

**CNC CAPITAL VIET NAM JOINT
STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No: 1510B /2026/CNC-CBTT

Hanoi, 15 October 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance providing guidance on information disclosure in the securities market, CNC CAPITAL VIET NAM JOINT STOCK COMPANY hereby discloses its financial statements for the third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Organization Name: CNC Capital Viet Nam Joint Stock Company

- Securities Code: KSQ
- Address: No. 65, Alley 54, Le Quang Dao Street, Tu Liem Ward, Hanoi City, Vietnam
- Contact Telephone/Tel.: (84.24) 3564 3689- 08 5514 3689
- Email: ksq.jsc@gmail.com

2. Information Disclosed:

- Financial Statements for the Third Quarter of 2026

☒ Separate Financial Statements (the listed company has no subsidiaries and is not a superior accounting unit with subordinate units);

☐ Consolidated Financial Statements (the listed company has subsidiaries);

☐ Combined Financial Statements (the listed company has subordinate accounting units with separate accounting departments).

- Cases requiring an explanation of the reasons:

+ Profit after corporate income tax as reported in the Statement of Income for the reporting period changes by 10% or more compared with the same period of the previous year:

☒ Yes

☐ No

Explanatory document for applicable cases:

☒ Yes

☐ No

+ The Company incurs a loss after tax in the reporting period, changing from a profit in the corresponding period of the previous year to a loss in the current period, or vice versa.

☒ Yes

☐ No

Explanatory document for applicable cases:

☒ Yes

☐ No

This information was disclosed on the Company's website on 15 October 2026 at the following link:
[http:// cnccapital.com.vn/bao-cai-tai-chinh.html](http://cnccapital.com.vn/bao-cai-tai-chinh.html)

We hereby undertake that the information disclosed above is true and accurate, and accept full legal responsibility for the contents of the disclosed information.

CNC CAPITAL VIET NAM JOINT STOCK COMPANY

Legal Representative / Authorized Information Disclosure Representative

(Signature, full name, title, and company seal)

Attachments:

- Financial Statements for the Third Quarter of 2026
- Explanatory Document Accompanying the Financial Statements for the Third Quarter of 2026



CHỦ TỊCH HĐQT

Nguyễn Công Cường

**CÔNG TY
CỔ PHẦN
CNC
CAPITAL
VIỆT NAM**

Digitally signed by CÔNG TY CỔ PHẦN CNC CAPITAL VIET NAM
DN: C=VN, S=Hà Nội, O=CÔNG TY CỔ PHẦN CNC CAPITAL VIET NAM, CN=CÔNG TY CỔ PHẦN CNC CAPITAL VIET NAM,
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CNC CAPITAL VIETNAM JOINT STOCK COMPANY
FINANCIAL STATEMENTS
FOR THE OPERATING PERIOD FROM JULY 01, 2026 TO SEPTEMBER
30, 2026

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REPORT OF MANAGEMENT

The Management of CNC Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company") presents its Report together with the Financial Statements of the Company for the operating period from July 01, 2026 to September 30, 2026.

CNC Capital Vietnam Joint Stock Company operates under Business Registration Certificate No. 0103034314 initially issued by the Hanoi Department of Planning and Investment on January 05, 2009, and under Business Registration Certificate No. 0101971512 for the 12th amendment issued on January 09, 2026.

Company Name : CNC Capital Vietnam Joint Stock Company

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

Charter Capital : 300.000.000.000 VND (*In words: Three hundred billion Vietnamese Dong*)

Par Value per Share : 10.000 VND/share

Total Number of Shares: 30.000.000 shares

BOARD OF DIRECTORS AND MANAGEMENT

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

Board of Directors

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

Management

Mr. Tran Nhat Duc	General Director (<i>Appointed on December 11, 2025</i>)
Mr. Nguyen Huu Loi	General Director (<i>Dismissed on December 11, 2025</i>)

STATEMENT OF MANAGEMENT'S RESPONSIBILITIES

The Management is responsible for preparing financial statements for each financial period which give a true and fair view of the financial position of the Company as well as its financial performance and cash flows for the period, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant legal regulations relating to the preparation and presentation of financial statements. In preparing these financial statements, Management is required to:

- Select suitable accounting policies and apply them consistently.
- Make judgments and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.
- Design and implement an effective internal control system for the purpose of preparing and presenting financial statements fairly in order to minimize risks and frauds.

