

CONSTRUCTION CORPORATION NO. 1 - JOINT STOCK COMPANY
REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 January 2026 to 30 June 2026

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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Construction Corporation No. 1 Joint Stock Company (hereinafter referred to as the "Parent Company") presents this report together with the reviewed interim consolidated financial statements of the parent Company and its subsidiaries (hereinafter referred to as the "Corporation") for the period from 01 January 2026 to 30 June 2026.

BOARD OF MANAGEMENT, AUDIT COMMITTEE AND BOARD OF GENERAL DIRECTORS

The members of the Board of Management, the Board of General Directors, the Audit Committee and the Chief Accountant of the Corporation during the period from 01 January 2026 to 30 June 2026 and up to the date of this report are as follows:

Board of Management

Mr. Phan Huu Duy Quoc	Chairman	
Mr. Le Bao Anh	Deputy Chairman	
Mr. Nguyen Van Ngoc	Non-executive Deputy Chairman	
Mr. Nguyen Thai Phien	Independent member	Appointed on 30 July 2026
Mr. Vo Quoc Khanh	Non-executive member	Appointed on 30 July 2026
Mr. Nguyen Thanh Vinh	Independent member	Resigned on 30 July 2026
Mr. Tran Huu Phong	Non-executive member	Resigned on 30 July 2026
Mr. Nguyen Van Huan	Member	Resigned on 09 January 2026

Board of General Directors

Mr. Le Bao Anh	General Director	
Mr. Pham Le Hao	Deputy General Director	
Mr. Dinh Van Hung	Deputy General Director	
Mr. Hoang Trung Thanh	Deputy General Director	
Mr. Le Viet Hoai	Deputy General Director	
Mr. La Thai Hiep	Deputy General Director	Appointed on 11 May 2026

Audit Committee

Mr. Nguyen Thai Phien	Chairman	Appointed on 30 July 2026
Mr. Vo Quoc Khanh	Member	Appointed on 30 July 2026
Mr. Nguyen Thanh Vinh	Chairman	Resigned on 30 July 2026
Mr. Nguyen Van Ngoc	Member	Resigned on 30 July 2026

Chief Accountant

Mr. Nguyen Dinh Hieu	Chief Accountant	Appointed on 01 July 2026
Ms. Tran Thi Ngoc Thuy	Chief Accountant	Resigned on 01 July 2026

Legal Representatives

Mr. Phan Huu Duy Quoc	Chairman of the Board of Management
Mr. Le Bao Anh	General Director
Mr. Dinh Van Hung	Deputy General Director

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONT'D)

EVENTS AFTER THE REPORTING PERIOD

The Board of General Directors of the Corporation confirms that, except for the events disclosed in Note 38 to the consolidated financial statements, there have been no events occurring after the end of the reporting period that have a material effect on the consolidated financial statements and that require adjustment or disclosure therein.

THE AUDITOR

The accompanying consolidated financial statements have been reviewed by UHY Auditing and Consulting Company Limited.

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of the Corporation is responsible for preparing the interim consolidated financial statements that give a true and fair view of the consolidated financial position as at 30 June 2026, as well as its interim consolidated results of operations and its interim consolidated cash flows of the Corporation for the period from 01 January 2026 to 30 June 2026. In preparing these interim consolidated financial statements, the Board of General Directors is required to:

- Select suitable 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 interim consolidated financial statements;
- Prepare the interim consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue as a going concern; and
- Design and implement an effective system of internal control to ensure preparation and fair presentation of the interim consolidated financial statements and to mitigate the risks of material misstatement due to fraud or error.

The Board of General Directors confirms that the Corporation has complied with the above requirements in preparing the interim consolidated financial statements.

The Board of General Directors of the Corporation is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Corporation and for ensuring that the interim consolidated financial statements of the Corporation comply with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of interim consolidated financial statements. It is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Board of General Directors,



Le Bao Anh
General Director

Ho Chi Minh City, 28 August 2026

No.: 1021/2026/UHY - BCSX

**REPORT ON REVIEW OF
INTERIM CONSOLIDATED FINANCIAL INFORMATION**

*On the interim consolidated financial statements of Construction Corporation No. 1 - Joint Stock Company
for the period from 01 January 2026 to 30 June 2026*

**To: Shareholders, The Board of Management and The Board of General Directors
Construction Corporation No. 1 - Joint Stock Company**

We have reviewed the accompanying interim consolidated financial statements of the Corporation of Construction Corporation No. 1 Joint Stock Company (hereinafter referred to as the "Corporation"), which comprise: the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement, the interim consolidated cash flow statement and the notes to the interim consolidated financial statements for the period from 01 January 2026 to 30 June 2026. The interim consolidated financial statements of the Corporation were prepared on 28 August 2026 and are presented from page 6 to page 61 attached hereto.

Responsibilities of the Board of General Directors

The Corporation's Board of General Directors is responsible for the fair preparation and presentation of the Corporation's interim consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant legal regulations governing the preparation and presentation of consolidated financial statements, and for such internal control as the Board of General Directors determines is necessary to enable the preparation and presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities

Our responsibility is to express a conclusion on these interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of people responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of Construction Corporation No. 1 Joint Stock Company as at 30 June 2026, and of its results of its interim consolidated operations and its interim consolidated cash flows for the period from 01 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of interim consolidated financial statements.

**REPORT ON REVIEW OF
INTERIM CONSOLIDATED FINANCIAL INFORMATION (CONT'D)**

Other Matter

The interim consolidated financial statements of the Corporation for period from 01 January 2025 to 30 June 2025 were reviewed by another auditor and audit firm, whose report on the review of the interim consolidated financial statements No. 0152/VN1A-HC-BC dated 29 August 2025 expressed an unqualified conclusion.



Le Quang Nghia

Deputy General Director

Auditor's Practicing Certificate No. 3660-2026-112-1

For and on behalf of

UHY AUDITING AND CONSULTING COMPANY LIMITED

Hanoi, 28 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	Closing balance (VND)	Opening balance (VND)
A. CURRENT ASSETS	100		16,602,280,751,119	13,299,163,604,864
I. Cash and cash equivalents	110	4	3,826,064,892,569	2,041,863,855,457
Cash	111		1,657,896,625,040	1,281,289,356,993
Cash equivalents	112		2,168,168,267,529	760,574,498,464
II. Short-term financial investments	120	5	334,402,943,612	273,912,553,565
Short-term held-to-maturity investments	123		334,402,943,612	273,912,553,565
III. Current receivables	130		8,656,824,320,872	7,765,159,322,100
Short-term trade receivables	131	6.1	2,237,996,426,787	2,386,461,368,616
Short-term advances to suppliers	132	7	5,760,124,503,407	5,142,793,303,187
Other short-term receivables	135	8.1	932,883,786,615	512,525,988,893
Provision for doubtful short-term receivables	136	9	(274,180,395,937)	(276,621,338,596)
IV. Inventories	140		3,117,861,718,210	2,515,208,234,559
Inventories	141	10	3,118,304,223,215	2,515,650,739,564
Provision for decline in value of inventories	142		(442,505,005)	(442,505,005)
VI. Other current assets	160		667,126,875,856	703,019,639,183
Short-term prepaid expenses	161	13.1	72,470,529,115	68,687,716,495
Deductible value-added tax	162		173,857,549,793	133,526,563,093
Tax and other receivables from the State budget	163	18	307,198,796,948	257,473,516,803
Other current assets	165	14	113,600,000,000	243,331,842,792
B. NON-CURRENT ASSETS	200		3,669,221,036,702	3,866,402,903,543
I. Long-term receivables	210		342,613,350,502	921,219,394,225
Long-term trade receivables	211	6.2	256,254,605,352	256,254,605,352
Other long-term receivables	215	8.2	86,358,745,150	664,964,788,873
II. Fixed assets	220		202,776,373,432	185,607,841,928
Tangible fixed assets	221	11	56,113,003,346	62,553,166,667
- Cost	222		2,483,472,076,134	2,482,324,620,576
- Accumulated depreciation	223		(2,427,359,072,788)	(2,419,771,453,909)
Fixed assets under finance leases	224	15	103,224,997,489	79,634,162,320
- Cost	225		129,485,134,419	99,278,518,054
- Accumulated depreciation	226		(26,260,136,930)	(19,644,355,734)
Intangible fixed assets	227	16	43,438,372,597	43,420,512,941
- Cost	228		52,986,484,373	52,391,616,373
- Accumulated amortisation	229		(9,548,111,776)	(8,971,103,432)
IV. Investment property	240	12	386,099,669,292	397,796,248,422
- Cost	241		663,478,155,542	663,478,155,542
- Accumulated depreciation	242		(277,378,486,250)	(265,681,907,120)
V. Long-term assets in progress	250		737,029,640,587	669,350,207,935
Construction in progress	252	17	737,029,640,587	669,350,207,935
VI. Long-term financial investments	260	5	1,952,021,240,590	1,675,977,803,757
Investments in associates and jointly controlled entities	262		1,283,164,805,832	1,000,906,010,393
Investments in other entities	263		651,930,579,822	652,993,497,822
Provision for impairment of long-term investments	264		(8,517,367,982)	(8,517,367,982)
Long-term held-to-maturity investments	265		25,443,222,918	30,595,663,524
VII. Other non-current assets	270		48,680,762,299	16,451,407,276
Long-term prepaid expenses	271	13.2	48,452,941,793	15,995,766,264
Deferred income tax assets	272		227,820,506	455,641,012
TOTAL ASSETS	280		20,271,501,787,821	17,165,566,508,407

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)
As at 30 June 2026

EQUITY AND LIABILITIES	Codes	Notes	Closing balance (VND)	Opening balance (VND)
C. LIABILITIES	300		15,721,526,352,961	12,676,885,571,948
I. Current liabilities	310		12,972,266,992,636	10,009,844,262,802
Short-term trade payables	311	19	2,108,205,432,701	1,684,893,173,908
Short-term advances from customers	312	20	3,578,632,155,122	1,346,894,951,870
Dividends and profits payable	313		4,720,375,818	5,458,503,091
Short-term tax and other payables to the State budget	314	18	33,975,420,565	94,089,226,967
Payables to employees	315		34,246,273,204	45,203,098,715
Short-term accrued expenses	316	21	963,603,115,275	1,176,032,391,753
Short-term deferred revenue	319	22	4,001,297,226	5,191,367,499
Other short-term payables	320	23.1	1,499,925,893,879	579,366,658,193
Short-term loan and finance lease obligations	321	24	4,684,858,791,485	5,038,486,999,943
Short-term provisions	322		17,598,756,909	9,884,810,411
Bonus and welfare fund	323		42,499,480,452	24,343,080,452
II. Non-current liabilities	330		2,749,259,360,325	2,667,041,309,146
Long-term trade payables	331	19	800,069,993,703	704,177,110,933
Long-term advances from customers	332	20	99,466,881,000	99,466,881,000
Long-term accrued expenses	334	21	174,782,794,386	174,782,794,386
Long-term deferred revenue	337	22	19,509,390,750	20,854,865,976
Other long-term payables	338	23.2	39,103,494,944	38,469,600,194
Long-term loan and finance lease obligations	339	24	1,613,740,369,128	1,626,626,854,317
Long-term provisions	343		2,586,436,414	2,663,202,340
D. EQUITY	400	25	4,549,975,434,860	4,488,680,936,459
Share capital	411		3,979,061,000,000	3,979,061,000,000
- Shares with voting rights	411a		3,979,061,000,000	3,979,061,000,000
Share premium	412		104,803,065,521	104,803,065,521
Revaluation surplus	416		(6,491,472,440)	(6,491,472,440)
Exchange differences	417		(75,938,125)	(77,713,517)
Development investment fund	418		79,833,409,630	64,833,409,630
Retained earnings	420		357,255,546,570	294,123,085,215
- Retained earnings at the end of the prior period	420a		276,531,293,120	96,558,723,757
- Retained earnings for the current period	420b		80,724,253,450	197,564,361,458
Non-controlling interests	429		35,589,823,704	52,429,562,050
TOTAL EQUITY AND LIABILITIES	440		20,271,501,787,821	17,165,566,508,407


Dinh Thi Hong Ngoc
Preparer


Nguyen Dinh Hieu
Chief Accountant


Le Bao Anh
General Director



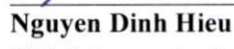
Approved: 28 August 2026

INTERIM CONSOLIDATED INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Unit: VND	
			Current period (VND)	Prior period (VND)
Revenue from sales of goods and rendering of services	01	27	6,463,974,608,570	4,931,599,490,927
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	10		6,463,974,608,570	4,931,599,490,927
Cost of goods sold and services rendered	11	28	6,437,503,208,753	4,659,484,562,618
Gross profit from sales of goods and rendering of services	20		26,471,399,817	272,114,928,309
Financial income	22	29	424,048,528,744	107,851,663,267
Financial expenses	23	30	245,983,797,658	198,433,974,739
In which: Borrowing costs	24		245,919,333,345	156,383,117,351
Selling expenses	25		-	4,172,437,735
General and administrative expenses	26	31	134,326,687,726	97,607,697,840
Share of profit/(loss) in joint ventures, associates	27		15,976,771,364	2,296,372,413
Net profit from operating activities	30		86,186,214,541	82,048,853,675
Other income	31	32	28,341,465,616	5,136,173,619
Other expenses	32	33	548,044,932	40,164,649,088
Other profit/(loss)	40		27,793,420,684	(35,028,475,469)
Profit before tax	50		113,979,635,225	47,020,378,206
Current corporate income tax expense	51	34	31,819,091,709	9,590,201,336
Deferred corporate income tax expense	52		227,820,506	-
Profit after tax	60		81,932,723,010	37,430,176,870
Profit after tax attributable to owners of the parent	61		80,724,253,450	35,819,678,900
Profit after tax attributable to non-controlling interests	62		1,208,469,560	1,610,497,970
Basic earnings per share	70	35	162	64
Diluted earnings per share	71	35	162	64


Dinh Thi Hong Ngoc
Preparer


Nguyen Dinh Hieu
Chief Accountant


Approved 28 August 2026
Le Bao Anh
General Director

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Applying indirect method)

