

PetroVietnam Nhon Trach 2 Power (NT2)

BUY +28.3%

Industry	Utilities
Report Date	May 28, 2026
Current Price	VND24,000
Target Price	VND28,800
Last Target Price	VND30,300
Upside to TP	+20.0%
Dividend Yield	+8.3%
TSR	+28.3%
Market Cap	USD251mn
Foreign Room	USD95mn
30D ADTV	USD0.7mn
State Ownership	62%
Outstanding Shares	288 mn
Fully Diluted O/S	288 mn

	NT2	VNI
P/E (ttm)	6.0x	15.4x
P/B (curr)	1.3x	2.2x
ROA	12.8%	2.2%
ROE	24.6%	15.1%

Company Overview

NT2 is one of the most modern and efficient gas thermal power plants in Vietnam and provides approximately 4.5 billion kWh of electricity annually (~2% of the national power supply). The plant is in Dong Nai Province, which is an industrial & economic hub of southeast Vietnam.

Share price performance



Loc Pham

Analyst
loc.pham@vietcap.com.vn
+8428 3914 3588 ext.549

Duong Dinh

Associate Director
duong.dinh@vietcap.com.vn
+8428 3914 3588 ext.140

	2025	2026F	2027F	2028F
Revenue (VND bn)	7,958	8,829	11,156	11,098
Revenue % YoY	33.9%	10.9%	26.4%	-0.5%
NPAT-MI (VND bn)	1,130	864	1,080	911
NPAT-MI % YoY	1263.5%	-23.5%	25.0%	-15.6%
EPS % YoY	1243.0%	-15.5%	25.0%	-15.6%
GPM	15.7%	11.8%	11.3%	9.1%
NPM	14.2%	9.8%	9.7%	8.2%
ROE	23.7%	17.6%	19.9%	15.7%
Net D/E	-41.5%	-57.7%	-69.0%	-74.0%
Dividend yield	4.2%	8.3%	8.3%	8.3%
DPS (VND/share)	1,000	2,000	2,000	2,000
Reported P/E	6.4x	7.6x	6.1x	7.2x
P/B	1.4x	1.3x	1.2x	1.1x
EV/EBITDA	4.6x	7.3x	6.1x	7.5x

El Nino to boost 2027 earnings outlook

- We lower our target price (TP) for NT2 by 5% to VND28,800/share but maintain our BUY rating. Our lower TP is mainly due to (1) our 13% lower 2026-30F aggregate reported NPAT-MI projection (respective changes of -22%/+20%/-19%/-17%/-19%), which outweighs (2) the positive impact of rolling our TP horizon to mid-2027 and (3) a higher net cash balance.
- Our lower 2026-30F aggregate reported NPAT projection is due to (1) 2% lower aggregate volume, (2) 27% higher SG&A expenses, and (3) lower FX loss compensation, which outweigh (4) our 3% lower forecast for NT2's average gas price following our recent cut in the gas price for the southeast region by an average of 3.4% for 2027-2030F and higher gas feedstock from domestic gas fields Hai Thach-Moc Tinh, as per GAS, and (5) 8% higher financial income.
- We forecast 2026F reported NPAT-MI to decline from 2025's high base to VND864bn (-24% YoY), mainly due to (1) lower FX loss compensation receipt, (2) a lower price spread, (3) 37% YoY higher SG&A expenses, and (4) a doubling tax rate to 20%, which outweigh (5) 29% YoY sales volume growth (6) and ~VND390bn YoY lower depreciation expenses.
- We forecast 2027F reported NPAT-MI to grow 25% YoY to VND1.1tn, driven by (1) 9% YoY sales volume growth given the potential of El Nino (see our [Sector Note](#)), (2) a 5% YoY higher price spread as we forecast the sector CGM price to increase 18% YoY vs 16% YoY growth in gas prices, (3) 23% YoY higher financial income.
- NT2's valuation is undemanding with a 2026F PER of 7.6x, 46% lower than the 5Y average of comparable single power plant peers (14.2x). We forecast a sustainable 8.3% dividend yield.
- Downside risks:** Lower-than-expected Qc volume, price spread.
- Upside:** Higher-than-expected dividend yield for Nhon Trach 5.

Lower dividend to support new project: We revise our 2025 DPS projection to VND1,000/share, following NT2's approved 2025 DPS of VND1,000/share in its AGM. We also revise down our 2026F-onward DPS forecast by 20%-33% to VND2,000/share as we expect NT2 to preserve more cash for potential new investment, i.e., the Nhon Trach 5 flexible power project (300-600 MW, ~VND9tn), which were discussed in POW and NT2's 2026 AGM.

Lower 2026F sales volume to optimize profitability: We cut our 2026F sales volume forecast by 12% to 4.0bn kWh as we expect NT2 to limit generation in the competitive market when market prices fall below generation costs, mainly during May-July, in line with POW's strategy stated during its AGM.

We lower our forecast for the 2026-2030F average gas price by an average of 3.1%, respective changes of +3%/-2%/-3%/-7%/-4% for 2026/27/28/29/30F. Our forecasts for the 2027-2030F period follow our recent cut in the gas price for the southeast region by an average of 3.4% for 2027-2030F (see our [GAS Update, April 14](#)), and higher gas feedstock from domestic gas fields, per GAS; meanwhile, we raise 2026F gas prices due to higher FO prices.

