

**CNC CAPITAL VIETNAM JOINT
STOCK COMPANY****SOCIALIST REPUBLIC OF VIETNAM**Independence - Freedom - Happiness

No.: 1807B /2026/CNC-CBTT

Hanoi, 18 July 2026

PERIODIC INFORMATION DISCLOSURE ON FINANCIAL STATEMENTS

To: Hanoi Stock Exchange (HNX)

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding the disclosure of information on the securities market, CNC CAPITAL VIETNAM JOINT STOCK COMPANY hereby discloses its Q2/2026 Financial Statements to the Hanoi Stock Exchange as follows:

1. Name of organization: CNC Capital Vietnam Joint Stock Company

- Ticker symbol: KSQ
- Address: No. 65, Lane 54, Le Quang Dao Street, Tu Liem Ward, Hanoi City, Vietnam
- Tel: (84.24) 3564 3689 - 08 5514 3689
- Email: ksq.jsc@gmail.com

2. Content of information disclosure:

- Q2/2026 Financial Statements

☒ Separate Financial Statements (The listed organization has no subsidiaries and the superior accounting entity has no dependent units);

☐ Consolidated Financial Statements (The listed organization has subsidiaries);

☐ Combined Financial Statements (The listed organization has dependent accounting units with their own separate accounting apparatus).

- Cases subject to explanation of causes:

+ Corporate income tax after-tax profit on the income statement of the reporting period changes by 10% or more compared to that of the same period last year:

☒ Yes

☐ No

Explanation document in case of selecting "Yes":

☒ Yes

☐ No

+ After-tax profit in the reporting period is negative (loss), or changes from profit in the same period last year to loss in this period, or vice versa:

☒ Yes

☐ No

Explanation document in case of selecting "Yes":

☒ Yes

☐ No

This information was published on the Company's website on 18/07/2026 at the link: <http://cnccapital.com.vn/bao-cai-tai-chinh.html>

We hereby commit that the information disclosed above is true and accurate, and we fully accept legal responsibility for the contents of the disclosed information.

CNC CAPITAL VIETNAM JOINT STOCK COMPANY
Legal Representative / Authorized Representative for Information Disclosure

Attached documents:

- Q2/2026 Financial Statements
- Explanation document attached to the Q2/2026 Financial Statements

(Signature, full name, position, and seal)



CHỦ TỊCH HĐQT
Nguyễn Công Cường

CNC CAPITAL VIETNAM JOINT STOCK COMPANY
FINANCIAL STATEMENTS
FOR THE OPERATING PERIOD FROM 1 APRIL 2026 TO 30 JUNE 2026

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of CNC Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company") is pleased to present its Report together with the Company's Financial Statements for the operating period from 1 April 2026 to 30 June 2026.

CNC Capital Vietnam Joint Stock Company operates under the Enterprise Registration Certificate No. 0103034314 initially issued by the Hanoi Department of Planning and Investment on 5 January 2009 and Enterprise Registration Certificate No. 0101971512, 12th amendment, dated 9 January 2026.

Company name: CNC Capital Vietnam Joint Stock Company

Head office: No. 65, Alley 54, Le Quang Dao Street, Tu Liem Ward, Hanoi City, Vietnam

Charter capital: VND 300,000,000,000 (In words: Three hundred billion Vietnam Dong only.)

Par value: VND 10,000 per share

Total number of shares: 30,000,000 shares

BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

The members of the Board of Directors and the Board of Management who managed the Company during the period and up to the date of this Report are as follows:

Board of Directors

Mr. Nguyen Cong Cuong	Chairman of the Board of Directors (Appointed on 11 December 2025)
Mr. Tran Viet Hung	Chairman of the Board of Directors (Relieved of duty on 10 December 2025)
Mr. Nguyen Hong Quang	Member of the Board of Directors (Appointed on 10 December 2025)
Mr. Tran Nhat Duc	Member of the Board of Directors (Appointed on 10 December 2025)
Mr. Nguyen Huu Loi	Member of the Board of Directors (Relieved of duty on 10 December 2025)
Ms. Dong Thi Trang	Member of the Board of Directors (Relieved of duty on 10 December 2025)

Board of Management

Mr. Tran Nhat Duc	Chief Executive Officer (Appointed on 11 December 2025)
Mr. Nguyen Huu Loi	Chief Executive Officer (Relieved of duty on 11 December 2025)

RESPONSIBILITIES OF THE BOARD OF MANAGEMENT

The Board of Management is responsible for preparing annual financial statements that give a true and fair view of the financial position of the Company, and of its results of operations and cash flows for the year, in accordance with Vietnamese Accounting Standards,

the Vietnamese Enterprise Accounting System, and the relevant statutory requirements relating to the preparation and presentation of financial statements. In preparing these financial statements, the Board of Management is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue its business operations;
- Design and implement an effective internal control system for the purpose of preparing and presenting financial statements that are free from material misstatement, whether due to fraud or error.