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

The Management confirms that the Company has complied with the above requirements in the preparation of the financial statements.

Phê duyệt các báo cáo tài chính

I, Nguyen Cong Cuong – Chairman of the Board of Directors, Legal Representative of the Company, hereby approve the accompanying financial statements for the third quarter of 2026. The accompanying Q3 2026 financial statements give a true and fair view, in all material respects, of the financial position of the Company as at September 30, 2026, as well as its financial performance and cash flows for the accounting period from January 01, 2026 to September 30, 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant legal regulations relating to the preparation and presentation of financial statements.

For and on behalf of the Board of Directors./.



Nguyen Cong Cuong
Chairman of the Board of Directors

Hanoi, October 15, 2026

STATEMENT OF FINANCIAL POSITION (B01-DN)

ASSETS	As at September 30, 2026		(Unit: VND)	
	Code	Note	30/09/2026	01/01/2026
TÀI SẢN				
A - CURRENT ASSETS	100		272.717.729.536	272.599.160.614
I. Cash and cash equivalents	110		4.520.927.747	1.761.871.649
1. Cash	111	V.1	4.520.927.747	1.761.871.649
2. Cash equivalents	112			
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for impairment of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. C Short-term receivables	130		267.805.828.391	270.110.911.162
1. Short-term trade receivables	131	V.2	164.028.000	881.615.215
2. Short-term prepayments to suppliers	132	V.3	260.645.800.391	260.564.960.391
5. Other short-term receivables	135	V.4A	7.106.000.000	8.664.335.556
6. Provision for doubtful short-term receivables (*)	136		(110.000.000)	
IV. Inventories	140		-	259.685.847
1. Inventories	141	V.5	-	259.685.847
2. Provision for decline in value of inventories	142		-	-
VI. Other current assets	160		390.973.398	466.691.956
1. Short-term prepaid expenses	161		14.943.496	23.522.939
2. Deductible VAT	162		376.029.902	443.169.017
5. Other current assets	165		-	-
B. NON-CURRENT ASSETS	200		16.022.493	21.300.273
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-
5. Other long-term receivables	215	V.4B	-	-
II. Fixed assets	220		16.022.493	21.300.273
1. Tangible fixed assets	221	V.6A	16.022.493	21.300.273
- Cost	222		35.185.185	35.185.185
- Accumulated depreciation	223		(19.162.692)	(13.884.912)
V. Long-term assets in progress	250		-	-
1. Long-term work in progress	251			
2. Construction in progress	252	V.6B	-	-
VII. Other non-current assets	270		-	-
1. Long-term prepaid expenses	271		-	-
2. Deferred tax assets	272		-	-
TOTAL ASSETS	280		272.733.752.029	272.620.460.887

STATEMENT OF FINANCIAL POSITION (B01-DN) (CONTINUED)

As at September 30, 2026

EQUITY AND LIABILITIES	Code	Note	30/09/2026 (VND)	01/01/2026 (VND)
C. LIABILITIES	300		2.012.922.857	1.903.957.230
I. Current liabilities	310		2.012.922.857	1.903.957.230
1. Short-term trade payables	311	V.7	1.302.617.120	1.194.617.120
2. Short-term advances from customers	312		-	-
4. Statutory obligations	314	V.9	248.596.763	248.596.763
5. Payables to employees	315	V.10A	34.697.925	44.468.298
6. Short-term accrued expenses	316		-	-
10. Other short-term payables	320	V.10B	10.736.000	-
11. Short-term borrowings and finance lease liabilities	321	V.8	-	-
13. Bonus and welfare fund	323		416.275.049	416.275.049
D. OWNER'S EQUITY	400	V.11	270.720.829.172	270.716.503.657
1. Owner's equity	411		300.000.000.000	300.000.000.000
- Ordinary shares with voting rights	411a		300.000.000.000	300.000.000.000
2. Share premium	412		(148.500.000)	(148.500.000)
8. Investment and development fund	418		1.248.825.147	1.248.825.147
10 Undistributed earnings	420		(30.379.495.975)	(30.383.821.490)
- Undistributed post-tax profits accumulated to the end of the prior period	420a		(30.383.821.490)	(36.304.781.395)
- Undistributed post-tax profit of current period	420b		4.325.515	5.920.959.905
TOTAL EQUITY AND LIABILITIES	440		272.733.752.029	272.620.460.887