2026 core NPAT outlook: Lower price spread and higher SG&A expenses to outweigh the plunge in depreciation expense

Figure 1: 2026 Outlook

VND bn	2025	2026F	YoY	New 2026F vs old	Vietcap's comments (a) YoY growth (b) New 2026F vs old
Sales volume (million kWh)	3,118	4,012	29%	-12%	(a) Driven by our expectation for 8.0% YoY national power demand growth. (b) As we project NT2 will limit generation when market prices are below generation costs in the high gas price environment. 4M 2026 sales volume was 1,339 mn kWh (+58% YoY), completing 29% of our previous forecast.
Qc (million kWh)	3,500	3,511	0%	-4%	(b) Following lower sales volume. Higher 2026F Qc ratio of 88% (+8 ppts vs our previous forecast).
Non-Qc (million kWh)	-382	502	N.M.	-45%	(a) As we project zero non-mobilized Qc volume in 2026F. (b) Following lower sales volume.
ASP (VND/kWh)	2,503	2,195	-12%	6.8%	(a) Mainly due to (1) a lower Qc ratio of 88% compared to 112% in 2025, (2) zero non-mobilized Qc in 2026F, and (3) an 8.5% lower heat rate. (b) Mainly due to our higher gas price forecast and a 36% higher projected CGM price following a higher sector CGM price forecast.
Average material cost (VND/kWh)	1,804	1,732	-4%	7.4%	(a) Mainly due to a lower heat rate, which outweighs a higher gas price. (b) Mainly due to our 3% higher gas price forecast and 4% higher heat rate following a higher-than-expected heat rate in 2025.
Price spread (VND/kWh)	699	463	-34%	5%	
Gas price (USD/MMBTU)	9.4	9.7	3%	2.9%	(a & b) Following our higher forecast for FO prices in 2026F.
Revenue	7,958	8,829	11%	-7%	(a) Driven by (1) strong sales volume expansion to outweigh (2) a 12% YoY ASP decline and (3) 86% YoY lower FX loss compensation. (b) Mainly due to (1) 12% lower sales volume and (2) lower FX loss compensation of VND22bn as NT2 already recorded VND155bn out of VND177bn in 2025 results, which outweigh (3) a 3% higher gas price projection and 36% higher CGM prices.
Gross profit	1,248	1,040	-17%	-21%	
SG&A	-85	-116	37%	26%	(a & b) Due to higher SG&A expenses in Q1 2026 (+82% YoY).
Operating profit	1,163	923	-21%	-25%	
Financial income	170	238	39%	4%	(a) Mainly due to our projected 39% higher cash and short-term investment balance in 2026.
Financial expenses	-66	-81	21%	0%	
Other income	1	0	-100%	N.M.	
Profit before tax	1,268	1,080	-15%	-22%	
NPAT-MI, reported	1,130	864	-24%	-22%	(a) Mainly due to a 4% core NPAT-MI decline and the lower FX loss compensation receipt.
NPAT-MI, core	886	847	-4%	-13%	(a) Mainly due to (1) a 34% lower price spread, (2) 37% higher YoY SG&A expenses, and (3) a doubling tax rate to 20%, which outweigh (4) sales volume expansion, (5) ~VND390bn YoY lower depreciation expenses, and (6) higher financial income. (b) Mainly due to (1) 12% lower sales volume and (2) 26% higher SG&A expenses, which outweigh (3) a 5% higher price spread (from a 36% raise in CGM prices to outweigh a 3% raise in gas prices and 4% higher heat rate).

Source: NT2, Vietcap forecasts

Earnings Outlook

We lower our 2026-30F aggregate reported NPAT forecast by 13% (respective changes of -22%/+20%/-19%/-17%/-19%).

Our lower 2026-30F aggregate reported NPAT projection is due to (1) 2% lower aggregate volume, (2) 27% higher SG&A expenses, and (3) lower FX loss compensation, which outweigh (4) our 3% lower forecast for NT2's average gas price following our recent cut in the gas price for the southeast region by an average of 3.4% for 2027-2029F and higher gas feedstock from domestic gas fields Hai Thach-Moc Tinh, per GAS, and (5) 8% higher financial income.

Figure 2: Summary of 2026-2030F forecasts

VND bn	2025	2026F	2027F	2028F	2029F	2030F	* 2026-30F
Previous forecasts							
Sales volume (billion kWh)	3.1	4.6	4.2	4.3	4.3	4.3	21.6
ASP (VND/kWh)	2,503	2,054	2,459	2,639	2,638	2,534	2,465
Gas price (USD/MMBTU)	9.4	9.4	11.5	12.3	12.3	11.5	11.4
Reported NPAT	1,000	1,101	900	1,129	1,158	1,274	5,562
Core NPAT	907	977	882	1,129	1,158	1,274	5,421
New forecasts							
Sales volume (billion kWh)	3.1	4.0	4.4	4.3	4.3	4.3	21.2
ASP (VND/kWh)	2,503	2,195	2,543	2,598	2,513	2,457	2,461
Gas price (USD/MMBTU)	9.4	9.7	11.2	11.9	11.4	11.0	11.0
Reported NPAT	1,130	864	1,080	911	965	1,032	4,852
Core NPAT	886	847	1,080	911	965	1,032	4,835
New vs previous							
Sales volume	0%	-12%	4%	0%	0%	0%	-2%
ASP	0%	7%	3%	-2%	-5%	-3%	-0.2%
Gas price	0%	2.9%	-2%	-3%	-7%	-4%	-3.1%
Reported NPAT	13%	-22%	20%	-19%	-17%	-19%	-13%
Core NPAT	-2%	-13%	22%	-19%	-17%	-19%	-11%

Source: NT2, Vietcap forecasts (*Aggregate data for sales volume, reported, and core NPAT; average data for ASP and gas price)

Valuation

In this Update Report, we continue to use a 100%-discounted cash flow (DCF) valuation model.

We lower our target price (TP) for NT2 by 5% to VND28,800/share but maintain our BUY rating. Our lower TP is mainly due to (1) our 13% lower 2026-30F aggregate reported NPAT-MI projection (respective changes of -22%/+20%/-19%/-17%/-19%), which outweighs (2) the positive impact of rolling our TP horizon to mid-2027 and (3) a higher net cash balance.