For the period from 01 January 2026 to 30 June 2026

Items	Codes Notes	Current period (VND)	Prior period (VND)
Cash flows from operating activities			
Profit before tax	01	113,979,635,225	47,020,378,206
Adjustments for:			
Depreciation and amortisation	02	27,563,778,458	29,369,496,723
Provisions	03	5,196,237,913	-
Foreign exchange gains/losses arising from revaluation of monetary items denominated in foreign currencies	04	(3,683,053,495)	37,977,393,246
Gain/loss related to investing and financing activities	05	(418,152,407,850)	(106,287,187,804)
Borrowing costs	06	245,919,333,345	156,383,117,351
Operating profit before changes in working capital	08	(29,176,476,404)	164,463,197,722
Increase/Decrease in receivables	09	(37,001,342,526)	393,927,425,738
Increase/Decrease in inventories	10	(602,653,483,651)	(462,419,116,214)
Increase/Decrease in payables (excluding interest, corporate income tax)	11	3,420,808,736,738	(314,377,094,878)
Increase/Decrease in prepaid expenses	12	(35,322,288,149)	(41,498,768,722)
Borrowing costs paid	14	(255,197,559,344)	(154,297,639,528)
Corporate income tax paid	15	(74,659,868,757)	(58,071,361,743)
Other operating cash inflows	16	564,146,980	-
Other operating cash outflows	17	(2,483,600,000)	(7,220,987,566)
Net cash flows from operating activities	20	2,384,878,264,887	(479,494,345,191)
Cash flows from investing activities			
Cash payments for acquisition of fixed assets and other long-term assets	21	(63,869,592,818)	(102,553,551,128)
Cash proceeds from disposals of fixed assets and other long-term assets	22	-	(30,181,818)
Cash outflows for loans granted and purchase of debt instruments of other entities	23	(225,001,509,905)	(176,485,858,007)
Cash inflows from collection of loans and disposal of debt instruments of other entities	24	173,323,065,538	27,399,348,502
Cash outflows for equity investments in other entities	25	(488,603,457,000)	(515,843,557,000)
Cash inflows from recovery of investments in other entities	26	190,884,375,000	183,350,000,000
Interest, dividends and profit distributions received	27	201,935,757,431	95,682,625,675
Net cash flows from investing activities	30	(211,331,361,754)	(488,481,173,776)

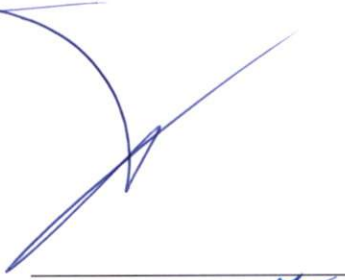
INTERIM CONSOLIDATED CASH FLOW STATEMENT (CONT'D)

(Applying indirect method)

For the period from 01 January 2026 to 30 June 2026

Items	Code	Notes	Current period (VND)	Prior period (VND)
Cash flows from financing activities				
Cash receipts from borrowings	33		4,975,441,314,820	4,594,139,316,148
Cash repayments of borrowings	34		(5,353,132,691,348)	(3,286,501,524,866)
Cash payments for principal portion of finance lease liabilities	35		(10,357,034,574)	(9,863,331,992)
Net cash flows from financing activities	40		(388,048,411,102)	1,297,774,459,290
Net cash flows during the prior	50		1,785,498,492,031	329,798,940,323
Opening balance of cash and cash equivalents	60	4	2,041,863,855,457	2,624,815,427,021
Effect of exchange rate changes	61		(1,297,454,919)	194,648,895
Closing balance of cash and cash equivalents	70	4	3,826,064,892,569	2,954,809,016,239


Dinh Thi Hong Ngoc
 Preparer


Nguyen Dinh Hieu
 Chief Accountant


 Approved: 28 August 2026
Le Bao Anh
 General Director 

1. COMPANY OVERVIEW

1.1 OWNERSHIP STRUCTURE

Construction Corporation No. 1 Joint Stock Company (hereinafter referred to as the “Corporation”) is established in Vietnam and operating under Enterprise Registration Certificate No. 0301429113 first issued by the Department of Planning and Investment (now the Department of Finance) of Ho Chi Minh City on 29 July 2010, and the 18th amended Enterprise Registration Certificate dated 07 July 2026.

As at 30 June 2026, the Corporation’s charter capital was VND 3,979,061,000,000. According to the Enterprise Registration Certificate dated 7 July 2026, the Corporation’s charter capital increased to VND 4,746,561,000,000, corresponding to 474,656,100 shares with a par value of VND 10,000 per share, upon completion of the enterprise registration procedures following the private placement of shares. The Corporation’s shares are traded on the UPCoM market of the Hanoi Stock Exchange (“HNX”) under the stock ticker symbol “CC1”.

The total number of employees of Corporation as at 30 June 2026 is 1,266 employees (as at 01 January 2026, it was 1,191 employees).

1.2 BUSINESS SECTOR

The Corporation's business sectors include:

- Construction, installation, and execution of civil, industrial, transportation, irrigation, hydropower, postal, foundation, urban infrastructure, and industrial zone projects, as well as power transmission lines and transformer stations;
- Construction consultancy, investment in construction, and electricity trading;
- Office and premises leasing services;
- Trading of materials and supplies;
- Design of civil, industrial, and infrastructure works; and
- Real estate business.

1.3 CORPORATE STRUCTURE

As of 30 June 2026, the Company had 4 subsidiaries and 6 associates (as of 01 January 2026: 4 subsidiaries and 6 associates). Details regarding the Corporation's subsidiaries, joint ventures, and associates as of 30 June 2026, are as follows:

1. COMPANY OVERVIEW (CONT'D)

1.3 CORPORATE STRUCTURE (CONT'D)

Subsidiaries

No.	Company Name	Place of Registration	Principal Activities	30/06/2026		01/01/2026	
				Capital Contribution (%)	Voting Rights (%)	Capital Contribution (%)	Voting Rights (%)
1	No. 1 Viet Quang Construction Joint Stock Company	Ho Chi Minh City	Construction of civil, industrial, transportation and infrastructure works, hydropower and irrigation	94.71	94.71	94.71	94.71
2	VINA-PSMC Precast Concrete Company Limited	Tay Ninh Province	Manufacture of concrete and products made from cement and plaster	70.00	70.00	70.00	70.00
3	CC1 Construction and Equipment Joint Stock Company	Ho Chi Minh City	Construction and Trading	65.00	65.00	65.00	65.00
4	Dong Nai Bridge Investment and Construction Joint Stock Company	Dong Nai City	Construction of railway and road works, and civil construction works	63.63	63.63	63.63	63.63

The interest ratio in each subsidiary is equivalent to the voting ratio.

1. COMPANY OVERVIEW (CONT'D)

1.3 CORPORATE STRUCTURE (CONT'D)

Joint ventures and associates

No.	Company Name	Place of Registration	Principal Activities	01/01/2026		01/01/2026	
				Capital Contribution (%)	Voting Rights (%)	Capital Contribution (%)	Voting Rights (%)
1	Sai Gon Sunflower Company Limited	Ho Chi Minh City	Construction and Trading	34.62	34.62	49.00	49.00
2	Dai Ngai IP Company Limited	Can Tho City	Real estate business and trading of land use rights owned, occupied or leased	-	-	48.00	48.00
3	No. 1 Viet Hung Construction Joint Stock Company	Ho Chi Minh City	Manufacture of concrete and products made from cement and plaster. Construction of railway and road works and other civil engineering works	41.18	41.18	40.80	40.80
4	CC1 Trading Services Joint Stock Company	Ho Chi Minh City	Trading and Services	49.00	49.00	28.00	28.00
5	Mien Trung Construction And Manufacture Building Materials Joint Stock Company	Quang Ngai Province	Manufacture of processed construction stone products. Construction of other civil engineering projects	22.38	22.38	22.38	22.38
6	No. 1 Viet Tong Construction Joint Stock Company	Ho Chi Minh City	Construction of railway and road works, and civil engineering works	20.40	20.40	20.40	20.40
7	CC1 Cat Lai Company Limited	Dong Nai City	Construction	30.10	38.11	-	-

The interest percentage in each joint venture or associate is equivalent to the voting percentage.

1. COMPANY OVERVIEW (CONT'D)

1.4 NORMAL BUSINESS CYCLE

The Corporation's ordinary production and business cycle is 12 months.

1.5 STATEMENT ON THE COMPARABILITY OF INFORMATION IN THE FINANCIAL STATEMENTS

From 01 January 2026 the Corporation has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the Vietnamese Corporate Accounting System, Circular No. 43/2026/TT-BTC dated April 20, 2026, amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC guiding the methods for preparing and presenting consolidated financial statements. Accordingly, the Corporation has updated a number of accounting policies relating to the classification and recognition of financial investments, revenue and expense recognition, the treatment of exchange differences and the presentation of the consolidated financial statements. These changes in accounting policies were made in order to better reflect the substance of transactions and economic events and did not materially change the consolidated financial position as at 30 June 2026, its consolidated results of operations or its consolidated cash flows for the period from 01 January 2026 to 30 June 2026, other than changes in presentation and disclosure, which have been disclosed in the relevant notes.

The Corporation has restated the comparative figures; therefore, the figures presented in the interim consolidated financial statements of the Corporation for the period from 01 January 2026 to 30 June 2026 are comparable with the corresponding figures of the previous period, except for the following item, which is adjusted prospectively: Balances of foreign currency-denominated monetary items (including bank deposits, trade receivables, loans and foreign currency borrowings) are revalued using the exchange rates prescribed under Circular No. 200/2014/TT-BTC.

2. BASIS OF CONSOLIDATED FINANCIAL STATEMENT PREPARATION AND FINANCIAL YEAR

2.1 BASIS OF CONSOLIDATED FINANCIAL STATEMENT PREPARATION

Scope of consolidation and control

The consolidated financial statements include the financial statements of the Parent Company and the financial statements of companies controlled by the Company (subsidiaries).

The Corporation is considered to have control over an enterprise when it has the right to govern the financial and operating policies of that enterprise in order to obtain economic benefits from the enterprise's operations. Control is often expressed through holding more than half of the voting rights of the invested enterprise. In evaluating control, the Corporation also considers the existence and effectiveness of potential voting rights that are currently exercisable or convertible.

Reporting Period and Accounting Policies Applied

The financial statements of the subsidiaries are prepared for the same reporting period as the consolidated financial statements of the Corporation and apply accounting policies consistent with those applied by the Corporation.

If necessary, adjustments are made to the financial statements of the subsidiaries to ensure consistency in the accounting policies applied by the Corporation and its subsidiaries.

2. BASIS OF CONSOLIDATED FINANCIAL STATEMENT PREPARATION AND FINANCIAL YEAR (CONT'D)

2.1 BASIS OF CONSOLIDATED FINANCIAL STATEMENT PREPARATION (CONT'D)

Commencement and Cessation of Consolidation

The subsidiaries are fully consolidated from the date on which the Corporation obtains control over the subsidiaries and continue to be consolidated until the date on which the Corporation ceases to have control over the subsidiaries.

The results of operations of subsidiaries acquired or disposed of during the period are included in the consolidated statement of profit or loss from the date on which the Corporation obtains control or up to the date on which the Corporation ceases to have control over the respective subsidiaries.

Business Combinations Achieved in Stages

In a business combination achieved in stages, when determining goodwill or gain from a bargain purchase, the cost of the investment in the subsidiary is determined as the aggregate of the consideration transferred at the date on which control is obtained and the consideration transferred in previous exchanges, remeasured at fair value at the date on which the Corporation obtains control over the subsidiary.

Elimination of Intra-group Transactions

All intra-group transactions and balances, including unrealised gains or losses arising from intra-group transactions between entities within the Corporation, are eliminated in the preparation of the consolidated financial statements.

Changes in Ownership Interests in Subsidiaries

Transactions that result in changes in the Corporation's ownership interest in a subsidiary without resulting in a loss of control are accounted for as equity transactions. The difference between the change in the Corporation's interest in the net assets of the subsidiary and the consideration paid or received for the withdrawal of the ownership interest in the subsidiary is recognised in retained earnings under equity.

Transactions that result in changes in the Corporation's ownership interest in a subsidiary and lead to a loss of control over the subsidiary are accounted for by recognising the difference between the proceeds from the disposal and the carrying amount of the related interest in the net assets of the subsidiary in the consolidated statement of profit or loss. Any remaining interest in the former subsidiary is accounted for as a financial investment or using the equity method from the date on which the Corporation ceases to have control over the subsidiary, as appropriate.

Non-controlling Interests

Non-controlling interests represent the portion of the profit or loss and net assets of the subsidiaries that are not attributable to the shareholders of the Corporation and are presented separately in the consolidated statement of financial position and the consolidated statement of profit or loss.

2. BASIS OF FINANCIAL STATEMENT PREPARATION AND FINANCIAL YEAR (CONT'D)

2.2 ACCOUNTING PERIOD, ACCOUNTING CURRENCY

These interim consolidated financial statements have been prepared for the period from 01 January 2026 to 30 June 2026.

The Company's accounting currency is Vietnamese Dong ("VND").

2.3 STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND REGULATIONS

The Board of Management confirms that the Corporation has complied with the requirements of the Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance providing guidance on the Accounting Regime for Enterprises; Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements; Circular No. 43/2026/TT-BTC amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC; other circulars providing guidance on the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance; and other relevant statutory regulations applicable to the preparation and presentation of the consolidated financial statements.

3 SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies adopted by the Corporation in the preparation of these consolidated financial statements:

3.1 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

As presented in Note 1.5, from 1 January 2026, the Corporation has adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Accounting Regime for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014; Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements; and Circular No. 43/2026/TT-BTC amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC. Accordingly, the Corporation has updated certain accounting policies relating to the classification and recognition of financial investments, recognition of revenue and expenses, treatment of foreign exchange differences, and presentation of the consolidated financial statements.

3.2 ACCOUNTING ESTIMATES

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the period. Actual consolidated results may differ from these estimates and assumptions.

3.3 BUSINESS COMBINATIONS

The assets, liabilities and contingent liabilities of the subsidiary are recognised at their fair values at the date of acquisition. Any excess of the purchase consideration over the aggregate fair value of the identifiable net assets acquired is recognised as goodwill. Any shortfall of the purchase consideration below the aggregate fair value of the identifiable net assets acquired is recognised in the consolidated statement of profit or loss in the financial year in which the acquisition of the subsidiary takes place.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.4. GOODWILL

Goodwill in the consolidated financial statements represents the excess of the cost of a business combination over the Corporation's interest in the aggregate fair value of the assets, liabilities and contingent liabilities of the subsidiary, associate or jointly controlled entity at the date of the investment. Goodwill is recognised as an intangible asset and amortised on a straight-line basis over its estimated useful life of 10 years.

Goodwill arising from the acquisition of an associate or a jointly controlled entity is included in the carrying amount of the investment in the associate or jointly controlled entity. Goodwill arising from the acquisition of subsidiaries is presented separately as an other asset in the consolidated balance sheet.

Upon disposal of a subsidiary, associate or jointly controlled entity, the unamortised carrying amount of the related goodwill is included in the calculation of the gain or loss arising from the disposal of the respective entity.

3.5 CASH AND CASH EQUIVALENTS

Cash comprises cash on hand, demand deposits, cash in transit and monetary gold. Cash equivalents are short-term investments with original maturities of three months or less from the acquisition date, which are readily convertible into known amounts of cash and are subject to insignificant risk of changes in value.

3.6 FOREIGN CURRENCY

Foreign currency transactions are translated into the accounting currency using the exchange rates prevailing at the transaction dates. Monetary items denominated in foreign currencies outstanding at the end of the financial year are translated using the exchange rates prevailing at the reporting date.

Exchange differences arising during the period from foreign currency transactions are recognised in finance income or finance costs. Exchange differences arising from the retranslation of monetary items denominated in foreign currencies at the reporting date of the consolidated statement of financial position, after offsetting exchange gains against exchange losses, are recognised in finance income or finance costs.

