                                            | 26    |       | 7.525.426.821                                                                       | -                   |
| 7. Interest earned, dividends and profits received                                              | 27    |       | 169.874.133                                                                         | 7.261.671.376       |
| Net cash (used in) by investing activities                                                      | 30    |       | (56.139.136.402)                                                                    | (7.321.329.221)     |
| <b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>                                                |       |       |                                                                                     |                     |
| 1. Proceeds from share issue and owners' contributed capital                                    | 31    |       | -                                                                                   | -                   |
| 2. Capital withdrawals, buy-back of issued shares                                               | 32    |       | -                                                                                   | -                   |
| 3. Proceeds from borrowings                                                                     | 33    | 4.15  | 2.073.683.860.345                                                                   | 1.798.131.535.661   |
| 4. Repayment of borrowings                                                                      | 34    | 4.15  | (1.752.780.421.002)                                                                 | (1.442.672.978.762) |
| 5. Repayment of obligations under finance leases                                                | 35    |       | -                                                                                   | -                   |
| 6. Dividends and profits paid                                                                   | 36    |       | (26.277.117)                                                                        | (30.605.721.302)    |

|                                                                 |    |     |                 |                 |
|-----------------------------------------------------------------|----|-----|-----------------|-----------------|
| Net cash generated by/(used in) financing activities            | 40 |     | 320.877.162.226 | 324.852.835.597 |
| NET CASH FLOWS FOR THE YEAR<br>(50 = 20+30+40)                  | 50 |     | 108.349.660.529 | (2.893.041.659) |
| Cash and cash equivalents at the beginning of year              | 60 | 4.1 | 5.335.429.454   | 7.910.847.961   |
| Effect of change in foreign exchange rates                      | 61 |     | (37.090.906)    | 25.465.334      |
| Cash and cash equivalents at the end of year<br>(70 = 50+60+61) | 70 | 4.1 | 113.647.999.077 | 5.043.271.636   |

29. October 2026

Preparer  
(Signature, full name)



Dinh Thi Hong Nga

Chief Accountant  
(Signature, full name)



Do Thi Thu Huong



Legal Representative  
(Signature, full name and stamp)

TỔNG GIÁM ĐỐC

Nguyen Vu Cuong

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS**  
Accounting period from January 1, 2026 to September 30, 2026

**1. CHARACTERISTICS OF BUSINESS ACTIVITIES**

**1.1. Structure of ownership**

Dong Anh Electrical Equipment Corporation JSC (formerly known as Dong Anh Electrical Equipment Manufacturing Joint Stock Company), was transformed from Dong Anh Electric Equipment Manufacturing Company, a State-owned enterprise under Vietnam Electricity Corporation (currently known as Vietnam Electricity) according to Decision No. 140/2004/QĐBCN dated 22 November 2004 of the Ministry of Industry and Enterprise Registration Certificate No. 0103008085 issued by Hanoi Authority for Planning and Investment for the first time on 01 June 2005.

According to the 17th Enterprise Registration Certificate dated 09/9/2025, the Corporation's charter capital is VND 324.863.920.000, divided into 32.486.392 shares with a par value of VND 10,000/share.

The Corporation is headquartered at No. 189, Lam Tien Street, Thu Lam commune, Hanoi.

As at 30 September 2026, the Corporation has two subsidiaries in which the Company owns 100% of capital as follows:

- EEMC - Equipment for Power Network Company Limited; and
- EEMC - Electrical Equipment Designing and Manufacturing Company Limited.

| Subsidiary                                                              | Investments recorded in the        |                       | Proportion of shares     |                      |
|-------------------------------------------------------------------------|------------------------------------|-----------------------|--------------------------|----------------------|
|                                                                         | Corporation's Financial Statements |                       | owned by the corporation |                      |
|                                                                         | As at<br>30 Sep 2026               | As at<br>01 Jan 2026  | As at<br>30 Sep 2026     | As at<br>01 Jan 2026 |
| EEMC - Equipment for Power Network Company Limited                      | 8.420.648.380                      | 8.420.648.380         | 100%                     | 100%                 |
| EEMC - Electrical Equipment Designing and Manufacturing Company Limited | 7.811.835.518                      | 7.811.835.518         | 100%                     | 100%                 |
| <b>Total</b>                                                            | <b>16.232.483.898</b>              | <b>16.232.483.898</b> | <b>100%</b>              | <b>100%</b>          |

**1.2 Business field**

Industrial production, services.

**1.3 Operating industries and principal activities**

The business activities of the Corporation include:

- Production of transformers, electrical wires, supplies, materials, electrical engineering and electrical equipment products up to 500 kV;
- Installation, calibration, maintenance, repair, overhaul, and renovation of electrical equipment up to 500kV, thermomechanical and hydromechanical equipment up to 250 ata;
- Electrical testing, manufacturing, supplying equipment, and consulting on the construction of high voltage electrical laboratories; and
- Import and export business of all kinds of materials, equipment and other goods for industrial and civil construction.

**1.4 Normal production and business cycle**

The Corporation's normal production and business cycle is carried out for a time period of 12 months.

## **2. ACCOUNTING CONVENTION FOR THE SEPARATE FINANCIAL STATEMENT**

### **2.1 Accounting convention**

The accompanying separate financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

These separate financial statements do not include figures of subsidiaries and associates controlled by the Corporation as at 30 September 2026

In addition to these separate financial statements, the Corporation prepares the consolidated financial statements encompassing the Corporation and its subsidiaries (hereinafter referred to as the “Group”). These separate financial statements should be read together with the Corporation’s consolidated financial statements for year ended 31 December 2024 for comprehensive information about the financial position as well as results of operations and cash flows of the Corporation during the year.

