

**RAILWAY CONSTRUCTION CORPORATION JOINT  
STOCK COMPANY**

**CONSOLIDATED FINANCIAL STATEMENTS**

**QUARTER II 2025**

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*Ha Noi, July 2025*

**MENU**

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## **REPORT OF THE BOARD OF GENERAL DIRECTORS**

The Board of Directors of Railway Construction Corporation Joint Stock Company submits this Report along with the Company's Consolidated Financial Statements prepared for the fiscal period of Quarter II/2025 ending June 30, 2025.

### **BOARD OF DIRECTORS, BOARD OF GENERAL DIRECTORS AND AUDIT COMMITTEE**

Members of the Board of Directors, Board of General Directors and Audit Committee who managed during the fiscal period ending June 30, 2025 and up to the date of this Report include:

#### **Board of Directors**

Mr Mai Thanh Phuong	Chairman of the board
Mr Ta Huu Dien	Vice Chairman of the board
Mr Vo Van Phuc	Board member
Mr Pham Hong Thang	Board member, Chairman of the audit committee
Mr Pham Ngoc Quoc Cuong	Board member, Audit committee member

#### **Board of General Directors**

Mr Vo Van Phuc	General Director
Mr Kieu Nghi	Vice General Director
Ms Vu Thi Hai Yen	Vice General Director

#### **Chief Accountant**

Ms Nguyen Thi Thanh Huyen	Chief Accountant (Relieved from duty on April 16, 2025)
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### **EVENTS AFTER THE FISCAL YEAR END DATE**

The Board of General Directors affirms that. There are no other important events after the end of the fiscal year that have a material impact, requiring adjustment or disclosure in the Company's quarter II 2025 financial statements ending June 30, 2025.

### **RESPONSIBILITIES OF THE BOARD OF GENERAL DIRECTORS**

The Board of Directors of the Corporation is responsible for preparing the consolidated financial statements for the second quarter of 2025, which fairly reflect the financial situation, business performance and cash flows of the Corporation during the period. In preparing the consolidated financial statements for the second quarter of 2025, the Board of Directors of the Corporation commits to comply with the following requirements:

- Establish and maintain internal controls as the Board of Directors and the Management Board determine is necessary to enable the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error;
- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, and whether there are any material departures that must be disclosed and explained in the interim consolidated financial statements;
- Prepare and present the consolidated financial statements on the basis of compliance with Vietnamese accounting standards, accounting regimes for enterprises and legal regulations related to the preparation and presentation of consolidated financial statements during the year; - Prepare the consolidated financial statements on the going concern basis, unless it is inappropriate to presume that

*The accompanying notes form an integral part of the consolidated financial statements*



the Corporation will continue in business.

The Board of Directors of the Corporation ensures that the accounting records are kept to reflect the financial position of the Corporation, with honesty and reasonableness at any time and ensure that the consolidated financial statements for the second quarter of 2025 comply with current regulations of the State. At the same time, it is responsible for ensuring the safety of the Corporation's assets and taking appropriate measures to prevent and detect fraud and other violations.

The Board of Directors of the Corporation commits that the consolidated financial statements for the second quarter of 2025 have fairly and fairly reflected the financial situation of the Corporation as at June 30, 2025, the results of business operations and cash flows for the fiscal year ended on the same day, in accordance with Vietnamese accounting standards, accounting regimes for enterprises and comply with legal regulations related to the preparation and presentation of interim consolidated financial statements.

#### **OTHER COMMITMENTS**

The Board of Directors commits that the Corporation complies with Decree 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Securities Law and the Corporation does not violate the obligation to disclose information as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market.

On behalf the Board of General Directors.



**Vo Van Phuc**  
**General Director**  
*Ha Noi, July 30 2025*



**CONSOLIDATED BALANCE SHEET**

Quarter 2

As at June 30 2025

Code	ASSETS	Notes	30/06/2025	01/01/2025
			VND	VND
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>702,223,102,278</b>	<b>743,854,633,170</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>3</b>	<b>4,290,103,142</b>	<b>11,626,302,864</b>
111	1. Cash		3,268,103,943	9,956,133,329
112	2. Cash equivalents		1,021,999,199	1,670,169,535
<b>130</b>	<b>III. Short-term receivables</b>		<b>490,418,374,486</b>	<b>524,820,488,614</b>
131	1. Short-term receivables from customers	<b>5</b>	273,107,483,744	329,729,503,172
132	2. Short term pre-payment to suppliers		220,740,336,481	197,214,050,617
136	3. Other short-term receivables	<b>7</b>	12,986,108,863	14,292,489,427
137	4. Short-term allowances for doubtful debts		(16,415,554,602)	(16,415,554,602)
<b>140</b>	<b>IV. Inventories</b>	<b>10</b>	<b>179,327,050,940</b>	<b>178,736,264,575</b>
141	1. Inventories		185,667,284,959	185,076,498,594
149	2. Provision for inventories		(6,340,234,019)	(6,340,234,019)
<b>150</b>	<b>V. Other current assets</b>		<b>28,187,573,710</b>	<b>28,671,577,117</b>
151	1. Short-term prepaid expenses	<b>11</b>	886,073,368	1,852,148,224
152	2. Deductible VAT		25,665,693,896	25,209,329,638
153	3. Other current assets	<b>18</b>	1,635,806,446	1,610,099,255
<b>200</b>	<b>B. LONG-TERM ASSETS</b>		<b>295,177,571,369</b>	<b>302,700,820,579</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>2,574,105,169</b>	<b>2,381,574,681</b>
216	1. Other long-term receivables	<b>7</b>	2,574,105,169	2,381,574,681
<b>220</b>	<b>II. Fixed assets</b>		<b>65,106,941,792</b>	<b>72,137,748,241</b>
221	1. Tangible fixed assets	<b>13</b>	61,466,614,448	68,441,462,563
222	- Historical costs		295,509,906,916	295,509,906,916
223	- Accumulated depreciation		(234,043,292,468)	(227,068,444,353)
227	2. Intangible fixed assets	<b>12</b>	3,640,327,344	3,696,285,678
228	- Historical cost		5,022,375,400	5,022,375,400
229	- Accumulated depreciation		(1,382,048,056)	(1,326,089,722)
<b>230</b>	<b>III. Investment property</b>	<b>14</b>	<b>2,945,980,930</b>	<b>2,994,275,698</b>
231	- Historical costs		5,686,065,091	5,686,065,091
232	- Accumulated depreciation		(2,740,084,161)	(2,691,789,393)
<b>250</b>	<b>V. Long-term financial investments</b>	<b>4</b>	<b>216,692,071,618</b>	<b>217,527,641,230</b>
253	1. Equity investments in other entities		253,389,860,000	253,389,860,000
254	2. Provision for long-term financial investment		(36,697,788,382)	(35,862,218,770)
<b>260</b>	<b>VI. Other long-term assets</b>		<b>7,858,471,860</b>	<b>7,659,580,729</b>
261	1. Long-term prepaid expenses	<b>11</b>	7,073,110,540	6,831,886,588
262	2. Deferred income tax asset	<b>34</b>	785,361,320	827,694,141
<b>270</b>	<b>TOTAL ASSETS</b>		<b>997,400,673,647</b>	<b>1,046,555,453,749</b>

The accompanying notes form an integral part of the consolidated financial statements