The exchange rates used to translate foreign currency transactions are the actual transaction exchange rates at the dates of the transactions. The actual transaction exchange rates for foreign currency transactions are determined as follows:

- For foreign currency purchases and sales (including spot foreign exchange contracts, forward contracts, futures contracts, option contracts and swap contracts): the exchange rate specified in the foreign exchange purchase or sale contract entered into between the Corporation and the bank.
- Where the contract does not specify a settlement exchange rate: the actual transaction exchange rate at the transaction date is the average of the bank transfer buying and selling rates quoted by the commercial bank with which the Corporation regularly conducts transactions.

The exchange rate used to retranslate the balances of monetary items denominated in foreign currencies at the reporting date of the consolidated statement of financial position is the average of the bank transfer buying and selling rates quoted by the commercial bank with which the Corporation regularly conducts transactions at the end of the accounting period. For foreign currency demand deposit balances, the Corporation retranslates all monetary items denominated in foreign currencies using the average of the bank transfer buying and selling rates quoted by the commercial bank where the Corporation maintains its deposit accounts. The Corporation does not retranslate the portion or the entire amount of foreign currency-denominated receivables for which an allowance for doubtful debts has been recognised.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.7 FINANCIAL INVESTMENTS

Joint venture investments

Joint venture investments are contractual arrangements under which the Corporation and the other parties undertake economic activities subject to joint control. Joint control is understood as the requirement that strategic decisions relating to the operating and financial policies of the joint venture must be made with the unanimous consent of the parties sharing control.

In cases where a member company directly engages in business activities under joint venture agreements, its capital contribution to jointly controlled assets and any liabilities jointly incurred with other venturers from the joint venture's operations are recognized in the financial statements of the Head Office accordingly and classified based on the nature of the transactions. Liabilities and expenses directly related to the capital contribution in jointly controlled assets are accounted for on an accrual basis. Income from the sale or use of products allocated from the joint venture's operations and expenses incurred therefrom are recognized when it is certain that the economic benefits arising from such transactions will flow to or from the Corporation and such benefits can be measured reliably.

Joint venture arrangements that involve the establishment of a separate business entity in which the venturers participate are referred to as jointly controlled entities.

Investments in associates

An associate is an entity over which the Corporation has significant influence but does not have control over its financial and operating policies, and which is neither a subsidiary nor a joint venture of the Corporation. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

Investments in joint ventures and associates are initially recognized at cost, comprising the purchase price or capital contribution together with directly attributable transaction costs.

Dividends and profits relating to periods prior to the acquisition of the investment are accounted for as a reduction of the cost of the investment. Dividends and profits relating to periods subsequent to the acquisition are recognized as income. Dividends received in the form of shares are recorded only by tracking the increase in the number of shares, with no recognition of the value of the shares received.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Corporation has no control, joint control or significant influence.

Investments in equity instruments of other entities are initially recognised at cost, comprising the purchase price or capital contribution plus directly attributable costs incurred in connection with the investment. Dividends and profits relating to periods prior to the acquisition of the investments are recognised as a reduction in the carrying amount of the investments. Dividends and profits relating to periods subsequent to the acquisition of the investments are recognised as income.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.7 FINANCIAL INVESTMENTS (CONT'D)

Provision for impairment of investments

Provisions for impairment of investments in subsidiaries, joint ventures, and associates are made at the time of preparing the financial statements when there is clear evidence of a decline in the value of such investments. Increases or decreases in the provision balance are recorded in financial expenses in the income statement.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Corporation has both the intention and ability to hold until maturity. Held-to-maturity investments include term deposits with banks (including treasury bills and promissory notes), bonds, preference shares that the issuer is required to redeem at a specified future date, and other held-to-maturity investments.

Held-to-maturity investments are recognized from the acquisition date and initially measured at purchase price plus transaction costs directly attributable to the acquisition. Interest income from held-to-maturity investments subsequent to the acquisition is recognized in the income statement on an accrual basis. Interest accrued prior to the Corporation's acquisition is deducted from the cost of the investment at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts.

When there is clear evidence that part or all of an investment may not be recoverable and the loss can be reliably measured, the impairment loss is recognized as a financial expense in the year and directly deducted from the carrying amount of the investment.

3.8 RECEIVABLES AND PROVISION FOR DOUBTFUL DEBTS

Receivables are monitored in detail by original maturity, remaining maturity as at the reporting date, original currency and individual debtor, and are presented at their carrying amounts less provision for doubtful debts.

The classification of receivables into trade receivables and other receivables is carried out according to the following principles:

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Corporation and buyers that are independent parties of the Corporation, including receivables from proceeds of goods exported under entrustment arrangements for other entities.
- Other receivables represent receivables of a non-commercial nature that are not related to purchase and sale transactions.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.8 RECEIVABLES AND PROVISION FOR DOUBTFUL DEBTS (CONT'D)

Provision for doubtful debts is made for: receivables that are past due for payment as stipulated in economic contracts, loan agreements, contractual commitments or debt commitments, and receivables that are not yet due but are unlikely to be collected. The provisioning for overdue receivables is based on the original principal repayment term stated in the initial sale contract, without regard to any debt rescheduling between the parties, while receivables not yet due are provided for when the debtor has become bankrupt or is undergoing dissolution procedures, is missing, has absconded, or when a potential loss is anticipated. Increases or decreases in the provision for doubtful debts required to be made at the end of the accounting period are recognized in general and administrative expenses for the period.

Construction contract receivables based on contractual milestones represent the value of receivables for which invoices have been issued as at the reporting date, in accordance with signed construction contracts stipulating that the contractor is paid based on scheduled progress billings.

Provision for doubtful debts is made for: receivables that are past due for payment as stipulated in economic contracts, loan agreements, contractual commitments or debt commitments, and receivables that are not yet due but are unlikely to be collected. The provisioning for overdue receivables is based on the original principal repayment term stated in the initial sale contract, without regard to any debt rescheduling between the parties, while receivables not yet due are provided for when the debtor has become bankrupt or is undergoing dissolution procedures, is missing, has absconded, or when a potential loss is anticipated.

3.9 INVENTORIES

Inventories are initially recognized at cost, which includes purchase costs, conversion costs, and other directly attributable costs incurred to bring the inventories to their present location and condition at the time of initial recognition. After initial recognition, at the reporting date, if the net realizable value of inventories is lower than cost, inventories are measured at net realizable value.

The estimated net realisable value is determined based on the selling price of inventories less the estimated costs to complete the construction works and the estimated costs required for the acceptance of the completed works.

The cost of inventories comprising materials is determined using the weighted average cost method. The cost of inventories comprising construction works is determined using the specific identification method and is calculated for each individual transaction.

Method of determining the value of work in progress at the end of the period: Work-in-progress costs are accumulated for each construction project that has not yet been completed or has not yet recognized revenue, corresponding to the volume of unfinished work at the end of the period.

Provision for inventory devaluation is made by the Corporation for the estimated loss in value due to impairment (obsolescence, damage, deterioration in quality, etc.) of inventories owned by the Corporation, based on evidence of impairment at the financial year-end.

Increase or decrease in provision for inventory devaluation is recognized in cost of goods sold during the year.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.9 INVENTORIES (CONT'D)

Finished goods

Real estate acquired or constructed for sale in the ordinary course of the Corporation's business, not for leasing or holding for capital appreciation, is recognized as Finished goods at the lower of cost to bring each product to its present location and condition, and net realizable value.

The cost of Finished goods includes direct costs incurred in the construction of such real estate and general expenses allocated based on the corresponding area, including but not limited to:

- Land use fees and land rental costs;
- Construction costs paid to contractors;
- Borrowing costs;
- Consulting and design costs;
- Site clearance, compensation, and levelling costs;
- Land transfer tax;
- General construction management costs; and
- Other related costs.

Net realizable value is the estimated selling price of Finished goods under normal business conditions, based on market prices at the financial year-end, less the estimated costs of completion and the estimated selling expenses.

The cost of real estate sold is recognized in the income statement using the specific identification method.

3.10 TANGIBLE FIXED ASSETS

The cost of tangible fixed assets comprises all expenditures incurred by the Corporation to acquire the assets up to the time when they are brought to the location and condition necessary for them to be capable of operating in the manner intended by the Corporation. Subsequent expenditures relating to tangible fixed assets are capitalized as part of the cost of the assets when it is probable that such expenditures will result in future economic benefits. Expenditures that do not meet the above criteria are recognized as production and business expenses in the period in which they are incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. Tangible fixed assets are classified into groups of assets with similar nature and purpose in the Company's business operations. The estimated useful lives of tangible fixed assets are as follows:

<u>Asset categories</u>	<u>Estimated useful life (years)</u>
- Buildings and structures	5 – 25
- Machinery and equipment	3 – 7
- Transportation and transmission equipment	5 – 12
- Office equipment and management tools	3 – 5
- Other tangible fixed assets	5

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.11 INTANGIBLE FIXED ASSETS

Intangible fixed assets are presented at cost less accumulated amortisation.

The cost of intangible fixed assets includes all expenditures incurred by the Corporation to bring the asset to the location and condition necessary for it to operate in the manner intended by the Corporation. Costs related to intangible fixed assets incurred after initial recognition are recognised as production and business expenses in the period incurred unless these costs are directly associated with a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortisation are derecognised, and any gains or losses arising from the disposal are recognised as income or expense for the year.

The Corporation's intangible fixed assets include:

Land use rights

Land use rights comprise all actual costs incurred by the Corporation directly attributable to the land use rights, including payments for acquiring land use rights, compensation costs, site clearance costs, land levelling costs, registration fees, and other related expenditures. Land use rights with indefinite useful lives are not amortized.

3.12 CONSTRUCTION IN PROGRESS

Construction in progress reflects directly attributable costs (including interest expenses where applicable in accordance with the Corporation's accounting policy) incurred for assets under construction, machinery, and equipment being installed for production, leasing, and management purposes, as well as costs related to ongoing fixed asset repairs. These assets are recognised at cost and are not subject to depreciation until they are brought into use.

Where a construction project or construction item in which the Corporation is investing or jointly investing cannot be further implemented, the Corporation assesses the recoverability of the construction-in-progress costs incurred based on the actual circumstances. Any resulting difference, if any, is recognized in the Corporation's profit or loss for the period.

3.13 FINANCE LEASED FIXED ASSETS

Finance leased fixed assets are recognized at cost, which is measured at the fair value of the leased asset or the present value of minimum lease payments (if the fair value exceeds the present value of minimum lease payments), plus any directly attributable initial costs related to the finance lease (excluding VAT). During the lease term, finance leased fixed assets are presented at cost, accumulated depreciation, and net book value. Finance leased fixed assets are depreciated on a straight-line basis over their estimated useful lives. The estimated useful lives of finance leased fixed assets are as follows:

Asset categories

- Transportation vehicles

Estimated useful life (years)

5 - 12

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.14 INVESTMENT PROPERTIES FOR LEASE

Investment properties comprise infrastructure assets owned by the Corporation and held to earn rental income and/or for capital appreciation. The cost of investment properties for lease comprises all expenditures (cash or cash equivalents) incurred by the Corporation or the fair value of other assets exchanged to acquire the investment property up to the date of purchase or completion of construction of the investment property. Subsequent expenditures are capitalized only when it is certain that they will increase the future economic benefits derived from the use of the property. Expenditures that do not meet this condition are recognized as operating expenses in the year.

Depreciation

Investment properties for lease are depreciated on a straight-line basis to allocate the cost of the asset over its estimated useful life. The estimated useful lives are as follows:

<u>Asset categories</u>	<u>Estimated useful life (years)</u>
- Land use rights	50
- Buildings and structures	20 - 25

Investment properties are no longer presented in the Statement of financial position once they have been sold or when they are no longer in use and it is determined that no future economic benefits will be obtained from their disposal. The difference between the net proceeds from the sale of the property and its carrying amount is recognized in the income statement.

Transfers from owner-occupied properties or inventories to investment properties are made only when there is a change in use, such as when the owner ceases to use the property and begins to lease it out, or upon completion of construction. Transfers from investment properties to owner occupied properties or inventories are made only when there is a change in use, such as when the owner begins to use the property or intends to sell it. Transfers from investment properties to owner-occupied properties or inventories do not alter the cost or carrying amount of the property at the date of transfer.

3.15 PREPAID EXPENSES

Incurred expenses that relate to the operating results of multiple accounting periods are recorded as prepaid expenses and gradually allocated to the operating results of subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period are based on the nature and extent of each type of expense to select appropriate allocation methods and criteria.

The Corporation's prepaid expenses include:

- Tools and instruments, which are assets held by the Corporation for use in the normal course of business operations, with a cost of each asset less than VND 30 million and therefore not qualifying as fixed assets under current regulations. The cost of tools and instruments is allocated on a straight-line basis over a period of 01 to 03 years.
- Other prepaid expenses are recognized at cost and allocated on a straight-line basis over their useful lives ranging from 03 months to 05 years.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.16 LIABILITIES

Liabilities are amounts payable to suppliers and other parties. Liabilities include trade payables and other payables. Liabilities are not recognized at less than the obligation to be settled.

The classification of liabilities is made according to the following principles:

- Trade payables comprise commercial obligations arising from transactions of purchasing goods, services, or assets, where the supplier is an independent entity from the purchaser.
- Internal payables: Represent amounts payable between the Head Office and its dependent units, or among the dependent units themselves.
- Other payables comprise non-commercial obligations not related to transactions of purchasing, selling, or supplying goods and services.

Payables under construction contracts scheduled for progress payments represent the amounts invoiced by contractors at the reporting date, in accordance with the contract terms that stipulate payment by progress schedule.

3.17 ACCRUED EXPENSES

The Company's accrued expenses are actual costs incurred during the reporting year but not yet paid due to the absence of invoices or insufficient accounting documents and are recognized as operating expenses of the financial year.

Accruals to operating expenses during the year are calculated rigorously and must be supported by reasonable and reliable evidence of the expenses to be accrued, ensuring that the accrued expenses recorded in this account are consistent with the actual costs incurred.

3.18 DEFERRED REVENUE

Deferred revenue includes revenue received in advance from customers, including amounts paid in advance for one or more accounting periods in respect of asset leases.

Deferred revenue is recognised as revenue in the accounting period in which the Company fulfils its obligation to provide goods or services or is allocated over the period of the customer's economic benefit, in accordance with the nature of the transaction and the terms of the contract.

3.19 BORROWINGS AND FINANCE LEASE LIABILITIES

Including borrowings and finance lease liabilities, excluding borrowings in the form of bonds or preference shares with mandatory redemption clauses requiring the issuer to repurchase at a specified future date.

The Corporation monitors borrowings and finance lease liabilities in detail by each debtor and classifies them as short-term or long-term according to repayment terms.

Borrowing costs directly related to loans are recognized as financial expenses, except for costs incurred from loans specifically for investment, construction, or production of assets under development, which are capitalized in accordance with the Accounting Standard on Borrowing Costs.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.20 OWNERS' EQUITY

Owners' contributed capital is recognized at the actual amount contributed by the owners.