Figure 3: Valuation summary

Valuation method	Fair price	Weight	VND/share
DCF	33,900	100%	33,900
Fair value			33,900
Discount for sector's limited transparency %			15.0%
Target price			28,800
2026F P/E at target price			9.1x
2026F EV/EBITDA at target price			8.5x
2026F Dividend yield at target price %			6.9%

Source: Vietcap

Figure 4: Discounted cash flow assumptions and valuation

VND bn	2025	2026F	2027F	2028F	2029F	2030F
EBIT	1,163	923	1,135	882	919	969
- Tax	-138	-216	-270	-228	-241	-258
+ Depreciation	556	165	165	165	165	165
- Capex	-9	-3	-3	-3	-3	-3
- Working cap increase	-766	379	300	46	16	6
Free Cash Flow		1,247	1,327	862	855	879
Present value of FCF		1,176	1,111	641	565	515
Total PV of FCF		588*	1,699	2,339	2,904	3,420

VND bn	2031F	2032F	2033F	2034F	2035F
EBIT	950	931	910	889	867
- Tax	-261	-264	-268	-271	-274
+ Depreciation	165	165	165	165	165
- Capex	-3	-3	-3	-3	-3
- Working cap increase	-3	-3	-3	-3	-3
+ Salvage value					6,257
Free Cash Flow	847	825	801	777	7,009
Present value of FCF	441	382	329	284	2,273
Total PV of FCF	3,861	4,243	4,572	4,856	7,128

Cost of Capital	Old	New
Beta	0.9	0.9
Market Risk Premium %	8.0	8.0
Risk Free Rate %	6.0	6.0
Cost of Equity %	13.2	13.2
Cost of Debt %	8.0	8.0
Corporate Tax Rate %	15.0	15.0
Debt-to-capital ratio %	9.8	9.2
WACC %	12.6	12.6

DCF	VND bn
PV of Free Cash Flow	7,128
PV of Terminal Val	0
PV of FCF and TV	7,128
Plus: Cash + ST investment**	3,985
Less: Debt	-1,343
Value of Equity	9,771
Fully diluted shares (million)	288
DCF value per share (VND)	33,900

Source: Vietcap, (*) We apply a 50% cut to 2026F PV of FCF as the valuation rolls to mid-2027, implying that only around half of 2026F asset useful life remains, (**) Q1 cash deduction for upcoming dividend payment.

Comparable Peers

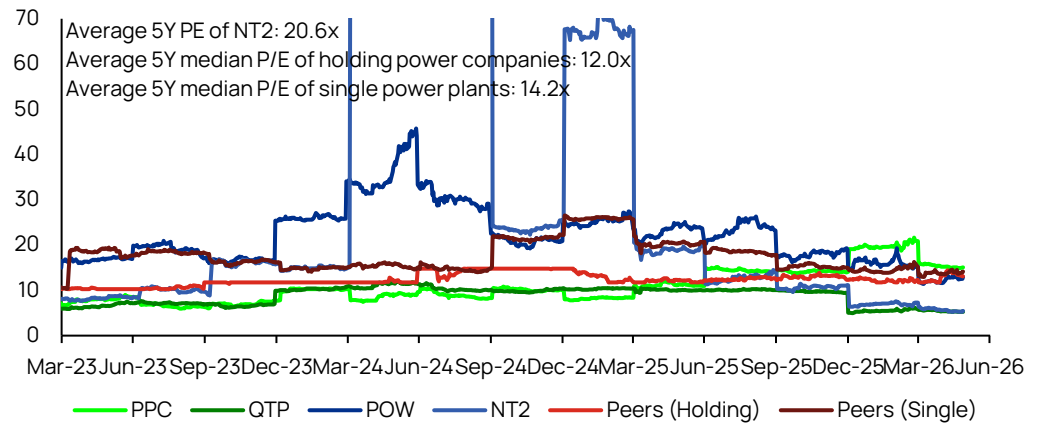
We have selected local and regional peers, including power holding companies, that consolidate or own minority stakes in several power plants – along with single power plants in Vietnam and other countries in Asia. These companies are all power generators, but they differ from NT2 in terms of power type, capacity, and market mechanisms.

