

CÔNG TY CỔ PHẦN MHC
MHC JOINT STOCK COMPANY

Số/No.: 130 /2026/MHC

V/v: "Báo cáo tài chính công ty mẹ Quý 3 -
2026 và CV giải trình"

Re: "Financial Statements of Q3-2026 – parent
company and Explanatory Note"

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
THE SOCIALIST REPUBLIC OF VIETNAM
Độc Lập - Tự Do - Hạnh Phúc
Independence - Freedom - Happiness

Hà Nội, ngày 29 tháng 10 năm 2026
Hanoi, October 29th, 2026

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN
CHỨNG KHOÁN NHÀ NƯỚC VÀ SGDCK TP HCM
DISCLOSURE OF INFORMATION ON THE ELECTRONIC PORTAL OF THE
STATE SECURITIES COMMISSION AND HO CHI MINH STOCK EXCHANGE
(Có thể sử dụng để công bố thông tin đồng thời đến UBCKNN và SGDCK)
(This document can be used for simultaneous disclosure to the SSC and HOSE.)

Kính gửi: - Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán TP HCM
To: - State Securities Commission
- Ho Chi Minh Stock Exchange

Công ty: Công ty Cổ phần MHC

Company: MHC Joint Stock Company

Mã chứng khoán: MHC

Stock code: MHC

Địa chỉ trụ sở chính: Tầng 18, số 52, Phố Lê Đại Hành, Phường Hai Bà Trưng, Thành phố Hà Nội, Việt Nam.

Head office address: 18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi, Viet Nam.

Điện thoại/Tel. No.: 0243.5770810

Fax: 0243.5770814

Người thực hiện công bố thông tin: Nguyễn Huy Quảng

Person disclosing information: Nguyen Huy Quang

Địa chỉ: Tầng 18, số 52, Phố Lê Đại Hành, Phường Hai Bà Trưng, Hà Nội.

Address: 18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi.

Điện thoại (di động, cơ quan, nhà riêng) / Phone (mobile, office, home): 024 35770810

Loại thông tin công bố: ☐ 24 giờ ☐ 72 giờ ☐ bất thường ☐ theo yêu cầu ☒ định kỳ:

Type of disclosure: ☐ 24 hours ☐ 72 hours ☐ Unusual ☐ Upon request ☒ Periodic



Nội dung thông tin công bố: Báo cáo tài chính Công ty mẹ Quý 3 năm 2026 và Công văn giải trình.

Disclosed Information: Financial Statements for Quarter 3 of 2026 – Parent company and Explanation Letter.

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 29/10/2026 tại đường dẫn: www.mhc.vn.

This information was disclosed on the company's website on October 29th, 2026, at: www.mhc.vn.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby commit that the disclosed information is accurate and take full legal responsibility for the contents disclosed.

Tài liệu đính kèm/ Attachments:

- BCTC Quý 3-2026 – công ty mẹ;
Financial Statements for Q3-2026 – Parent company;
- Công văn giải trình số 128/2026/MHC.
Explanation Letter No. 128/2026/MHC.

CÔNG
TY CỔ
PHẦN
MHC

Digitally signed by
CÔNG TY CỔ PHẦN
MHC
DN: C=VN, S=HÀ NỘI,
L=Quận Hai Bà Trưng,
CN=CÔNG TY CỔ
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Người đại diện theo pháp luật/
Người được ủy quyền công bố thông tin
*Legal Representative / Authorized Person for
Information Disclosure*

(Ký tên, ghi rõ họ tên, chức vụ, đóng dấu)
(Signature, full name, title, seal)



KẾ TOÁN TRƯỞNG
Nguyễn Huy Quảng

CÔNG TY CỔ PHẦN MHC
MHC JOINT STOCK COMPANY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
THE SOCIALIST REPUBLIC OF VIETNAM
Độc Lập - Tự Do - Hạnh Phúc
Independence – Freedom – Happiness

Số/No.: 128/2026/MHC
V/v: "Giải trình BCTC Quý 3/2026 – công ty mẹ"
Re: "Explanation of Q3/2026 Financial
Statements – parent company"

Hà Nội, ngày 29 tháng 10 năm 2026
Hanoi, October 29th, 2026

Kính gửi : - ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC
- SỞ GIAO DỊCH CHỨNG KHOÁN TP HỒ CHÍ MINH
To: - *THE STATE SECURITIES COMMISSION*
- *HO CHI MINH STOCK EXCHANGE*

Công ty Cổ phần MHC (Mã chứng khoán MHC) giao dịch trên Sở GDCK TP.HCM, xin được giải trình kết quả kinh doanh trên BCTC Quý 3/2026 của Công ty mẹ như sau:

MHC Joint Stock Company (Stock code: MHC), listed on the Ho Chi Minh City Stock Exchange, would like to provide an explanation regarding the business results presented in the Parent Company's 3/2026 Financial Statements as follows:

Kết quả kinh doanh Quý 3 năm 2026:

Q3/2026 Business Results:

- Doanh thu bán hàng và cung cấp dịch vụ Quý 3/2026:	0 VND
<i>Revenue from sales of goods and provision of services in Q3/2026:</i>	
Doanh thu bán hàng và cung cấp dịch vụ Quý 3/2025:	0 VND
<i>Revenue from sales of goods and provision of services in Q3/2025:</i>	
- Lợi nhuận sau thuế Quý 3/2026:	- 34.277.100.090 VND
<i>Profit after tax in Q3/2026:</i>	
- Lợi nhuận sau thuế Quý 3/2025:	43.796.100.322 VND
<i>Profit after tax in Q3/2025:</i>	

Giải trình kết quả kinh doanh Quý 3/2026 của Công ty:

Explanation of the Company's Business Results for Q3/2026:

Lợi nhuận sau thuế Quý 3/2026 của Công ty mẹ ghi nhận lỗ 34,28 tỷ đồng giảm khoảng 78,07 tỷ đồng so với cùng kỳ năm 2025. Nguyên nhân chủ yếu của việc thay đổi trên là do doanh thu tài chính Quý 3/2026 giảm 97,6 tỷ đồng tương đương giảm 94,7% so với cùng kỳ năm 2025. Sự sụt giảm này chủ yếu xuất phát từ việc Công ty thực hiện trích lập dự phòng giảm giá các khoản đầu tư chứng khoán trong kỳ báo cáo, làm ảnh hưởng đến kết quả hoạt động tài chính và lợi nhuận sau thuế của Công ty.



In the third quarter of 2026, the parent company recorded a loss of VND 34.28 billion, a decrease in profit of approximately VND 78.07 billion compared to the same period in 2025. This change was primarily driven by a decline in financial income, which fell by VND 97.6 billion - a 94.7% drop relative to the third quarter of 2025. This decrease is mainly attributable to the company's recognition of a provision for the impairment of its securities investments during the reporting period, which negatively impacted both its financial performance and its profit after tax.

Trân trọng cảm ơn / Sincerely.

Nơi nhận/Recipients:

- Như trên/As above;
- Ban KS/ BoS;
- Lưu VT / Archived.

**CÔNG TY CỔ PHẦN MHC
MHC JOINT STOCK COMPANY**



CHỦ TỊCH HĐQT
Phạm Bá Huy



MHC JOINT STOCK COMPANY



**FINANCIAL STATEMENTS
QUARTER III – 2026**

Ha Noi, date 29 October 2026

Reporting entity: MHC Joint Stock Company
Address: 18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward,
Hanoi City

Form B 02 - DN
(Issued under Circular No. 99/TT-BTC)
te of October 27, 2025, Ministry of Fina

REPORT ON BUSINESS PERFORMANCE
Accounting period from July 1, 2026 to September 30, 2026

TARGETS	CO DE NU MB ER	EXPLA NATION	Quarter 3rd		Cumulative figures from the beginning of the year to the end of this quarter.	
			This year	Last year	This year	Last year
1	2	3	4	5	6	7
1. Revenue from sales and services	01		0	0	0	0
2. Revenue deductions	02		0	0	0	0
3. Net revenue from sales and services (10=01-02)	10		0	0	0	0
4. Cost of goods sold	11		0	0	0	0
5. Gross profit from sales and services (20 = 10 - 11)	20		0	0	0	0
6. Profit/loss from the sale and liquidation of real estate	21		0	0	0	0
7. Financial operating revenue	22		5,472,288,224	103,110,042,037	55,227,329,657	126,978,980,064
8. Financial costs	23		37,205,884,505	47,490,424,827	45,640,435,964	52,278,468,887
- Including: Borrowing costs	24		1,601,328,563	1,300,753,602	3,009,734,222	2,814,578,258
9. Cost of goods sold	25		0	0	0	0
10. Business management costs	26		2,542,835,250	1,259,849,269	6,616,308,803	3,879,777,815
11. Net profit from business operations {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		(34,276,431,531)	54,359,767,941	2,970,584,890	70,820,733,362
12. Other income	31		0	0	0	0
13. Other expenses	32		668,559	0	433,862,408	145,526
14. Other profit (40=31-32)	40		(668,559)	0	(433,862,408)	(145,526)
15. Total profit before tax (50 = 30 + 40)	50		(34,277,100,090)	54,359,767,941	2,536,722,482	70,820,587,836
16. Current Corporate Income Tax Expense	51		0	10,563,667,619	0	12,790,596,862
17. Deferred Corporate Income Tax Expense	52					
18. Net profit after corporate income tax (60 = 50 - 5	60		(34,277,100,090)	43,796,100,322	2,536,722,482	58,029,990,974

Hanoi, October 29th, 2026

PREPARED BY

CHIEF ACCOUNTANT

CHAIRMAN OF THE BOARD OF DIRECTORS


Le Thi Lan Huong


Nguyen Huy Quang


Pham Ba Huy

Reporting entity: MHC Joint Stock Company

Form B 01 - DN

Address: 18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward, (Issued under Circular No. 99/TT-BTC)
Hanoi City