Share premium reflects the difference between par value, direct issuance costs, and the issue price of shares (including cases of reissuance of treasury shares). It may be positive (if the issue price exceeds par value and issuance costs) or negative (if the issue price is lower than par value and issuance costs).

Undistributed post-tax profit reflects the Company's business results (profit or loss) after corporate income tax and the distribution or treatment of such profit or loss.

The Corporation appropriates the following funds from net profit after corporate income tax, as proposed by the Board of Management and approved by shareholders at the Annual General Meeting:

- *Development investment fund*: established to serve expansion or intensive investment activities of the Company.
- *Bonus and welfare fund*: established to reward, provide material incentives, generate common benefits, and improve employee welfare, and is presented as a payable item in the financial statements.

Dividends payable to shareholders are recognized as liabilities in the Corporation's statement of financial position after approval by the General Meeting of Shareholders and announcement of the record date by the Vietnam Securities Depository and Clearing Corporation.

3.21 REVENUE AND INCOME RECOGNITION

Revenue is recognized when the outcome of a transaction can be measured reliably and the Corporation is expected to obtain economic benefits from the transaction.

Construction contract revenue

- In case the construction contract stipulates that the contractor is paid according to scheduled progress, if the contract performance can be reliably estimated, revenue is recognized in proportion to the work completed as determined by the Corporation at the financial reporting date, regardless of whether progress invoices have been issued or the amounts stated therein.
- In case the construction contract stipulates that the contractor is paid based on actual work volume, if the contract performance can be reliably measured and confirmed by the customer, revenue and related costs are recognized in proportion to the work completed and confirmed by the customer during the year, as reflected in the issued invoices.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.21 REVENUE AND INCOME RECOGNITION (CONT'D)

Revenue from the sale of finished goods and merchandise

Revenue from the sale of goods and finished products is recognized when all five (5) conditions are simultaneously satisfied:

- The Corporation has transferred most of the risks and rewards associated with ownership of the products or goods to the buyer;
- The Corporation no longer retains managerial rights over the goods as if it were the owner, nor control over the goods;
- Revenue can be measured with reasonable certainty. When the contract allows the buyer to return the purchased products or goods under specific conditions, revenue is recognized only when those conditions no longer exist and the buyer no longer has the right to return the products or goods (except in cases where the buyer may return goods in exchange for other goods or services);
- The Corporation has obtained or will obtain economic benefits from the sales transaction; and
- The costs related to the sales transaction can be determined.

Service revenue

Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. If the service transaction spans multiple periods, revenue is recognized in the year based on the portion of work completed at the financial reporting date. The outcome of the service transaction is determined when all four (4) conditions are satisfied:

- Revenue can be measured with reasonable certainty; when the contract allows the buyer to return the purchased service under specific conditions, revenue is recognized only when those conditions no longer exist and the buyer no longer has the right to return the provided service;
- It is probable that economic benefits will be obtained from the service transaction;
- The stage of completion of the work at the consolidated financial reporting date can be determined; and
- The costs incurred for the transaction and the costs to complete the service transaction can be measured.

Revenue from Sales of Real Estate

Revenue from sales of real estate developed by the Corporation is recognised when all five (5) of the following conditions are satisfied:

- The real estate has been fully completed and handed over to the purchaser, and the enterprise has transferred to the purchaser the risks and rewards associated with ownership of the real estate;
- The enterprise retains neither managerial involvement to the degree usually associated with ownership nor effective control over the real estate;
- The revenue can be measured reliably, and the Corporation has received or will receive the economic benefits associated with the transaction;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.21 REVENUE AND INCOME RECOGNITION (CONT'D)

Financial income

Income arising from interest, dividends, profit sharing, and other financial income is recognized when both of the following two (2) conditions are satisfied:

- It is probable that economic benefits will be obtained from the transaction;
- The income can be measured with reasonable certainty.

Dividends and Profit Distributions

Dividends and profit sharing are recognized when the Corporation has the right to receive dividends or profit from its capital contribution.

Operating lease income

Operating lease income is recognized on a straight-line basis over the lease term. Rental payments received in advance for multiple periods are allocated to income in accordance with the lease term.

Revenue deductions

Revenue deductions from sales of goods and services during the year include Trade discounts and sales allowances.

Trade discounts and sales allowances arising in the same year as the sale of products, goods, or services are recorded as a reduction of revenue in that period. In cases where products, goods, or services were sold in prior period but revenue deductions arise in the following period, the Company records the revenue reduction according to the principle: if the deduction arises before the issuance of the financial statements, the Corporation reduces revenue in the consolidated financial statements of the reporting period (the prior period), and if the deduction arises after the issuance of the financial statements, the Corporation reduces revenue in the period in which the deduction occurs (the subsequent period).

3.22 COST OF GOODS SOLD

Cost of goods sold during the year is recognized in line with revenue generated in the year and in compliance with the prudence principle. Cases of material and goods losses exceeding standard limits, abnormal expenses, and inventory losses (after deducting the responsibility of related collectives or individuals) are fully and promptly recorded in the cost of goods sold for the period.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.23 FINANCIAL EXPENSES

Expenses recognized as financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Provision for losses on investments in other entities, losses from foreign currency sales, and exchange rate losses.

These items are recognized at the total amount incurred during the year, without offsetting against financial income.

3.24 CORPORATE INCOME TAX

Current corporate income tax expense

Current corporate income tax expense is determined based on taxable income for the period and the prevailing corporate income tax rate.

Deferred corporate income tax expense is determined based on deductible temporary differences, taxable temporary differences, and the applicable corporate income tax rate.

Current tax payable is calculated based on taxable income for the period. Taxable income differs from net profit presented in the Statement of Profit or Loss, as it excludes income or expenses taxable or deductible in other periods (including carried-forward losses, if any), and also excludes items that are non-taxable or non-deductible.

The Corporation's corporate income tax is determined in accordance with prevailing tax regulations. However, these regulations change from time to time, and the final determination of corporate income tax depends on the results of inspections by the competent tax authorities.

Corporate income tax rate

For the period from 01 January 2026 to 30 June 2026, the Company is subject to a corporate income tax rate of 20% on business activities generating taxable income.

3.25 RELATED PARTIES

A related party is considered to be a party that has the ability to control or exercise significant influence over the other party in making financial and operational policy decisions. Related parties of the Corporation include:

- Branches and enterprises that, directly or indirectly through one or more intermediaries, control the Company or are controlled by the Corporation, or are under common control with the Corporation, including the Parent Company, Subsidiaries, and Associates;
- Individuals who, directly or indirectly, hold voting rights in the Corporation and have significant influence over the Corporation, key management personnel of the Corporation, and close members of the families of such individuals;
- Entities over which the above-mentioned individuals hold, directly or indirectly, a significant portion of voting rights or exercise significant influence over such entities.

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.26 SEGMENT INFORMATION

A segment is a separately identifiable component of the Corporation that is engaged in providing related products or services (business segment). Each segment is subject to risks and rewards that are different from those of other segments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Corporation's financial statements, in order to assist users of the financial statements in understanding and evaluating the Corporation's operations in a comprehensive manner. Segment reporting is presented in the Corporation's consolidated financial statements.

4. CASH AND CASH EQUIVALENTS

Cash and cash equivalents held by the enterprise that are not subject to restrictions on use.	Closing balance (VND)	Opening balance (VND)
- Cash	2,534,014,785	4,423,027,248
- Demand deposits	1,581,728,826,660	1,167,382,545,302
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch	464,996,271,534	394,485,724,283
+ Saigon-Hanoi Commercial Joint Stock Bank - Ho Chi Minh City Branch	184,366,059,446	293,946,460,915
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Thu Thiem Branch	128,982,494,410	250,124,749,085
+ Nam A Commercial Joint Stock Bank - Ham Nghi Branch	413,368,716,810	102,004,506
+ Other banks	390,015,284,460	228,723,606,513
- Demand deposits (USD)	73,633,783,595	105,483,784,443
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Western Sai Gon Branch	71,728,705,823	103,584,635,494
+ Other banks	1,905,077,772	1,899,148,949
- Cash in transit	-	4,000,000,000
- Cash equivalents	2,168,168,267,529	760,574,498,464
+ Saigon-Hanoi Commercial Joint Stock Bank - Ho Chi Minh City Branch (1)	427,719,288,261	507,792,796,270
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch (2)	701,600,622,011	208,277,725,056
+ Nam A Commercial Joint Stock Bank - Ham Nghi Branch (3)	851,925,000,000	-
+ Other banks	183,650,000,000	42,650,000,000
+ Accrued interest on term deposits with terms of no more than 3 months	3,273,357,257	1,853,977,138
Total	3,826,064,892,569	2,041,863,855,457

(1) As at 30 June 2026: Comprising deposits denominated in Vietnam Dong with original terms of no more than 3 months, bearing interest at 4.75% per annum (as at 1 January 2026: interest rates ranging from 3.8% per annum to 4.2% per annum).

(2) As at 30 June 2026: Comprising deposits denominated in Vietnam Dong with original terms of no more than 3 months, bearing interest rates ranging from 2.1% per annum to 4.75% per annum (as at 1 January 2026: interest rates ranging from 1.6% per annum to 3.4% per annum).

(3) As at 30 June 2026: Comprising deposits denominated in Vietnam Dong with original terms of no more than 3 months, bearing interest at 4.75% per annum.

5. FINANCIAL INVESTMENTS

5.1 HELD-TO-MATURITY INVESTMENTS

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term	334,402,943,612	334,402,943,612	-	273,912,553,565	273,912,553,565	-
- Time deposits (*)	312,141,106,119	312,141,106,119	-	253,137,504,557	253,137,504,557	-
+ Saigon-Hanoi Commercial Joint Stock Bank - Ho Chi Minh City Branch	36,300,000,000	36,300,000,000	-	54,800,000,000	54,800,000,000	-
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch	1,105,927,374	1,105,927,374	-	151,835,417,469	151,835,417,469	-
+ Vietnam International Commercial Joint Stock Bank - Sai Gon Branch, Ho Chi Minh City	40,000,000,000	40,000,000,000	-	15,000,000,000	15,000,000,000	-
+ Military Commercial Joint Stock Bank - Transaction Office Branch 2	200,000,000,000	200,000,000,000	-	-	-	-
+ Other banks	28,500,000,000	28,500,000,000	-	29,017,935,244	29,017,935,244	-
+ Accrued interest on term deposit contracts with terms of less than 12 months	6,235,178,745	6,235,178,745	-	2,484,151,844	2,484,151,844	-
- Loans to related parties (details are presented in Note 37.2)	13,999,694,468	13,999,694,468	-	12,531,305,703	12,531,305,703	-
- Loans to other organisations and individuals	8,262,143,025	8,262,143,025	-	8,243,743,305	8,243,743,305	-
+ Chuong Duong Joint Stock Company	7,094,905,517	7,094,905,517	-	7,143,927,425	7,143,927,425	-
+ Others	1,167,237,508	1,167,237,508	-	1,099,815,880	1,099,815,880	-
Long-term	25,443,222,918	25,443,222,918	-	30,595,663,524	30,595,663,524	-
- Loans to related parties (details are presented in Note 37.2)	7,620,644,099	7,620,644,099	-	9,163,880,722	9,163,880,722	-
- Loans to other organisations and individuals	17,822,578,819	17,822,578,819	-	21,431,782,802	21,431,782,802	-
+ Chuong Duong Joint Stock Company	17,822,578,819	17,822,578,819	-	21,431,782,802	21,431,782,802	-
Total	359,846,166,530	359,846,166,530	-	304,508,217,089	304,508,217,089	-

(*) Comprise bank deposits with maturities ranging from 6 to 12 months and bearing interest at rates ranging from 2.8% to 7% per annum.

5. FINANCIAL INVESTMENTS (CONT'D)

5.2 LONG-TERM FINANCIAL INVESTMENTS

			Closing balance (VND)		Opening balance (VND)	
	Ownership rate	Voting rate	Cost	Equity method investment cost	Cost	Equity method investment cost
Investments in associates, jointly controlled entities						
+ Mien Trung Construction and Manufacture Building Materials Joint Stock Company	22.38%	22.38%	3,735,000,000	-	3,735,000,000	-
+ No.1 Viet Tong Construction Joint Stock Company	20.40%	20.40%	2,040,000,000	-	2,040,000,000	-
+ No.1 Viet Hung Construction Joint Stock Company (i)	41.18%	41.18%	74,120,000,000	79,672,415,071	73,640,000,000	79,058,968,441
+ Dai Ngai Industrial Park Company Limited (ii)	0.00%	0.00%	-	-	216,000,000,000	216,012,603,557
+ CCI Trading and Services Joint Stock Company (iii)	49.00%	49.00%	220,500,000,000	239,482,813,495	84,000,000,000	92,651,777,710
+ Saigon Sunflower Company Limited (iv)	34.62%	34.62%	962,500,000,000	963,407,577,266	612,500,000,000	613,182,660,685
+ CCI Cat Lai Co., Ltd (v)	38.11%	38.11%	602,000,000	602,000,000	-	-
Total			1,263,497,000,000	1,283,164,805,832	991,915,000,000	1,000,906,010,393

The Corporation has not been able to determine the fair value as at the end of the financial year because the prevailing regulations do not provide specific guidance on the determination of the fair value of financial investments. The fair value of these investments may differ from their carrying amounts.

(i) During the period, the Corporation offset its payables for materials against the receivable from Bien Hoa Concrete Joint Stock Company by acquiring 68,000 shares, with a value of VND 680,000,000, representing 0.38% of the charter capital, of No. 1 Viet Hung Construction Joint Stock Company under Share Transfer Agreement No. 2001/CC1-BHC-CU&KDVT dated 26 February 2026. As at 30 June 2026, the Corporation held 7,412,000 shares, representing 41.18% of the charter capital of No. 1 Viet Hung Construction Joint Stock Company.

5. FINANCIAL INVESTMENTS (CONT'D)

5.2 LONG-TERM FINANCIAL INVESTMENTS (CONT'D)

(ii) Pursuant to Decision No. 19/QĐ-TCT dated 26 June 2026, the Corporation decided to transfer its capital contribution in Dai Ngai Industrial Park Company Limited. As at 30 June 2026, the Corporation had completed the transfer of all rights to dispose of the transferred capital contribution in accordance with the terms of the Capital Contribution Transfer Agreement No. 2206/2026/HDCN/CC1-HOLDINGS entered into between the Corporation and CC1 – Holdings Joint Stock Company. Dai Ngai Industrial Park Company Limited subsequently completed the amendment to its Enterprise Registration Certificate on 16 July 2026.

(iii) Pursuant to Decision No. 11.2/QĐ-TCT dated 22 May 2026, the Corporation made an additional capital contribution to CC1 Trading and Services Joint Stock Company by subscribing for 13,650,000 additional shares, increasing its ownership interest to 49%. As at the end of the accounting period, the Corporation held 22,050,000 shares according to the Share Ownership Certificate issued by CC1 Trading and Services Joint Stock Company dated 30 June 2026.