Hanoi, October 15, 2026

Prepared by

Chief Accountant

Chairman of the Board of Directors



Le Thi Thanh Nga



Le Thi Thanh Nga



Nguyen Cong Cuong

STATEMENT OF INCOME
For the operating period from July 01, 2026 to September 30, 2026

Items	Code	Note	Current quarter (Current year)	Current quarter (Prior year)	Year-to-date accumulated (Current year)	Year-to-date accumulated (Prior year)
1. Gross revenue from goods sold and services rendered	01		1.889.703.603	1.225.858.603	9.746.510.282	1.546.336.132
2. Revenue deductions	02		-	-	-	-
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		1.889.703.603	1.225.858.603	9.746.510.282	1.546.336.132
4. Cost of goods sold	11		1.719.456.876	1.103.627.120	8.842.340.082	1.367.243.910
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		170.246.727	122.231.483	904.170.200	179.092.222
7. Financial income	22	VI.12	58.583	93.233	66.116	108.028
8. Financial expenses	23		-	793.360.615	-	2.362.812.670
- In which: Interest expense	24		-	-	-	-
9. Selling expenses	25		-	-	-	-
10. General and administrative expenses	26	VI.13	212.472.474	273.151.148	893.918.644	2.983.283.051
11. Net operating profit {30 = 20 + (21 - 22) + 24 - (25 + 26)}	30		(42.167.164)	(944.187.047)	10.317.672	(5.166.895.471)
12. Other income	31		-	-	-	-
13. Other expenses	32		18	-	5.992.157	606.052
14. Other profit (40 = 31 - 32)	40		(18)	-	(5.992.157)	(606.052)
15. Total accounting profit before tax (50 = 30 + 40)	50		(42.167.182)	(944.187.047)	4.325.515	(5.167.501.523)
16. Current corporate income tax expense	51		-	-	-	-
17. Deferred corporate income tax expense	52		-	-	-	-
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		(42.167.182)	(944.187.047)	4.325.515	(5.167.501.523)
19. Basic earnings per share (*)	70	VI.14	(1)	(31)	0.14	(172)

Prepared by



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Hanoi, October 15, 2026
Chairman of the Board of Directors



Nguyen Cong Cuong

CASH FLOW STATEMENT
For the accounting period from January 01, 2026 to September 30, 2026
(Direct Method)

Items	Code	Note	Current period (YTD Q3 2026)	Prior period (YTD Q3 2025)
I. Cash flows from operating activities			-	-
1. Cash receipts from sales of goods, rendering of services and other revenue	01		11.375.571.566	1.596.102.823
2. Cash paid to suppliers of goods and services	02		(9.784.386.581)	(13.255.848.027)
3. Cash paid to employees	03		(310.690.322)	(627.564.808)
4. Interest paid	04		-	-
5. Corporate income tax paid	05		-	-
6. Other cash receipts from operating activities	06		8.664.085.556	18.037.804.733
7. Other cash payments for operating activities	07		(7.185.524.121)	(4.548.621.641)
Net cash flows from operating activities	20		2.759.056.098	1.201.873.080
II. Cash flows from investing activities				
1. Payments for acquisition and construction of fixed assets and other long-term assets	21		-	-
2. Proceeds from disposal and sale of fixed assets and other long-term assets	22		-	-
3. Payments for loans granted and purchase of debt instruments of other entities	23		-	-
4. Proceeds from collection of loans and resale of debt instruments of other entities	24		-	-
5. Payments for equity investments in other entities	25		-	-
6. Proceeds from divestment in other entities	26		-	-
7. Interest, dividends and profits received	27		-	-
Net cash flows from investing activities	30		-	-
III. Cash flows from financing activities				
1. Proceeds from issuance of shares and capital contributions	31		-	-
2. Payments for capital returns and repurchase of issued shares	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayments of loan principal	34		-	(1.475.000.000)
5. Payments for finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	40		-	(1.475.000.000)
Net increase/decrease in cash and cash equivalents during the period (50 = 20+30+40)	50		2.759.056.098	(273.126.920)
Cash and cash equivalents at the beginning of the period	60		1.761.871.649	561.547.342
Effect of foreign exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1	4.520.927.747	288.420.422