(Date of October 27, 2025, Ministry of Finance)

FINANCIAL STATEMENT REPORT

As of September 30, 2026

Unit of measurement: VND

ASSET	CODE NUMBE	EXPLA NATIO	END OF THE YEAR	BEGINNING OF THE YEAR
1	2	3	4	5
A - CURRENT ASSETS (100 = 110 + 120 + 130 + 140 + 160)	100		284,358,546,176	200,772,886,654
I. CASH AND CASH EQUIVALENTS	110		2,209,482,063	2,132,768,303
1. Money	111		2,209,482,063	2,132,768,303
2. Cash equivalents	112		0	0
II. SHORT-TERM FINANCIAL INVESTMENTS	120		278,946,578,356	90,964,664,490
1. Trading securities	121		244,797,963,038	44,224,388,530
2. Provision for impairment of trading securities	122		(33,268,623,038)	(424,600,752)
3. Short-term investments held until maturity.	123		12,417,238,356	47,164,876,712
4. Provision for short-term investments held to maturity.	124		0	
5. Other short-term investments	125		55,000,000,000	0
III. SHORT-TERM RECEIVABLES	130		948,932,252	106,141,051,081
1. Short-term receivables from customers	131		938,115,000	59,070,000
2. Prepayment to short-term suppliers	132		230,669,753	281,998,582
3. Other short-term receivables	135		17,517,499	106,037,352,499
4. Provision for doubtful short-term receivables	136		(237,370,000)	(237,370,000)
IV. INVENTORY	140		0	0
1. Inventory	141		0	0
V. OTHER CURRENT ASSETS	160		2,253,553,505	1,534,402,780
1. Short-term deferred expenses	161		0	0
2. Deductible VAT	162		540,146,506	960,330,627
3. Taxes and other amounts due to the State	163		1,713,406,999	574,072,153
B - LONG-TERM ASSETS (200 = 210 + 220 + 240 + 250 + 260)	200		357,006,344,689	393,648,964,733
I. LONG-TERM RECEIVABLES	210		33,636,915,408	33,636,915,408
1. Other long-term receivables	215		33,636,915,408	33,636,915,408
II. FIXED ASSETS	220		1,686,028,292	1,956,803,230
1. Tangible fixed assets	221		1,686,028,292	1,956,803,230
- Original price	222		3,080,435,591	3,080,435,591
- Accumulated depreciation value	223		(1,394,407,299)	(1,123,632,361)
2. Intangible fixed assets	227		0	0
- Original price	228		0	0
- Accumulated depreciation value	229		0	0
III. INVESTMENT REAL ESTATE	240		0	0
- Original price	241		0	0
- Accumulated depreciation value	242		0	0
IV. LONG-TERM WORK-IN-PROGRESS ASSETS	250		0	0
1. Construction in progress costs	252		0	0
V. LONG-TERM FINANCIAL INVESTMENTS	260		321,683,400,989	358,055,246,095
1. Investing in subsidiaries	261		327,364,000,000	161,620,000,000
2. Investing in affiliated companies and joint ventures.	262		1,734,000,000	197,754,000,000
3. Investing capital in other entities.	263		10,000,000,000	10,000,000,000
4. Provision for long-term investment losses in other enti	264		(17,414,599,011)	(11,318,753,905)
5. Long-term investment holding until maturity.	265		0	0
VI. OTHER LONG-TERM ASSETS	270		0	0
1. Long-term deferred costs	271		0	0
TOTAL ASSETS (280 = 100 + 200)	280		641,364,890,865	594,421,851,387

CAPITAL	CODE NUMBER	EXPLA NATION	END OF THE YEAR	BEGINNING OF THE YEAR
1	2	3	4	5
A - LIABILITIES (300 = 310 + 330)	300		64,953,463,193	20,547,146,197
I. SHORT-TERM DEBT	310		64,953,463,193	20,547,146,197
1. Short-term payables to suppliers.	311		4,037,222,261	4,042,174,005
2. Short-term advance payment by the buyer	312		0	0
3. Dividends and profits must be paid.	313		1,102,828,650	1,102,828,650
4. Taxes and short-term payments to the State	314		91,041,238	12,458,111,544
5. Workers must be paid.	315		768,297,030	641,001,087
6. Short-term payables	316		103,959,638	102,578,202
7. Short-term deferred revenue	319		0	0
8. Other short-term payables	320		496,518,081	525,629,105
9. Short-term loans and financial leases	321		56,689,072,691	0
10. Reward and Welfare Fund	323		1,664,523,604	1,674,823,604
II. LONG-TERM DEBT	330		0	0
1. Other long-term payables	338		0	0
2. Long-term loans and financial leases	339		0	0
B - EQUITY	400		576,411,427,672	573,874,705,190
1. Owner's equity contribution	411		456,487,890,000	434,763,180,000
- Common stock with voting rights	411a		456,487,890,000	434,763,180,000
2. Shareholder surplus	412		28,614,580,000	28,614,580,000
3. Shares repurchased from oneself	415		(1,200,000)	(1,200,000)
4. Development Investment Fund	418		8,712,225,710	8,712,225,710
5. Undistributed after-tax profit	420		82,597,931,962	101,785,919,480
Undistributed net profit accumulated up to the end of the	420a		80,061,209,480	44,346,932,116
- Undistributed net profit for this period	420b		2,536,722,482	57,438,987,364
TOTAL CAPITAL (440 = 300 + 400)	440		<u>641,364,890,865</u>	<u>594,421,851,387</u>