(iv) During the period, Sunflower Saigon Company Limited increased its owners' contributed capital from VND 1,250,000,000,000 to VND 2,780,000,000,000. Of this amount, the Corporation made an additional investment of VND 350,000,000,000 in Hoa Huong Duong Saigon Company Limited pursuant to Decision No. 02/QĐ-TCT dated 27 February 2026. According to Enterprise Registration Certificate No. 0318790430, amended for the fifth time on 17 March 2026 and issued by the Department of Finance of Ho Chi Minh City, the Corporation's capital contribution to Hoa Huong Duong Saigon Company Limited amounted to VND 962,500,000,000, representing 34.62% of its charter capital (the ownership interest as at 1 January 2026 was 49%).

(v) According to Enterprise Registration Certificate No. 3604073528, amended for the third time on 10 July 2026 and issued by the Department of Finance of Dong Nai Province, the Corporation contributed VND 602,000,000 to CC1 Cat Lai Company Limited, representing a 30.1% direct ownership interest. As at 30 June 2026, the Corporation held a 38.11% beneficial interest in CC1 Cat Lai Company Limited, comprising a 30.1% direct ownership interest and an 8.01% indirect ownership interest through CC1 Investment Joint Stock Company and CC1 Asset Management and Services Company Limited. The capital contribution was approved pursuant to Resolution No. 134/NQ-HĐQT dated 25 December 2025 of the Board of Directors. As at 30 June 2026, the Corporation had completed the capital contribution. CC1 Cat Lai Company Limited is currently in the investment preparation stage and has not yet commenced production or business operations.

Except for the above-mentioned changes, the joint ventures and associates are operating normally, with no changes compared to the previous year.

5. FINANCIAL INVESTMENTS (CONT'D)

5.2 LONG-TERM FINANCIAL INVESTMENTS (CONT'D)

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investment in other entities						
<i>Cam Lo - Tuy Loan BT Investment Company Limited (i)</i>	9,460,079,822	9,460,079,822	-	8,866,622,822	8,866,622,822	-
<i>CC1 - Quang Binh Investment Construction Limited Company</i>	1,200,000,000	-	(1,200,000,000)	1,200,000,000	-	(1,200,000,000)
<i>Nhan Phuc Duc Investment Joint Stock Company</i>	8,542,500,000	7,995,684,657	(546,815,343)	10,426,875,000	9,880,059,657	(546,815,343)
<i>Hai Phong Coast Road Investment Company Limited</i>	135,000,000,000	128,412,990,569	(6,587,009,431)	135,000,000,000	128,412,990,569	(6,587,009,431)
<i>CC1 Asset Management and Services Company Limited</i>	220,000,000,000	220,000,000,000	-	220,000,000,000	220,000,000,000	-
<i>Southern Infrastructure and Energy Joint Stock Company</i>	47,000,000,000	47,000,000,000	-	47,000,000,000	47,000,000,000	-
<i>CC1 Investment Joint Stock Company</i>	130,000,000,000	130,000,000,000	-	130,000,000,000	130,000,000,000	-
<i>Tan Tien Real Estate Investment and Development Joint Stock Company</i>	6,500,000,000	6,500,000,000	-	6,500,000,000	6,500,000,000	-
<i>CC1 Long Hung Co., Ltd. (ii)</i>	228,000,000	228,000,000	-	-	-	-
<i>CC1 Construction Joint Stock Company (former name: 3H Construction Materials Joint Stock Company)</i>	94,000,000,000	93,816,456,792	(183,543,208)	94,000,000,000	93,816,456,792	(183,543,208)
Total	651,930,579,822	643,413,211,840	(8,517,367,982)	652,993,497,822	644,476,129,840	(8,517,367,982)

The Corporation has not determined the fair value of these investments as at the end of the accounting period because the prevailing regulations do not provide specific guidance on determining the fair value of financial investments. The fair value of these investments may differ from their carrying amounts.

5. FINANCIAL INVESTMENTS (CONT'D)

5.2 LONG-TERM FINANCIAL INVESTMENTS (CONT'D)

(i) Pursuant to Official Letter No. 12/CV-CLTL dated 3 February 2026, the Corporation made an additional capital contribution of VND 593,457,000 to Cam Lo – Tuy Loan BT Investment Company Limited to continue the implementation of the project in accordance with its approved schedule. As at 30 June 2026, the Corporation had completed the capital contribution.

(ii) According to Enterprise Registration Certificate No. 3604073704, amended for the third time on 13 July 2026 and issued by the Department of Finance of Dong Nai Province, the Corporation contributed VND 228,000,000 to CC1 Long Hung Company Limited, representing a 15.2% ownership interest. As at 30 June 2026, the Corporation held a 19.91% interest in CC1 Long Hung Company Limited (comprising a 15.2% direct ownership interest and a 4.71% indirect ownership interest through CC1 Investment Joint Stock Company and Southern Infrastructure and Energy Joint Stock Company). The capital contribution was approved pursuant to Resolution No. 135/NQ-HĐQT dated 25 December 2025 of the Board of Management. As at 30 June 2026, the Corporation had completed the capital contribution.

6. TRADE RECEIVABLES

6.1 SHORT – TERM TRADE RECEIVABLES

	Closing balance (VND)	Opening balance (VND)
- Short-term trade receivables from related parties <i>(details are presented in Note 37.2)</i>	41,498,849,674	42,356,803,770
- Other short-term trade receivables	2,196,497,577,113	2,344,104,564,846
+ MC - HDEC - CCI Consortium	597,940,102,589	658,467,207,044
+ Na Duong II Thermal Power Plant Project Management Board - Branch of TKV Power Corporation - Joint Stock Company	346,583,321,670	291,096,895,505
+ Other customers	1,251,974,152,854	1,394,540,462,297
Total	2,237,996,426,787	2,386,461,368,616

6.2 LONG – TERM TRADE RECEIVABLES

	Closing balance (VND)	Opening balance (VND)
- Long - term trade receivables	256,254,605,352	256,254,605,352
+ Tracodi Construction Group Joint Stock Company	88,176,921,563	88,176,921,563
+ Construction and Project Management No.1 Joint Stock Company	29,129,184,451	29,129,184,451
+ Others	138,948,499,338	138,948,499,338
Total	256,254,605,352	256,254,605,352

7. SHORT – TERM ADVANCES TO SUPPLIERS

	Closing balance (VND)	Opening balance (VND)
- Advances to related parties <i>(details are presented in Note 37.2)</i>	756,857,129,471	502,350,700,695
- Advances to other suppliers	5,003,267,373,936	4,640,442,602,492
+ Keytech Joint Stock Company	423,414,074,701	466,809,550,031
+ Tan Tien Trading One Member Company Limited	341,000,000,000	481,000,000,000
+ Other suppliers	4,238,853,299,235	3,692,633,052,461
Total	5,760,124,503,407	5,142,793,303,187

8. OTHER RECEIVABLES

8.1 SHORT – TERM OTHER RECEIVABLES

	Closing balance (VND)	Opening balance (VND)
- CC1 Holdings Joint Stock Company (i)	351,000,000,000	-
- Dividends and profit distributions	10,117,644,000	5,077,644,000
- Advances to employees	125,673,494,537	136,017,025,851
- Interest receivable from loans, bank deposits and others	83,470,626,627	232,165,734,734
- Dat Vang Real Estate Investment and Trading Services Joint Stock Company (ii)	147,000,000,000	-
- Others	215,622,021,451	139,265,584,308
Total	932,883,786,615	512,525,988,893

Other short-term receivables from related parties: *Details are presented in Note 37.2.*

(i) Receivable arising from the transfer of the capital contribution owned by Construction Corporation No. 1 – JSC in Dai Ngai Industrial Park Company Limited pursuant to Capital Contribution Transfer Agreement No. 2206/2026/HDCN/CC1-Holdings dated 27 June 2026.

(ii) Receivable arising from the Business Cooperation Contract dated 30 July 2021 entered into with Dat Vang Real Estate Investment and Trading Services Joint Stock Company for the implementation of the Tri An Lake View Project in Dong Nai City. The term of the business cooperation is 49 years. The Corporation participates in the management and operation of the project and is entitled to receive profit distributions based on its actual capital contribution ratio to the project. On 2 March 2026, the Corporation terminated the Business Cooperation Contract and is in the process of recovering this investment.

8.2 LONG – TERM OTHER RECEIVABLES

	Closing balance (VND)	Opening balance (VND)
+ Long-term deposits and security deposits	17,138,630,300	6,563,939,300
+ Dat Vang Real Estate Investment and Trading Services Joint Stock Company	-	592,000,000,000
+ Duc Chi Investment and Development Joint Stock Company (i)	51,719,640,000	51,719,640,000
+ Others	17,500,474,850	14,681,209,573
Total	86,358,745,150	664,964,788,873

(i) Receivable arising from the Business Cooperation Contract entered into with Duc Chi Investment and Development Joint Stock Company for bidding for the implementation of the Hai Ninh 1 Urban Area Project pursuant to Investment Cooperation Agreement No. 01/2022/THTĐT/CC1-DUCCHI dated 27 April 2022. The parties jointly established a new project company to carry out the bidding and investment procedures for the Project, with ownership interests in the charter capital in accordance with the terms of the aforementioned agreement. As at 30 June 2026, the Project was in the process of implementing its planned activities.

9. BAD DEBTS

	Closing balance			Opening balance		
	Balance	Recoverable amount	Provision	Balance	Recoverable amount	Provision
Trade receivables	388,015,842,523	259,028,745,468	(128,987,097,055)	364,891,775,868	225,985,876,036	(138,905,899,832)
- Construction activities	334,544,837,537	223,615,562,822	(110,929,274,715)	310,740,770,882	198,542,107,437	(112,198,663,445)
- Trading of materials	45,761,714,274	31,036,845,700	(14,724,868,574)	46,441,714,274	23,595,269,524	(22,846,444,750)
- Other activities	7,709,290,712	4,376,336,946	(3,332,953,766)	7,709,290,712	3,848,499,075	(3,860,791,637)
Advances to suppliers	303,009,800,362	200,534,809,098	(102,474,991,264)	281,272,748,371	189,281,306,464	(91,991,441,907)
- Construction activities	262,388,218,897	172,797,160,720	(89,591,058,177)	275,342,695,047	187,011,228,402	(88,331,466,645)
- Trading of materials	34,674,849,341	24,772,368,643	(9,902,480,698)	-	-	-
- Other activities	5,946,732,124	2,965,279,735	(2,981,452,389)	5,930,053,324	2,270,078,062	(3,659,975,262)
Other receivables	58,546,555,467	15,828,247,849	(42,718,307,618)	66,555,259,171	20,831,262,314	(45,723,996,857)
Total	749,572,198,352	475,391,802,415	(274,180,395,937)	712,719,783,410	436,098,444,814	(276,621,338,596)

Pursuant to Debt Sale and Purchase Agreement No. 0303 dated 3 March 2025 and Addendum No. 0103-26/PLHD thereto entered into between Construction Corporation No. 1 – JSC and Navina Partnership for Asset Management and Liquidation (now renamed Navina Partnership), the Corporation agreed to transfer certain overdue receivables at the agreed contractual price. As at the date of these financial statements, Navina Partnership has made a partial advance payment to the Corporation, and both parties are in the process of completing the necessary procedures for the transfer of the receivables.

10. INVENTORIES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Raw materials and materials	6,953,885,408	-	8,487,564,629	-
- Tools and equipment	1,107,215,894	(111,870,000)	1,038,485,178	(111,870,000)
- Work in progress (*)	3,005,066,975,356	-	2,397,438,327,237	-
- Finished goods	90,859,773,004	-	91,796,226,910	-
- Merchandise	8,691,622,313	(330,635,005)	9,587,416,687	(330,635,005)
- Goods on consignment	5,624,751,240	-	7,302,718,923	-
Total	3,118,304,223,215	(442,505,005)	2,515,650,739,564	(442,505,005)

(*) Details of work-in-progress costs by projects are as follows:

	Closing balance (VND)	Opening balance (VND)
- Long Thanh International Airport Project – Phase 1	674,290,829,594	424,404,176,733
- Hanoi Ring Road 4 Project	570,904,810,301	114,711,495,383
- Na Duong II Thermal Power Plant Project	232,520,072,470	162,354,378,274
- Other constructions	1,527,351,262,991	1,695,968,276,847
Total	3,005,066,975,356	2,397,438,327,237

11. TANGIBLE FIXED ASSETS

	Buildings, and structures	Machinery, and equipment	Motor, vehicles	Office, equipment	Others	Total
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
COST						
Opening balance	51,949,754,278	111,036,865,177	38,163,692,088	15,222,976,215	2,265,951,332,818	2,482,324,620,576
- Purchases during the period	375,000,000	369,500,000	-	911,746,467	578,000,000	2,234,246,467
- Disposals and sales	-	-	(1,086,790,909)	-	-	(1,086,790,909)
Closing balance	<u>52,324,754,278</u>	<u>111,406,365,177</u>	<u>37,076,901,179</u>	<u>16,134,722,682</u>	<u>2,266,529,332,818</u>	<u>2,483,472,076,134</u>
ACCUMULATED DEPRECIATION						
Opening balance	(26,445,341,458)	(87,550,293,150)	(27,423,331,659)	(12,421,328,120)	(2,265,931,159,522)	(2,419,771,453,909)
- Depreciation for the period	(1,338,188,631)	(4,678,244,115)	(1,997,821,889)	(675,684,169)	(22,066,073)	(8,712,004,877)
- Disposals and sales	-	-	1,086,790,909	-	-	1,086,790,909
- Other increases/(decreases)	-	48,807,734	6,875,084	(13,044,395)	(5,043,334)	37,595,089
Closing balance	<u>(27,783,530,089)</u>	<u>(92,179,729,531)</u>	<u>(28,327,487,555)</u>	<u>(13,110,056,684)</u>	<u>(2,265,958,268,929)</u>	<u>(2,427,359,072,788)</u>
CARRYING AMOUNT						
Opening balance	<u>25,504,412,820</u>	<u>23,486,572,027</u>	<u>10,740,360,429</u>	<u>2,801,648,095</u>	<u>20,173,296</u>	<u>62,553,166,667</u>
Closing balance	<u>24,541,224,189</u>	<u>19,226,635,646</u>	<u>8,749,413,624</u>	<u>3,024,665,998</u>	<u>571,063,889</u>	<u>56,113,003,346</u>

The cost of fully depreciated tangible fixed assets that were still in use as at 30 June 2026 amounted to VND 2,326,049,903,827 (as at 01 January 2026: VND 2,312,255,795,180).

As at 30 June 2026 and 01 January 2026, the Corporation pledged certain vehicles as collateral for its borrowings (*details are presented in Note 24*).