**CONSOLIDATED BALANCE SHEET (CONTINUED)**

Quater 2

As at June 30, 2025

Cod e	EQUITY	Notes	30/06/2025 VND	01/01/2025 VND
<b>300</b>	<b>C. LIABILITIES</b>		<b>616,987,264,180</b>	<b>635,331,217,332</b>
<b>310</b>	<b>I. Short-term liabilities</b>		<b>608,968,988,843</b>	<b>627,255,963,897</b>
311	1. Short-term account payable to suppliers	17	156,263,801,197	195,428,209,696
312	2. Advances from customers (short-term)	16	9,974,975,289	34,672,805,891
313	3. Taxes and payable to state budget	18	10,473,432,677	13,262,842,111
314	4. Payable to employees		4,733,522,533	5,037,245,169
315	5. Short-term accrued expenses	19	38,363,442,407	31,046,892,559
318	6. Short-term unearned revenue		-	763,636,368
319	7. Other short-term payables	20	6,335,705,269	5,227,143,910
320	8. Short-term borrowings and financial lease	22	380,497,102,944	340,645,759,416
321	9. Provision (Short-term)	21	1,714,611,750	-
322	10. Bonus & welfare fund		612,394,777	1,171,428,777
<b>330</b>	<b>II. Long-term liabilities</b>		<b>8,018,275,337</b>	<b>8,075,253,435</b>
333	1. Long-term account payable to suppliers	19	158,576,730	371,018,012
336	2. Long-term unearned revenue		6,236,363,607	5,854,545,423
337	3. Other long-term payables	20	154,000,000	158,000,000
338	4. Other long-term payables	22	1,469,335,000	320,000,000
342	5. Provision for long-term payables	21	-	1,371,690,000
<b>400</b>	<b>D. EQUITY</b>		<b>380,413,409,467</b>	<b>411,224,236,417</b>
<b>410</b>	<b>I. Equity</b>	<b>23</b>	<b>380,413,409,467</b>	<b>411,224,236,417</b>
411	1. Contributed capital		320,647,490,000	320,647,490,000
411a	Ordinary shares with voting rights		320,647,490,000	320,647,490,000
412	2. Share capital surplus		4,471,159,235	4,471,159,235
414	3. Owner's other equities		1,296,421,018	1,296,421,018
421	4. Undistributed earnings		15,169,334,010	46,262,639,263
421a	Accumulated undistributed earnings		46,262,639,262	46,104,863,861
421b	Undistributed earnings		(31,093,305,252)	157,775,402
429	5. Non-controlling interests		38,829,005,204	38,546,526,901
<b>440</b>	<b>TOTAL EQUITY</b>		<b>997,400,673,647</b>	<b>1,046,555,453,749</b>



**Vo Van Phuc**  
General Director  
Ha Noi, July 30 2025

**Le Phu Minh Duc**  
Accounting Manager

**Le Phu Minh Duc**  
Preparer



# CONSOLIDATED INCOME SHEET

## Quarter 2

For the period from January 1, 2025 to June 30, 2025

Cod e	ITEM	Notes	Quarter II		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
01	1. Revenue from sales of goods and provision of services	25	157,435,235,010	198,599,817,717	228,739,088,900	313,994,069,132
10	2. Net revenue		157,435,235,010	198,599,817,717	228,739,088,900	313,994,069,132
11	3. Cost of goods sold	26	149,375,481,853	179,414,055,633	225,561,002,506	278,378,869,362
20	4. Gross profit		8,059,753,157	19,185,762,084	3,178,086,394	35,615,199,770
21	5. Financial income	27	75,097,167	70,553,613	149,231,233	189,359,847
22	6. Financial activities expenses	28	8,281,039,285	8,193,090,550	15,162,027,566	14,387,323,052
23	In which: Interest expense		7,445,469,673	6,282,847,229	14,278,857,954	12,477,079,731
25	7. Selling expenses	29	212,962,156	661,373,505	238,557,060	1,021,726,673
26	8. General & administration expenses	30	8,840,978,851	7,500,930,881	18,577,561,214	16,522,176,035
30	9. Net operating profit/(loss)		(9,200,129,968)	2,900,920,761	(30,650,828,213)	3,873,333,857
31	10. Other income	31	49,728,699	865,703,821	85,572,031	863,375,039
32	11. Other expenses	32	(116,262,446)	215,825,508	61,047,319	186,013,951
40	12. Other profit		165,991,145	649,878,313	24,524,712	677,361,088
50	13. Total earning before tax (for accounting purpose)		(9,034,138,823)	3,550,799,074	(30,626,303,501)	4,550,694,945
51	14. Business income tax charge	33	61,138,283	1,317,334,514	142,190,628	1,940,877,595
52	15. Deferred business income tax charge	34	21,166,411	21,166,411	42,332,821	42,332,821
60	16. Earning after tax		(9,116,443,517)	2,212,298,149	(30,810,826,950)	2,567,484,529
61	17. Profit after tax attributable to Parent Company		(9,237,901,863)	1,983,126,983	(31,093,305,252)	2,063,936,179
62	18. Profit after tax attributable to non- controlling shareholders		121,458,346	229,171,166	282,478,302	503,548,350
70	19. Earnings per share	35	(288)	62	(970)	64



**Vo Van Phuc**  
General Director  
Ha Noi, July 30 2025

**Le Phu Minh Duc**  
Accounting Manager

**Le Phu Minh Duc**  
Preparer



## CONSOLIDATED CASH FLOW STATEMENT

For the period from January 1, 2025 to June 30, 2025

Cod e	ITEM	Notes	the first six months	the first six months
			of 2025	of 2024
			VND	VND
	<b>I. CASH FLOW FROM OPERATING ACTIVITIES</b>			
01	<i>1. Profit before tax</i>		(30,626,303,501)	4,550,694,945
	<i>2. Adjustments for</i>		22,261,682,549	20,508,757,935
02	- Depreciation and amortisation		7,290,765,320	7,328,341,656
03	- Provisions		835,569,612	945,135,292
05	- Gains/Losses from disposals of investments		(143,510,337)	(241,798,744)
06	- Interest expense		14,278,857,954	12,477,079,731
08	<i>3. Operating profit before changes in working capital</i>		(8,364,620,952)	25,059,452,880
09	- Change in receivables		27,833,920,524	(52,207,884,326)
10	- Change in inventories		(590,786,365)	(10,328,528,378)
11	- Increase/Decrease of payables (interest and payable CIT excluded)		(50,841,862,499)	(118,884,965,585)
12	- Change in prepaid expenses		736,160,071	120,264,866
14	- Interest paid		(14,278,857,954)	(11,902,629,685)
15	- Company income tax paid		(2,285,584,344)	(14,496,712,179)
17	- Other payments for operating activities		(559,034,000)	(749,343,500)
20	<i>Net Cash flows from operating activities</i>		(48,350,665,519)	(183,390,345,907)
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	1. Payments for additions to fixed assets and other long-term assets		-	(1,793,598,858)
22	2. Collections on disposals of fixed assets and other long-term assets		-	82,545,455
27	3. Interests, dividends and profits distributed		13,787,269	206,025,295
30	<i>Net cash flows from investing activities</i>		13,787,269	(1,505,028,108)
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
33	1. Receipts from borrowings		252,918,830,183	231,601,695,692
34	2. Payments to settle loan principals		(211,918,151,655)	(204,248,230,456)
36	3. Dividends, profits distributed		-	(2,190,045,792)
40	<i>Net cash flows from financial activities</i>		41,000,678,528	25,163,419,444

**CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)**

For the period from January 1, 2025 to June 30, 2025

Code	ITEM	Notes	the first six	the first six
			months of 2025	months of 2024
			VND	VND
50	Net cash flows during the year		(7,336,199,722)	(159,731,954,571)
60	Cash and cash equivalent at the beginning of the year		11,626,302,864	324,709,503,614
70	Cash and cash equivalent at the end of the year	3	<u>4,290,103,142</u>	<u>164,977,549,043</u>



**Vo Van Phuc**  
General Director  
Ha Noi, July 30 2025

**Le Phu Minh Duc**  
Accounting Manager

**Le Phu Minh Duc**  
Preparer

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**1. CHARACTERISTICS OF BUSINESS ACTIVITIES**

**1.1 FORM OF CAPITAL OWNERSHIP**

The Railway Construction Corporation Joint Stock Company, previously known as the Railway Construction Company, was converted into a joint-stock company according to Decision No. 3745/QĐ-BGTVT dated December 7, 2004, by the Ministry of Transport. The Corporation operates under the Business Registration Certificate No. 0103008002 issued by the Hanoi Department of Planning and Investment, first granted on May 25, 2005. It was later updated to No. 3300101075 on the 16th change dated July 21, 2015, up to now the most recent change (24th time) was issued on July 4, 2024.