Hanoi, October 29th, 2026

PREPARED BY

CHIEF ACCOUNTANT

CHAIRMAN OF THE BOARD OF DIRECTORS

Le Thi Lan Huong

Nguyen Huy Quang



Phạm Ba Huy

Reporting entity: MHC Joint Stock Company

Address: 18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward,
Hanoi City

Form B 03 - DN

(Issued under Circular No. 99/TT-BTC)
date of October 27, 2025, Ministry of Finan

CASH FLOW STATEMENT

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

(Using the indirect method)

Interpretation	CODE NUMB ER	EXPLAN ATION	Cumulative figures from the beginning of the year to the end of this quarter.	
			This year	Last year
1	2	3	4	5
I. Cash flow from operating activities				
1. Profit before tax	01		2,536,722,482	70,820,587,836
2. Adjustments for the amounts				
- Depreciation of fixed assets and investment properties	02		270,774,938	289,026,603
- Provisions	03		38,939,867,392	(4,026,087,144)
-(Profit)/Loss from exchange rate differences due to revaluation of monetary items denominated in foreign currency	04		(33,155,374)	136,631,810
-(Profit)/Loss from investment activities	05		(51,751,068,698)	(10,008,015,530)
-Borrowing costs	06		3,009,734,222	2,814,578,258
-Other adjustments	07		0	
3. Profit from business operations before changes in working capital.	08		(7,027,125,038)	60,026,721,833
(Increase) / decrease in accounts receivable	09		104,570,247,252	(90,341,615,493)
(Increase) / decrease in inventory	10		0	0
Increase/(decrease) in liabilities (excluding interest payable and income tax payable)	11		700,871,406	(701,926,359)
(Increase) / decrease in deferred costs	12		0	0
(Increase) / decrease in trading securities	13		(200,573,574,508)	132,699,936,742
Borrowing costs have been paid.	14		(3,005,852,784)	(3,073,369,665)
Corporate income tax has been paid.	15		(12,973,327,101)	(1,837,288,017)
Other income from business operations	16		0	0
Other expenses for business operations	17		(10,300,000)	(11,200,000)
Net cash flow from operating activities	20		(118,319,060,773)	96,761,259,041
II. Cash flow from investing activities				
1. Expenses for purchasing and constructing fixed assets and other long-term assets.	21		0	0
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets.	22		0	0
3. Money spent on loans and purchasing debt instruments from o	23		(276,113,895,077)	(111,000,000,000)
4. Proceeds from loan repayments and resale of debt instruments	24		310,713,895,077	76,000,000,000
5. Funds spent on investment and capital contributions to other en	25		(235,594,000,000)	(200,000,000)
6. Recovered investment capital contributed to other entities.	26		210,870,000,000	14,200,000,000
7. Interest income from loans, dividends, and distributed profits.	27		51,830,701,842	8,139,059,238
Net cash flow from investing activities	30		61,706,701,842	(12,860,940,762)
III. Cash flow from financing activities				
1. Proceeds from the issuance of shares and capital contributions	31		0	0

2. Payment of capital contributions to owners, repurchase of issued shares.	32	0	0
3. Money received from borrowing	33	197,933,298,281	1,122,378,633,447
4. Loan principal repayment	34	(141,244,225,590)	(1,147,885,255,695)
5. Principal repayment of a financial lease	35	0	0
6. Dividends and profits paid to owners	36	0	0
<i>Net cash flow from financing activities</i>	<i>40</i>	<i>56,689,072,691</i>	<i>(25,506,622,248)</i>
Net cash flow during the period (50=20+30+40)	50	76,713,760	58,393,696,031
Cash and cash equivalents at the beginning of the period	60	2,132,768,303	1,735,579,539
The impact of changes in foreign exchange rates	61	0	0
Cash and cash equivalents at the end of the period (70=50+60)	70	2,209,482,063	60,129,275,570

Hanoi, October 29th, 2026

PREPARED BY

CHIEF ACCOUNTANT

CHAIRMAN OF THE BOARD OF DIRECTORS



Le Thi Lan Huong



Nguyen Huy Quang



Phạm Ba Huy

MHC Joint Stock Company

18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi City, Vietnam.

NOTES TO THE FINANCIAL STATEMENTS
THIRD QUARTER OF 2026

I. Reporting unit

1. Forms of capital ownership

MHC Joint Stock Company (“the Company”) is a joint stock company incorporated in Vietnam.