12. INVESTMENT PROPERTIES

	Opening balance	Increases in the period	Decreases in the period	Closing balance
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
Investment properties held for lease				
COST	663,478,155,542	-	-	663,478,155,542
Buildings and land use rights	663,478,155,542	-	-	663,478,155,542
ACCUMULATED DEPRECIATION	(265,681,907,120)	(11,696,579,130)	-	(277,378,486,250)
Buildings and land use rights	(265,681,907,120)	(11,696,579,130)	-	(277,378,486,250)
CARRYING AMOUNT	397,796,248,422	(11,696,579,130)	-	386,099,669,292
Buildings and land use rights	397,796,248,422	(11,696,579,130)	-	386,099,669,292

The carrying amount of investment properties pledged as collateral for borrowings as at 30 June 2026 was VND 302,906,481,905 (as at 01 January 2026: VND 312,297,776,617).

The fair value of the investment properties has not been formally assessed or determined as at 30 June 2026. However, based on the actual leasing conditions and market prices of adjacent land plots, the Board of General Directors of the Corporation believes that the market value of the investment properties exceeds their carrying amount in the accounting records as at that date.

13. PREPAID EXPENSES

13.1 SHORT – TERM PREPAID EXPENSES

	Closing balance (VND)	Opening balance (VND)
- Prepaid expenses for tools	3,223,753,922	3,834,761,548
- Costs related to the extraction of soil and sand	39,655,110,051	56,888,500,316
- Bank guarantee fees	1,597,792,387	990,907,736
- Others	27,993,872,755	6,973,546,895
Total	72,470,529,115	68,687,716,495

13.2 LONG – TERM PREPAID EXPENSES

	Closing balance (VND)	Opening balance (VND)
- Prepaid expenses for tools	6,636,532,150	8,502,681,556
- Others	41,816,409,643	7,493,084,708
Total	48,452,941,793	15,995,766,264

14. OTHER SHORT-TERM ASSETS

	Closing balance (VND)	Opening balance (VND)
- Short-term restricted deposits (*)	113,600,000,000	243,331,842,792
Total	113,600,000,000	243,331,842,792

(*) These are bank deposits with terms not exceeding three months that serve as collateral for the Corporation's bank loans.

15. FINANCE LEASED TANGIBLE FIXED ASSETS

	Transportation, transmit instrument	Machinery, equipment	Total
	<u>VND</u>	<u>VND</u>	<u>VND</u>
COST			
Opening balance	28,152,227,276	71,126,290,778	99,278,518,054
- Financial leasing during the period	6,504,376,365	23,702,240,000	30,206,616,365
Closing balance	<u>34,656,603,641</u>	<u>94,828,530,778</u>	<u>129,485,134,419</u>
ACCUMULATED DEPRECIATION			
Opening balance	(6,496,900,164)	(13,147,455,570)	(19,644,355,734)
- Depreciation in period	(1,689,907,987)	(4,956,764,856)	(6,646,672,843)
- Other reduces	30,891,647	-	30,891,647
Closing balance	<u>(8,155,916,504)</u>	<u>(18,104,220,426)</u>	<u>(26,260,136,930)</u>
CARRYING AMOUNT			
Opening balance	<u>21,655,327,112</u>	<u>57,978,835,208</u>	<u>79,634,162,320</u>
Closing balance	<u>26,500,687,137</u>	<u>76,724,310,352</u>	<u>103,224,997,489</u>

As at 30 June 2026, finance-leased fixed assets comprise assets leased under finance lease agreements with VietinBank Leasing Company Limited and BIDV-Sumi TRUST Leasing Company Limited (*details are presented in Note 24*). Upon expiry of the lease terms, the lessors undertake to sell the assets back to the Corporation at the nominal purchase price specified in the respective finance lease agreements.

16. INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Total
	<u>VND</u>	<u>VND</u>	<u>VND</u>
COST			
Opening balance	48,193,238,000	4,198,378,373	52,391,616,373
- Purchases during the period	-	594,868,000	594,868,000
Closing balance	<u>48,193,238,000</u>	<u>4,793,246,373</u>	<u>52,986,484,373</u>
ACCUMULATED AMORTISATION			
Opening balance	(6,383,680,000)	(2,587,423,432)	(8,971,103,432)
- Amortisation for the period	-	(508,521,608)	(508,521,608)
- Other increases	-	(68,486,736)	(68,486,736)
Closing balance	<u>(6,383,680,000)</u>	<u>(3,164,431,776)</u>	<u>(9,548,111,776)</u>
CARRYING AMOUNT			
Opening balance	<u>41,809,558,000</u>	<u>1,610,954,941</u>	<u>43,420,512,941</u>
Closing balance	<u>41,809,558,000</u>	<u>1,628,814,597</u>	<u>43,438,372,597</u>

The cost of fully depreciated fixed assets that were still in use as at 30 June 2026 amounted to VND 7,623,463,773 (as at 01 January 2026: VND 7,623,463,773).

17. CONSTRUCTION IN PROGRESS

	Closing balance (VND)		Opening balance (VND)	
	Cost	Recoverable amount	Cost	Recoverable amount
- Hanh Phuc Residential Area Project (i)	684,649,213,005	684,649,213,005	639,110,961,711	639,110,961,711
- Ham Kiem Wind Power Plant Project - Binh Thuan (ii)	4,731,968,182	4,731,968,182	4,731,968,182	4,731,968,182
- Sailing Tower Building Project	2,582,294,766	2,582,294,766	1,735,853,734	1,735,853,734
- Mui Ne Summer Land Project Apartments (iii)	20,891,283,550	20,891,283,550	20,891,283,550	20,891,283,550
- Others	24,174,881,084	24,174,881,084	2,880,140,758	2,880,140,758
Total	737,029,640,587	737,029,640,587	669,350,207,935	669,350,207,935

(i) Represents the construction investment costs of the Hanh Phuc Residential Area Project, which was approved by the People's Committee of Ho Chi Minh City. The balance mainly comprises compensation and site clearance costs and land use right costs.

(ii) Represents the investment costs of the Ham Kiem Wind Power Plant Project pursuant to Decision No. 1035/QD-UBND dated 18 April 2017 issued by the People's Committee of Binh Thuan Province (now merged into the People's Committee of Lam Dong Province), approving the Corporation as the investor of the Ham Kiem Wind Power Plant Project. The project has an operating term of 50 years from the date of issuance of the investment policy approval decision. On 29 April 2026, the People's Committee of Lam Dong Province issued Decision No. 1896/QD-UBND on addressing difficulties and obstacles relating to non-budget-funded investment projects in Lam Dong Province.

(iii) As at 30 June 2026, construction in progress represented the value of unfinished apartments under construction that were in the process of obtaining land use rights under Debt Set-off Minutes No. 2407/2024/BB/HLP-VQ dated 24 July 2024 and No. 02/2024/BB/HLP-VQ dated 7 August 2024, and Housing Sale and Purchase Agreements No. NP0415/HĐMB/SML-HLP, No. NP0511/2024/HĐMB/SML-HLP, No. NP0508/2024/HĐMB/SML-HLP and No. NP0511/HĐMB/SML-HLP entered into with Hung Loc Phat Phan Thiet Investment Company Limited.

The Company uses the rights arising from the above housing sale and purchase agreements as collateral for its borrowings (*details are presented in Note 24*).

18. TAXES AND AMOUNTS RECEIVABLE/PAYABLE TO THE STATE

	Opening balance	Amount payable	Amount actually	Closing balance
	(VND)	during the period	paid/deducted	(VND)
	(VND)	(VND)	during the period	(VND)
			VND	
Short-term tax and other payables to the State budget				
Value-added tax on imported goods	-	47,306,428,431	46,620,358,431	686,070,000
Output value-added tax incurred	2,000,017,142	621,880,705,434	621,501,931,929	2,378,790,647
Export and import duties	-	2,632,010,522	2,305,310,522	326,700,000
Corporate income tax	70,505,713,216	31,819,091,709	74,635,265,584	27,689,539,341
Personal income tax	10,260,387,527	6,909,377,204	15,059,388,663	2,110,376,068
Natural resource and environmental protection taxes	7,323,412,538	3,376,191,259	10,664,369,856	35,233,941
Land and housing tax, land rental fees	3,977,066,337	565,095,014	4,049,151,338	493,010,013
Other taxes	21,841,852	233,119,297	44,537	254,916,612
Fees, charges, and other payable amounts	788,355	610,827,414	610,831,826	783,943
Total	94,089,226,967	715,332,846,284	775,446,652,686	33,975,420,565
	Opening balance	Amount payable	Offsetting/excess	Closing balance
	(VND)	during the period	payment during	(VND)
	(VND)	(VND)	the period	(VND)
			(VND)	
Taxes and other receivables from the State				
Value-added tax	249,530,057,154	-	49,684,235,679	299,214,292,833
Output value-added tax paid on inter-provincial activities	247,809,791,425	-	49,684,235,679	297,494,027,104
Overpaid value-added tax	1,720,265,729	-	-	1,720,265,729
Corporate income tax	7,883,332,556	-	24,603,173	7,907,935,729
Personal income tax	59,127,093	12,298,163	28,739,456	75,568,386
Fees, charges and other payables	1,000,000	-	-	1,000,000
Total	257,473,516,803	12,298,163	49,737,578,308	307,198,796,948

19. TRADE PAYABLES

	Closing balance (VND)	Opening balance (VND)
Short-term	2,108,205,432,701	1,684,893,173,908
- Payables to related parties (<i>Details are presented in Note 37.2</i>)	634,613,654,864	129,236,757,644
- Payables to other suppliers	1,473,591,777,837	1,555,656,416,264
Long-term	800,069,993,703	704,177,110,933
- Payables to related parties (<i>Details are presented in Note 37.2</i>)	35,543,368,153	38,340,572,460
- Payables to other suppliers	764,526,625,550	665,836,538,473
+ <i>Dongfang Electric International Corporation</i>	109,180,635,876	54,680,757,620
+ <i>Other</i>	655,345,989,674	611,155,780,853
Total	2,908,275,426,404	2,389,070,284,841

20. ADVANCES FROM CUSTOMERS

	Closing balance (VND)	Opening balance (VND)
Short-term	3,578,632,155,122	1,346,894,951,870
- Advances from related parties (<i>Details are presented in Note 37.2</i>)	200,327,492,805	24,327,492,805
- Advances from other customers	3,378,304,662,317	1,322,567,459,065
+ <i>Hanoi Ring Road No.4 Expressway JSC</i>	1,955,518,776,822	-
+ <i>Airports Corporation of Vietnam - JSC</i>	380,576,009,650	322,875,228,614
+ <i>Others</i>	1,042,209,875,845	999,692,230,451
Long-term	99,466,881,000	99,466,881,000
- Advances from other customers	99,466,881,000	99,466,881,000
+ <i>Customers purchasing apartments at Hanh Phuc</i>	99,466,881,000	99,466,881,000
Total	3,678,099,036,122	1,446,361,832,870

21. ACCRUED EXPENSES

	Closing balance (VND)	Opening balance (VND)
Short-term	963,603,115,275	1,176,032,391,753
- Accrual of constructions	947,877,078,825	1,148,259,111,626
- Accrued interest expense	14,303,800,729	23,813,996,264
- Others	1,422,235,721	3,959,283,863
Long-term	174,782,794,386	174,782,794,386
- Financial obligations of the Hanh Phuc Project	174,782,794,386	174,782,794,386
Total	1,138,385,909,661	1,350,815,186,139

22. DEFERRED REVENUE

	Closing balance (VND)	Opening balance (VND)
Short-term	4,001,297,226	5,191,367,499
- Revenue received in advance from office rentals in Sailing Tower	2,862,194,694	2,913,162,436
- Others	1,139,102,532	2,278,205,063
Long-term	19,509,390,750	20,854,865,976
- Revenue received in advance from office rentals in Sailing Tower	19,509,390,750	20,854,865,976
Total	23,510,687,976	26,046,233,475

23. OTHER PAYABLES

23.1 SHORT – TERM OTHER PAYABLES

	Closing balance (VND)	Opening balance (VND)
- Trade union funds, social insurance, health insurance and unemployment insurance	13,581,683,956	10,022,100,485
- Investors deposit funds to purchase shares (i)	851,925,000,000	-
- Payables to partners in construction joint ventures	9,378,055,444	9,378,055,444
- Payables relating to imported goods	232,857,789,114	243,954,589,010
- Others	392,183,365,365	316,011,913,254
Total	1,499,925,893,879	579,366,658,193

Other short-term payables to related parties: *Details are presented in Note 37.2.*

(i) Proceeds received from the 2026 private placement of shares. As at 30 June 2026, the Corporation was in the process of completing the procedures for amendment of its Enterprise Registration Certificate.

23.2 LONG – TERM OTHER PAYABLES

	Closing balance (VND)	Opening balance (VND)
- Other payables to other organisations and individuals	39,103,494,944	38,469,600,194
Total	39,103,494,944	38,469,600,194

24. LOANS AND FINANCE LEASE OBLIGATIONS

	Closing balance (VND)	During the period (VND)		Opening balance (VND)
		Increases	Decreases	
<i>Short-term loans and finance lease liabilities payable to other organisations and individuals</i>				
Short-term bank loans (1)	4,540,962,709,939	4,982,005,568,504	5,327,998,341,591	4,886,955,483,026
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch</i>	1,366,600,649,456	1,251,873,939,735	1,468,093,890,256	1,582,820,599,977
<i>Vietnam International Commercial Joint Stock Bank - Ho Chi Minh City Branch</i>	129,518,755,667	179,518,755,667	100,095,003,420	50,095,003,420
<i>Saigon - Hanoi Commercial Joint Stock Bank - Ho Chi Minh City Branch</i>	479,390,259,098	346,095,591,562	624,673,478,222	757,968,145,758
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Thu Thiem Branch</i>	626,410,974,560	707,388,953,498	753,847,610,125	672,869,631,187
<i>Military Commercial Joint Stock Bank - So giao dich 2 Branch</i>	212,688,383,922	261,336,764,181	222,654,173,587	174,005,793,328
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tay Sai Gon Branch</i>	279,212,036,336	328,269,120,575	265,714,911,523	216,657,827,284
<i>Nam A Commercial Joint Stock Bank - Ham Nghi branch</i>	247,509,517,756	698,054,103,197	1,289,787,513,653	839,242,928,212
<i>Viet Capital Commercial Joint Stock Bank - South Sai Gon Branch</i>	131,180,882,908	131,234,453,908	129,038,431,520	128,984,860,520
<i>Asia Commercial Joint Stock Bank - NVT Branch</i>	49,960,139,134	49,960,139,134	50,000,000,000	50,000,000,000
<i>Tien Phong Commercial Joint Stock Bank - HCM City Branch</i>	6,760,318,398	3,837,154,595	16,341,959,662	19,265,123,465
<i>Vietnam Prosperity Joint Stock Commercial Bank - Head Office</i>	24,389,327,216	24,389,327,216	26,865,304,621	26,865,304,621
<i>Saigon Thuong Tin Commercial Joint Stock Bank - District 4 Branch</i>	180,275,165,060	180,275,165,060	234,551,869,363	234,551,869,363
<i>Agricultural and Rural Development Bank - Hanoi Branch</i>	68,052,740,436	68,052,740,436	-	-
<i>Indovina Bank Ltd. - Cho Lon Branch</i>	585,971,674,254	585,971,674,254	-	-
<i>Orient Commercial Joint Stock Bank - Tan Binh Branch</i>	139,148,954,575	143,109,256,505	121,175,498,353	117,215,196,423
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7, Ho Chi Minh City</i>	13,892,931,163	22,638,428,981	25,158,697,286	16,413,199,468
Current portion of long-term loans	90,355,582,448	32,738,776,473	30,706,858,146	88,323,664,121
Current portion of finance lease liabilities (2)	27,482,652,158	20,313,037,280	13,143,034,562	20,312,649,440
Other short-term bank loans (3)	26,057,846,940	1,000,000,000	17,837,356,416	42,895,203,356
Total	4,684,858,791,485	5,036,057,382,257	5,389,685,590,715	5,038,486,999,943