The Board of Management is responsible for ensuring that proper accounting records are maintained so as to reflect, with reasonable accuracy at any time, the financial position of the Company and to ensure that the financial statements comply with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant statutory requirements relating to the preparation and presentation of financial statements. The Board of Management is also responsible for safeguarding the assets of the Company and, accordingly, for taking appropriate measures to prevent and detect fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in the preparation of these Financial Statements.

Approval of the Financial Statements

I, Nguyen Cong Cuong, Chairman of the Board of Directors and the legal representative of the Company, hereby approve the accompanying Financial Statements for the second quarter of 2026. These Financial Statements present fairly, in all material respects, the financial position of the Company as at 30 June 2026, and its results of operations and cash flows for the accounting period from 1 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant statutory requirements relating to the preparation and presentation of financial statements.

For and on behalf of the Board of Directors.



Nguyen Cong Cuong
Chairman of the Board of Directors

Hanoi, 18 July 2026

STATEMENT OF FINANCIAL POSITION (Form B01-DN)

As at 30 June 2026

Currency: VND

ASSETS	Code	Notes	30/06/2026	01/01/2026
ASSETS				
A- CURRENT ASSETS	100		272.990.276.094	272.599.160.614
I. Cash and Cash Equivalents	110		4.496.319.924	1.761.871.649
1. Cash	111	V.1	4.496.319.924	1.761.871.649
2. Cash Equivalents	112			
II. Short-term Financial Investments	120		-	-
1. Trading Securities	121		-	-
2. Allowance for Diminution in Value of Trading Securities	122		-	-
3. Held-to-Maturity Investments	123		-	-
III. Short-term Receivables	130		267.817.858.908	270.110.911.162
1. Short-term Trade Receivables	131	V.2	376.398.517	881.615.215
2. Short-term Prepayments to Suppliers	132	V.3	260.445.460.391	260.564.960.391
3. Other Short-term Receivables	135	V.4A	7.106.000.000	8.664.335.556
4. Allowance for Doubtful Short-term Receivables (*)	136		(110.000.000)	
IV. Inventories	140		259.685.847	259.685.847
1. Inventories	141	V.5	259.685.847	259.685.847
2. Allowance for Decline in Value of Inventories	142		-	-
VI. Other Current Assets	160		416.411.415	466.691.956
1. Short-term Prepaid Expenses	161		16.169.080	23.522.939
2. Deductible VAT	162		400.242.335	443.169.017
3. Other Current Assets	165		-	-
B. NON-CURRENT ASSETS	200		17.781.753	21.300.273
I. Long-term Receivables	210		-	-
1. Long-term Trade Receivables	211		-	-
2. Other Long-term Receivables	215	V.4B	-	-
II. Fixed Assets	220		17.781.753	21.300.273
1. Tangible Fixed Assets	221	V.6A	17.781.753	21.300.273
- Cost	222		35.185.185	35.185.185
- Accumulated Depreciation	223		(17.403.432)	(13.884.912)
V. Long-term Work in Progress	250		-	-
1. Long-term Production and Business Costs in Progress	251			
2. Construction in Progress	252	V.6B	-	-
VII. Other Non-current Assets	270		-	-
1. Long-term Prepaid Expenses	271		-	-
2. Deferred Tax Assets	272		-	-
TOTAL ASSETS	280		273.008.057.847	272.620.460.887

STATEMENT OF FINANCIAL POSITION (Form B01-DN)

(Continued)

As at 30 June 2026

EQUITY AND LIABILITIES	Code	Notes	30/06/2026 (VND)	01/01/2026 (VND)
EQUITY AND LIABILITIES				
C. LIABILITIES	300		2.245.061.493	1.903.957.230
I. Current Liabilities	310		2.245.061.493	1.903.957.230
1. Short-term Trade Payables	311	V.7	1.547.777.120	1.194.617.120
2. Short-term Advances from Customers	312		-	-
4. Taxes and Other Statutory Obligations	314	V.9	248.596.763	248.596.763
5. Payables to Employees	315	V.10A	25.615.761	44.468.298
6. Short-term Accrued Expenses	316		-	-
10. Other Short-term Payables	320	V.10B	6.796.800	-
11. Short-term Borrowings and Finance Lease Liabilities	321	V.8	-	-
13. Bonus and Welfare Fund	323		416.275.049	416.275.049
D. EQUITY	400	V.11	270.762.996.354	270.716.503.657
1. Contributed Capital	411		300.000.000.000	300.000.000.000
- Ordinary Shares with Voting Rights	411a		300.000.000.000	300.000.000.000
2. Share Premium	412		(148.500.000)	(148.500.000)
8. Development and Investment Fund	418		1.248.825.147	1.248.825.147
10 Retained Earnings	420		(30.337.328.793)	(30.383.821.490)
- Accumulated Retained Earnings as at the End of the Previous Period	420a		(30.383.821.490)	(36.304.781.395)
- Retained Earnings for the Current Period	420b		46.492.697	5.920.959.905
TOTAL EQUITY AND LIABILITIES	440		273.008.057.847	272.620.460.887