### **2.2 Accounting period**

The Quarter 3 accounting period of the Corporation begins on 01 July and ends on 30 September.

## **3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies, which have been adopted by the Corporation in the preparation of these separate financial statements, are as follows:

### **3.1 Compliance with accounting standards and accounting regime**

The Corporation has complied with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

### **3.2 Estimates**

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenues and expenses during 3th quarter of the year.

### **3.3 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, demand deposits and short-term or highly liquid investments. Highly liquid investments are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

### **3.4 Receivables**

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

The provision for doubtful debts is the estimated loss due to customer non-payment for receivables at the end of the accounting period. The provision for doubtful debts is made in accordance with the guidance in Circular No. 48/2019/TT-BTC dated 08 August 2019 by the Ministry of Finance and the assessment of the Board of Management based on the ability to collect these receivables at the financial statements preparing date.

Increases, decreases in provision for doubtful debts are recorded in administration expenses on the Income Statement.

### **3.5 Inventories**

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

Cost of inventories is determined using the weighted average cost method and comprises cost of purchases, processing and other directly attributable expense and where applicable, in bringing the inventories to their present location and condition. In the case of manufactured products, cost includes all direct materials, direct labor and those overheads based on the normal course of business.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Provisions are made for obsolete, slow-moving and defective inventories in accordance with the guidance in Circular No. 48/2019/TT-BTC dated 8 August 2019 of the Ministry of Finance.

Increases, decreases in Provision for devaluation of inventories are recorded in cost of sales on the Income Statement.

### 3.6 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions and locations for their intended use.

The cost of tangible fixed assets constructed by contractors includes the completed and handed over amount, other directly related and registration tax (if any).

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013 and Circular No. 147/2016/TT-BTC dated 13 October 2016 of the Ministry of Finance on the Management, use and depreciation of fixed assets. The estimated useful life of specific fixed assets is as follows:

| Fixed assets             | Useful life<br>(Years) |
|--------------------------|------------------------|
| Buildings and structures | 05 - 50                |
| Machinery and equipment  | 03 - 20                |
| Means of transportation  | 06 - 10                |
| Office equipment         | 03 - 10                |

### 3.7 Construction in progress

Properties in the course of construction for production, rental or administrative purposes or for other purposes are carried at cost. These costs include service costs and related interest costs and are accounted for in accordance with the Corporation's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

### 3.8 Profit dividend

Net profit after corporate income tax can be distributed to shareholders after being approved by the General Meeting of Shareholders and after made all provision funds are made in accordance with the Corporation's Charter and the provisions of Vietnamese law.

### 3.9 Revenue recognition

#### Revenue from sale of goods

Revenue is recognized when the transaction can be measured reliably and it is probable that the economic benefits associated with the transaction shall flow to the Corporation. Revenue from sales is recognized when the goods are delivered and ownership is transferred to the buyer.

#### Revenue from services

Revenue is recognized when the outcome of a transaction can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Corporation. Revenue from the provision of services is recognized by reference to the stage of completion of each transaction at the balance sheet date.

#### Other revenue

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate

Dividend income from investments is recognised when the Company's right to receive payment has been established.

### 3.10 Foreign currency recognition

The Corporation accounts for foreign exchange differences in accordance with the guidance set out in Vietnamese Accounting Standard No. 10 (VAS 10), *The Effects of Changes in Foreign Exchange Rates*, and Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on 27 October 2025. Accordingly, transactions arising in foreign currencies are translated at the actual exchange rates prevailing on the transaction dates.

At the end of the accounting period, monetary items denominated in foreign currencies are retranslated at the average exchange rate (i.e. the average of the bank transfer buying rate and the bank transfer selling rate) quoted by the commercial bank with which the Corporation regularly conducts transactions, as at the balance sheet date, on the following basis:

All exchange differences arising are recognized in the Statement of Profit or Loss. Exchange gains arising from the retranslation of foreign currency-denominated monetary items at the end of the accounting period shall not be used for profit distribution.

### 3.11 Borrowing expenses

Borrowing expenses directly attributable to the acquisition, construction, or production of qualifying assets that require a substantial period to be ready for use or sale are capitalized as part of the asset's cost until the asset is substantially ready for its intended use or sale. Income from the temporary investment of such borrowings is offset against the asset's cost. Other borrowing expenses are expensed in the interim separate income statement as incurred.

### 3.12 Earnings per share

Basic earnings per share is calculated by dividing the Corporation's after-tax profit after allocation the bonus and welfare funds by the average total number of common shares during the period, excluding shares repurchased by the Corporation and held as treasury shares.

### 3.13 Taxation

#### Current corporate income tax

Income tax assets and liabilities for the current and prior years are measured based on the amounts expected to be collected from or paid to the Tax Authority, based on the tax rates and laws enacted by the reporting period's end. In 2026, the Corporation is obliged to pay a Corporate Income Tax (CIT) at the rate of 20% on profits from all business activities.

The determination of the tax currently payable is based on the current interpretation of tax regulations. These regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

#### Value Added Tax

Value Added Tax of goods and services provided by the Corporation is subject to the following tax rates:

- |                                |             |
|--------------------------------|-------------|
| • Sale of transformer products | 8%          |
| • Repair services              | 8%          |
| • Transportation services      | 8%          |
| • Sales of goods and materials | 8% hoặc 10% |

#### Other tax

Other taxes are imposed in compliance with Vietnam's prevailing tax regulations.