24. LOANS AND FINANCE LEASE OBLIGATIONS (CONT'D)

	Closing balance (VND)	During the period (VND)		Closing balance (VND)
		Increases	Decreases	
<i>Long-term loans and finance lease liabilities payable to other organisations and individuals</i>				
Long-term bank loans -VND	271,221,904,107	-	1,783,663,818	273,005,567,925
<i>Viet Capital Commercial Joint Stock Bank - South Sai Gon Branch (4)</i>	607,150,000	-	160,713,000	767,863,000
<i>Nam A Commercial Joint Stock Bank - Ham Nghi branch (5)</i>	262,500,000,000	-	-	262,500,000,000
<i>Tien Phong Commercial Joint Stock Bank - Go Vap Branch (7)</i>	8,114,754,107	-	1,622,950,818	9,737,704,925
Long-term bank loans -USD (6)	1,278,031,280,894	14,131,341,473	43,968,109,786	1,307,868,049,207
Finance lease liabilities (2)	64,487,184,127	37,371,465,896	18,637,518,954	45,753,237,185
BIDV - SuMi TRUST Leasing Company Limited - Ho Chi Minh City Branch	30,675,958,317	-	7,868,382,216	38,544,340,533
Vietnam Joint Stock Commercial Bank for Industry and Trade Financial Leasing One Member Company Limited	33,811,225,810	37,371,465,896	10,769,136,738	7,208,896,652
Total	1,613,740,369,128	51,502,807,369	64,389,292,558	1,626,626,854,317

Additional information on loans:

- (1) These comprise short-term borrowings from commercial banks with terms ranging from 4 to 12 months and interest rates ranging from 6.9% to 12.7% per annum. The borrowings are used to supplement working capital and are secured by vehicles, future receivables arising from the Corporation's projects, the Corporation's shares in a subsidiary, shares of former subsidiaries previously owned by third parties, and shares of the Corporation held by individuals.
- (2) This represents a finance lease liability with a remaining lease term of 60 months, bearing interest at 10.5% per annum for the first three months. The interest rate is adjusted every three months from the fourth month onwards, at a rate equal to the ceiling interest rate for 12-month VND deposits applicable to individual customers of Vietnam Joint Stock Commercial Bank for Industry and Trade at the time of adjustment, plus a margin of 3% per annum. This represents a finance lease liability with a remaining lease term of 60 months, bearing interest at 9.5% per annum for the first three months. The interest rate is adjusted every three months from the fourth month onwards, at a rate equal to the 12-month VND savings deposit interest rate applicable to individual customers of Joint Stock Commercial Bank for Investment and Development of Vietnam at the time of adjustment, plus a margin of 3% per annum.

24. LOANS AND FINANCE LEASE OBLIGATIONS (CONT'D)

(3) These comprise:

(3.1) A loan from Hinokiya Twgroup One Member Company Limited with a term of 11 months and an interest rate of 7% per annum. The loan is unsecured and was intended to finance the completion of legal procedures for investment and the development of technical infrastructure of the Hanh Phuc Residential Area Project. However, the loan agreement was subsequently liquidated under Contract Liquidation Minutes No. 1512/2021/BBTL/HTW-CC1 dated 19 January 2022, which stipulated a late payment interest rate of 15% per annum calculated based on the number of days of late payment; and

(3.2) Borrowings from other parties.

- (4) This represents a loan with a term of 84 months, bearing interest at 10.3% per annum for the first five months. The interest rate is adjusted every three months from the sixth month onwards, at a rate equal to the base interest rate of Viet Capital Commercial Joint Stock Bank at the time of adjustment, plus a margin of 4% per annum. The loan is used to finance the purchase of fixed assets, specifically vehicles, during the year. The loan is secured by the fixed assets financed by the loan.
- (5) This represents a loan with a term of 48 months, bearing interest at 10.4% per annum for the first 11 months. The interest rate is adjusted every six months from the twelfth month onwards, at a rate equal to the medium-term reference base interest rate of Nam A Commercial Joint Stock Bank at the time of adjustment, plus a margin of 1.7% per annum. The loan is used to finance investment in the Hanh Phuc Project and the purchase of materials and is secured by the rights and benefits of the Corporation arising from compensation for site clearance under the Hanh Phuc Project.
- (6) This represents a on-lending loan authorised by the Ministry of Finance and provided through the Vietnam Development Bank to the Company under Loan Agreements No. 3240-VIE and No. 3242-VIE (SF), for the purpose of financing the Company's construction projects and works and those of other entities. The loan has a term of 25 years and bears interest at the six-month LIBOR rate denominated in USD plus a margin of 0.6% per annum, less a reduction of 0.1% per annum and a term insurance fee of 0.2% per annum. From 1 December 2022, the Vietnam Development Bank applied the SOFR to replace LIBOR pursuant to Official Letter No. 326/NHPT-VNN dated 18 March 2022, based on notifications issued by the Vietnam Development Bank and the Ministry of Finance. The loan is secured by the Company's deposit contracts, machinery and equipment of No. 1 Construction Joint Stock Company – Viet Hung, land use rights and assets attached to land of Chuong Duong Joint Stock Company, and the right to collect toll revenues for repayment of investment capital under the Dong Nai Bridge BOT Project. As at 30 June 2026, the long-term loan balance was USD 48,613,583.97, of which USD 1,893,947.10 was due for repayment within the next 12 months.
- (7) This represents a loan from Tien Phong Commercial Joint Stock Bank – Go Vap Branch with a credit limit of VND 50,000,000,000 and an interest rate of 8% per annum. The loan is secured by the rights arising from Housing Sale and Purchase Agreements No. NP0415/HĐMB/SML-HLP, No. NP0511/2024/HĐMB/SML-HLP, No. NP0508/2024/HĐMB/SML-HLP and No. NP0511/HĐMB/SML-HLP entered into with Hung Loc Phat Phan Thiet Investment Company Limited.

25. OWNERS' EQUITY

25.1 MOVEMENTS IN OWNERS' EQUITY

Items	Owners' contributed capital	Share premium	Treasury shares	Asset revaluation differences	Foreign exchange differences	Development investment fund	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND
As at 01/01/2025	3,585,078,250,000	99,327,851,808	(4,796,760,000)	7,541,162,560	14,775,389	20,427,863,619	477,315,345,692	379,463,980,753	4,564,372,469,821
- Profit for the year	-	-	-	-	-	-	197,564,361,458	(8,050,488,478)	189,513,872,980
- Profit distribution	-	-	-	-	-	-	-	-	-
+ Appropriation for the Board of Directors' and Audit	-	-	-	-	-	-	(3,759,926,335)	(14,518,111)	(3,774,444,446)
+ 2024 share dividend distribution	393,982,750,000	-	-	-	-	-	(393,982,750,000)	-	-
+ Appropriation to development investment fund	-	-	-	-	-	44,405,546,011	(44,405,546,011)	-	-
+ Allocate funds from the reward and welfare fund	-	-	-	-	-	-	(11,142,678,088)	(2,306,330)	(11,144,984,418)
+ Reissuance of treasury shares during the period	-	5,475,213,713	4,796,760,000	-	-	-	-	-	10,271,973,713
- Divestment from companies	-	-	-	(14,032,635,000)	-	-	72,441,330,850	(318,967,105,784)	(260,558,409,934)
- Others	-	-	-	-	(92,488,906)	-	92,947,649	-	458,743
As at 31/12/2025	3,979,061,000,000	104,803,065,521	-	(6,491,472,440)	(77,713,517)	64,833,409,630	294,123,085,215	52,429,562,050	4,488,680,936,459
As at 01/01/2026	3,979,061,000,000	104,803,065,521	-	(6,491,472,440)	(77,713,517)	64,833,409,630	294,123,085,215	52,429,562,050	4,488,680,936,459
- Profit for the period	-	-	-	-	-	-	80,724,253,450	1,208,469,560	81,932,723,010
- Profit distribution	-	-	-	-	-	15,000,000,000	(35,640,000,000)	-	(20,640,000,000)
+ Appropriation for the Board of Directors' and Audit Committee's remuneration (*)	-	-	-	-	-	-	(5,640,000,000)	-	(5,640,000,000)
+ Appropriation to development investment fund (*)	-	-	-	-	-	15,000,000,000	(15,000,000,000)	-	-
+ Appropriation to bonus and welfare fund (*)	-	-	-	-	-	-	(15,000,000,000)	-	(15,000,000,000)
- Others	-	-	-	-	1,775,392	-	18,048,207,905	(18,048,207,905)	1,775,392
As at 30/06/2026	3,979,061,000,000	104,803,065,521	-	(6,491,472,440)	(75,938,125)	79,833,409,630	357,255,546,570	35,589,823,705	4,549,975,434,860

25. OWNERS' EQUITY (CONT'D)

25.1 MOVEMENTS IN OWNERS' EQUITY (CONT'D)

(*) Pursuant to Resolution No. 32/NQ-ĐHĐCĐ of the 2026 Annual General Meeting of Shareholders dated 30 July 2026, the General Meeting of Shareholders approved the profit distribution and dividend payment plan for 2025, as follows:

- Remuneration for the Board of Management and the Audit Committee: VND 5,640,000,000;
- Appropriation to the investment and development fund: VND 15,000,000,000;
- Appropriation to the bonus and welfare fund: VND 15,000,000,000.

25.2 DETAILS OF OWNERS' INVESTMENT CAPITAL

	Closing balance (VND)	Opening balance (VND)
- Mr. Nguyen Van Huan	438,673,670,000	438,673,670,000
- CCI Holdings Joint Stock Company	397,943,700,000	397,943,700,000
- Other shareholders	3,142,443,630,000	3,142,443,630,000
Total	3,979,061,000,000	3,979,061,000,000

25.3 SHARES

	Closing balance	Opening balance
- Number of shares authorised for issuance	474,656,100	397,906,100
- Number of shares issued to the public (*)	474,656,100	397,906,100
<i>Ordinary shares</i>	<i>474,656,100</i>	<i>397,906,100</i>
- Number of shares outstanding (*)	397,906,100	397,906,100
<i>Ordinary shares</i>	<i>397,906,100</i>	<i>397,906,100</i>

* Per value per share (VND/share): 10.000 dong

(*) During the period, the Corporation completed the private placement of shares to professional investors. A total of 76,750,000 shares were successfully placed and the proceeds were received from the investors, increasing the total number of issued shares to 474,656,100 shares. As at 30 June 2026, the Corporation was in the process of completing the procedures for amendment of its Enterprise Registration Certificate.

26. OFF- CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	<u>Closing balance</u>	<u>Opening balance</u>
- US Dollar (USD)	2,814,716.04	4,044,744.16

27. REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	<u>Current period (VND)</u>	<u>Prior period (VND)</u>
- Revenue from sales of products and goods	1,845,230,178,064	1,349,636,480,297
- Revenue from rendering of services	81,729,135,078	71,859,043,545
- Revenue from construction services	4,537,015,295,428	3,476,502,311,467
- Revenue from real estate business	-	33,601,655,618
Total	<u>6,463,974,608,570</u>	<u>4,931,599,490,927</u>

28. COST OF GOODS SOLD

	<u>Current period (VND)</u>	<u>Prior period (VND)</u>
- Cost of products and goods sold	1,815,511,538,828	1,323,518,771,380
- Cost of services rendered	31,208,849,795	24,564,128,491
- Cost of construction and installation	4,590,782,820,130	3,279,381,287,115
- Cost of goods sold for real estate business	-	32,020,375,632
Total	<u>6,437,503,208,753</u>	<u>4,659,484,562,618</u>

29. FINANCIAL INCOME

	<u>Current period (VND)</u>	<u>Prior period (VND)</u>
- Interest income from term deposits	58,219,788,970	103,899,182,917
- Dividends and profit distributions	9,642,955,000	2,520,000,000
- Foreign exchange gains	362,781,991	127,989,841
- Foreign exchange gains arising from revaluation of monetary items denominated in foreign currencies	3,683,053,495	-
- Interest income from deferred payment and instalment sales	19,075,250,213	1,304,490,509
- Gain on transferring investment	333,064,699,075	-
Total	<u>424,048,528,744</u>	<u>107,851,663,267</u>

30. FINANCIAL EXPENSES

	Current period (VND)	Prior period (VND)
- Borrowing costs	245,919,333,345	156,383,117,351
- Foreign exchange losses	64,464,313	201,797,562
- Foreign exchange losses arising from revaluation of monetary items denominated in foreign currencies	-	37,977,393,246
- Others	-	3,871,666,580
Total	245,983,797,658	198,433,974,739

31. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period (VND)	Prior period (VND)
- Employee expenses	103,223,004,992	73,307,733,055
- Administrative materials expenses	1,568,533,724	3,860,653,551
- Office supplies expenses	297,873,065	-
- Depreciation of fixed assets	1,865,346,773	1,483,714,709
- Taxes, fees and charges	23,036,872	-
- (Reversal) Provision for doubtful receivables	(2,440,942,659)	-
- Outsourced service costs	17,912,614,741	12,835,624,532
- Other expenses	11,877,220,218	6,119,971,993
Total	134,326,687,726	97,607,697,840

32. OTHER INCOME

	Current period (VND)	Prior period (VND)
- Gain on disposal of fixed assets	1,248,193,441	16,932,159
- Compensation income	6,918,727,289	601,067,832
- Others	20,174,544,886	4,518,173,628
Total	28,341,465,616	5,136,173,619

33. OTHER EXPENSES

	Current period (VND)	Prior period (VND)
- Penalties for breach of contracts	137,006,513	37,505,162,611
- Others	411,038,419	2,659,486,477
Total	548,044,932	40,164,649,088

34. CURRENT CORPORATE INCOME TAX

	Current period VND	Prior period VND
Current corporate income tax expense on taxable income for the current period	31,819,091,709	9,590,201,336
Total	31,819,091,709	9,590,201,336

35. BASIC EARNINGS PER SHARE

	Current period	Prior period (Restated)
Accounting profit after corporate income tax	80,724,253,450	35,819,678,900
Downward adjustments: Appropriations to funds during the period	(16,250,000,000)	(10,320,000,000)
Profit attributable to holders of ordinary shares	64,474,253,450	25,499,678,900
Weighted average number of ordinary shares outstanding during the period	397,906,100	397,568,300
Earning per share (VND/share)	162	64

The basic earnings per share for the six-month period ended 30 June 2025 have been restated to reflect the impact of Resolution No. 32/NQ-ĐHĐCĐ of the 2026 Annual General Meeting of Shareholders dated 30 July 2026. The General Meeting of Shareholders approved the profit distribution and dividend payment plan for 2025, as follows:

- Remuneration for the Board of Management and the Audit Committee: VND 5,640,000,000;
- Appropriation to the bonus and welfare fund: VND 15,000,000,000.