2. Business field, business sector

According to the Business Registration Certificate, the Company's main activities are:

- Freight forwarding and warehousing services;
- Loading and unloading goods and containers;
- Customs brokerage;
- Multimodal transport business;
- Trading and producing means of production and consumer goods;
- Buying agent, selling agent, consignment agent; maritime agent;
- Towing ships;
- Port operations and container yard business;
- Construction of transportation infrastructure;
- Office and supermarket space rental services;
- Water transport; and
- Road freight transport.

3. Normal production and business cycle

The company's typical production and business cycle is 12 months.

4. Business structure

As of September 30, 2026, the Company has 4 subsidiaries and 1 joint venture/associated company.

As of September 30, 2026, the company has 13 employees (January 1, 2026: 7 employees).

II. Basis for preparing financial statements

1. Accounting period year

The company's accounting year runs from January 1st to December 31st.

2. Accounting currency

The Company's accounting currency is the Vietnamese Dong (“VND”), which is also the currency used for the preparation and presentation of financial statements.

III. Applicable Business Accounting Standards and Regulations

1. Statement of Compliance

These separate interim financial statements are prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations concerning the preparation and presentation of interim financial statements.

The Company also prepares and publishes consolidated interim financial statements. For complete information on the Company's consolidated financial position, operating results, and cash flow, these separate interim financial statements should be read in conjunction with the Company's consolidated interim financial statements.

2. Measurement base

The separate financial statements for the third quarter of 2026, excluding the separate interim cash flow statement, are prepared on an accrual basis using the historical cost method. The separate interim cash flow statement is prepared using the indirect method.

IV. Accounting policies applied

1. Foreign currency

Foreign currency transactions

Transactions in currencies other than VND during the period are converted to VND at the actual exchange rate on the transaction date. The actual exchange rate applied to foreign currency transactions is determined as follows:

- The actual exchange rate when buying and selling foreign currency is the rate agreed upon in the foreign currency purchase and sale contract between the Company and the commercial bank.
- The actual exchange rate used when recording accounts receivable is the foreign currency buying rate of the bank where the Company receives payment from customers or partners.
- The actual exchange rate used when recording liabilities is the selling rate of the foreign currency at the bank where the Company expects to pay that liability.

Assets and liabilities denominated in currencies other than VND are converted to VND at the actual exchange rate at the end of the accounting period. The actual exchange rate for revaluation of monetary items denominated in foreign currencies at the date of the financial statements is determined as follows:

- For monetary items denominated in foreign currency that are assets (cash and receivables): use the foreign currency selling exchange rate of the commercial bank where the Company regularly conducts transactions at the end of the accounting period. Foreign currency bank deposits are revalued according to the foreign currency selling exchange rate of the same bank where the Company deposits money or opens a foreign currency account.
- For monetary items denominated in foreign currency that are liabilities: use the selling exchange rate of the commercial bank where the Company regularly conducts transactions on the last day of the accounting period.

All exchange rate differences are recognized in the separate interim income statement.

2. Cash and cash equivalents

Cash includes cash and demand deposits. Cash equivalents are highly liquid short-term investments (with maturities of less than 3 months) that can be easily converted into a defined amount of cash, have little risk

of value changes, and are used to meet short-term cash payment commitments rather than for investment or other purposes.

3. Investments

Trading securities

Trading securities are securities held, as defined by law, for trading purposes (buying and selling to make a profit). Trading securities include: stocks and bonds listed on the stock market, and other types of securities and financial instruments (fund certificates, share purchase rights, warrants, etc.).

Trading securities are initially recognized at the fair value of the payments made at the time the transaction occurs. Any costs incurred in purchasing trading securities (if any), such as brokerage fees, transaction fees, information provision fees, taxes, bank fees, etc., are accounted for as financial expenses in the period. The time of recognition of trading securities is when the investor acquires ownership, specifically as follows:

- Listed securities are recorded at the time of order matching (T+0);
- Unlisted securities are recognized at the time of official ownership as stipulated by law.

Interest, dividends, and profits from periods prior to the purchase of the trading security are accounted for as a reduction in the value of the trading security itself. Interest, dividends, and profits from periods after the purchase of the trading security are recognized as revenue. Dividends received in the form of shares are only tracked by the number of additional shares received, not the value of the shares received.

Provision for impairment of trading securities

Provisions for impairment of trading securities are established for each type of security traded on the market where the market price is lower than the original cost. The fair value of trading securities listed on the stock market or traded on the UPCOM exchange is determined by the closing price at the end of the accounting period.

In the event that the stock market or UPCOM exchange does not trade on the last day of the accounting period, the fair value of the securities is the closing price of the trading session immediately preceding the last day of the accounting period.

Increases or decreases in the provision for impairment of trading securities that need to be set aside at the end of the accounting period are recognized as financial expenses.

Investment held until maturity

Investments held to maturity are investments that the Company's Board of Directors intends and is able to hold until maturity. These include time deposits, bonds, preferred stock that the issuer is obligated to repurchase at a certain point in the future, and loans held to maturity.

Investing in subsidiaries, joint ventures, and associated companies.