### 3.14 FINANCIAL INSTRUMENTS

#### Financial Instruments - Initial Recognition and Presentation

##### *Financial Assets*

According to Circular 210/2009/TT-BTC, financial assets are classified appropriately for disclosure purposes in the interim financial statements into financial assets measured at fair value through profit or loss, lending

and receivables, held-to-maturity investments, and available-for-sale financial assets. The Corporation decides on the classification of these financial assets upon initial recognition.

At the date of initial recognition, financial assets are determined at their cost, including directly attributable transaction costs related to their issuance. The Corporation's financial assets include cash and short-term deposits, accounts receivable from customers and others, lending, as well as listed and unlisted financial instruments.

#### ***Financial liabilities***

Financial liabilities, as defined under Circular 210/2009/TT-BTC for disclosure purposes in the financial statements, are appropriately classified into financial liabilities measured at fair value through profit or loss and financial liabilities measured at amortized cost. The Corporation determines the classification of these financial liabilities upon initial recognition.

All financial liabilities are initially recognized at cost, including directly attributable transaction costs related to their issuance. The Corporation's financial liabilities include accounts payable to suppliers and others, debts and loans, as well as derivative financial instruments.

#### **Subsequent Measurement**

Currently, there is no requirement to remeasure the value of financial instruments after initial recognition.

#### **Offsetting Financial Instruments**

Financial assets and liabilities are offset and presented at their net amount in the financial statements if, and only if, the Corporation has a legally enforceable right to offset the recognized amounts and intends to settle on a net basis or realize the asset and settle the liability simultaneously.

4 SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE BALANCE SHEET INFORMATION

4.1 Cash and cash equivalents

|                      | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|----------------------|-----------------------------------|---------------------------------|
| Cash on hand         | 455.558.222                       | 1.217.289.393                   |
| Bank demand deposits | 19.692.440.855                    | 4.118.140.061                   |
| Cash in transit      | -                                 | -                               |
| Cash equivalents     | 93.500.000.000                    | -                               |
| <b>Total</b>         | <b>113.647.999.077</b>            | <b>5.335.429.454</b>            |

4.2 Short-term trade receivables

|                                                                          | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|--------------------------------------------------------------------------|-----------------------------------|---------------------------------|
| <b>Short-term trade receivables from related parties</b>                 | <b>542.924.404.645</b>            | <b>932.823.744.399</b>          |
| Receivables from subsidiaries and member units under Vietnam Electricity | 475.666.914.420                   | 884.095.819.536                 |
| EEMC - Equipment for Power Network Company Limited                       | 12.902.965.361                    | 19.091.441.098                  |
| EEMC - Electrical equipment Designing and Manufacturing Company Limited  | 54.081.062.864                    | 28.836.419.765                  |
| MEE Power Transformer Manufacturing Joint Stock Company                  | 273.462.000                       | 800.064.000                     |
| <b>Short-term trade receivables from 3rd parties</b>                     | <b>263.055.172.389</b>            | <b>125.999.907.781</b>          |
| <b>Total</b>                                                             | <b>805.979.577.034</b>            | <b>1.058.823.652.180</b>        |

4.3 Short-term advances to suppliers

|                                                                         | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|-------------------------------------------------------------------------|-----------------------------------|---------------------------------|
| <b>Prepayments to related parties</b>                                   | <b>2.801.960.398</b>              | <b>20.565.450</b>               |
| Tu Liem Power Company                                                   | 36.660.150                        | 20.565.450                      |
| GVI Joint stock company                                                 | 163.342.000                       | -                               |
| EEMC - Electrical equipment Designing and Manufacturing Company Limited | 2.601.958.248                     | -                               |
| <b>Short-term advances to suppliers</b>                                 | <b>77.088.262.053</b>             | <b>48.312.820.259</b>           |
| Van Xuan Investment and Electrical Engineering Joint Stock Company      | 18.205.020.000                    | 16.414.164.000                  |
| IPC group Joint stock company                                           | -                                 | 6.321.241.916                   |
| Other suppliers                                                         | 58.883.242.053                    | 25.577.414.343                  |
| <b>Total</b>                                                            | <b>79.890.222.451</b>             | <b>48.333.385.709</b>           |

**4.4 Deposits and mortgages**

|                        | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|------------------------|-----------------------------------|---------------------------------|
| Deposits and mortgages | 4.696.656                         | 4.696.656                       |
| <b>Total</b>           | <b>4.696.656</b>                  | <b>4.696.656</b>                |

**4.5 Provision for short-term doubtful debts**

|                                                    | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|----------------------------------------------------|-----------------------------------|---------------------------------|
| Song Da Mechanical - Asembling Joint Stock Company | 17.489.976.831                    | 17.589.976.831                  |
| Hong Phat - Dak Mek Company                        | 3.176.400.000                     | 2.117.600.000                   |
| Saigon sunlight industry technologay co.,ltd       | 1.362.650.002                     | 1.862.650.001                   |
| Others                                             | 40.573.813.260                    | 41.180.694.016                  |
| <b>Total</b>                                       | <b>62.602.840.093</b>             | <b>62.750.920.848</b>           |

**4.6 Inventories**

|                    | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|--------------------|-----------------------------------|---------------------------------|
| Goods in transit   | 56.285.403.406                    | 19.443.154.267                  |
| Raw materials      | 545.546.716.562                   | 256.967.577.674                 |
| Tools and supplies | 4.024.930.599                     | 5.631.968.130                   |
| Work in progress   | 739.969.918.469                   | 449.679.524.787                 |
| Finished goods     | 18.019.558.500                    | 17.304.118.982                  |
| Merchandise        | 13.522.095.384                    | 13.463.142.752                  |
| <b>Total</b>       | <b>1.377.368.622.920</b>          | <b>762.489.486.592</b>          |