Preparer



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Hanoi, 18 July 2026
Chairman of the Board of Directors



Nguyễn Công Cuong

Cnc Capital Vietnam Joint Stock Company
No. 65, Alley 54, Le Quang Dao Street, Tu Liem Ward,
Hanoi City, Vietnam

Financial Statements
For the Operating Period from 1 April 2026
to 30 June 2026

STATEMENT OF PROFIT OR LOSS
For the Operating Period from 1 April 2026 to 30 June 2026

Items	Code	Notes	Current Quarter	Corresponding Quarter of the Previous Year	Year-to-date (Current Year)	Year-to-date (Previous Year)
1. Revenue from Sales of Goods and Rendering of Services	01		7,856,806,679	320,477,529	7,856,806,679	320,477,529
2. Deductions from Revenue	02		-	-	-	-
3. Net Revenue from Sales of Goods and Rendering of Services (10 = 01 - 02)	10		7,856,806,679	320,477,529	7,856,806,679	320,477,529
4. Cost of Sales	11		7,122,883,206	263,616,790	7,122,883,206	263,616,790
5. Gross Profit from Sales of Goods and Rendering of Services (20=10-11)	20		733,923,473	56,860,739	733,923,473	56,860,739
7. Financial Income	22	VI.12	6,463	9,353	7,533	14,795
8. Finance Costs	23		-	787,478,425	-	1,569,452,055
- Including: Interest Expenses	24		-	-	-	-
9. Selling Expenses	25		-	-	-	-
10. General and Administrative Expenses	26	VI.13	304,274,860	1,542,053,569	681,446,170	2,710,131,903
11. Operating Profit{30=20+(21-22)+24-(25+26)}	30		429,655,076	(2,272,661,902)	52,484,836	(4,222,708,424)
12. Other Income	31		-	-	-	-
13. Other Expenses	32		8	606,052	5,992,139	606,052
14. Other Profit (40=31-32)	40		(8)	(606,052)	(5,992,139)	(606,052)
15. Accounting Profit before Tax (50=30+40)	50		429,655,068	(2,273,267,954)	46,492,697	(4,223,314,476)
16. Current Corporate Income Tax Expense	51		-	-	-	-
17. Deferred Corporate Income Tax Expense	52		-	-	-	-
18. Profit after Corporate Income Tax (60=50-51-52)	60		429,655,068	(2,273,267,954)	46,492,697	(4,223,314,476)
19. Basic Earnings per Share (*)	70	VI.14	14	(75)	2	(141)

Preparer



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Chairman of the Board of Directors



Nguyen Cong Quong

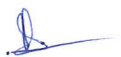
STATEMENT OF CASH FLOWS
For the Accounting Period from 1 January 2026 to 30 June 2026
(Direct method)

Items	Code	Notes	Year-to-date (Current Year)	Year-to-date (Corresponding Period of the Previous Year)
I. Cash Flows from Operating Activities			-	-
1. Cash Receipts from Sales of Goods, Rendering of Services and Other Revenue	01		9.116.259.795	272.082.299
2. Cash Payments to Suppliers for Goods and Services	02		(7.702.794.510)	(10.818.417.085)
3. Cash Payments to Employees	03		(193.725.485)	(447.096.792)
4. Interest Paid	04		-	-
5. Corporate Income Tax Paid	05		-	-
6. Other Cash Receipts from Operating Activities	06		8.664.085.556	16.065.702.666
7. Other Cash Payments for Operating Activities	07		(7.149.377.081)	(4.498.639.016)
Net Cash Flows from Operating Activities	20		2.734.448.275	573.632.072
II. Cash Flows from Investing Activities				
1. Cash Payments for Acquisition and Construction of Fixed Assets and Other Long-term Assets	21		-	-
2. Cash Receipts from Disposal of Fixed Assets and Other Long-term Assets	22		-	-
3. Cash Payments for Loans Granted and Purchases of Debt Instruments of Other Entities	23		-	-
4. Cash Collections from Loans Granted and Disposal of Debt Instruments of Other Entities	24		-	-
5. Cash Payments for Investments in Other Entities	25		-	-
6. Cash Collections from Divestment in Other Entities	26		-	-
7. Interest, Dividends and Profit Received	27		-	-
Net Cash Flows from Investing Activities	30		-	-
III. Cash Flows from Financing Activities				
1. Cash Receipts from Issuance of Shares and Capital Contributions from Owners	31		-	-
2. Cash Payments for Return of Capital Contributions to Owners and Repurchase of the Company's Issued Shares	32		-	-
3. Cash Receipts from Borrowings	33		-	-
4. Repayment of Borrowings	34		-	(1.025.000.000)
5. Payments of Finance Lease Liabilities	35		-	-
6. Dividends and Profit Distributed to Owners	36		-	-
Net Cash Flows from Financing Activities	40		-	(1.025.000.000)
Net Increase in Cash and Cash Equivalents during the Period (50 = 20+30+40)	50		2.734.448.275	(451.367.928)
Cash and Cash Equivalents at the Beginning of the Period	60		1.761.871.649	561.547.342
Effects of Exchange Rate Changes on Cash and Cash Equivalents	61		-	-
Cash and Cash Equivalents at the End of the Period (70 = 50+60+61)	70	V.1	4.496.319.924	110.179.414