Investments in subsidiaries, joint ventures, and associates are initially recognized at cost, including the purchase price and directly related acquisition costs. After initial recognition, these investments are determined at cost less any provision for impairment of the investment.

Investing capital in other entities.

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price and directly related purchase costs. After initial recognition, these investments are determined at cost less any impairment provisions.

4. Accounts receivable

Accounts receivable from customers and other receivables are reflected at their original cost less any provision for doubtful accounts.

5. Inventory

Inventory is reflected at the lower of its original cost and net realizable value. The original cost is calculated using the weighted average method. Net realizable value is estimated by subtracting the estimated costs of completing the inventory and selling expenses from the selling price. The company uses the perpetual inventory method to account for inventory.

6. Tangible fixed assets

Original price

Tangible fixed assets are represented at their original cost minus accumulated depreciation. The original cost of tangible fixed assets includes the purchase price, import duties, non-refundable purchase taxes, and direct costs associated with bringing the asset to its intended location and operational status for its intended use.

Depreciation

Depreciation is calculated using the straight-line method based on the estimated useful life of the tangible fixed asset. The estimated useful life is as follows:

- Equipment and tools for management for 3 years.
- Transportation and transmission equipment: 5-10 years

7. Investment properties

Investment properties are presented at cost less accumulated depreciation. The cost of an investment property acquired includes the purchase price and directly related expenses such as legal advisory fees, stamp duty, and other related transaction costs. Expenses incurred after the investment property has been put into operation, such as repair and maintenance costs, are recognized in a separate income statement in the year in which they are incurred. Where it can be clearly demonstrated that these expenses increase the expected future economic benefits from the investment property beyond the standard operating level as initially assessed, these expenses are capitalized as an additional cost of the investment property.

Depreciation of investment properties, specifically rental buildings, is calculated using the straight-line method over an estimated useful life of 30 years.

8. Long-term deferred costs

Tools and equipment

Tools and equipment include assets held by the Company for use in the normal course of business operations. The original cost of tools and equipment is amortized using the straight-line method over a period of 2 to 3 years.

9. Accounts payable to suppliers and other payables

Accounts payable to suppliers and other payables are presented at their original cost.

10. Equity capital

Common stock

Costs incurred directly related to the issuance of shares, excluding tax effects, are recorded as a reduction in share capital surplus.

Repurchase and reissue of common stock (treasury stock)

When shares are repurchased that have already been recorded as equity, the payment value, including directly related costs but less taxes, is written off from equity. The repurchased shares are classified as treasury stock within the equity portion.

11. Current corporate income tax

Current income tax is the amount of tax expected to be paid based on taxable income for the period, using the tax rates in effect at the end of the accounting period, and any tax adjustments due from prior periods.

12. Revenue and other income

Revenue

Revenue from services is recognized in the income statement as a percentage of the transaction completed at the end of the accounting period. The percentage of work completed is assessed based on a survey of the work performed. Revenue is not recognized if there are material uncertainties relating to the collectibility of receivables.

Rental income is recognized in the income statement using the straight-line method based on the lease term. Rental commissions are recognized as an integral part of total rental income.

Financial income

Interest income is recognized at a rate corresponding to the time period, based on the principal balance and the applicable interest rate.

Dividend income is recognized when the right to receive the dividend is established. Stock dividends are not recognized as financial income. Dividends received relating to the period prior to the purchase of the investment are written down from the carrying value of the investment.

13. Borrowing costs

Borrowing costs are recognized as expenses in the period in which they are incurred.

14. Stakeholders

Parties are considered related parties of the Company if one party has the ability, directly or indirectly, to control or significantly influence the other party in making financial and operational decisions, or when the Company and the other party are under common control or significant common influence. Related parties may be companies or individuals, including close family members of individuals considered related.

V. Additional information for items presented in the Statement of Financial Position

1. Cash and cash equivalents

	30/09/2026	01/01/2026
	VND	VND
Cash	248,840,160	258,421,671
Bank deposits	1,960,641,903	1,874,346,632
Cash equivalents	-	-
	2,209,482,063	2,132,768,303