The Corporation's headquarters is located at: No. 33, Lang Ha Street, Thanh Cong Ward, Ba Dinh District, Hanoi.

The total charter capital of the Corporation is 320,647,490,000 VND, equivalent to 32,064,749 shares, with a nominal value of 10,000 VND per share

On November 25, 2014, Hanoi Stock Exchange issued Decision No. 778/QĐ-SGDHN on approving the registration of trading shares of Railway Construction Corporation at Hanoi Stock Exchange.

**1.2 BUSINESS LINES AND MAIN ACTIVITIES**

- Construction of other civil engineering works, including transportation, industrial, civil, and irrigation works;
- Construction of railway and road infrastructure;
- Specialized design activities;
- Wholesale of construction materials and equipment. This includes the import and export of construction materials;
- Wholesale of machinery, equipment, and other parts. This includes the import and export of materials, machinery, and equipment for the transportation industry, including railway-specific parts and accessories;
- Real estate business, including the ownership or lease of land rights;
- Current accommodation services, including the operation of guesthouses and hostels, as well as food and beverage services;
- Catering services and mobile food services.

**1.3 CORPORATE STRUCTURE**

**LIST OF SUBSIDIARIES**

TT	Name of Subsidiary Enterprise
1	Branch of Railway Construction Corporation - Railway Hotel



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**1. CHARACTERISTICS OF BUSINESS ACTIVITIES (CONTINUED)**

**1.3 CORPORATE STRUCTURE (CONTINUED)**

**LIST OF SUBSIDIARIES:**

TT	Subsidiary name	Charter capital (VND)	Equity ratio
a)			
1	Danang Railway Materials Company Limited	38.104.500.000	100%
b)			
1	Hoang Mai Stone Joint Stock Company	56.124.440.000	50,33%

**2. BASIS FOR PREPARING CONSOLIDATED FINANCIAL STATEMENTS AND FISCAL YEAR**

**2.1 FISCAL YEAR, CURRENCY USED IN ACCOUNTING**

The Company's fiscal year begins on January 1 and ends on December 31 of the calendar year. These consolidated financial statements are prepared for the period from January 1, 2025 to June 30, 2025.

The currency used in accounting and in preparing these Consolidated Financial Statements is Vietnam Dong (VND).

**2.2 ACCOUNTING STANDARDS AND REGIMES APPLIED**

*Accounting Regulations*

The Corporation applies the accounting regulations for enterprises issued by Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, and Circular No. 53/2016/TT-BTC dated March 21, 2016, by the Ministry of Finance, which amends and supplements certain provisions of Circular No. 200/2014/TT-BTC and Circular No. 202/2014/TT-BTC guiding the method of preparing and presenting consolidated financial statements.

*Statement of Compliance with Accounting Standards and Regulations*

The Corporation has applied the Vietnamese Accounting Standards and the guidelines issued by the government. The interim separate financial statements have been prepared and presented in full compliance with the applicable regulations, including the relevant standards, circulars, and accounting practices currently in effect.

**2.3 BASIS FOR PREPARING CONSOLIDATED FINANCIAL STATEMENTS**

The consolidated financial statements of the Corporation are prepared on the basis of consolidating the separate financial statements of the Corporation and the financial statements of the subsidiaries controlled by the Corporation (subsidiaries) prepared for the accounting period from January 1, 2025 to June 30, 2025. Control is achieved when the Corporation has the power to control the financial and operating policies of the investee companies so as to obtain benefits from their activities.

The financial statements of the subsidiaries are prepared using accounting policies that are consistent with those of the Parent Company. Where necessary, adjustments are made to the financial statements of the subsidiaries to ensure consistency in the accounting policies used by the Parent Company and its subsidiaries.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Significant balances, income and expenses, including unrealized gains or losses arising from intra-group transactions, are eliminated in consolidating the financial statements.

Non-controlling interest is the portion of the profit or loss and net assets of a subsidiary not held by the parent company.

## 2.4 FINANCIAL INSTRUMENTS

### Initial recognition

## Financial assets

The financial assets of the Corporation include cash and cash equivalents, trade receivables and other receivables. At the time of initial recognition, financial assets are determined at purchase price/issuance cost plus other costs incurred directly related to the purchase and issuance of such financial assets.

## Financial liabilities

The Corporation's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are determined at the issue price plus expenses directly related to the issuance of such financial liabilities.

## Value after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition.

## 2.5 CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, short-term investments or highly liquid investments. Highly liquid investments are those with original maturities of no more than 03 months, which are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

## 2.6 FINANCIAL INVESTMENTS

Held-to-maturity investments include: term bank deposits held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

Investments in equity instruments of other entities include: investments in equity instruments of other entities without control, joint control or significant influence over the investee. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less provision for investment value reduction.

Provisions for devaluation of investments are made at the end of the specific period as follows

- For long-term investments that do not have significant influence on the investee based on the financial statements at the time of provisioning of the investee.
- For investments held to maturity: based on the ability to recover to set up provisions for doubtful debts according to the provisions of law.

## 2.7 ACCOUNTS RECEIVABLE

Accounts receivable are tracked in detail by the maturity period, the debtor, the currency of receivable, and other factors according to the management needs of the Corporation. Accounts



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

receivable are classified as short-term or long-term in the separate financial statements based on the remaining maturity of receivables at the reporting date.

Provision for doubtful accounts is made for: Overdue receivables as per economic contracts, loan agreements, contractual commitments, or debt commitments; Receivables not yet due but deemed difficult to collect. In this context, the provision for overdue receivables is made based on the original repayment schedule of the sales contract, without considering any debt rescheduling between the parties. Receivables not yet due but where the debtor is in bankruptcy, liquidation, or other conditions indicating potential losses, are also considered for provision.

**2.8 INVENTORY**

Inventory is initially recognized at cost, which includes: purchase cost, processing cost, and other directly related costs incurred to bring the inventory to its location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventory is lower than its cost, inventory is recognized at its net realizable value.

The net realizable value is estimated based on the selling price of the inventory less estimated costs to complete the product and estimated selling costs.

Inventory value is determined using the weighted average method.

Inventory is recorded using the periodic system.

The method for determining the value of unfinished goods at year-end: The cost of unfinished work is accumulated based on each incomplete project or unrecognized revenue, corresponding to the unfinished work at the end of the year.

Work in progress costs of production activities are collected according to actual costs incurred for each type of unfinished product.

Provision for inventory write-downs is made at year-end based on the difference between the cost of inventory and its net realizable value.

**2.9 FIXED ASSETS**

Tangible fixed assets and intangible fixed assets are initially recorded at original cost. During use, tangible fixed assets and intangible fixed assets are recorded at original cost, accumulated depreciation and residual value.

Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

- Buildings and structures	10 - 25 years
- Machinery and other equipment	03 - 20 years
- Transportation vehicles	06 - 10 years
- Management tools and equipment	03 - 08 years
- Leasehold rights	32 years
- Computer software	10 years

**2.10 INVESTMENT REAL ESTATE**

Investment properties are initially recognized at cost.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

For investment properties leased for operation, they are recognized at cost, accumulated depreciation, and carrying value. Depreciation is calculated using the straight-line method, with the estimated useful life as follows:

- Buildings and structures: 25 years

**2.11 CONSTRUCTION IN PROGRESS**

Construction in progress includes fixed assets under purchase and construction that have not been completed at the end of the accounting period and are recognized at cost. This cost includes construction, installation of machinery and equipment, and other direct costs.

**2.12 OPERATING LEASES**

An operating lease is a type of lease for fixed assets where the majority of the risks and benefits associated with ownership belong to the lessor. Payments under an operating lease are recognized in the income statement using the straight-line method based on the lease term.

**2.13 PREPAID EXPENSES**

Expenses that have been incurred but will benefit multiple accounting periods are recorded as prepaid expenses and allocated to the income statement over the relevant periods.

For long-term prepaid expenses, the allocation is based on the nature and extent of each type of expense to select a reasonable method and allocation criterion.

Prepaid land expenses include advance land rent, as well as any expenses related to land use rights that do not meet the conditions for recognition as intangible fixed assets under Circular No. 45/2013/TT-BTC, issued by the Ministry of Finance on April 25, 2013. These costs are recorded in the income statement using the straight-line method based on the lease term.

Tools and supplies, which are assets held for normal business activities with an acquisition cost below VND 30 million, do not qualify for fixed asset recognition. The cost of tools and supplies is amortized on a straight-line basis over 1 to 3 years.

Repair expenses are recorded at cost and amortized on a straight-line basis over 1 to 3 years.

Other prepaid expenses are recorded at cost and amortized over their useful life using the straight-line method for 1 to 3 years.

**2.14 LIABILITIES**

Payables are monitored by payment term, payable entity, original currency and other factors according to the management needs of the Corporation. Payables are classified as short-term and long-term in the interim consolidated financial statements based on the remaining term of the payables at the reporting date.

**2.15 LOAN**

Loans are tracked by lender, loan agreement and loan maturity.

**2.16 BORROWING COSTS**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

Borrowing costs are recognized as production and business expenses in the period when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans for the construction of fixed assets, investment real estate, interest is capitalized even when the construction period is less than 12 months.

**2.17 EXPENSES PAYABLE**

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid and other payables such as loan interest payable, construction cost deductions... are recorded in production and business expenses of the reporting period.

Accounting for payable expenses into production and business expenses in the period must be carried out according to the principle of matching between revenue and expenses incurred in the period. Payable expenses will be settled with the actual expenses incurred. The difference between the provision and actual expenses will be reversed.

**2.18 PROVISIONS FOR PAYABLES**

Provisions are only recognized when the following conditions are met:

- The corporation has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of economic benefits will result in a requirement to settle the obligation;
- Provide a reliable estimate of the value of that liability.

The amount recognised as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the reporting period. Only expenditure relating to the provision originally recognised is offset against that provision.

The provision for payables is recorded in the production and business expenses of the accounting period. The difference between the amount of provision for payables established in the previous accounting period that is not fully used and the amount of provision for payables established in the reporting period is reversed and recorded as a reduction in production and business expenses in the period.

**2.19 UNREALIZED REVENUE**

Unearned revenue includes revenue received in advance such as: amounts paid in advance by customers for one or more accounting periods for asset leasing.

Unearned revenue is transferred to sales and service revenue at the amount determined in accordance with each accounting period.

**2.20 OWNER'S EQUITY**

The owner's equity is recognized based on the actual capital contributed by the owner.

Share premium reflects the difference between the par value, direct costs associated with the issuance of shares and the issue price of shares (including cases of re-issuance of treasury shares) and can be a positive surplus (if the issue price is higher than the par value and direct costs associated with the issuance of shares) or a negative surplus (if the issue price is lower than the par value and direct costs associated with the issuance of shares).



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

Other capital belonging to owner's equity reflects the business capital formed by supplementing from business results or by being given, donated, sponsored, or revaluation of assets (if allowed to record an increase or decrease in Owner's Investment Capital).

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or loss handling of the Corporation. The profit distributed by the Corporation to the owners does not exceed the undistributed profit after tax on the consolidated financial statements after excluding the impact of profits recorded from bargain purchases. Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders and after setting aside funds according to the Corporation's Charter and the provisions of Vietnamese law.

The Corporation sets aside the following funds from the Corporation's net profit after corporate income tax upon the proposal of the Board of Directors and approved by shareholders at the Annual General Meeting of Shareholders:

- Development investment fund: this fund is set aside to serve the expansion of operations or in-depth investment of the Corporation.
- Bonus and welfare fund and Executive Board bonus fund: this fund is set aside to reward, encourage materially, bring common benefits and improve welfare for employees and is presented as a payable on the interim consolidated balance sheet.

Dividends payable to shareholders are recorded as payables on the Corporation's interim consolidated balance sheet after the dividend payment notice of the Corporation's Board of Directors and the dividend ex-dividend date notice of the Vietnam Securities Depository Center.

**2.21 REVENUE**

*Sales revenue*

Sales revenue is recognized when all of the following conditions are met:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Group;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

*Service revenue*

Revenue from the provision of services is recognized when all of the following conditions are met:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The portion of the transaction completed at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The portion of the service provision that has been completed is determined using the method of assessing the completion of the transaction.

*Operating lease revenue*

Operating lease revenue mainly includes fixed asset lease revenue and office lease revenue which are recognized in the statement of income on a straight-line basis over the lease term as stipulated in the lease contract.

*Construction contract revenue*



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

Construction contracts stipulate that contractors are paid according to the value of the volume of work performed. When the results of the construction contract are reliably determined and confirmed by the customer, revenue and expenses related to the contract are recorded corresponding to the completed work confirmed by the customer in the year reflected on the issued invoice.

Increases and decreases during contract performance, bonuses and other payments are only included in revenue when agreed with the customer.

*Financial revenue*

Revenue arising from interest, royalties, dividends, profits distributed and other financial income is recognized when both (2) of the following conditions are satisfied:

- It is possible to obtain economic benefits from the transaction;
- Revenue is determined relatively reliably.

Dividends and profits distributed are recognized when the Corporation is entitled to receive dividends or is entitled to receive profits from capital contributions.

**2.22 COST OF GOODS SOLD**

Giá Cost of goods sold in the period is recorded in accordance with the revenue generated in the period and ensures compliance with the principle of prudence. Cases of material loss exceeding the norm, costs exceeding the normal norm, lost inventory after deducting the responsibility of the relevant collective or individual, etc. are fully and promptly recorded in the cost of goods sold in the period.

**2.23 FINANCIAL COSTS**

Expenses recorded in financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;

The above items are recorded according to the total amount incurred during the period, not offset against financial revenue.

**2.24 CORPORATE INCOME TAX**

*Deferred Tax Assets and Deferred Tax Liabilities*

Deferred income tax assets are determined based on the total deductible temporary differences and the carry-forward of unused tax losses and unused tax credits. Deferred income tax liabilities are determined based on taxable temporary differences. Deferred income tax assets and deferred income tax liabilities are determined using the current income tax rates based on the tax rates and tax laws that have been enacted at the end of the reporting period.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

*Current corporate income tax expense and Deferred corporate income tax expense*

Current corporate income tax expense is determined based on taxable income in the period and corporate income tax rate in the current accounting period.