Cnc Capital Vietnam Joint Stock Company
No. 65, Alley 54, Le Quang Dao Street, Tu Liem Ward,
Hanoi City, Vietnam

Financial Statements
For the Operating Period from 1 April 2026
to 30 June 2026

Preparer



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Hanoi, 18 July 2026
Chairman of the Board of Directors



Nguyen Cong Cuong

NOTES TO THE FINANCIAL STATEMENTS

As at 30 June 2026

I. CHARACTERISTICS OF THE ENTERPRISE

1. Ownership of Capital

CNC Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company") operates under Enterprise Registration Certificate No. 0103034314 initially issued by the Hanoi Department of Planning and Investment on 5 January 2009 and Enterprise Registration Certificate No. 0101971512, 12th amendment, dated 9 January 2026.

Head Office: No. 65, Alley 54, Le Quang Dao Street, Tu Liem Ward, Hanoi City, Vietnam

Charter Capital: VND 300,000,000,000 (*In words: Three hundred billion Vietnam Dong only.*)

As at 30 June 2026, the Company had 5 employees.

2. Principal Business Activities

Manufacture of Prepared Feeds for Livestock, Poultry and Aquatic Animals

Manufacture of Iron, Steel and Cast Iron

Demolition

Site Preparation

Sawmilling, Planing and Preservation of Wood

Urban and Suburban Road Passenger Transport (excluding bus transport)

Other Road Passenger Transport

Wholesale of Machinery, Equipment and Other Machine Parts, including:

- Wholesale of thermal equipment, refrigeration and air-conditioning equipment, household electrical appliances, water supply equipment, spare parts for automobiles, motorcycles, construction machinery and equipment, office equipment, household wooden furniture, fine wooden handicrafts, medical equipment, fire prevention and firefighting equipment, and chemicals (excluding chemicals prohibited by the State); - Supply of educational equipment, vocational training equipment and teaching and research equipment; - Wholesale of industrial machinery and equipment, telecommunications equipment, electronic equipment, computers and information technology equipment; - Trading of school equipment and facilities; - Trading of laboratory equipment and instruments for chemistry, biology and physics; - Trading of elevators; - Trading of industrial and residential electrical cabinet systems; - Trading of audio, lighting, television and private branch exchange (PBX) systems; - Trading of air-conditioning and ventilation systems; - Trading of industrial kitchen and laundry systems; - Trading of sauna and steam systems; - Trading of medical gas and industrial gas systems; - Wholesale of medical machinery and equipment.

Road Freight Transport

Retail Sale of Hardware, Paints, Glass and Other Construction Installation Materials in
Specialized Stores

Restaurants and Mobile Food Service Activities

Short-term Accommodation Services

Recycling of Waste and Scrap

Extraction of Natural Gas

Mining of Iron Ores

Mining of Non-ferrous Metal Ores

Mining of Precious and Rare Metal Ores

Quarrying of Stone, Sand, Gravel and Clay

Mining of Chemical and Fertilizer Minerals

Other Mining and Quarrying n.e.c. (not elsewhere classified)

Wholesale of Metals and Metal Ores
(excluding gold trading activities)

Wholesale of Construction Materials and Other Installation Supplies

Wholesale of Bamboo, Rattan, Timber and Processed Wood; Wholesale of Hardware;
Wholesale of Construction Materials and Other Installation Supplies

Manufacture of Electronic Components

Manufacture of Computers and Peripheral Equipment

Manufacture of Communication Equipment

Manufacture of Consumer Electronics

Manufacture of Electric Motors, Generators, Transformers, and Electricity Distribution and
Control Apparatus

Manufacture of Batteries and Accumulators

Manufacture of Fibre Optic Cables

Manufacture of Other Electronic and Electric Wires and Cables

Manufacture of Wiring Devices

Manufacture of Electric Lighting Equipment

Manufacture of Domestic Electrical Appliances

Manufacture of Other Electrical Equipment

Manufacture of Engines and Turbines (excluding Aircraft, Motor Vehicle and Motorcycle Engines)