4 SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE BALANCE SHEET INFORMATION (cont)

4.7 Tangible fixed assets

| Item                            | Buildings and structures<br>VND | Machinery and equipment<br>VND | Means of transportation<br>VND | Office equipment<br>VND | Sum<br>VND       |
|---------------------------------|---------------------------------|--------------------------------|--------------------------------|-------------------------|------------------|
| <b>COST</b>                     |                                 |                                |                                |                         |                  |
| 01 January 2026                 | 123.660.689.920                 | 474.989.810.160                | 21.426.451.499                 | 42.659.287.836          | 662.736.239.415  |
| Purchase                        | 9.056.620.000                   | 39.549.405.510                 | -                              | 104.531.666             | 48.710.557.176   |
| Disposals                       | -                               | (12.415.852.800)               | (709.419.000)                  | (2.310.209.639)         | (15.435.481.439) |
| 30 September 2026               | 132.717.309.920                 | 502.123.362.870                | 20.717.032.499                 | 40.453.609.863          | 696.011.315.152  |
| <b>ACCUMULATED DEPRECIATION</b> |                                 |                                |                                |                         |                  |
| 01 January 2026                 | 83.875.979.726                  | 278.226.491.621                | 13.614.803.221                 | 26.357.443.290          | 402.074.717.858  |
| Depreciation                    | 2.431.531.216                   | 24.496.218.522                 | 1.036.403.764                  | 3.566.524.700           | 31.530.678.202   |
| Disposals                       | -                               | (12.407.197.412)               | (709.419.000)                  | (2.310.209.639)         | (15.426.826.051) |
| 30 September 2026               | 86.307.510.942                  | 290.315.512.731                | 13.941.787.985                 | 27.613.758.351          | 418.178.570.009  |
| <b>NET BOOK VALUE</b>           |                                 |                                |                                |                         |                  |
| 01 January 2026                 | 39.784.710.194                  | 196.763.318.539                | 7.811.648.278                  | 16.301.844.546          | 260.661.521.557  |
| 30 September 2026               | 46.409.798.978                  | 211.807.850.139                | 6.775.244.514                  | 12.839.851.512          | 277.832.745.143  |

4 SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE BALANCE SHEET INFORMATION (cont)

4.8 Equity investments in other entities

|                                         | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|-----------------------------------------|-----------------------------------|---------------------------------|
| North Power Service Joint Stock Company | 0                                 | 2.500.000.000                   |
| <b>Total</b>                            | <b>0</b>                          | <b>2.500.000.000</b>            |

4.9 Long-term construction in progress

|                                          | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|------------------------------------------|-----------------------------------|---------------------------------|
| Impairment measurement system            | 11.648.048.322                    | 11.648.048.322                  |
| Other long-term construction in progress | 32.002.071.115                    | 29.088.253.800                  |
| <b>Total</b>                             | <b>43.650.119.437</b>             | <b>40.736.302.122</b>           |

4.10 Short-term trade payables

|                                                                                 | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|---------------------------------------------------------------------------------|-----------------------------------|---------------------------------|
| <b>Payables to related parties</b>                                              | <b>3.853.583.758</b>              | <b>2.283.505.739</b>            |
| EEMC - Equipment for Power Network Company Limited                              | 0                                 | 0                               |
| EEMC - Electrical equipment Designing and Manufacturing Company Limited         | 2.808.334.287                     | 0                               |
| GVI Joint stock company                                                         | 0                                 | 1.024.202.000                   |
| Southern Power Corporation Limited Branch - Southern Electrical Testing Company | 0                                 | 751.757.803                     |
| Northern electrical testing one member company limited                          | 0                                 | 192.048.840                     |
| MEE Power Transformer Manufacturing Joint Stock Company                         | 0                                 | 46.005.840                      |
| Others                                                                          | 1.045.249.471                     | 269.491.256                     |
| <b>Short-term advances from 3rd parties</b>                                     | <b>307.586.812.991</b>            | <b>233.628.651.658</b>          |
| <b>Total</b>                                                                    | <b>311.440.396.749</b>            | <b>235.912.157.397</b>          |

4.11 Short-term advances from customers

|                                                                                  | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|----------------------------------------------------------------------------------|-----------------------------------|---------------------------------|
| <b>Advances from related parties</b>                                             | <b>90.620.137.553</b>             | <b>66.037.800.539</b>           |
| Short-term advances from subsidiaries and member units under Vietnam Electricity | 90.620.137.553                    | 66.037.800.539                  |
| <b>Short-term advances from 3rd parties</b>                                      | <b>73.097.745.910</b>             | <b>25.743.554.241</b>           |
| <b>Total</b>                                                                     | <b>163.717.883.463</b>            | <b>91.781.354.780</b>           |