Figure 5: Comparable Peers

Short Name	Country	Mkt Cap (USD mn)	TTM Net sales (USD mn)	YoY (%)	TTM NPAT (USD mn)	YoY (%)	NET D/E (%)	ROA (%)	ROE (%)	Div yield (%)	TTM P/E (x)	LQ PBR (x)	EV/ EBITDA (x)
Power holding companies													
Manila Electric	Philippines	10,987	8,724	4.8	892.5	10.3	54.0	6.6	33.4	4.7	13.1	4.1	13.5
First Philip Hld	Philippines	548	2,228	N/A	334.9	27.7	29.1	3.3	10.3	2.8	4.6	0.2	9.3
Ratchaburi Elec	Thailand	2,017	1,005	11.7	193.0	7.2	24.7	2.8	6.3	4.8	10.6	0.7	23.7
Banpu Power Pcl	Thailand	1,112	800	-3.0	258.0	406.8	51.8	9.3	15.6	4.5	4.4	0.7	9.2
Global Power Syn	Thailand	3,566	2,483	-9.7	216.2	60.9	78.6	2.6	6.5	3.2	16.6	1.1	9.9
Nava Bharat Vent	India	N/A	486	7.7	89.1	-27.9	-6.3	10.4	15.0	N/A	N/A	N/A	8.7
Tata Power Co	India	14,056	7,070	-4.7	424.4	-5.6	128.6	2.3	10.0	0.5	35.9	3.4	14.5
Cikarang Listrin	Indonesia	636	546	0.2	72.7	-2.1	4.9	5.0	10.0	10.5	8.6	0.9	4.3
Ytl Power Intl	Malaysia	8,953	4,775	-7.7	524.4	-24.0	118.1	3.2	10.9	1.9	15.4	1.7	11.3
Malakoff Corp Bh	Malaysia	1,084	1,685	-19.6	22.5	N/A	99.0	0.5	1.8	2.7	103.5	0.8	6.0
Mmc Corp Bhd	Malaysia	N/A	1,141	6.6	130.5	99.7	90.2	2.1	5.7	N/A	N/A	N/A	8.6
K-Electric Ltd	Pakistan	826	2,179	60.9	15.0	N/A	220.0	N/A	N/A	N/A	54.5	2.0	3.7
PV Power (POW)	Vietnam	1,648	1,469	19.5	121.5	148.7	25.8	3.6	9.0	N/A	13.0	1.1	7.1
Median		1,648	1,685	2.5	193.0	10.3	54.0	3.3	10.0	3.2	13.1	1.1	9.2
Single power plants													
Sahacogen Chonburi	Thailand	82	93	-7.4	-5.5	20.7	121.8	-2.2	-5.5	N/A	N/A	0.9	16.9
Vivant Corp	Philippines	349	180	2.9	46.6	11.5	11.4	7.8	12.6	2.7	7.2	1.0	12.1
AC Energy	Philippines	1,999	602	0.6	82.3	-44.7	98.6	1.3	3.1	1.6	38.5	0.8	84.3
Guangzhou Heng-A	China	1,132	N/A	-5.5	N/A	71.3	111.2	2.1	4.5	1.9	19.1	1.1	N/A
Gepic Energy D-A	China	4,238	1,299	5.8	290.0	17.0	79.1	5.4	13.9	2.6	14.0	1.9	N/A
Yunnan Wenshan-A	China	6,730	1,080	19.7	249.0	45.5	79.7	3.1	7.9	0.8	25.9	2.0	N/A
Guizhou Qianyu-A	China	1,344	472	61.7	89.8	146.6	78.3	4.2	15.0	0.8	14.3	2.0	N/A
Quang Ninh (QTP)	Vietnam	256	332	22.4	48.6	358.0	-41.5	15.0	27.6	3.0	5.4	1.3	2.9
Hai Phong (HND)	Vietnam	199	367	-11.8	15.0	45.1	-28.6	5.3	6.5	1.0	13.4	0.9	5.2
Pha Lai (PPC)	Vietnam	119	261	-5.5	8.0	-35.2	-9.8	3.7	4.6	5.1	15.1	0.7	20.5
Median		740	367	1.8	48.6	32.9	78.7	3.9	7.2	1.9	14.3	1.0	14.5
NT2	Vietnam	251	332	22.4	48.6	358.0	-58.1	12.8	24.6	3.0	6.0	1.3	5.3

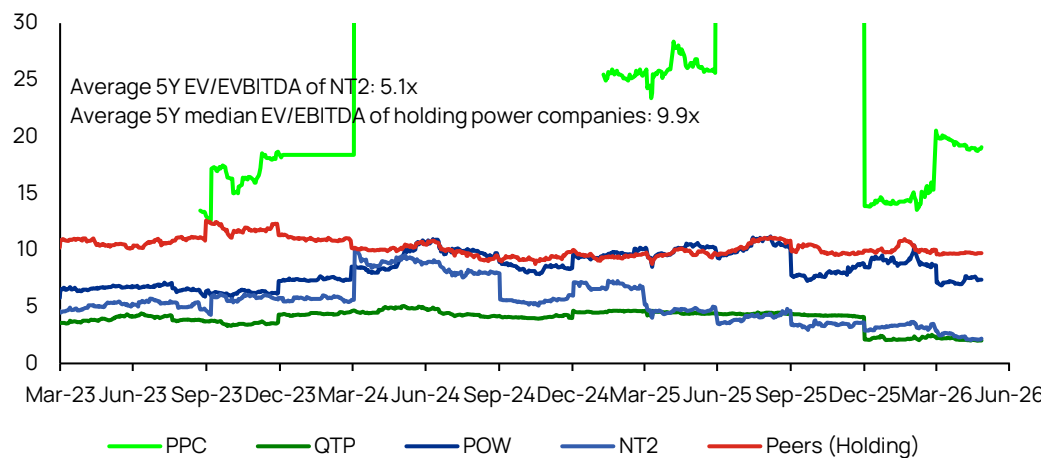
Source: Listed companies, Vietcap (Data as of May 27, 2026)

Figure 6: Historical trailing P/E of thermal power stocks and median P/E of selected peer groups (x)



Source: Bloomberg, Vietcap (Data as of May 27, 2026)

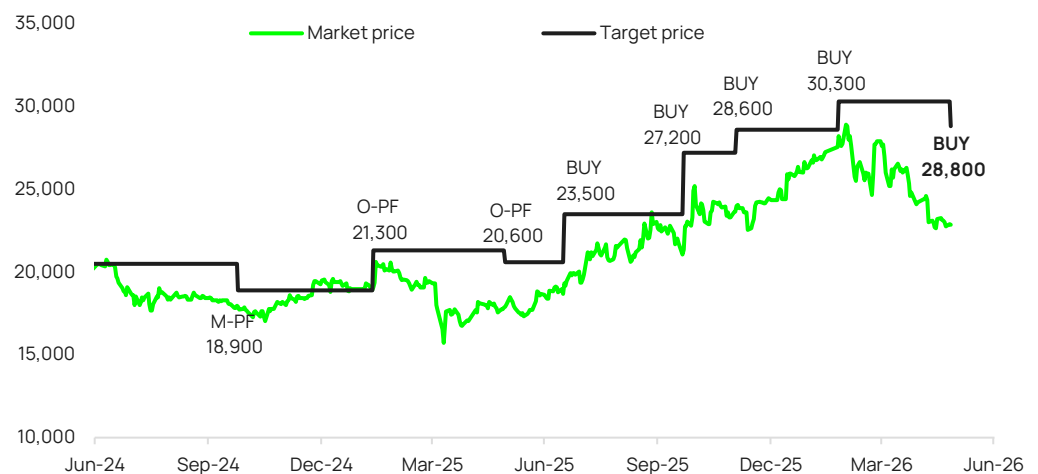
Figure 7: Historical median trailing EV/EBITDA of NT2 vs peers (x) (*)