Manufacture of Fluid Power Equipment

Manufacture of Pumps, Compressors, Taps and Valves

Manufacture of Bearings, Gears, Gearing and Driving Elements

Manufacture of Ovens, Furnaces and Furnace Burners

Manufacture of Lifting and Handling Equipment

Manufacture of Office Machinery and Equipment (excluding Computers and Peripheral Equipment)

Manufacture of Power-driven Hand Tools

Manufacture of Other General-purpose Machinery

Manufacture of Furniture

Manufacture of Medical, Dental, Orthopaedic and Rehabilitation Equipment and Supplies

Repair of Fabricated Metal Products

Repair of Machinery and Equipment

Repair of Electronic and Optical Equipment

Repair of Electrical Equipment

Repair of Other Equipment

Installation of Industrial Machinery and Equipment

Electrical Installation

Other Building Installation Activities

Building Completion and Finishing

Other Specialized Construction Activities

Wholesale of Agricultural and Forestry Raw Materials (excluding Wood, Bamboo and Rattan) and Live Animals

Wholesale of Computers, Peripheral Equipment and Software

Wholesale of Electronic and Telecommunications Equipment and Components

Wholesale of Agricultural Machinery, Equipment and Parts

Wholesale of Solid, Liquid and Gaseous Fuels and Related Products

Other Specialized Wholesale n.e.c. including:

- Trading of Basic Chemicals (excluding chemicals prohibited by the State); - Trading of Industrial Gas Equipment; - Trading of Textile and Garment Products, Fabrics and Various Types of Fibres; - Wholesale and Retail of Medical Consumables.

General Wholesale

Warehousing and Storage

Construction of Residential Buildings

Advertising

Construction of Non-residential Buildings

Market Research and Public Opinion Polling

Construction of Railway Works

Construction of Road Works

Renting and Leasing of Motor Vehicles

Construction of Electrical Works

Construction of Water Supply and Drainage Works

Construction of Telecommunications and Communication Works

Construction of Other Civil Engineering Projects

Details: Construction of Sludge Treatment Facilities.

Educational Support Services

Construction of Water Projects

Mining of Hard Coal

Plumbing, Heat and Air-conditioning Installation

Mining of Lignite

Extraction of Crude Petroleum

Logging

Collection of Non-wood Forest Products

Silviculture, Forest Management and Forest Tree Nursery Activities

Repair and Maintenance of Other Transport Equipment (excluding Automobiles, Motorcycles, Mopeds and Other Motor Vehicles)

Renting and Leasing of Other Tangible Goods and Machinery without Operator

Details: - Renting and Leasing of Agricultural and Forestry Machinery and Equipment without Operator; - Renting and Leasing of Construction and Civil Engineering Machinery and Equipment without Operator; - Renting and Leasing of Office Machinery and Equipment without Operator; - Renting and Leasing of Other Tangible Goods, Machinery and Equipment n.e.c. (not elsewhere classified) used as business assets.

Nursery Education

Pre-primary Education

Primary Education

Retail Sale of Other New Goods in Specialized Stores

Details: Retail Sale of Gold, Silver, Precious Stones, Semi-precious Stones and Jewellery in Specialized Stores.

Retail Sale of Other Goods via Stalls, Markets or Mobile Units

Details: Retail Sale of Gold, Silver, Precious Stones, Semi-precious Stones and Jewellery via Stalls, Markets or Mobile Units.

Manufacture of Precious Metals and Non-ferrous Metals

Support Activities for Crop Production

Support Activities for Animal Production

Post-harvest Crop Activities

Seed Processing for Propagation

Wholesale of Rice, Wheat, Other Cereals and Flour

Wholesale of Food Products

Retail Sale of Food Grains in Specialized Stores

Retail Sale of Food Products in Specialized Stores

Fund Management Activities

Details: Innovative Start-up Investment

Manufacture of Plastic Products

Retail Sale of Pharmaceuticals, Medical Devices, Cosmetics and Toilet Articles in Specialized Stores

Normal Production and Business Cycle: 12 months

II. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

1. Accounting Period

The Company's annual accounting period follows the calendar year, commencing on 1 January and ending on 31 December each year.

2. Currency Used in Accounting Records

The currency used in the Company's accounting records is the Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

Accounting System

The Company applies the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance and relevant amending and supplementary guiding Circulars.

Statement of Compliance with Vietnamese Accounting Standards and the Accounting System

The Company has complied with the Vietnamese Accounting Standards (VAS) and the related guidance issued by the State. The accompanying financial statements have been prepared and presented in accordance with the applicable Vietnamese Accounting Standards, the Circulars providing guidance on the implementation of such Standards, and the prevailing Vietnamese Enterprise Accounting System currently in force.