*Corporate Income Tax Rate*

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

The Corporation is currently applying a corporate income tax rate of 20% for activities generating taxable income for the accounting period from January 1, 2024 to December 31, 2024.

**2.25 EARNINGS PER SHARE**

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to shareholders owning common shares of the Corporation (after adjusting for the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of common shares outstanding during the period.

**2.26 STAKEHOLDERS**

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. The Corporation's related parties include:

- Enterprises that directly or indirectly through one or more intermediaries control, or are controlled by, or are under common control with the Corporation, including parent companies, subsidiaries and associates;
- Individuals who directly or indirectly hold voting power of the Corporation and have significant influence over the Corporation, key management personnel of the Corporation, close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting power or have significant influence over these enterprises.

In considering each related party relationship for the purpose of preparing and presenting the consolidated financial statements, the Corporation pays attention to the substance of the relationship rather than the legal form of such relationships.

**2.27 PART INFORMATION**

A segment is a distinguishable component of the Group that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and rewards that are different from those of other segments. Segment information is prepared and presented in accordance with the accounting policies applied to the preparation and presentation of the Group's financial statements in order to help users of the financial statements understand and evaluate the Group's operations as a whole.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**3. CASH AND CASH EQUIVALENTS**

	<b>30/06/2025</b>	<b>01/01/2025</b>
	<b>VND</b>	<b>VND</b>
Cash	653,580,952	244,429,581
Non-term bank deposits	2,614,522,991	9,711,703,748
Cash Equivalents	1,021,999,199	1,670,169,535
	<b>4,290,103,142</b>	<b>11,626,302,864</b>

**4. SHORT-TERM RECEIVABLES FROM CUSTOMERS**

	<b>30/06/2025</b>		<b>01/01/2025</b>	
	<b>Value</b>	<b>Provision</b>	<b>Value</b>	<b>Provision</b>
	<b>VND</b>	<b>VND</b>	<b>VND</b>	<b>VND</b>
<b>Related parties</b>				
- Construction JSC No.791	157,142,840		138,827,610	
- Construction JSC No.792	2,411,265,200		2,650,796,160	
- Construction JSC No.793	424,788,500		421,488,500	
- Railway Construction JSC No.796	20,326,908,982		19,725,833,734	
- Mechanical Construction JSC No.798	945,242,514	-	945,242,514	-
- Construction JSC No.875	12,754,218,297		14,195,269,297	
- Mechanical and Construction JSC No. 878	29,344,499,933		26,938,662,488	
- Construction JSC No.879	29,700,000	-	29,700,000	-
- Thanh Nam Real Estate Investment and Development	725,914,300	-	725,914,300	-
<b>Other side</b>				
- Mien Trung Construction Group Corporation	66,029,392,655	-	66,029,392,655	-
- Railway Project Management Board	56,028,428,309	-	109,366,005,574	-
- Transportation Construction Corporation I - JSC	8,289,858,145	(8,289,858,145)	8,289,858,145	(8,289,858,145)
- Other receivables from customers	75,640,124,069	(2,676,543,038)	80,272,512,195	(2,565,967,784)
	<b>273,107,483,744</b>	<b>(10,966,401,183)</b>	<b>329,729,503,172</b>	<b>(10,855,825,929)</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**5. SHORT TERM PRE-PAYMENT TO SUPPLIERS**

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Related parties</b>				
- Construction JSC No.791	16,274,239,814	-	17,018,159,696	-
- Construction JSC No.792	19,091,823,484	-	20,658,853,484	-
- Construction JSC No.793	37,412,344,906	-	35,668,836,020	-
- Railway Construction Joint Stock Company 796	25,090,792,061	-	24,641,788,888	-
- Mechanical Construction Joint Stock Company 798	41,125,756,231	-	28,176,494,147	-
- Construction Joint Stock Company 875	20,397,602,619	-	15,203,446,777	-
- Mechanical and Construction Joint Stock Company 878	20,058,434,882	-	12,347,484,882	-
- Construction Joint Stock Company 879	30,876,083,038	-	26,087,735,038	-
- An Ngoc Investment Co., Ltd.	3,902,800,000	-	4,000,000,000	-
<b>b) Other sides</b>				
- Construction and Technical Consulting JSC	1,712,271,000	(1,712,271,000)	1,712,271,000	(1,712,271,000)
- Others pre-payment to suppliers	4,798,188,446	-	11,698,980,685	-
	<b>220,740,336,481</b>	<b>(1,712,271,000)</b>	<b>197,214,050,617</b>	<b>(1,712,271,000)</b>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6. OTHER RECEIVABLES

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Short term</b>				
Union dues receivable	456,625,308	-	527,243,108	-
Personal advances receivable	7,210,531,052	-	8,475,815,905	-
Other receivables	5,318,952,503	(3,847,457,673)	5,289,430,414	(2,972,457,673)
- <i>Dividends receivable</i>	875,000,000	(875,000,000)	875,000,000	-
- <i>Truong Son Youth Union Co., Ltd.</i>	1,000,000,000	(1,000,000,000)	1,000,000,000	(1,000,000,000)
- <i>Bac Ha Investment, Trade and Construction JSC</i>	1,700,000,000	(1,700,000,000)	1,700,000,000	(1,700,000,000)
- <i>Other short-term receivables</i>	1,743,952,503	(272,457,673)	1,714,430,414	(272,457,673)
	<b>12,986,108,863</b>	<b>(3,847,457,673)</b>	<b>14,292,489,427</b>	<b>(2,972,457,673)</b>
<b>b) Long-term</b>				
- Bet, deposit	2,574,105,169	-	2,381,574,681	-
	<b>2,574,105,169</b>	<b>-</b>	<b>2,381,574,681</b>	<b>-</b>
<b>In which the parties involved</b>				
- Construction Joint Stock Company 879	45,291,900	-	36,233,520	-
- Mr. Nguyen Hai Duy	4,225,738,198	-	4,219,904,110	-
	<b>4,271,030,098</b>	<b>-</b>	<b>4,256,137,630</b>	<b>-</b>

7. INVENTORIES

	30/06/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	30,111,966,913	-	35,841,583,605	-
Tools, instruments	271,837,285	-	365,723,180	-
Work in progress	129,239,642,593	(6,340,234,019)	123,459,445,830	(6,340,234,019)
Finished product	22,954,490,063	-	22,257,770,287	-
Goods	3,089,348,105	-	3,151,975,692	-
	<b>185,667,284,959</b>	<b>(6,340,234,019)</b>	<b>185,076,498,594</b>	<b>(6,340,234,019)</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

8. PREPAID EXPENSES

	30/06/2025	01/01/2025
	VND	VND
<b>a) Short-term</b>		
- Cost of tools and equipment awaiting allocation	258,856,717	619,665,441
- Insurance costs	206,462,747	247,301,289
- Repair and maintenance costs	362,081,545	971,521,116
- Other short-term prepaid expenses	58,672,359	13,660,378
	<b>886,073,368</b>	<b>1,852,148,224</b>
<b>b) Long-term</b>		
- Prepaid land rental cost for station 76	631,216,866	649,251,630
- Cost of tools and equipment awaiting allocation	3,335,291,079	3,724,967,064
- Cost of repairing machinery and equipment	2,864,206,256	1,948,450,321
- Other long-term prepaid expenses	242,396,339	509,217,573
	<b>7,073,110,540</b>	<b>6,831,886,588</b>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)  
9. TANGIBLE FIXED ASSETS