2. Financial investments

	30/09/2026			01/01/2026		
	Original price	Fair value	Preventive	Original price	Fair value	Preventive
	VND	VND	VND	VND	VND	VND
Trading securities						
+ Shares of Gelex Electric JSC.	244,797,963,038	212,555,310,000	(33,268,623,038)	44,224,388,530	50,847,033,000	(424,600,752)
+ Shares of EXIMBANK	29,462,400,000	29,977,200,000				
+ Shares of Gelex Infrastructure JSC.	70,524,507,122	55,668,250,000	(14,856,257,122)	19,527,626,304	24,324,600,000	-
+ Shares of Gelex Group JSC.	85,800,000,000	76,700,000,000	(9,100,000,000)	-	-	-
+ Other shares value	40,423,055,916	31,110,690,000	(9,312,365,916)	-	-	-
	18,588,000,000	19,099,170,000	-	24,696,762,226	26,522,433,000	(424,600,752)
Other investment	55,000,000,000	-	-	-	-	-
+ Red One Infrastructure investment fund (RIF)	55,000,000,000					
Capital contribution investment in another entity						
- Investment in Subsidiaries	339,098,000,000	-	(17,414,599,011)	369,374,000,000	-	(11,318,753,905)
+ MHC Land JSC.	327,364,000,000	-	(15,680,599,011)	161,620,000,000		(9,584,753,905)
+ MHC Services JSC.	166,320,000,000		(12,287,369,402)	161,620,000,000		(9,584,753,905)
+ MHC Technology JSC.	88,644,000,000		(3,252,805,280)			
+ Tam Minh Tri Trading Co., Ltd.	50,400,000,000					
	22,000,000,000		(140,424,329)			
- Investment in joint ventures and associates	1,734,000,000		(1,734,000,000)	197,754,000,000		(1,734,000,000)
+ Wallem Vietnam Shipping Company Limited	1,734,000,000		(1,734,000,000)	1,734,000,000		(1,734,000,000)
+ MHC Invest JSC.	-			196,020,000,000		
- Investment in other enterprises	10,000,000,000	-	-	10,000,000,000	-	-
+ Hai An Container Transport Company Limited	10,000,000,000			10,000,000,000		

3. receivables from customers

	30/09/2026		01/01/2026	
	Value VND	Preventive VND	Value VND	Preventive VND
- Mien Trung Plastic Corporation	59,070,000	(59,070,000)	59,070,000	(59,070,000)
- VIX Securities Joint Stock Company (*)	879,045,000			
	938,115,000	(59,070,000)	59,070,000	(59,070,000)

(*) This is the amount of money from the sale of securities that is awaiting transfer to the account.

4. Prepayment to short-term sellers

	30/09/2026		01/01/2026	
	Value VND	Preventive VND	Value VND	Preventive VND
-VETC Electronic Toll Collection Co., Ltd	3,365,753		1,898,582	
-Dai Nguyen Production, Trading, and Service JSC	82,000,000	(82,000,000)	82,000,000	(82,000,000)
-Investment and Construction Development Consulting Company	65,500,000	(65,500,000)	65,500,000	(65,500,000)
-Prepayment to other sellers	79,804,000	(30,800,000)	132,600,000	(30,800,000)
	230,669,753	(178,300,000)	281,998,582	(178,300,000)

5. Short-term investments held until maturity.

	30/09/2026		01/01/2026	
	Value	Preventive	Value	Preventive
	VND	VND	VND	VND
- Short-term receivables from loans to individuals	12,417,238,356		47,164,876,712	
	12,417,238,356	-	47,164,876,712	-

6. Other receivables

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Short-term				
-Deposits and collaterals	17,517,499	-	106,037,352,499	-
-Receivables from securities purchase deposits	4,000,000		4,000,000	
-VIX Securities Joint Stock Company	-		92,000,000,000	
-Other receivables	-		14,025,010,000	
	13,517,499		8,342,499	
Long-term				
-Deposits and collaterals	33,636,915,408	-	33,636,915,408	-
-Other receivables	33,461,618,283		33,461,618,283	
	175,297,125		175,297,125	
	33,654,432,907	-	139,674,267,907	-

7. Tangible fixed assets

	Means of transportation	Equipment	Total
	VND	VND	VND
COST			
01/01/2026	2,864,845,000	215,590,591	3,080,435,591
- New purchase	-	-	-
- Disposal	-	-	-
30/09/2026	2,864,845,000	215,590,591	3,080,435,591
Accumulated Depreciation			
01/01/2026	910,018,542	213,613,819	1,123,632,361
- Depreciation during the period	268,798,166	1,976,772	270,774,938
- Disposal	-	-	-
30/09/2026	1,178,816,708	215,590,591	1,394,407,299
Net carrying amount			
01/01/2026	1,954,826,458	1,976,772	1,956,803,230
30/09/2026	1,686,028,292	-	1,686,028,292

8. Payment to the seller

	30/09/2026		01/01/2026	
	Amount	Amount with debt-repayment ability	Amount	Amount with debt-repayment ability
	VND	VND	VND	VND
Marine Engineering Supply and Engineering Service Joint Stock Company	988,817,357	988,817,357	988,817,357	988,817,357
Cuu Long Petroleum Trading Joint Stock Company	405,150,000	405,150,000	405,150,000	405,150,000
ISS Machinery Services	377,375,331	377,375,331	381,463,785	381,463,785
Other Suppliers	2,265,879,573	2,265,879,573	2,266,742,863	2,266,742,863
	4,037,222,261	4,037,222,261	4,042,174,005	4,042,174,005

9. Taxes and other payments due to the State.

Taxes and other payments due to the State.

	01/01/2026	Increase in period	Decrease in period	30/09/2026
	VND	VND	VND	VND
Corporate Income Tax	12,402,264,500		(12,402,264,500)	-
Personal Income Tax	55,847,044	278,154,645	(242,960,451)	91,041,238
	12,458,111,544	278,154,645	(12,645,224,951)	91,041,238

Taxes and other amounts receivable from the State.