Source: Bloomberg, Vietcap (Data as of May 27, 2026; *PPC's 2022 EBITDA was negative)

Recommendation History

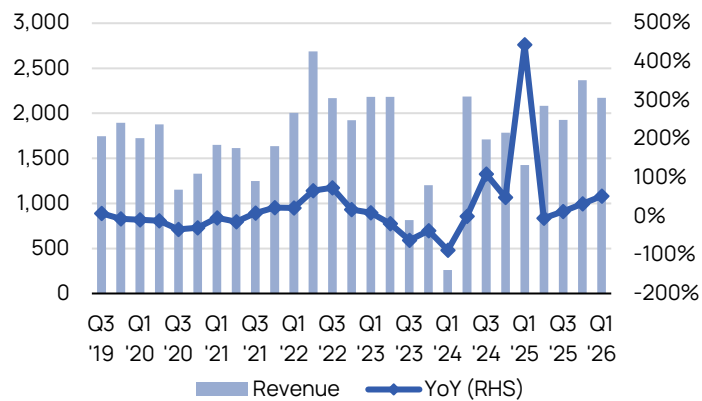
Figure 8: Historical Vietcap target price vs share price (VND/share)



Source: FiinPro, Vietcap (Note: Historical recommendations are adjusted for cash dividends)

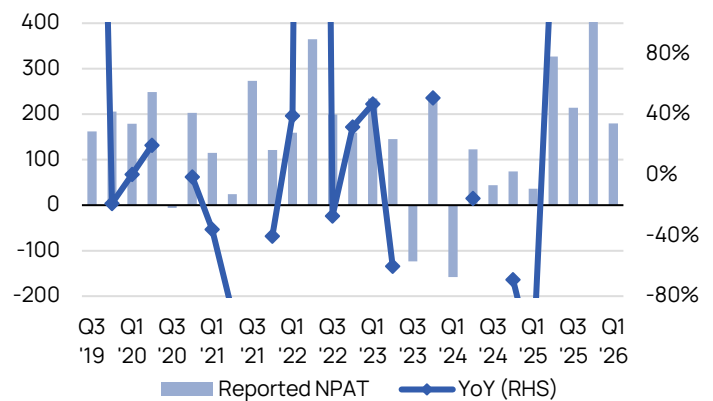
Quarterly Results

Figure 9: Quarterly revenue (VND bn)



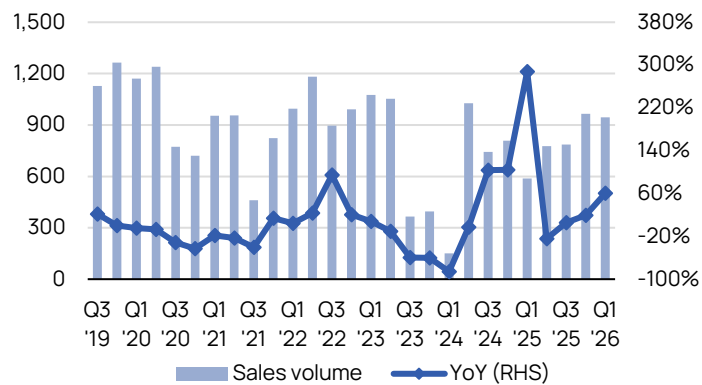
Source: NT2, Vietcap

Figure 10: Quarterly reported NPAT* (VND bn)



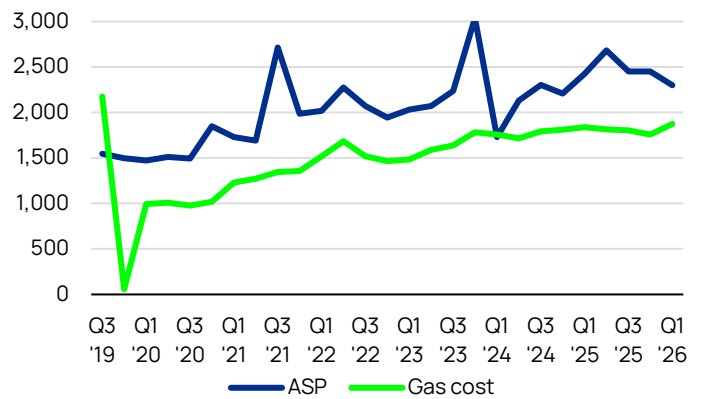
Source: NT2, Vietcap (* NT2 incurred net loss in Q3 2020, Q3 2023, and Q1 2024; Reported NPAT changed by +5.7x, -1x, +14x, +2.7x in Q3 2019, Q2 2021, Q2 2022, Q2 2025)

Figure 11: Quarterly sales volume** (million kWh)



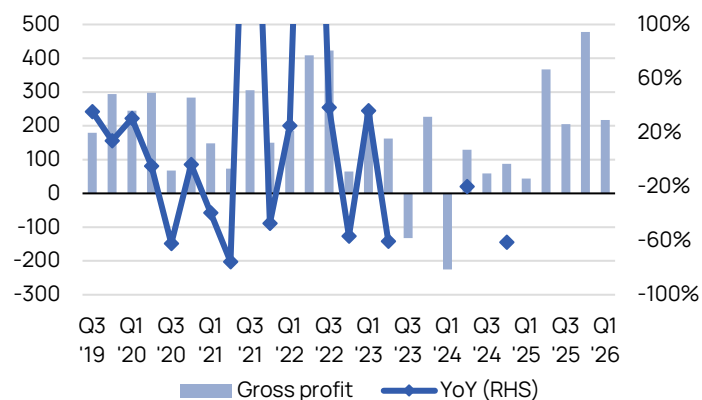
Source: NT2, Vietcap

Figure 12: Quarterly ASP and gas cost (VND/kWh)