4 SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE BALANCE SHEET INFORMATION (cont)

4.12 Taxes and other receivables from/payables to the state budget

|                                                    | As at 01 January 2026 |               |  | During the period |                 |                | As at 30 September 2026 |             |
|----------------------------------------------------|-----------------------|---------------|--|-------------------|-----------------|----------------|-------------------------|-------------|
|                                                    | VND                   |               |  | VND               |                 |                | VND                     |             |
|                                                    | Balance               |               |  | Increase          | Off-set         | Balance        | Receivables             | Payables    |
| Value added tax deductibles                        | -                     | -             |  | 188,644,511,376   | 157,572,554,267 | 31,071,957,109 |                         |             |
|                                                    | Receivables           | Payables      |  | Paid/ Off-set     | Payable         |                |                         |             |
| Value added tax on domestic goods                  | -                     | 7,570,672,604 |  | 7,571,232,406     | -               | 559,802        |                         | -           |
| Value added tax on imported goods                  | -                     | -             |  | 50,910,017,144    | 50,872,133,012  | 37,884,132     |                         | -           |
| Export-Import tax                                  | -                     | -             |  | 5,887,855,545     | 5,887,855,545   | -              |                         | -           |
| Corporate income tax                               | 6,883,379,104         | -             |  | 32,792,386,617    | 26,054,803,880  | 13,620,961,841 |                         | -           |
| Personal income tax withheld on salaries and wages | -                     | 2,290,978,645 |  | 4,601,730,109     | 92,210,132      | 2,218,541,332  |                         | -           |
| Personal income tax on capital investment income   | 3,443,200             | -             |  | -                 | 1,299,950       | 2,143,250      |                         | -           |
| Natural resources tax                              | -                     | -             |  | 5,832,024         | 6,108,200       | -              |                         | 276,176     |
| Land and housing tax, land rental charges          | 286,935,646           | -             |  | 1,080,092,965     | 2,143,718,184   | -              |                         | 776,689,573 |
| Other taxes                                        | 22,490,388            | -             |  | 166,187,747       | 166,187,747     | 22,490,388     |                         | -           |
| Total                                              | 7,196,248,338         | 9,861,651,249 |  | 103,015,334,557   | 85,224,316,650  | 15,902,580,745 |                         | 776,965,749 |

**SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE BALANCE SHEET INFORMATION**  
(cont)

**4.13 Other current payables**

|                                           | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|-------------------------------------------|-----------------------------------|---------------------------------|
| Short-term payables to banks<br>(UPAS/LC) | -                                 | -                               |
| Others                                    | 10.046.432.948                    | 15.655.745.365                  |
| <b>Total</b>                              | <b>10.046.432.948</b>             | <b>15.655.745.365</b>           |

**4.14 Warranty provision**

|                               | As at<br>30 September 2026<br>VND | As at<br>01 January 2026<br>VND |
|-------------------------------|-----------------------------------|---------------------------------|
| Short-term warranty provision | 12.615.662.225                    | 12.712.245.252                  |
| Long-term warranty provision  | 60.366.228.269                    | 49.153.850.031                  |
| <b>Total</b>                  | <b>72.981.890.494</b>             | <b>61.866.095.283</b>           |

4 SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE BALANCE SHEET INFORMATION (cont)

4.15 Short-term loans and obligations under finance leases

|                                                                          | As at 01 January<br>2026<br>VND          | Increase during the<br>period<br>VND               | Decrease during the<br>period<br>VND               | As at 30 September<br>2026<br>VND          |
|--------------------------------------------------------------------------|------------------------------------------|----------------------------------------------------|----------------------------------------------------|--------------------------------------------|
| <b>Short-term loans</b>                                                  |                                          |                                                    |                                                    |                                            |
| Vietnam Joint Stock Commercial Bank for Industry and Trade -<br>Dong Anh | 112,059,979,024                          | 498,788,390,457                                    | 403,529,133,338                                    | 207,319,236,143                            |
| Military Commercial Joint Stock Bank - Dong Anh Branch                   | 420,473,879,616                          | 929,827,500,257                                    | 784,092,015,797                                    | 566,209,364,076                            |
| Vietnam International Commercial Joint Stock Bank                        | 62,681,941,322                           | 132,386,543,545                                    | 101,604,440,109                                    | 93,464,044,758                             |
| Shinhan Bank Co. Ltd                                                     | 49,592,493,462                           | 211,632,215,205                                    | 163,441,229,418                                    | 97,783,479,249                             |
| Joint Stock Commercial Bank For Foreign Trade Of Vietnam                 | 184,963,131,760                          | 268,335,818,830                                    | 262,078,785,489                                    | 191,220,165,101                            |
| Southeast Asia Commercial Joint Stock Bank                               | 24,287,059,982                           | -                                                  | 24,287,059,982                                     | 0                                          |
| Vietnam technological and commercial joint stock bank                    | 0                                        | 3,109,894,435                                      | -                                                  | 3,109,894,435                              |
| <b>Current portion of long-term loans</b>                                |                                          |                                                    |                                                    |                                            |
| Vietnam Joint Stock Commercial Bank for Industry and Trade -<br>Dong Anh | 5,930,211,944                            | 5,741,681,432                                      | 4,648,410,000                                      | 7,023,483,376                              |
| Military Commercial Joint Stock Bank - Dong Anh Branch                   | 8,712,239,700                            | 6,367,776,525                                      | 6,589,647,525                                      | 8,490,368,700                              |
| Shinhan Bank Co. Ltd                                                     | 586,869,217                              | 7,579,402,559                                      | 2,509,699,344                                      | 5,656,572,432                              |
| <b>Total</b>                                                             | <b>869,287,806,027</b>                   | <b>2,063,769,223,245</b>                           | <b>1,752,780,421,002</b>                           | <b>1,180,276,608,270</b>                   |
|                                                                          | <b>As at 01 January<br/>2026<br/>VND</b> | <b>Increase during the<br/>fiscal year<br/>VND</b> | <b>Decrease during the<br/>fiscal year<br/>VND</b> | <b>As at 30 September<br/>2026<br/>VND</b> |
| <b>Long-term loans</b>                                                   |                                          |                                                    |                                                    |                                            |
| Vietnam Joint Stock Commercial Bank for Industry and Trade -<br>Dong Anh | 23,508,976,717                           | 4,648,074,029                                      | 5,741,681,432                                      | 22,415,369,314                             |
| Military Commercial Joint Stock Bank - Dong Anh Branch                   | 18,862,092,992                           | -                                                  | 6,367,776,525                                      | 12,494,316,467                             |
| Shinhan Bank Co. Ltd                                                     | 2,347,476,868                            | 24,955,423,587                                     | 7,579,402,559                                      | 19,723,497,896                             |
| <b>Total</b>                                                             | <b>44,718,546,577</b>                    | <b>29,603,497,616</b>                              | <b>19,688,860,516</b>                              | <b>54,633,183,677</b>                      |