	Houses, structures	Machinery and equipment	Means of transport, transmission	Equipment, tools management	Total
	VND	VND	VND	VND	VND
<b>Original price</b>					
Beginning balance	71,224,328,659	188,726,643,522	33,785,353,755	1,773,580,980	295,509,906,916
- Purchase during the period	-	-	-	-	-
- Liquidation, sale	-	-	-	-	-
<b>Closing balance</b>	<b>71,224,328,659</b>	<b>188,726,643,522</b>	<b>33,785,353,755</b>	<b>1,773,580,980</b>	<b>295,509,906,916</b>
<b>Accumulated depreciation</b>					
Beginning balance	43,995,951,892	159,621,181,027	21,768,404,032	1,682,907,402	227,068,444,353
- Depreciation during the period	908,862,141	4,983,498,619	1,037,861,096	44,626,259	6,974,848,115
- Liquidation, sale	-	-	-	-	-
<b>Closing balance</b>	<b>44,904,814,033</b>	<b>164,604,679,646</b>	<b>22,806,265,128</b>	<b>1,727,533,661</b>	<b>234,043,292,468</b>
<b>Residual value</b>					
On the first day of the period	27,228,376,767	29,105,462,495	12,016,949,723	90,673,578	68,441,462,563
<b>On the last day of the period</b>	<b>26,319,514,626</b>	<b>24,121,963,876</b>	<b>10,979,088,627</b>	<b>46,047,319</b>	<b>61,466,614,448</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)  
10. INTANGIBLE FIXED ASSETS

	Land use rights (i)	Computer Software	Total
	VND	VND	VND
<b>Original price</b>			
Beginning balance	4,862,375,400	160,000,000	5,022,375,400
<b>Closing balance</b>	<b>4,862,375,400</b>	<b>160,000,000</b>	<b>5,022,375,400</b>
<b>Accumulated depreciation</b>			
Beginning balance	1,166,089,722	160,000,000	1,326,089,722
- Depreciation during the period	55,958,334	-	55,958,334
<b>Closing balance</b>	<b>1,222,048,056</b>	<b>160,000,000</b>	<b>1,382,048,056</b>
<b>Residual value</b>			
On the first day of the period	3,696,285,678	-	3,696,285,678
<b>On the last day of the period</b>	<b>3,640,327,344</b>	<b>-</b>	<b>3,640,327,344</b>

- (i) Land use rights are intangible fixed assets including: The value of long-term, indefinite land use rights of the Corporation in Dong Tan quarter, Di An ward, Di An town, Binh Duong province with an area of 228 m2 and land in Hung Thinh commune, Trang Bom district, Dong Nai province with an area of 19,306.7 m2, land use term until March 2046.

11. INVESTMENT PROPERTY

	Office for rent	Total
	VND	VND
<b>Original price</b>		
Beginning balance	5,686,065,091	5,686,065,091
<b>Closing balance</b>	<b>5,686,065,091</b>	<b>5,686,065,091</b>
<b>Accumulated depreciation</b>		
Beginning balance	2,691,789,393	2,691,789,393
- Depreciation during the year	48,294,768	48,294,768
<b>Closing balance</b>	<b>2,740,084,161</b>	<b>2,740,084,161</b>
<b>Residual value</b>		
On the first day of the period	2,994,275,698	2,994,275,698
<b>On the last day of the period</b>	<b>2,945,980,930</b>	<b>2,945,980,930</b>



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**12. LONG- TERM FINANCIAL INVESTMENTS**

	30/06/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
<b>Investment in other entities</b>	<b>253,389,860,000</b>	<b>(36,697,788,382)</b>	<b>253,389,860,000</b>	<b>(35,862,218,770)</b>
- Saigon Railway Materials JSC	100,000,000	-	100,000,000	-
- Construction JSC No.791	5,831,680,000	(5,698,215,365)	5,831,680,000	(5,708,951,648)
- Construction JSC No.792	6,300,000,000	(6,300,000,000)	6,300,000,000	(6,077,734,855)
- Construction JSC No.793	4,549,930,000	(4,549,930,000)	4,549,930,000	(4,549,930,000)
- Railway Construction JSC No.796	2,500,000,000	(2,500,000,000)	2,500,000,000	(2,500,000,000)
- Mechanical Construction JSC No.798	3,907,600,000	(3,907,600,000)	3,907,600,000	(3,907,600,000)
- Construction JSC No.875	4,499,700,000	(4,499,700,000)	4,499,700,000	(3,965,643,759)
- Mechanical and Construction JSC No. 878	4,850,950,000	(4,850,950,000)	4,850,950,000	(4,850,950,000)
- Construction JSC No.879	6,350,000,000	(4,391,393,017)	6,350,000,000	(4,301,408,508)
- Neo Floor Joint Stock Company	214,500,000,000	-	214,500,000,000	-
	<b>253,389,860,000</b>	<b>(36,697,788,382)</b>	<b>253,389,860,000</b>	<b>(35,862,218,770)</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**13. SHORT-TERM ACCOUNT PAYABLE TO SUPPLIERS**

	30/06/2025		01/01/2025	
	Value	Payable	Value	Payable
	VND	VND	VND	VND
- Vietnam Railway Corporation	38,736,558,068	38,736,558,068	43,963,047,788	43,963,047,788
- Northern Nhan Luat JSC	6,787,957,135	6,787,957,135	6,563,829,573	6,563,829,573
- Dong Duong Railway Investment and Construction	17,029,313,400	17,029,313,400	20,529,313,400	20,529,313,400
- Công ty CP BKT	49,764,812,572	49,764,812,572	63,038,367,005	63,038,367,005
- TH Vietnam Equipment and Materials JSC	5,698,797,922	5,698,797,922	7,698,797,922	7,698,797,922
- Other payables to suppliers	38,246,362,100	38,246,362,100	53,634,854,008	53,634,854,008
	<b>156,263,801,197</b>	<b>156,263,801,197</b>	<b>195,428,209,696</b>	<b>195,428,209,696</b>

**14. ADVANCES FROM CUSTOMERS (SHORT-TERM)**

	30/06/2025	01/01/2025
	VND	VND
<b>Others</b>		
- Ho Chi Minh Road Project Management Board	-	8,345,285,000
- Railway Project Management Board	-	5,543,116,965
- Project Management Board No.85	-	19,358,767,600
- Others Advances from customers (short-term)	2,463,914,489	1,425,636,326
<b>Related parties</b>		
- Construction JSC No.792	2,095,918,593	-
- Construction JSC No.793	5,082,786,613	-
- Mechanical Construction JSC No.798	231,185,416	-
- Construction JSC No.879	101,170,178	-
	<b>9,974,975,289</b>	<b>34,672,805,891</b>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

15. ACCRUED EXPENSES

	30/06/2025	01/01/2025
	VND	VND
<b>a) Short-term</b>		
<b>Project cost advance</b>	<b>38,141,692,803</b>	<b>30,655,741,240</b>
- Bidding Package 04: Hoa Xuan Bridge	9,038,758,753	9,038,758,753
- Tam Giang Bridge - Nui Thanh District - Quang Nam	3,030,062,811	3,030,062,811
- Bidding Package XL-VNT2-01A	5,611,294,436	5,611,294,436
- Other Projects	20,461,576,803	12,975,625,240
<b>Interest expense payable</b>	<b>317,108,731</b>	<b>380,749,256</b>
<b>Other payable expenses</b>	<b>(95,359,127)</b>	<b>10,402,063</b>
	<b>38,363,442,407</b>	<b>31,046,892,559</b>
<b>b) Long-term</b>		
- Fixed Asset Rental Cost	158,576,730	371,018,012
	<b>158,576,730</b>	<b>371,018,012</b>