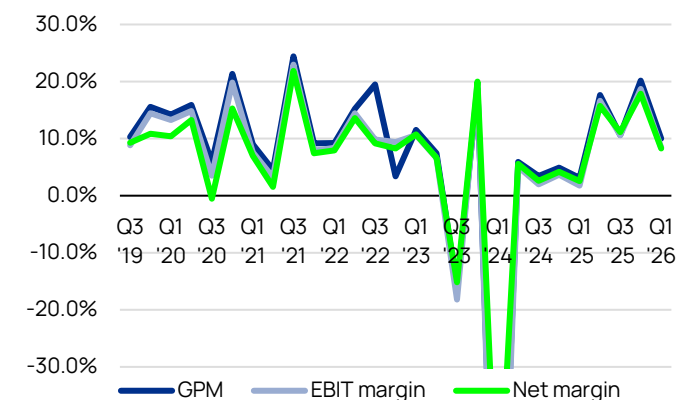
Source: NT2, Vietcap

Figure 13: Quarterly gross profit*** (VND bn)



Source: NT2, Vietcap (*** Gross profit surged 3.5x/4.6x/2.3x YoY in Q3 2021, Q2 2022, and Q2 2025)

Figure 14: Quarterly margins ****



Source: NT2, Vietcap (**** GPM, EBIT margin, and NPM dropped significantly to -86%/-92%/-60% in Q1 2024)

Financial Statements

P&L (VND bn)	2025	2026F	2027F	2028F
Revenue	7,958	8,829	11,156	11,098
COGS	-6,710	-7,789	-9,900	-10,091
Gross Profit	1,248	1,040	1,256	1,006
Sales & Marketing exp.	0	0	0	0
General & Admin exp.	-85	-116	-120	-124
Operating Profit	1,163	923	1,135	882
Financial Income	170	238	291	333
Financial Expenses	-66	-81	-77	-77
- o/w Interest Expense	-65	-81	-77	-77
Associates	0	0	0	0
Net Other Income/(Loss)	1	0	0	0
Profit Before Tax	1,268	1,080	1,350	1,139
Income Tax	-138	-216	-270	-228
NPAT Before MI	1,130	864	1,080	911
Minority Interest	0	0	0	0
NPAT Less MI, Reported	1,130	864	1,080	911
NPAT less MI, Core (1)	886	847	1,080	911
EBITDA	1,719	1,088	1,300	1,047
EPS Reported, VND	3,730	3,152	3,939	3,323
EPS Core (1), VND	2,882	3,091	3,939	3,323
EPS fully diluted, VND	3,730	3,152	3,939	3,323
DPS, VND	1,000	2,000	2,000	2,000
DPS/EPS Reported (%)	27%	63%	51%	60%
(1) Core: Excluding forex translation gain/loss, one-off income				

RATIOS	2025	2026F	2027F	2028F
Growth YoY				
Revenue	33.9%	10.9%	26.4%	-0.5%
EPS Reported	1,243.0	-15.5%	25.0%	-15.6%
EPS Core	3439.9	-4.5%	27.6%	-15.6%
DPS growth	42.9%	100.0%	0.0%	0.0%
Profitability				
Gross Profit Margin	15.7%	11.8%	11.3%	9.1%
Op. Profit, (EBIT) Margin	14.6%	10.5%	10.2%	7.9%
EBITDA Margin	21.6%	12.3%	11.7%	9.4%
NPAT-MI Margin	14.2%	9.8%	9.7%	8.2%
ROE	23.7%	17.6%	19.9%	15.7%
ROA	11.9%	9.5%	10.8%	8.5%
Efficiency				
Days Inventory On Hand	19	17	16	18
Days Accts, Receivable	158	156	124	130
Days Accts, Payable	95	69	71	79
Cash Conversion Days	82	104	69	69
Liquidity				
Current Ratio x	1.8	2.0	2.0	2.1
Quick Ratio x	1.7	1.9	1.9	2.0
Cash Ratio x	0.0	0.2	0.4	0.5
Debt / Assets %	19.0%	16.3%	14.4%	14.0%
Debt / Capital %	26.6%	22.7%	21.2%	20.3%
Net Debt / Equity	-41.5%	-57.7%	-69.0%	-74.0%
Interest Coverage x	18.0	11.5	14.8	11.5

B/S (VND bn)	2025	2026F	2027F	2028F
Cash & Equivalents	22	977	1,942	2,485
ST Investment	3,757	3,757	3,757	3,757
Accounts Receivables	3,895	3,628	3,973	3,953
Inventories	354	392	498	508
Other Current assets	5	5	5	5
Total Current Assets	8,033	8,759	10,176	10,708
Fixed Assets, Gross	11,376	11,379	11,382	11,386
- Depreciation	-10,479	-10,644	-10,809	-10,974
Fixed Assets, Net	897	735	574	412
LT investments	0	0	0	0
LT assets, other	343	343	343	343
Total LT Assets	1,240	1,078	917	755
Total Assets	9,273	9,838	11,093	11,463
Accounts Payable	1,234	1,707	2,170	2,212
ST Debt	1,762	1,600	1,600	1,600
Other ST Liabilities	1,417	1,095	1,383	1,376
Total Current Liabilities	4,414	4,402	5,153	5,188
LT Debt	0	0	0	0
Other LT liabilities	0	0	0	0
Total Liabilities	4,414	4,402	5,153	5,188
Preferred Equity	0	0	0	0
Paid in capital/Issued	2,879	2,879	2,879	2,879
Share premium	0	0	0	0
Retained earnings	1,981	2,557	3,061	3,397
Other equity	0	0	0	0
Minority interest	0	0	0	0
Total equity	4,859	5,436	5,940	6,275
Liabilities & equity	9,273	9,838	11,093	11,463
Y/E shares out, mn	288	288	288	288
Y/E shares out, mn (F.D.)	288	288	288	288