4 SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE BALANCE SHEET INFORMATION (cont)

4.16 Owner's equity

|                                                          | Owner's contributed capital | Share premium  | Treasury shares | Investment and development fund | Retained earnings | Other owners' capital | Sum              |
|----------------------------------------------------------|-----------------------------|----------------|-----------------|---------------------------------|-------------------|-----------------------|------------------|
|                                                          | VND                         | VND            | VND             | VND                             | VND               | VND                   | VND              |
| As at 01 January 2025                                    | 324.863.920.000             | 11.534.860.000 | (1.360.000.000) | 61.231.760.343                  | 214.215.821.592   | 17.193.947.465        | 610.486.361.935  |
| Profit for the fiscal year                               | -                           | -              | -               | -                               | 221.149.866.927   | -                     | 221.149.866.927  |
| Distributions to investment and development fund         | -                           | -              | -               | 42.750.000.000                  | (42.750.000.000)  | -                     | -                |
| Dividends declared in 2024                               | -                           | -              | -               | -                               | (64.836.784.000)  | -                     | (64.836.784.000) |
| Distributions to bonus and welfare funds in 2024         | -                           | -              | -               | -                               | (26.080.000.000)  | -                     | (26.080.000.000) |
| Distributions to bonus for management board fund in 2024 | -                           | -              | -               | -                               | (425.000.000)     | -                     | (425.000.000)    |
| Other owners' capital                                    | -                           | -              | -               | -                               | -                 | (2.359.814.366)       | -                |
| As at 31 December 2025                                   | 324.863.920.000             | 11.534.860.000 | (1.360.000.000) | 103.981.760.343                 | 301.273.904.519   | 14.834.133.099        | 740.294.444.862  |
| As at 01 January 2026                                    | 324.863.920.000             | 11.534.860.000 | (1.360.000.000) | 103.981.760.343                 | 301.273.904.519   | 14.834.133.099        | 755.128.577.961  |
| Profit for the fiscal year                               | -                           | -              | -               | -                               | 104.224.218.766   | -                     | 104.224.218.766  |
| Distributions to investment and development fund         | -                           | -              | -               | 66.344.900.000                  | (66.344.900.000)  | -                     | -                |
| Dividends declared in 2025                               | -                           | -              | -               | -                               | (97.255.176.000)  | -                     | (97.255.176.000) |
| Distributions to bonus and welfare funds in 2025         | -                           | -              | -               | -                               | (18.526.800.000)  | -                     | (18.526.800.000) |
| Distributions to bonus for management board fund in 2025 | -                           | -              | -               | -                               | (980.000.000)     | -                     | (980.000.000)    |
| Other owners' capital                                    | -                           | -              | -               | -                               | -                 | (1.675.686.710)       | (1.675.686.710)  |
| As at 30 September 2026                                  | 324.863.920.000             | 11.534.860.000 | (1.360.000.000) | 170.326.660.343                 | 222.391.247.285   | 13.158.446.389        | 740.915.134.017  |

4 SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE BALANCE SHEET INFORMATION (cont)

4.16 Owner's equity (cont)

4.16.2 Details of owner's equity

Shareholders

Contributed capital

|                                       | As at 30 September 2026 |            | As at 01 January 2026  |            |
|---------------------------------------|-------------------------|------------|------------------------|------------|
|                                       | VND                     | %          | VND                    | %          |
| Vietnam Electricity                   | 151.013.760.000         | 46,49      | 151.013.760.000        | 46,49      |
| Gelex electricity joint stock company | 152.366.430.000         | 46,90      | 152.366.430.000        | 46,90      |
| Other shareholders                    | 20.803.730.000          | 6,40       | 20.803.730.000         | 6,40       |
| Treasury shares                       | 680.000.000             | 0,21       | 680.000.000            | 0,21       |
| <b>Total</b>                          | <b>324.863.920.000</b>  | <b>100</b> | <b>324.863.920.000</b> | <b>100</b> |

4.16.3 Shares

|                                             | As at<br>30 September 2026 | As at<br>01 January 2026 |
|---------------------------------------------|----------------------------|--------------------------|
|                                             | Shares                     | Shares                   |
| Number of shares registered to issue        | 32.486.392                 | 32.486.392               |
| Number of shares issued to the public       | 32.486.392                 | 32.486.392               |
| - Ordinary shares                           | -                          | -                        |
| - Preference shares                         | 32.486.392                 | 32.486.392               |
| Number of treasury shares                   | 68.000                     | 68.000                   |
| - Ordinary shares                           | -                          | -                        |
| - Preference shares                         | 68.000                     | 68.000                   |
| Number of outstanding shares in circulation | 32.418.392                 | 32.418.392               |
| - Ordinary shares                           | -                          | -                        |
| - Preference shares                         | 32.418.392                 | 32.418.392               |
| Par value per share (VND/share)             | 10.000                     | 10.000                   |