IV. SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies applied by the Company in the preparation of these financial statements:

1. Cash and cash equivalents

Cash comprises cash on hand, demand deposits, and monetary gold held as a store of value (excluding gold classified as inventory to be used as raw materials for production or goods for sale).

Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, with original maturities of not more than three months.

2. Receivables

Receivables are monitored in detail by aging, debtor, currency, and other factors based on the Company's management requirements. The classification of receivables as trade receivables or other receivables is carried out in accordance with the following principles:

- Trade receivables comprise commercial receivables arising from transactions of a buying-selling nature;
- Other receivables comprise non-commercial receivables related to proceeds from the liquidation of the Company's investments.

At the reporting date, the Company classifies receivables as current or non-current based on their remaining maturities.

Provision for doubtful debts is made for outstanding receivables: overdue receivables under economic contracts, loan agreements, contractual commitments, or debt commitments, and undue receivables that are unlikely to be recovered. Specifically, the provision for overdue

receivables is made based on the principal repayment schedule under the original sale and purchase agreement, excluding any debt extension agreed upon between the parties. For undue receivables, the provision is made when the debtor has fallen into bankruptcy, or is undergoing dissolution procedures, is missing, or has absconded.

3. Inventories

Inventories are stated at cost. The cost of inventories comprises costs of purchase, costs of conversion, and other costs directly incurred in bringing the inventories to their present location and condition. Inventory value is determined using the monthly weighted average method.

Inventories are accounted for using the perpetual inventory system.

Work in progress comprises all costs of materials, labor costs, and manufacturing overheads, which are determined based on the Company's subjective estimates.

4. Recognition and depreciation of fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The historical cost of tangible fixed assets acquired through purchase or construction transfer comprises all expenditures incurred by the Company to bring the assets to their working condition for their intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, in accordance with the provisions of Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance and Decision No. 1173/QĐ-BTC dated 21 May 2013 issued by the Minister of Finance. The specific depreciation periods for each asset category are as follows:

	Number of years
Buildings and structures	07
Machinery and equipment	03 - 08

5. Accrued expenses

Accrued expenses are recognized based on reasonable estimates of the amounts payable for goods and services received during the period.

Accrued expenses include interest expenses and other expenses that have actually been incurred but, as of 30 June 2026, remain unpaid or lack sufficient invoices and supporting documents.

6. Owners' equity

Owner's contributed capital is recognized based on the actual capital contributed by shareholders, calculated at the par value of the issued shares.

7. Revenue recognition

Revenue is recognized when the outcome of a transaction can be measured reliably and it is probable that the Company will obtain the economic benefits associated with the transaction.

Revenue from the sale of goods is recognized when the significant risks, rewards, and ownership of the goods have been transferred to the buyer, and the Company can reliably measure the costs incurred in connection with the sale.

Financial income comprises interest income and exchange rate differences.

Interest income is recognized on a time-proportionate basis using the actual interest rate of each period.

8. Cost of sales

Cost of sales during the year is recognized in match with the revenue generated during the year and in compliance with the prudence principle. Losses of materials and goods exceeding the standard limits, expenses exceeding normal operating levels, and inventory losses (after deducting compensation from the responsible groups or individuals) are recognized fully and timely in the cost of sales during the year.

9. Financial expenses

Expenses recognized as financial expenses include:

- Expenses or losses related to financial investment activities;
- Lending and borrowing costs;

Borrowing costs during the period are the net value of borrowing costs payable after deducting post-investment interest subsidies received from the Vietnam Development Bank.

The above items are recognized at the total amounts incurred during the period, without offsetting against financial income.

10. Taxation

Current corporate income tax expense reflects the amount of corporate income tax payable arising in the period.

Taxable income differs from net profit presented in the Income Statement because taxable income excludes items of income or expense that are taxable or deductible in other years, and further excludes items that are non-taxable or non-deductible.

The corporate income tax rate is 20%.

Other taxes are applied in accordance with the prevailing tax laws in Vietnam..

11. Financial instruments

Initial recognition

Financial assets

Under Circular No. 210/2009/TT-BTC dated 06 November 2009 issued by the Ministry of Finance, financial assets are classified appropriately, for disclosure purposes in the financial statements, into financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The Company determines the classification of these financial assets at initial recognition.

At initial recognition, financial assets are measured at cost plus direct transaction costs associated with the acquisition of those financial assets. The Company's financial assets comprise cash and cash equivalents, trade receivables, other receivables, and loans.

Financial liabilities

Under Circular No. 210/2009/TT-BTC dated 06 November 2009 issued by the Ministry of Finance, financial liabilities are classified appropriately, for disclosure purposes in the financial statements, into financial liabilities at fair value through profit or loss and financial liabilities measured at amortized cost. The Company determines the classification of these financial liabilities at initial recognition.