	01/01/2026	Increase in period	Decrease, offset in period	30/09/2026
	VND	VND	VND	VND
Value-added tax deductible	960,330,627	156,631,987	(576,816,108)	540,146,506
Corporate Income Tax		571,062,601	-	571,062,601
Tax and other receivables from the State	574,072,153	576,816,108	(8,543,863)	1,142,344,398
	1,534,402,780	1,304,510,696	(585,359,971)	2,253,553,505

10. Dividends and profits must be paid.

	30/09/2026	01/01/2026
	VND	VND
Dividends payable	1,102,828,650	1,102,828,650
	<u>1,102,828,650</u>	<u>1,102,828,650</u>

11. Short-term liabilities

	30/09/2026	01/01/2026
	VND	VND
Other Provisions	103,959,638	102,578,202
	<u>103,959,638</u>	<u>102,578,202</u>

12. Other short-term payables

	30/09/2026	01/01/2026
	VND	VND
Labor union fees	40,797,103	69,908,127
Other payables	455,720,978	455,720,978
	<u>496,518,081</u>	<u>525,629,105</u>

13. Loans and financial leases

	01/01/2026	Increase in period	Decrease in period	30/09/2026
	VND	VND	VND	VND
Short-term loans	-	197,933,298,281	(141,244,225,590)	56,689,072,691
	-	197,933,298,281	(141,244,225,590)	56,689,072,691

Details of short-term loans:

	Currency	30/09/2026	01/01/2026
		VND	VND
Mirae Asset Securities (Vietnam) Joint Stock Company	VND	43,809,754,140	-
VIX Securities Joint Stock Company	VND	12,879,318,551	-
		56,689,072,691	-

14. Equity

	Owner's equity	Share premium	Treasury shares	Investment and development	Undistributed earnings	Total
	VND	VND	VND	VND	VND	VND
01/01/2026	434,763,180,000	28,614,580,000	(1,200,000)	8,712,225,710	101,785,919,480	573,874,705,190
- Deduction from welfare reward fund, Board of Directors fund					-	-
- Capital increase during the year	21,724,710,000					21,724,710,000
- Stock dividend paid					(21,724,710,000)	(21,724,710,000)
- Net profit during the period		-	-	-	2,536,722,482	2,536,722,482
30/09/2026	<u>456,487,890,000</u>	<u>28,614,580,000</u>	<u>(1,200,000)</u>	<u>8,712,225,710</u>	<u>82,597,931,962</u>	<u>576,411,427,672</u>

15. Equity capital

The approved and issued share capital of the Company is:

	September 30, 2026		January 1, 2026	
	Number of shares	VND	Number of shares	VND
Issued equity capital				
Common shares	45,648,789	456,487,890,000	43,476,318	434,763,180,000
Treasury shares				
Common shares	120	1,200,000	120	1,200,000
Number of outstanding shares				
Common shares	45,648,669	456,486,690,000	43,476,198	434,761,980,000

Common shares have a par value of VND 10,000. Each common share corresponds to one voting right at the Company's shareholder meetings. Shareholders receive dividends as announced by the Company from time to time. All common shares have equal priority with respect to the Company's remaining assets. Rights to shares repurchased by the Company are suspended until they are reissued.

VI. Additional information for items presented in the Statement of Income

1. Financial revenue

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Interest income	10,871,685	3,796,154
Gains from financial investments, securities, others	4,510,370,551	119,366,321,004
Foreign exchange gains	33,155,374	
Dividends, shared profits	50,672,932,047	7,608,862,906
	55,227,329,657	126,978,980,064

2. Financial costs

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Interest expense	3,009,734,222	2,814,578,258
Foreign exchange losses	-	136,631,810
Provision for diminution in value of securities held for trading and investments impairment loss	42,630,701,742	49,327,258,819
	<u>45,640,435,964</u>	<u>52,278,468,887</u>

3. General and administrative expenses

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Administrative staff expenses	4,082,243,317	2,328,122,400
Office supplies expenses	312,399,626	22,615,665
Depreciation of fixed assets	270,774,938	289,026,603
Outside services expenses	964,662,148	915,625,372
Other monetary expenses	986,228,774	324,387,775
	<u>6,616,308,803</u>	<u>3,879,777,815</u>

4. Other expenses

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Penalties	433,195,878	6,000
Other expenses	666,530	139,526
	<u>433,862,408</u>	<u>145,526</u>

5. Corporate income tax expense

The company is obligated to pay income tax to the State Budget at a rate of 20% in 2026.

6. Other information

Transactions with related parties

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Board of Management		
Salaries and bonus	1,569,972,857	887,887,500
Board of Directors		
Salaries and bonus	297,400,000	279,000,000
	<u>1,867,372,857</u>	<u>1,166,887,500</u>

Hanoi, October 29th, 2026

Prepared by:



Le Thi Lan Huong,
General Accountant,

Approved by:



Nguyen Huy Quang,
Chief Accountant,



Pham Ba Huy
Chairman of the Board of Directors