4.17 Off balance sheet items

Foreign currencies

|     | As at<br>30 September 2026 | As at<br>01 January 2026 |
|-----|----------------------------|--------------------------|
| USD | 13.410,73                  | 9.162,63                 |
| EUR | 36.906,16                  | 1.744,93                 |

## 5.1 SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE INCOME STATEMENT INFORMATION

### 5.1 Gross revenue from goods sold and services rendered

|                                                                | Quarter 3<br>Year 2026 | Quarter 3<br>Year 2025 | From 01st Jan till<br>end 30 st Sep 2026 | From 01st Jan till<br>end 30 st Sep 2025 |
|----------------------------------------------------------------|------------------------|------------------------|------------------------------------------|------------------------------------------|
|                                                                | VND                    | VND                    | VND                                      | VND                                      |
| Sales of merchandise, finished goods and Rendering of services | 894.012.946.451        | 448.510.755.817        | 1.865.770.337.900                        | 1.349.757.340.436                        |
| Other revenue                                                  | 14.518.000             | 3.499.638.258          | 6.409.640.710                            | 14.012.740.827                           |
| <b>Sum</b>                                                     | <b>894.027.464.451</b> | <b>452.010.394.075</b> | <b>1.872.179.978.610</b>                 | <b>1.363.770.081.263</b>                 |

### 5.2 Cost of sales

|               | Quarter 3<br>Year 2026 | Quarter 3<br>Year 2025 | From 01st Jan till<br>end 30 st Sep 2026 | From 01st Jan till<br>end 30 st Sep 2025 |
|---------------|------------------------|------------------------|------------------------------------------|------------------------------------------|
|               | VND                    | VND                    | VND                                      | VND                                      |
| Cost of sales | 771.860.620.210        | 380.870.251.172        | 1.602.760.490.411                        | 1.122.356.715.062                        |
| <b>Sum</b>    | <b>771.860.620.210</b> | <b>380.870.251.172</b> | <b>1.602.760.490.411</b>                 | <b>1.122.356.715.062</b>                 |

### 5.3 Financial income

|                  | Quarter 3<br>Year 2026 | Quarter 3<br>Year 2025 | From 01st Jan till<br>end 30 st Sep 2026 | From 01st Jan till<br>end 30 st Sep 2025 |
|------------------|------------------------|------------------------|------------------------------------------|------------------------------------------|
|                  | VND                    | VND                    | VND                                      | VND                                      |
| Financial income | 2.074.203.016          | 2.165.127.001          | 9.212.720.284                            | 7.922.172.970                            |
| <b>Sum</b>       | <b>2.074.203.016</b>   | <b>2.165.127.001</b>   | <b>9.212.720.284</b>                     | <b>7.922.172.970</b>                     |

### 5.4 Financial expenses

|                  | Quarter 3<br>Year 2026 | Quarter 3<br>Year 2025 | From 01st Jan till<br>end 30 st Sep 2026 | From 01st Jan till<br>end 30 st Sep 2025 |
|------------------|------------------------|------------------------|------------------------------------------|------------------------------------------|
|                  | VND                    | VND                    | VND                                      | VND                                      |
| Interest expense | 24.376.977.992         | 11.978.853.021         | 56.387.131.175                           | 29.837.832.473                           |
| Other expenses   | 566.213.448            | 552.697.158            | 2.234.618.321                            | 7.044.665.911                            |
| <b>Sum</b>       | <b>24.943.191.440</b>  | <b>12.531.550.179</b>  | <b>58.621.749.496</b>                    | <b>36.882.498.384</b>                    |

### 5.5 Selling expenses

|                           | Quarter 3<br>Year 2026 | Quarter 3<br>Year 2025 | From 01st Jan till end<br>30 st Sep 2026 | From 01st Jan till end<br>30 st Sep 2025 |
|---------------------------|------------------------|------------------------|------------------------------------------|------------------------------------------|
|                           | VND                    | VND                    | VND                                      | VND                                      |
| Selling labor expenses    | 919.114.400            | 1.265.490.627          | 2.451.360.556                            | 2.544.950.199                            |
| Product warranty expenses | 6.245.841.585          | 3.878.031.010          | 15.938.970.271                           | 12.477.174.826                           |
| Other monetary expense    | 9.514.488.140          | 2.937.240.646          | 15.783.233.886                           | 10.566.220.679                           |
| <b>Sum</b>                | <b>16.679.444.125</b>  | <b>8.080.762.283</b>   | <b>34.173.564.713</b>                    | <b>25.588.345.704</b>                    |

## 5.6 General and administration expenses

|                                       | Quarter 3<br>Year 2026 | Quarter 3<br>Year 2025 | From 01st Jan till<br>end 30 st Sep 2026 | From 01st Jan till<br>end 30 st Sep 2025 |
|---------------------------------------|------------------------|------------------------|------------------------------------------|------------------------------------------|
|                                       | VND                    | VND                    | VND                                      | VND                                      |
| Expenses of administrative staffs     | 10.033.553.114         | 8.572.710.450          | 15.505.226.659                           | 18.432.166.119                           |
| Expenses of administrative materials  | 747.902.286            | 1.281.028.848          | 2.073.452.679                            | 2.236.044.596                            |
| Depreciation expenses of fixed assets | 1.596.279.292          | 2.103.117.296          | 4.863.283.566                            | 6.238.689.675                            |
| Addition / (Reversal) of provisions   | (644.497.529)          | 44.633.193             | (148.080.755)                            | (9.414.314.576)                          |
| Other expense                         | 12.357.382.609         | 10.471.348.582         | 33.893.316.119                           | 32.696.007.113                           |
| <b>Total</b>                          | <b>24.090.619.772</b>  | <b>22.472.838.369</b>  | <b>56.187.198.268</b>                    | <b>50.188.592.927</b>                    |