At initial recognition, financial liabilities are measured at cost plus direct transaction costs associated with the issuance of those financial liabilities. The Company's financial liabilities comprise trade payables, other payables, and borrowings.

Subsequent measurement

Currently, there are no regulations on the re-measurement of financial instruments subsequent to initial recognition. Therefore, subsequent to initial recognition, financial instruments are presented at cost.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is presented in the Balance Sheet if, and only if, the Company has a legally enforceable right to offset the recognized amounts and intends either to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

11. Related parties

The investing companies are related parties of the Company.

Key management personnel who have authority and responsibility for planning, directing, and controlling the activities of the Company include members of the Board of Directors and members of the Board of Management.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE BALANCE SHEET.

1. Cash and cash equivalents

	30/06/2026 (VND)	01/01/2026 (VND)
Cash on hand	2.957.724.039	1.757.771.973
Cash in banks	1.538.595.885	4.099.676
Total	4.496.319.924	1.761.871.649

2. Short-term trade receivables

	30/06/2026 (VND)	01/01/2026 (VND)
- Viet Phat Construction Investment Co., Ltd.	-	881.615.215
- Branch of Viet Phat Construction	15.670.342	

Investment Co., Ltd. in Hai Duong

- Vinh Phat Fire Fighting Electromechanical Construction Investment JSC	4.036.575	
- Hoa Phat Construction Trading Investment JSC	356.691.600	
Total	376.398.517	881.615.215

3. Short-term advances to suppliers

	30/06/2026 (VND)	01/01/2026 (VND)
- Vinh Cuu Private Enterprise	100.000.000	100.000.000
- Cau Thai Ha BOT Joint Stock Company	260.213.460.391	260.213.460.391
- International Valuation and Auditing Co., Ltd.	-	120.000.000
- Other suppliers	132.000.000	131.500.000
Total	260.445.460.391	260.564.960.391

4. Other receivables

4A. Other short-term receivables

	30/06/2026 (VND)	01/01/2026 (VND)
- Short-term deposits and pledges	6.000.000	717.097.200
- Receivables from business cooperation interest	-	1.728.038.356
+ Tien Dai Phat Co., Ltd.	-	1.728.038.356
- Receivables from business cooperation principal	-	6.219.200.000
+ ien Dai Phat Co., Ltd.	-	6.219.200.000
- Other receivables: Advances to Nguyen Cong Cuong	7.100.000.000	-
Total	7.106.000.000	8.664.335.556

5. Inventories

	30/06/2026 (VND)		01/01/2026 (VND)	
	Cost	Provision	Cost	Provision
- Merchandise	259.685.847	-	259.685.847	-
Total	259.685.847	-	259.685.847	-

6. Non-current assets

6A. Tangible fixed assets

	Machinery and equipment	Total
	<u>VND</u>	<u>VND</u>
HISTORICAL COST		
As of 01/01/2026	35.185.185	35.185.185
- Purchase during the period	-	-
As of 30/06/2026	35.185.185	35.185.185
ACCUMULATED DEPRECIATION		
As of 01/01/2026	(13.884.912)	(13.884.912)
- Depreciation charge for the period	(3.518.520)	(3.518.520)
As of 30/06/2026	(17.403.432)	(17.403.432)
NET BOOK VALUE		
As of 01/01/2026	21.300.273	21.300.273
As of 30/06/2026	17.781.753	17.781.753

7. Short-term trade payables

	30/06/2026 (VNĐ)	01/01/2026 (VNĐ)
Huong Linh Trade Promotion Co., Ltd.	1.022.618.779	1.022.618.779
Maxx Vietnam E&C Joint Stock Company	156.998.341	156.998.341
T&C Industrial Distribution JSC	353.160.000	
Other suppliers	15.000.000	15.000.000
Total	1.547.777.120	1.194.617.120

8. Borrowings and finance lease liabilities

9. Taxes and other obligations to the State Budget

	30/06/2026 (VNĐ)	01/01/2026 (VNĐ)
Fees, charges, and other payables	248.596.763	248.596.763

Total

248.596.763

248.596.763

10A. Payables to employees

30/06/2026 (VND) 01/01/2026 (VND)

Payables to employees

25.615.761

44.468.298

Total

25.615.761

44.468.298

10B. Other short-term payables

30/06/2026 (VND) 01/01/2026 (VND)

Social insurance, health insurance, and
unemployment insurance

6.796.800

-

Other payables and obligations

Total

6.796.800

-

11. Owners' equity

- a. Statement of changes in equity:
Please refer to Appendix 02 for details.