16. UNEARNED REVENUE

	30/06/2025	01/01/2025
	VND	VND
<b>a) Short-term</b>		
- Short-term unearned revenue from asset leasing	-	763,636,368
	-	<b>763,636,368</b>
<b>b) Long-term</b>		
- Long-term unearned revenue from asset leasing	6,236,363,607	5,854,545,423
	<b>6,236,363,607</b>	<b>5,854,545,423</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

17. OTHER PAYABLES

	30/06/2025	01/01/2025
	VND	VND
<b>a) Short-term</b>		
Union Fund	52,764,978	88,090,525
Social Insurance, Health Insurance, Unemployment Insurance	129,187,042	129,048,202
Deposits, Bets	22,500,000	47,896,800
Other Payables	6,131,253,249	4,962,108,383
- <i>Dividends payable (i)</i>	87,400,787	87,400,787
- <i>Board of Directors and Supervisory Board remuneration</i>	26,000,000	1,416,000,000
- <i>Other payables and receivables</i>	6,017,852,462	3,458,707,596
	<b>6,335,705,269</b>	<b>5,227,143,910</b>
<b>b) Long-term</b>		
Receive deposits, bets	-	-
Other payables, receivables	154,000,000	158,000,000
- <i>Training costs for staff (ii)</i>	154,000,000	158,000,000
	<b>154,000,000</b>	<b>158,000,000</b>

(i) Cash dividends before 2016. The company sent a notice to the address registered by shareholders but some shareholders have not yet come to receive dividends.

(ii) The company will only pay contributions to training costs for officials and employees according to the company's regulations when the employee quits or retires.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

18. LOANS AND LEASING

	01/01/2025		During the period		30/06/2025	
	Value	Amount payable	Increase	Decrease	Value	Amount payable
	VND	VND	VND	VND	VND	VND
<b>a) Short term loan</b>						
Short term loan	340,645,759,416	340,645,759,416	251,139,524,683	211,288,181,155	380,497,102,944	380,497,102,944
	<b>340,645,759,416</b>	<b>340,645,759,416</b>	<b>251,139,524,683</b>	<b>211,288,181,155</b>	<b>380,497,102,944</b>	<b>380,497,102,944</b>
<b>b) Long term loan</b>						
Long term loan	320,000,000	320,000,000	1,779,305,500	629,970,500	1,469,335,000	1,469,335,000
	<b>320,000,000</b>	<b>320,000,000</b>	<b>1,779,305,500</b>	<b>629,970,500</b>	<b>1,469,335,000</b>	<b>1,469,335,000</b>

19. TAXES AND PAYABLE TO STATE BUDGET

	Receivables beginning of year	Amount payable at the beginning of	Amount payable during the period	Amount actually paid during the	Receivables at the end of the	Amount payable at the end of the
	VND	VND	VND	VND	VND	VND
Value Added Tax	-	1,010,384,335	6,527,993,760	6,939,907,758	-	598,470,337
Corporate Income Tax	1,610,099,255	7,967,835,940	142,190,628	2,285,584,344	1,635,806,446	5,850,149,415
Personal Income Tax	-	831,603,684	485,523,597	41,315,681	-	1,275,811,600
Revenue Tax	-	154,822,200	386,110,800	439,636,000	-	101,297,000
Real Estate Tax and Land Rent	-	1,514,435,767	2,312,723,589	1,952,671,234	-	1,874,488,122
Other Taxes	-	9,765,559	19,765,559	29,531,118	-	-
Other Fees, Charges and Other Payables	-	1,773,994,626	(220,825,372)	779,953,051	-	773,216,203
	<b>1,610,099,255</b>	<b>13,262,842,111</b>	<b>9,653,482,561</b>	<b>12,468,599,186</b>	<b>1,635,806,446</b>	<b>10,473,432,677</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

20. EQUITY

20.1 DETAILS OF OWNER'S INVESTMENT CAPITAL

The total charter capital of the Corporation is 320,647,490,000 VND, equivalent to 32,064,749 shares, with a nominal value of 10,000 VND per share.

Detail:

	30/06/2025	Tỷ lệ	01/01/2025	Tỷ lệ
	VND	%	VND	%
Mr. Ta Huu Dien	62,410,750,000	19.46%	62,410,750,000	19.46%
Saigon Hanoi Securities Joint Stock	31,057,500,000	9.69%	31,057,500,000	9.69%
Mr. Nguyen Xuan Cuong	17,784,300,000	5.55%	20,704,300,000	6.46%
Mr. Nguyen Hai Duy	27,387,600,000	8.54%	27,387,600,000	8.54%
Mr. Dau Hoang Viet	20,662,400,000	6.44%	20,662,400,000	6.44%
Other shareholders	161,344,940,000	50.32%	158,424,940,000	49.41%
<b>Cộng</b>	<b>320,647,490,000</b>	<b>100%</b>	<b>320,647,490,000</b>	<b>100%</b>

\* General list of securities owners as of July 24, 2025 provided by Vietnam Securities Depository and Clearing Corporation.

20.2 SHARES

	30/06/2025	01/01/2025
Number of shares registered for issuance	32,064,749	32,064,749
Number of shares sold to the public	32,064,749	32,004,364
- Common stock	32,064,749	32,004,364
Number of shares outstanding	32,064,749	32,004,364
- Common stock	32,064,749	32,004,364
Outstanding share price: 10,000 VND/share		



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

20. EQUITY (CONTINUED)

20.3 EQUITY FLUCTUATION RECONCILIATION TABLE

	Owner's equity	Surplus share capital	Other capital of owners	Development Investment Fund	Undistributed earnings	Non-controlling shareholder	Total
	VND	VND	VND	VND	VND	VND	VND
<b>Opening Balance of Previous Period</b>	<b>320,647,490,000</b>	<b>5,332,962,934</b>	<b>1,296,421,018</b>	-	<b>46,439,064,706</b>	<b>31,176,919,094</b>	<b>404,892,857,752</b>
Capital Increase During the Period	-	-	-	-	-	-	-
Gain During the period	-	-	-	-	1,313,805,244	2,431,996,686	3,745,801,930
Cash dividend	-	-	-	-	-	(2,190,045,792)	(2,190,045,792)
Deduction from Welfare Reward Fund	-	-	-	-	(1,196,004,545)	(132,372,928)	(1,328,377,473)
Other reductions	-	(861,803,699)	-	-	(294,226,142)	7,260,029,841	6,104,000,000
<b>Last Period ending balance</b>	<b>320,647,490,000</b>	<b>4,471,159,235</b>	<b>1,296,421,018</b>	-	<b>46,262,639,263</b>	<b>38,546,526,901</b>	<b>411,224,236,417</b>
<b>Opening balance of this period</b>	<b>320,647,490,000</b>	<b>4,471,159,235</b>	<b>1,296,421,018</b>	-	<b>46,262,639,263</b>	<b>38,546,526,901</b>	<b>411,224,236,417</b>
Profit of this period	-	-	-	-	(31,093,305,253)	282,478,303	(30,810,826,950)
<b>Ending balance of this period</b>	<b>320,647,490,000</b>	<b>4,471,159,235</b>	<b>1,296,421,018</b>	-	<b>15,169,334,010</b>	<b>38,829,005,204</b>	<b>380,413,409,467</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**21. REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES**

	the first six months of 2025	the first six months of 2024
	VND	VND
Construction revenue	209,777,857,664	282,543,157,414
Industrial production revenue	5,859,637,000	15,142,450,600
Office rental revenue	3,618,764,382	3,423,451,517
Fixed assets and tools rental revenue	4,244,344,091	6,255,637,911
Revenue from supplying materials and goods	3,485,261,809	4,217,901,610
Revenue from providing other services	1,753,223,954	2,411,470,080
	<b>228,739,088,900</b>	<b>313,994,069,132</b>