CASH FLOW (VND bn)	2025	2026F	2027F	2028F
Beginning Cash Balance	57	22	977	1,942
Net Income	1,130	864	1,080	911
Dep. & Amortization	556	165	165	165
Δ in Working Capital	-766	379	300	46
Other Adjustments	83	0	0	0
Cash from Operations	1,003	1,408	1,545	1,122
Capital Expenditures, Net	-9	-3	-3	-3
Investments, Net	-1,363	0	0	0
Cash from Investments	-1,372	-3	-3	-3
Dividends Paid	-431	-288	-576	-576
Δ in Share Capital	0	0	0	0
Δ in LT Debt	0	0	0	0
Δ in ST Debt	766	-162	0	0
Other financing C/F	0	0	0	0
Cash from Financing	334	-450	-576	-576
Net Change in Cash	-35	954	966	543
Ending Cash Balance	22	977	1,942	2,485

Source: NT2, Vietcap forecasts

Vietcap Rating System

Stock ratings are set based on projected total shareholder return (TSR), defined as (target price – current price)/current price + dividend yield, and are not related to market performance.

Equity rating key	Definition
BUY	If the projected TSR is 20% or higher
OUTPERFORM	If the projected TSR is between 10% and 20%
MARKET PERFORM	If the projected TSR is between -10% and 10%
UNDERPERFORM	If the projected TSR is between -10% and -20%
SELL	If the projected TSR is -20% or lower
NOT RATED	The company is or may be covered by the Research Department but no rating or target price is assigned either voluntarily or to comply with applicable regulation and/or firm policies in certain circumstances, including when Vietcap is acting in an advisory capacity in a merger or strategic transaction involving the company.
RATING SUSPENDED, COVERAGE TERMINATED	A rating may be suspended, or coverage terminated, if fundamental information is deemed insufficient to determine a target price or investment rating or due to a reallocation of research resources. Any previous investment rating and target price are no longer in effect.

Unless otherwise specified, these performance parameters are set with a 12-month horizon. Movement in share prices may cause a temporary mismatch between the latest published rating and projected TSR for a stock based on its market price and the latest published target price.

Target prices are generally based on the analyst's assessment of the stock's fair value over a 12-month horizon. However, the target price may differ from the analyst's fair value if the analyst believes that the market will not price the stock in line with assessed fair value over the specified time horizon.

Risks: Past performance is not necessarily indicative of future results. Foreign currency rates of exchange may adversely affect the value, price or income of any security or related instrument mentioned in this report. For investment advice, trade execution, or other enquiries, clients should contact their local sales representative.

Disclaimer

Analyst Certification of Independence

We, Loc Pham and Duong Dinh, hereby certify that the views expressed in this report accurately reflect our personal views about the subject securities or issuers. We also certify that no part of our compensation was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed in this report. The equity research analysts responsible for the preparation of this report receive compensation based upon various factors, including the quality and accuracy of research, client feedback, competitive factors, and overall firm revenues, which include revenues from, among other business units, Institutional Equities and Investment Banking.

Vietcap and its officers, directors and employees may have positions in any securities mentioned in this document (or in any related investment) and may from time to time add to or dispose of any such securities (or investment). Vietcap may have, within the last three years, served as manager or co-manager of a public offering of securities for, or currently may make a primary market in issues of, any or all of the entities mentioned in this report or may be providing, or have provided within the previous 12 months, significant advice or investment services in relation to the investment concerned or a related investment.

Copyright 2026 Vietcap Securities Company "Vietcap". All rights reserved. This report has been prepared on the basis of information believed to be reliable at the time of publication. Vietcap makes no representation or warranty regarding the completeness and accuracy of such information. Opinions, estimates and projection expressed in this report represent the current views of the author at the date of publication only. They do not necessarily reflect the opinions of Vietcap and are subject to change without notice. This report is provided, for information purposes only, to institutional investors and retail clients of Vietcap in Vietnam and overseas in accordance to relevant laws and regulations explicit to the country where this report is distributed, and does not constitute an offer or solicitation to buy or sell any securities discussed herein in any jurisdiction. Investors must make their investment decisions based upon independent advice subject to their particular financial situation and investment objectives. This report may not be copied, reproduced, published or redistributed by any person for any purpose without the written permission of an authorized representative of Vietcap. Please cite sources when quoting.