Prepared by



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Hanoi, October 15, 2026
Chairman of the Board of Directors



Nguyen Cong Cuong

NOTES TO THE FINANCIAL STATEMENTS

As at September 30, 2026

I. CORPORATE INFORMATION

1. Form of Ownership

CNC Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company") operates under Business Registration Certificate No. 0103034314 initially issued by the Department of Planning and Investment of Hanoi City on January 05, 2009, and Business Registration Certificate No. 0101971512 for the 12th amendment issued on January 09, 2026.

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

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

Number of Employees: As at September 30, 2026, the Company's total headcount was 6 employees.

2. Principal Business Activities

Manufacture of prepared feeds for farm animals and aquaculture

Manufacture of basic iron, steel, and pig iron

Demolition

Site preparation

Sawmilling and planing of wood, and wood preservation

Urban and suburban passenger land transport (except bus transport)

Other passenger land transport

~~Wholesale of other machinery, equipment, and spare parts~~

- Trading of thermal equipment, refrigeration/air conditioning equipment, domestic electrical appliances, water supply equipment, spare parts for automobiles and motorcycles, construction machinery and various types of machinery, office equipment, civil joinery, artistic woodwork, medical equipment, fire fighting and prevention equipment, and chemicals (except state-prohibited chemicals) - Supply of teaching equipment, vocational training equipment, and instructional research equipment; - Wholesale of industrial machinery and equipment, telecommunications electronics, and computer/IT equipment; - Trading of school equipment and supplies; - Trading of laboratory equipment for chemistry, biology, and physics; - Trading of elevators / lifts; - Trading of industrial and residential electrical distribution/switchboard cabinets - Trading of sound and lighting systems, broadcasting/television equipment, and PABX switchboards; - Trading of HVAC (heating, ventilation, and air conditioning) systems; - Trading of commercial/industrial kitchen and laundry systems; - Trading of sauna and steam

bath systems - Trading of medical and industrial gas systems - Wholesale of medical machinery and equipment;

Freight transport by road

Retail sale of hardware, paints, glass, and other construction installation equipment in specialized stores

Restaurants and mobile food service activities

Short-stay accommodation activities

Materials recovery / Waste recycling

Extraction of natural gas

Mining of iron ores

Mining of other non-ferrous metal ores

Mining of precious and rare metal ores

Quarrying of stone, sand, gravel, and clay

Mining of chemical and fertilizer minerals

Other mining and quarrying not elsewhere classified

Wholesale of metals and metal ores (Except gold trading activities)

Wholesale of other construction materials and installation equipment

Wholesale of bamboo, rattan, logs, and processed wood Wholesale of hardware Wholesale of other construction materials and installation equipment

Manufacture of electronic components

Manufacture of computers and peripheral equipment

Manufacture of communication equipment

Manufacture of consumer electronics

Manufacture of electric motors, generators, transformers, and electricity distribution and control apparatus

Manufacture of batteries and accumulators

Manufacture of fiber optic cables

Manufacture of other electronic and electric wires and cables

Manufacture of wiring devices

Manufacture of electric lighting equipment

Manufacture of domestic appliances

Manufacture of other electrical equipment

Manufacture of engines and turbines (except aircraft, vehicle, and cycle engines)

Manufacture of fluid power equipment

Manufacture of other pumps, compressors, taps, and valves

Manufacture of bearings, gears, gearing, and driving elements

Manufacture of ovens, furnaces, and furnace burners

Manufacture of lifting and handling equipment

Manufacture of office machinery and equipment (except computers and peripheral equipment)