**22. COST OF GOODS SOLD**

	the first six months of 2025	the first six months of 2024
	VND	VND
Construction cost	206,249,474,268	254,842,753,966
Industrial production cost	4,385,938,054	10,422,480,259
Office rental cost	2,655,442,868	2,237,409,509
Fixed assets, tools and equipment rental cost	7,434,215,778	7,174,440,735
Materials and goods supply cost	3,459,956,104	3,840,031,018
Other services supply cost	1,375,975,434	1,169,784,404
Reversal of inventory write-down provision	-	(1,308,030,529)
	<b>225,561,002,506</b>	<b>278,378,869,362</b>

**23. FINANCIAL INCOME**

	the first six months of 2025	the first six months of 2024
	VND	VND
Interest on deposits, loans	149,231,233	189,359,847
	<b>149,231,233</b>	<b>189,359,847</b>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

24. FINANCIAL ACTIVITIES EXPENSES

	the first six months of 2025	the first six months of 2024
	VND	VND
Interest on Loans	14,278,857,954	12,477,079,731
Loss from financial investment activities	47,600,000	-
Provision for Long-Term Investments	835,569,612	1,910,243,321
	<b>15,162,027,566</b>	<b>14,387,323,052</b>

25. SELLING EXPENSES

	the first six months of 2025	the first six months of 2024
	VND	VND
Sales staff costs	16,200,000	59,900,000
Raw material and packaging costs	16,504,432	101,845,220
Outsourced service costs	183,475,000	837,241,645
Other cash costs	22,377,628	22,739,808
	<b>238,557,060</b>	<b>1,021,726,673</b>

26. GENERAL & ADMINISTRATION EXPENSES

	the first six months of 2025	the first six months of 2024
	VND	VND
Management staff costs	9,467,754,373	8,449,928,418
Management material costs	621,740,999	146,579,583
Tools, equipment and supplies costs	51,231,226	37,803,092
Fixed asset depreciation costs	1,685,303,239	1,806,249,392
Taxes, fees and charges	185,978,164	223,343,872
Outsourcing service costs	5,126,324,543	4,730,116,274
Other cash costs	1,439,228,670	1,128,155,404
	<b>18,577,561,214</b>	<b>16,522,176,035</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

27. OTHER INCOME

	the first six months of 2025	the first six months of 2024
	VND	VND
Revenue from liquidation and sale of assets	-	52,438,897
Revenue from insurance payments	-	18,305,969
Land rent reduction	-	729,019,065
Other income	85,572,031	63,611,108
	<b>85,572,031</b>	<b>863,375,039</b>

28. OTHER EXPENSES

	the first six months of 2025	the first six months of 2024
	VND	VND
Tax and Insurance Late Payment Fines	61,047,319	12,631,372
Other Expenses	-	173,382,579
	<b>61,047,319</b>	<b>186,013,951</b>



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**29. TRANSACTIONS AND BALANCES WITH RELATED PARTIES**

The list and relationship between related parties and the Corporation are as follows:

<b>Related party</b>	<b>Relationship</b>
Construction JSC No. 791	The Corporation is a major shareholder
Construction JSC No. 792	The Corporation is a major shareholder
Construction JSC No. 793	The Corporation is a major shareholder
Railway Construction JSC No. 796	The Corporation is a major shareholder
Mechanical Construction JSC No.798	The Corporation is a major shareholder
Construction JSC No. 875	The Corporation is a major shareholder
Mechanical and Construction JSC No. 878	The Corporation is a major shareholder
Construction JSC No. 879	The Corporation is a major shareholder
An Ngoc Investment Co., Ltd	Related Parties to Vice Chairman of the Board of Directors
Thanh Nam Real Estate Investment and Development Joint Stock Company	Related Parties to Board Members
Saigon Hanoi Securities Joint Stock Company	Major shareholder of the Corporation

**RAILWAY CONSTRUCTION CORPORATION JST CONSOLIDATED FINANCIAL STATEMENTS**

No. 33 – Lang Ha, O Cho Dua Ward, Ha Noi, Viet Nam

For the period from January 1, 2025

To June 30, 2025

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

In addition to the information with related parties presented in the above notes, the Corporation also had the following transactions during the year with related parties:

	the first six months of 2025	the first six months of 2024
	VND	VND
<b>Sales revenue</b>	<b>6,063,129,914</b>	<b>7,137,427,608</b>
Construction JSC No. 791	100,983,000	206,277,600
Construction JSC No. 792	1,302,057,776	766,279,979
Construction JSC No. 793	360,855,437	1,198,630,260
Railway Construction JSC No. 796	556,551,155	1,432,038,761
Mechanical Construction JSC No.798	711,437,290	752,572,498
Construction JSC No. 875	511,434,259	1,215,682,450
Mechanical and Construction JSC No. 878	2,248,400,085	1,138,416,066
Construction JSC No. 879	91,509,094	104,046,667
Thanh Nam Real Estate Investment and Development Joint	-	143,581,509
Saigon Hanoi Securities Joint Stock Company	179,901,818	179,901,818
<b>Purchase of goods and services</b>	<b>57,496,621,362</b>	<b>52,412,806,567</b>
Construction JSC No. 791	4,060,111,002	2,834,770,024
Construction JSC No. 792	15,384,468,518	7,894,957,408
Construction JSC No. 793	11,791,981,866	3,085,565,741
Railway Construction JSC No. 796	9,699,867,239	15,925,514,869
Mechanical Construction JSC No.798	2,549,484,259	4,510,139,815
Construction JSC No. 875	3,078,658,479	7,517,592,091
Mechanical and Construction JSC No. 878	4,030,601,851	4,415,334,211
Construction JSC No. 879	6,811,448,148	6,038,932,408
Saigon Hanoi Securities Joint Stock Company	-	100,000,000
An Ngoc Investment Co., Ltd	90,000,900	90,000,000

Remuneration, salary and other income of members of the Board of Directors, General Director, Board of Supervisors and other managers are as follows:

	Chức vụ	the first six months of 2025	the first six months of 2024
		VND	VND
Mr. Mai Thanh Phuong	Chairman of the Board of	111,111,000	111,000,000
Mr. Ta Huu Dien	Vice Chairman of the Board of	261,611,000	681,000,000
Mr. Vo Van Phuc	Member of the Board of	224,533,000	310,700,000
	Directors and General Director		
Mr. Pham Hong Thang	Independent Member of the	33,333,000	33,300,000
	Board of Directors and		
	Chairman of the Audit		
Mr. Pham Ngoc Quoc Cuong	Member of the Board of	55,556,000	111,000,000
	Directors and Member of the		
	Audit Committee		
Mr. Kieu Nghi	Deputy General Director	81,200,000	142,400,000
Mrs. Vu Thi Hai Yen	Deputy General Director	222,400,000	252,400,000
Mrs. Nguyen Thi Thanh Huyen	Chief Accountant (Relieved	100,900,000	201,800,000
	from duty on April 16, 2025)		

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

**30. COMPARATIVE DATA**

Comparative data are data on the Consolidated Financial Statement prepared for the second quarter of 2024 fiscal period ending June 30, 2024 and the audited Consolidated Financial Statement for the fiscal year ending December 31, 2024.



**Vo Van Phuc**  
**General Director**  
*Ha Noi, July 30 2025*

**Le Phu Minh Duc**  
**Accounting Manager**

**Le Phu Minh Duc**  
**Preparer**