Appendix 02: Statement of changes in equity

Indicator	Owner's contributed capital (VND)	Share premium (VND)	Investment and development fund (VND)	Bonus and welfare fund (VND)	Other funds of equity (VND)	Undistributed earnings (VND)	Total owners' equity (VND)
1. Beginning balance	300.000.000.000	(148.500.000)	1.248.825.147	-	-	(30.383.821.490)	270.716.503.657
2. Increase during the period							
Capital contribution during the period						-	-
Net profit for the period							
Increase from profit distribution						46.492.697	46.492.697
Treasury shares purchased							
3. Decrease during the period							
Profit distribution during the period						-	-
- Appropriation to funds						-	-
- Dividends declared						-	-
Bonus shares issued						-	-
Other decreases during the year						-	-
4. Ending balance	300.000.000.000	(148.500.000)	1.248.825.147	-	-	(30.337.328.793)	270.762.996.354

b. Details of owner's contributed capital	30/06/2026 (VND)	01/01/2026 (VND)
Shareholders' contributed capital	300.000.000.000	300.000.000.000
Total	300.000.000.000	300.000.000.000

c. Capital transactions with owners and dividend distribution

	30/06/2026 (VND)	01/01/2026 (VND)
- Owner's contributed capital		
+ Beginning balance	300.000.000.000	300.000.000.000
+ Capital increase during the period	-	-
+ Capital decrease during the period	-	-
+ Ending balance	300.000.000.000	300.000.000.000
- Dividends declared	-	-
+ dividends and profits declared from prior year's profits	-	-

d. Shares

	30/06/2026 (VND)	01/01/2026 (VND)
- Number of shares registered for issuance	30.000.000	30.000.000
- Number of shares issued	30.000.000	30.000.000
+ Ordinary shares	30.000.000	30.000.000
+ Preference shares	-	-
- Number of outstanding shares	30.000.000	30.000.000
+ Ordinary shares	30.000.000	30.000.000
+ Preference shares	-	-
- Number of treasury shares	-	-
+ Cổ phiếu phổ thông	-	-
+ Preference shares	-	-
* Par value of outstanding shares (VND/share):	10.000	10.000

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

12. Financial income

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
- Interest income from bank deposits	6.463	9.353
- Other financial income	-	-
Total	6.463	9.353

13. General and administrative expenses

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
General and administrative expenses	681.446.170	2.710.131.903
Total	681.446.170	2.710.131.903

14. Basic and diluted earnings per share

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
- Net profit/(loss) after corporate income tax (VND)	46.492.697	(4.223.314.476)
- Weighted average number of ordinary shares outstanding during the period (Shares)	30.000.000	30.000.000
Total	2	(141)

VII. OTHER INFORMATION

1. Financial instruments

1.1. Risk management

The Company manages its capital structure to ensure that it can continue to operate as a going concern while maximizing shareholders' value through the effective allocation and utilization of capital resources.

1.2. Financial assets

Financial assets are assets through which the Company may generate economic benefits or income in the future. These assets have been remeasured at fair value as of the balance sheet date.

	30/06/2026 (VND)	01/01/2026 (VND)
- Cash and cash equivalents	4.496.319.924	1.761.871.649
- Other receivables	7.106.000.000	8.664.335.556
- Short-term investments	-	-
Total	11.602.319.924	10.426.207.205

1.3 Remuneration of the members of the Board of Directors and the Board of Management

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
- Mr. Nguyen Cong Cuong - Chairman	13.198.750	-

- Ms. Le Thi Thanh Nga - Chief Accountant	41.367.806	42.823.200
- Ms. Nguyen Thi Phuong Thuy - Person in charge of Corporate Governance cum Secretary	14.297.200	42.823.200
Total	68.863.756	85.646.400

1.4. Financial risk management

Financial risks include market risk, credit risk, liquidity risk, and cash flow risk. The Company does not enter into hedging transactions to mitigate these risks due to the lack of an active market for such hedging instruments..

Market risk: The Company purchases raw materials and goods from domestic suppliers for its business and production operations. Consequently, the Company is exposed to risks arising from changes in the purchase prices of raw materials and goods. The Company manages this risk by sourcing from a large number of domestic suppliers, as well as maintaining flexibility in negotiating and adjusting selling prices to customers when there are significant fluctuations in commodity prices.

Credit risk: includes liquidity risk and interest rate risk. The objective of liquidity risk management is to ensure that sufficient funds are available to settle current and future liabilities. The Company's policy is to regularly monitor present and expected future liquidity requirements to ensure the maintenance of sufficient cash reserves to meet both short-term and long-term liquidity demands.

2. Events after the reporting period

There have been no events occurring after the end of the reporting period up to the date of these financial statements that would materially affect or require adjustment or disclosure in the financial statements of the Company for the period from 01 January 2026 to 30 June 2026..

Hanoi, 18 July 2026

Preparer  Le Thi Thanh Nga	Chief Accountant  Le Thi Thanh Nga	Chairman of the Board of Directors  Nguyen Cong Cuong
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