The details of the changes for the period from 1 January 2025 to 30 June 2025 are as follows:

	Previously reported	Adjustments	Restated figures
Accounting profit after corporate income tax	35,819,678,900	-	35,819,678,900
Downward adjustments: Appropriations to funds during the period	(7,300,693,252)	(3,019,306,748)	(10,320,000,000)
Profit attributable to holders of ordinary shares	28,518,985,648	(3,019,306,748)	25,499,678,900
Weighted average number of ordinary shares outstanding during the period	397,568,300	-	397,568,300
Earning per share (VND/share)	72		64

36. SEGMENT REPORTING BY BUSINESS SECTOR

Segment reports are prepared for corporate management purposes. The Corporation does not track segment assets and liabilities because a significant portion of the Corporation's assets and capital items is shared among the segments. The Corporation tracks the revenue, expenses, and operating results of each segment as follows:

Items	Construction VND	Goods VND	Service VND	Real estate VND	Total VND
Prior period					
Revenue from sales of goods and rendering of services	3,476,502,311,467	1,349,636,480,297	71,859,043,545	33,601,655,618	4,931,599,490,927
Cost of goods sold and services rendered	3,279,381,287,115	1,323,518,771,380	24,564,128,491	32,020,375,632	4,659,484,562,618
Gross profit from sales of goods and rendering of services	197,121,024,352	26,117,708,917	47,294,915,054	1,581,279,986	272,114,928,309
Items	Construction VND	Goods VND	Service VND	Real estate VND	Total VND
Current period					
Revenue from sales of goods and rendering of services	4,537,015,295,428	1,845,230,178,064	81,729,135,078	-	6,463,974,608,570
Cost of goods sold and services rendered	4,590,782,820,130	1,815,511,538,828	31,208,849,795	-	6,437,503,208,753
Gross profit from sales of goods and rendering of services	(53,767,524,702)	29,718,639,236	50,520,285,283	-	26,471,399,817

37. RELATED PARTIES INFORMATION

No.	Related party	Relationship
1	CC1 Holdings Joint Stock Company	Major shareholders
2	Saigon Sunflower Company Limited	Associates
3	No. 1 Viet Hung Construction Joint Stock Company	Associates
4	CC1 Trading and Services Joint Stock Company	Associates
5	Mien Trung Construction and Manufacture Building Joint Stock Company	Associates
6	Viet Tong No. 1 Construction Joint Stock Company	Associates
7	CC1 Cat Lai Co., Ltd	Associates
8	Nhan Phuc Duc Investment Joint Stock Company	Company with common key management personnel
9	Cam Lo - Tuy Loan BT Investment Company Limited	Company with common key management personnel
10	Dai Ngai Industrial Park Company Limited	Former associate (divested)

37 RELATED PARTIES INFORMATION (CONT'D)

37.1 TRANSACTIONS WITH RELATED PARTIES

	Current period (VND)	Prior period (VND)
Revenue from construction services	850,015,324	863,948,676
- No.1 Viet Hung Construction Joint Stock Company	850,015,324	863,948,676
Revenue from sales of goods and rendering of services	12,897,581,167	29,892,322,183
- CC1 Trading Services Joint Stock Company	45,000,000	16,694,907,560
- CC1 Construction Joint Stock Company	-	90,000,000
- Southern Infrastructure and Energy Joint Stock Company	-	90,000,000
- No.1 Viet Hung Construction Joint Stock Company	12,630,581,167	13,017,414,623
- Saigon Sunflower Company Limited	72,000,000	-
- CC1 Holdings Joint Stock Company	150,000,000	-
Gain on transfer of investment	324,000,000,000	-
- CC1 Holdings Joint Stock Company	324,000,000,000	-
Purchasing goods and services through subcontracting	1,860,476,573,044	719,470,406,775
- CC1 Trading Services Joint Stock Company	1,760,160,957,716	603,616,240,112
- No.1 Viet Hung Construction Joint Stock Company	100,315,615,328	115,854,166,663
Interest income from loans and loan management fees	627,946,816	2,170,866,358
- Chuong Duong Joint Stock Company	-	1,135,123,278
- No. 1 Viet Hung Construction Joint Stock Company	627,946,816	1,035,743,080
Interest income from subcontractors	-	142,225,000
- No. 1 Viet Hung Construction Joint Stock Company	-	142,225,000
Interest on deferred-payment sales	127,553,984	607,237,190
- No. 1 Viet Hung Construction Joint Stock Company	127,553,984	607,237,190
Capital contributions	488,375,457,000	478,343,557,000
- No. 1 Viet Hung Construction Joint Stock Company	680,000,000	-
- Saigon Sunflower Company Limited	350,000,000,000	420,850,000,000
- CC1 Trading Services Joint Stock Company	136,500,000,000	-
- CC1 Cat Lai Co., Ltd	602,000,000	-
- Cam Lo - Tuy Loan BT Investment Company Limited	593,457,000	-
- Chuong Duong Joint Stock Company	-	57,493,557,000
Dividend distribution	14,682,955,000	2,520,000,000
- CC1 Trading Services Joint Stock Company	5,040,000,000	2,520,000,000
- Cam Lo - Tuy Loan BT Investment Company Limited	9,642,955,000	-

37. RELATED PARTIES INFORMATION (CONT'D)

37.2 BALANCES WITH RELATED PARTIES

	Closing balance (VND)	Opening balance (VND)
Short-term trade receivables	41,498,849,674	42,356,803,770
- No. 1 Viet Hung Construction Joint Stock Company	14,299,663,410	10,506,471,506
- Mien Trung Construction and Manufacture Building Materials Joint Stock Company	4,004,737,951	4,004,737,951
- Cam Lo - Tuy Loan BT Investment Company Limited	22,884,276,327	27,634,422,327
- CC1 Holdings Joint Stock Company	231,000,000	132,000,000
- CC1 Trading Services Joint Stock Company	79,171,986	79,171,986
Advances to suppliers	756,857,129,471	502,350,700,695
- Nhan Phuc Duc Investment Joint Stock Company	303,852,521	295,527,521
- No. 1 Viet Hung Construction Joint Stock Company	649,717,732,625	393,004,705,996
- Viet Tong No. 1 General Construction Joint Stock Company	39,143,753,135	39,143,753,135
- Mien Trung Construction and Manufacture Building Materials Joint Stock Company	66,680,543,502	66,680,543,502
- CC1 Trading Services Joint Stock Company	1,011,247,688	3,226,170,541
Short-term held-to-maturity investments	13,999,694,468	12,531,305,703
- No. 1 Viet Hung Construction Joint Stock Company	13,999,694,468	12,531,305,703
Long-term held-to-maturity investments	7,620,644,099	9,163,880,722
- No. 1 Viet Hung Construction Joint Stock Company	7,620,644,099	9,163,880,722
Other short-term receivables	411,936,346,559	3,175,507,679
- CC1 Holdings Joint Stock Company	351,074,398,679	74,398,679
- CC1 Trading Services Joint Stock Company	60,280,838,880	2,520,000,000
- No. 1 Viet Hung Construction Joint Stock Company	114,442,000	114,442,000
- Viet Tong No. 1 General Construction Joint Stock Company	466,667,000	466,667,000
Other long-term receivables	6,165,070,599	5,558,894,984
- No. 1 Viet Hung Construction Joint Stock Company	6,165,070,599	5,558,894,984
Short-term trade payables	634,613,654,864	129,236,757,644
- CC1 Trading Services Joint Stock Company	634,613,654,864	129,236,757,644
Long-term trade payables	35,543,368,153	38,340,572,460
- No. 1 Viet Hung Construction Joint Stock Company	31,752,634,466	34,549,838,773
- Viet Tong No. 1 General Construction Joint Stock Company	3,790,733,687	3,790,733,687
Short-term customer advances	200,327,492,805	24,327,492,805
- CC1 Trading Services Joint Stock Company	24,327,492,805	24,327,492,805
- Saigon Sunflower Company Limited	176,000,000,000	-
Other short-term payables	417,600,000,000	288,600,000,000
- Saigon Sunflower Company Limited	306,600,000,000	288,600,000,000
- CC1 Holdings Joint Stock Company	111,000,000,000	-

37. RELATED PARTIES INFORMATION (CONT'D)

37.3 REMUNERATION OF KEY MANAGEMENT PERSONNEL

Full name	Position	Current period VND	Prior period VND
Phan Huu Duy Quoc	Chairman of the Board of Management	1,229,150,000	926,620,000
Le Bao Anh	Vice Chairman of the Board of Management and General Director	1,531,649,998	1,487,849,998
Nguyen Van Ngoc	Non-executive Vice Chairman of the Board of Management Deputy General Director (dismissed on 16 May 2025) Audit Committee member (dismissed on 30 July 2026)	1,227,427,778	1,034,516,668
Phan Van Chinh	Non-executive Vice Chairman of the Board of Directors (dismissed on 21 April 2025) Audit Committee member (dismissed on 16 May 2025)	-	320,000,000
Pham Le Hao	Deputy General Director	1,128,700,000	1,128,850,000
Dinh Van Hung	Deputy General Director	1,340,516,668	1,307,016,668
Hoang Trung Thanh	Deputy General Director	863,405,556	-
Le Viet Hoai	Deputy General Director	1,032,700,000	-
Nguyen Van Tuan	Deputy General Director (dismissed on 21 February 2025)	-	198,950,000
La Thai Hiep	Deputy General Director (appointed on 11 May 2026)	325,866,240	-
Total		8,679,416,240	6,403,803,334

38. EVENTS OCCURRING AFTER THE END OF THE REPORTING PERIOD

(i) Private placement of shares to investors

Pursuant to Resolution No. 17/NQ-HĐQT dated 21 January 2026, the Board of Management of Construction Corporation No. 1 – JSC approved the plan for the utilisation of proceeds from the private placement of shares to investors in accordance with the Resolution of the Extraordinary General Meeting of Shareholders No. 11/NQ-ĐHĐCĐ.BT dated 9 January 2026. Specifically, the total number of shares proposed to be issued was 100,000,000 shares, with expected proceeds of VND 1,110,000,000,000 based on the offering price. The proceeds were intended to be allocated for investment in the Corporation's infrastructure projects. Pursuant to Resolution No. 55/NQ-HĐQT dated 18 June 2026 approving the results of the private placement and cancelling the remaining undistributed shares, and Official Letter No. 5766/UBCK-QLCB dated 23 June 2026 of the State Securities Commission regarding the report on the results of the Corporation's private placement, the Corporation successfully placed 76,750,000 out of the 100,000,000 shares offered.

On 7 July 2026, the Department of Finance of Ho Chi Minh City issued the 18th amended Enterprise Registration Certificate, according to which the Corporation's charter capital was VND 4,746,561,000,000.

(ii) Issuance of shares for dividend payment

Pursuant to the Resolution of the Board of Management No. 90/NQ-HĐQT dated 7 August 2026 on the implementation of the plan to issue shares for payment of 2025 dividends to existing shareholders, which was approved by the General Meeting of Shareholders, the issuance ratio is 5% (subscription rights ratio of 20:1), funded from undistributed after-tax profits as at 31 December 2025, as determined based on the audited Consolidated Financial Statements for the year 2025. The issuance is expected to take place in the third quarter of 2026.

(iii) Capital contributions to CC1 Cat Lai Company Limited and CC1 Long Hung Company Limited

Pursuant to Resolution No. 93/NQ-HĐQT dated 7 August 2026, the Board of Management approved the capital contribution to CC1 Cat Lai Company Limited for the implementation of the investment project for the construction of Cat Lai Bridge, with a total value of VND 673,960,939,288, and the capital contribution to CC1 Long Hung Company Limited for the implementation of the investment project for the construction of Long Hung Bridge, with a total value of VND 192,831,348,992.

(iv) Establishment of branches in Lam Dong and Hanoi

Pursuant to Resolutions No. 88/NQ-HĐQT and No. 87/NQ-HĐQT dated 7 August 2026, the Board of Management of the Corporation approved in principle the establishment of a branch of Construction Corporation No. 1 – JSC in Hanoi and a branch of Construction Corporation No. 1 – JSC in Lam Dong Province. The principal business activities of these branches will be the extraction of stone, sand, gravel and clay. As at the date of these financial statements, the Corporation was in the process of completing the establishment of the above branches.

The Board of General Director confirms that, except for the events described above, there have been no events occurring after the end of the financial year that have a material effect on these financial statements and that require adjustment or disclosure therein.

39. GOING CONCERN

There are no events that cast significant doubt on the Corporation's ability to continue as a going concern, and the Corporation has neither the intention nor the obligation to cease its operations or significantly curtail the scale of its operations.

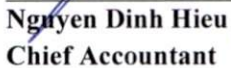
40. COMPARATIVE FIGURES

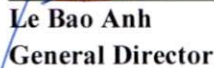
Since 1 January 2026, the Corporation adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Accounting Regime for Enterprises and Circular No. 43/2026/TT-BTC amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements applicable to the 2026 financial year. As a result, certain items in the previous Corporation's consolidated financial statements have been re-presented to conform with the presentation requirements under Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. The details are as follows:

	Code	Reported figures as at 01 January 2026	reclassified	Reclassified figures as at 01 January 2026
ASSETS				
Cash equivalents	112	1,002,052,364,118	(241,477,865,654)	760,574,498,464
Short-term held-to-maturity investments	123	250,653,352,713	23,259,200,852	273,912,553,565
Short-term trade receivables	131	2,603,375,122,705	(216,913,754,089)	2,386,461,368,616
Other short-term receivables	135	517,113,933,755	(4,587,944,862)	512,525,988,893
Other current assets	165	-	243,331,842,792	243,331,842,792
Short-term loans receivable		20,525,233,128	(20,525,233,128)	-
Long-term held-to-maturity investments	265	-	30,595,663,524	30,595,663,524
Long-term loans receivable		30,595,663,524	(30,595,663,524)	-
Long-term trade receivables	211	-	256,254,605,352	256,254,605,352
LIABILITIES				
Short-term advances from customers	312	1,307,554,100,607	39,340,851,263	1,346,894,951,870
Dividends and profits	313	-	5,458,503,091	5,458,503,091
Other short-term payables	320	584,825,161,284	(5,458,503,091)	579,366,658,193

The comparative figures presented in the Corporation's interim consolidated financial statements for the period from 1 January 2026 to 30 June 2026 are derived from the audited consolidated financial statements for the financial year ended 31 December 2025 and the reviewed interim consolidated financial statements for the period from 01 January 2025 to 30 June 2025 of the Corporation.


Dinh Thi Hong Ngoc
Preparer


Nguyen Dinh Hieu
Chief Accountant


Le Bao Anh
General Director



Approved, 28 August 2026