U.K. and European Economic Area (EEA): Unless specified to the contrary, issued and approved for distribution in the U.K. and the EEA by Vietcap issued by Vietcap has been prepared in accordance with Vietcap's policies for managing conflicts of interest arising as a result of publication and distribution of investment research. Many European regulators require a firm to establish, implement and maintain such a policy. This report has been issued in the U.K. only to persons of a kind described in Article 19 (5), 38, 47 and 49 of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (all such persons being referred to as "relevant persons"). This document must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this document relates is only available to relevant persons and will be engaged in only with relevant persons. In other EEA countries, the report has been issued to persons regarded as professional investors (or equivalent) in their home jurisdiction. **Australia:** This material is issued and distributed by Vietcap in Australia to "wholesale clients" only. Vietcap does not issue or distribute this material to "retail clients". The recipient of this material must not distribute it to any third party or outside Australia without the prior written consent of Vietcap. For the purposes of this paragraph the terms "wholesale client" and "retail client" have the meanings given to them in section 761G of the Corporations Act 2001. **Hong Kong:** The 1% ownership disclosure as of the previous month end satisfies the requirements under Paragraph 16.5(a) of the Hong Kong Code of Conduct for Persons Licensed by or Registered with the Securities and Futures Commission. (For research published within the first ten days of the month, the disclosure may be based on the month end data from two months prior.) **Japan:** There is a risk that a loss may occur due to a change in the price of the shares in the case of share trading, and that a loss may occur due to the exchange rate in the case of foreign share trading. In the case of share trading, Vietcap will be receiving a brokerage fee and consumption tax (shouhizei) calculated by multiplying the executed price by the commission rate which was individually agreed between Vietcap and the customer in advance. **Korea:** This report may have been edited or contributed to from time to time by affiliates of Vietcap. **Singapore:** Vietcap and/or its affiliates may have a holding in any of the securities discussed in this report; for securities where the holding is 1% or greater, the specific holding is disclosed in the Important Disclosures section above. **India:** For private circulation only, not for sale. **Pakistan:** For private circulation only, not for sale. **New Zealand:** This material is issued and distributed by Vietcap in New Zealand only to persons whose principal business is the investment of money or who, in the course of and for the purposes of their business, habitually invest money. Vietcap does not issue or distribute this material to members of "the public" as determined in accordance with section 3 of the Securities Act 1978. The recipient of this material must not distribute it to any third party or outside New Zealand without the prior written consent of Vietcap. **Canada:** The information contained herein is not, and under no circumstances is to be construed as, a prospectus, an advertisement, a public offering, an offer to sell securities described herein, or solicitation of an offer to buy securities described herein, in Canada or any province or territory thereof. Any offer or sale of the securities described herein in Canada will be made only under an exemption from the requirements to file a prospectus with the relevant Canadian securities regulators and only by a dealer properly registered under applicable securities laws or, alternatively, pursuant to an exemption from the dealer registration requirement in the relevant province or territory of Canada in which such offer or sale is made. The information contained herein is under no circumstances to be construed as investment advice in any province or territory of Canada and is not tailored to the needs of the recipient. To the extent that the information contained herein references securities of an issuer incorporated, formed or created under the laws of Canada or a province or territory of Canada, any trades in such securities must be conducted through a dealer registered in Canada. No securities commission or similar regulatory authority in Canada has reviewed or in any way passed judgment upon these materials, the information contained herein or the merits of the securities described herein, and any representation to the contrary is an offence. **Dubai:** This report has been issued to persons regarded as professional clients as defined under the DFSA rules. **United States:** This research report prepared by Vietcap is distributed in the United States to Major US Institutional Investors (as defined in Rule 15a-6 under the Securities Exchange Act of 1934, as amended) only by Decker&Co, LLC, a broker-dealer registered in the US (registered under Section 15 of Securities Exchange Act of 1934, as amended). All responsibility for the distribution of this report by Decker&Co, LLC in the US shall be borne by Decker&Co, LLC. All resulting transactions by a US person or entity should be effected through a registered broker-dealer in the US. This report is not directed at you if Vietcap Broker or Decker&Co, LLC is prohibited or restricted by any legislation or regulation in any jurisdiction from making it available to you. You should satisfy yourself before reading it that Decker&Co, LLC and Vietcap is permitted to provide research material concerning investment to you under relevant legislation and regulations.

Contacts

Corporate

www.vietcap.com.vn

Head Office (1): Bitexco

Bitexco Financial Tower, 15th Floor
2 Hai Trieu Street, Saigon Ward, HCMC
+84 28 3914 3588

Head Office (2): Nguyen Hue

Vinatex Building, 3rd Floor
10 Nguyen Hue Street, Saigon Ward, HCMC
+84 28 8882 6868

Ham Nghi Transaction Office

Doji Tower, 16th Floor
81-83-83B-85 Ham Nghi Street, Saigon Ward, HCMC
+84 28 8882 6868

Hanoi Branch

109 Tran Hung Dao, 6th Floor
Cua Nam Ward, Hanoi City
+84 24 6262 6999

My Dinh Transaction Office

SAP.A09 Block A – Apartment HH2-1 (The Matrix One)
Tu Liem Ward, Hanoi City (1 Le Quang Dao)
+84 28 8882 6868

Research

Research Team: +84 28 3914 3588
research@vietcap.com.vn

Nam Hoang, Head of Research, ext 124
nam.hoang@vietcap.com.vn

Banks, Securities and Insurance

- Ngoc Huynh, Manager, ext 138
- Quan Vu, Deputy Manager, ext 364
- Nga Ho, Analyst, ext 516
- Vuong Dinh, Analyst, ext 468

Macro

Luong Hoang, Senior Manager, ext 368
- Quang Dao, Analyst, ext 365

Consumer

Nam Hoang, Head of Research, ext 124
- Vinh Bui, Senior Analyst, ext 584
- Ngan Ly, Senior Analyst, ext 532
- Nguyen Nguyen, Analyst, ext 268

Oil & Gas, Power and Water

Duong Dinh, Associate Director, ext 140
- Tuan Do, Senior Analyst, ext 181
- Phuoc Duong, Analyst, ext 135
- Loc Pham, Analyst, ext 549

Real Estate

Hong Luu, Senior Manager, ext 120
- Anh Pham, Senior Analyst, ext 149
- Thuc Than, Senior Analyst, ext 174

Industrials and Infrastructure

Vy Nguyen, Senior Manager, ext 147
- Han Nguyen, Analyst, ext 191
- Huy Hoang, Analyst, ext 526

Retail Client Research

Duc Vu, Associate Director, ext 363
- Trung Nguyen, Manager, ext 129
- Anh Tong, Deputy Manager, ext 366
- Dang Le, Analyst, ext 570
- Kiet Vo, Analyst, ext 470

Investment Advisory Department and Institutional Sales & Trading

Anthony Le

Director

Institutional Sales & Trading
+84 28 3914 3588, ext 525
anthony.le@vietcap.com.vn

Quynh Chau

Managing Director

Investment Advisory Department
+84 28 3914 3588, ext 222
quynh.chau@vietcap.com.vn