## 5.7 Current corporate income tax expense

|                                      | Quarter 3<br>Year 2026 | Quarter 3<br>Year 2025 | From 01st Jan till<br>end 30 st Sep 2026 | From 01st Jan till<br>end 30 st Sep 2025 |
|--------------------------------------|------------------------|------------------------|------------------------------------------|------------------------------------------|
|                                      | VND                    | VND                    | VND                                      | VND                                      |
| Current corporate income tax expense | 11.829.423.712         | 6.061.029.193          | 26.054.803.880                           | 27.355.425.810                           |
| <b>Total</b>                         | <b>11.829.423.712</b>  | <b>6.061.029.193</b>   | <b>26.054.803.880</b>                    | <b>27.355.425.810</b>                    |

## **6. OTHER INFORMATION**

### **6.1 Financial instruments**

#### **6.1.1 Types of financial instruments**

The details of the significant accounting policies and methods applied by the Corporation (including the criteria for recognition, the basis for determining value, and the basis for recognizing income and expenses) for each type of financial asset, liability, and equity instrument are presented in Note 3.13 "Financial instruments."

The Corporation has not assessed the fair value of financial assets and liabilities as at the balance sheet date, as Circular 210 and other relevant prevailing regulations do not provide comprehensive guidance on determining the fair value of these financial assets and liabilities. While Circular 210 refers to the application of International Financial Reporting Standards ("IFRS") on presentation and disclosures of financial instruments, it did not adopt the equivalent guidance for the recognition and measurement of financial instruments, including application of fair value, in accordance with IFRS.

#### **6.1.2 Financial risk management objectives**

The Corporation's financial liabilities primarily consist of accounts payable to suppliers, advances from customers, and other payables. The main purpose of these financial liabilities is to raise funds to serve the Corporation's operations. The Corporation also has trade receivables, prepayments to suppliers, other receivables, cash, deposits, and term deposits, all of which arise directly from its business activities.

In the course of its operations, the Corporation is exposed to market risk, credit risk, and liquidity risk. The Corporation does not implement hedging measures for these risks due to the absence of a market for financial instruments. The Board of Management reviews and agrees to apply the following risk management policies:

##### **Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market prices encompass three types of risks: interest rate risk, currency risk, and other price risks. The Corporation does not implement measures to hedge these risks due to the absence of a market for financial instruments.

##### *Interest Rate Risk*

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. During the period ended 30 September 2026, the Corporation was not exposed to significant interest rate risk since the majority of its financial assets and liabilities have fixed interest rates.

##### *Foreign currency risk*

Foreign currency risk refers to the potential fluctuations in the fair value or future cash flows of a financial instrument caused by changes in exchange rates. This risk primarily arises from the Corporation's operations, including certain expenses, revenues, and borrowings denominated in currencies other than its functional currency.

##### **Credit risk**

Credit risk arises when a customer or counterparty fails to fulfill their contractual obligations, leading to financial losses for the Corporation. The Corporation implements appropriate credit policies and regularly monitors its financial position to assess exposure to credit risk. As of the end of the reporting period, the Corporation identified and evaluated significant credit risks from customers and counterparties. Credit risk is partially reflected in the provision for doubtful debts, as detailed in Note 4.2, "Short-term Trade Receivables." To mitigate these risks, the Corporation enforces suitable credit policies, actively follows up on receivables, and implements solutions to recover outstanding amounts.

##### **Liquidity Risk**

Liquidity risk refers to the risk that the Corporation may encounter difficulties in fulfilling its financial obligations due to insufficient funds. The Corporation's liquidity risk primarily stems from the differing maturity profiles of its financial assets and liabilities.

To manage liquidity risk, the Corporation maintains an adequate level of cash, cash equivalents, and bank borrowings, as determined by the Board of Management, ensuring sufficient liquidity to meet operational needs and mitigate the impact of cash flow fluctuations. This strategy helps to reduce the Corporation's liquidity risk, which is currently assessed as low.

The table below summarizes the Corporation's financial liabilities based on expected contractual payments, presented on an undiscounted basis.

## 6.2 Related Parties Transactions and Balances

Related Parties: A party is considered related if it has the ability to control or exert significant influence over another party in making decisions regarding policies and operations.

In this regard, the related parties of the Corporation include companies within the Vietnam Electricity (EVN), shareholders, as well as members of the Board of Directors and Executive Board of the Corporation.

## 6.3 Subsequent Events

There are no subsequent events that occurred after the end of the accounting period that require adjustment or disclosure in the Company's separate financial statements.

## 6.4 Comparative Figures

Comparative Figure are the figures of the Corporation's separate financial statements for the Quarter 3 year 2026.

**Preparer**  
(Signature, full name)

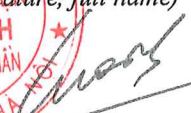


Dinh Thi Hong Nga

**Chief Accountant**  
(Signature, full name)



Do Thi Thu Huong

23. October 2026  
**Legal Representative**  
(Signature, full name)  
  
TỔNG GIÁM ĐỐC  
CÔNG TY CỔ PHẦN  
ĐÔNG ANH  
THÀNH PHỐ HÀ NỘI  
M.S.D.N: 0100101322