Manufacture of power-driven hand tools

Manufacture of other general-purpose machinery

Manufacture of furniture

Manufacture of medical, dental, orthopedic, and rehabilitation instruments and supplies

Repair of fabricated metal products

Repair of machinery and equipment

Repair of electronic and optical equipment

Repair of electrical equipment

Repair of other equipment

Installation of industrial machinery and equipment

Electrical installation

Other building and construction installation

Building completion and finishing

Other specialized construction activities

Wholesale of agricultural raw materials, live animals (except wood, bamboo, and rattan)

Wholesale of computers, computer peripheral equipment, and software

Wholesale of electronic and telecommunications equipment and parts

Wholesale of agricultural machinery, equipment, and spare parts

Wholesale of solid, liquid, and gaseous fuels and related products

Other specialized wholesale not elsewhere classified

- Trading of basic chemicals (except state-prohibited chemicals); - Trading of industrial
pneumatic/gas machinery; - Wholesale of textile products, fabrics, and yarns of all kinds; -
Wholesale and retail of medical consumables/supplies;

Non-specialized wholesale trade

Warehousing and storage

Construction of residential buildings

Advertising

Construction of non-residential buildings

Market research and public opinion polling

Construction of railway works

Construction of roads

Renting and leasing of motor vehicles

Construction of utility projects for electricity and power

Construction of utility projects for water supply and sewerage

Construction of telecommunications and communication works

Construction of other civil engineering projects n.e.c.

Details: Construction of sludge treatment facilities

Educational support services

Construction of water projects

Mining and gathering of hard coal

Plumbing, heat and air-conditioning system installation

Mining and gathering of lignite

Extraction of crude petroleum

Logging

Gathering of other non-wood forest products

Silviculture and other forestry activities

Repair and maintenance of transport equipment, excluding motor vehicles, motorcycles and
other motor vehicles

Renting and leasing of other tangible goods without an operator.

Details: Renting and leasing of agricultural and forestry machinery and equipment; construction and civil engineering machinery and equipment; office machinery and equipment; and other tangible machinery and equipment n.e.c., without an operator

Child day-care activities

Pre-primary education

Primary education

Retail sale of other new goods in specialized stores.

Details: Retail sale of gold, silver, precious and semi-precious stones, and jewelry in specialized stores

Retail sale of other goods via stalls and markets.

Details: Retail sale of gold, silver, precious and semi-precious stones, and jewelry via stalls and markets

Manufacture of precious and other non-ferrous metals

Support activities for crop production

Support activities for animal production

Post-harvest crop activities

Seed processing for propagation

Wholesale of rice, wheat, other grains and flour

Wholesale of food

Retail sale of food products in specialized stores

Retail sale of food in specialized stores

Fund management activities.

Details: Innovative start-up investment

Manufacture of products of plastics

Retail sale of pharmaceuticals, medical goods, cosmetics and toilet articles in specialized stores

Normal operating cycle: 12 months

II. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

1. Accounting Period

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

2. Currency Used in Accounting Records

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

III. APPLICABLE ACCOUNTING STANDARDS AND ACCOUNTING REGIME

Accounting Regime

The Company applies the corporate accounting regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025, issued by the Ministry of Finance, and other amending and supplementary circulars and guidance documents.

Statement of Compliance with Accounting Standards and the Accounting Regime

The Company has applied Vietnamese Accounting Standards and the guidance documents on accounting standards promulgated by the State. The financial statements have been prepared and presented in accordance with the requirements of the applicable accounting standards, the circulars guiding the implementation of such standards, and the prevailing accounting regime.

IV. PRINCIPAL ACCOUNTING POLICIES APPLIED

The following are the principal accounting policies applied by the Company in preparing its financial statements:

1. Cash and Cash Equivalents

Cash comprises cash on hand, demand deposits at banks, and monetary gold held for the purpose of storing value. It excludes gold classified as inventory and used as raw materials in the production of products or as goods held for sale.

Cash equivalents are short-term investments with original maturities of no more than three months, which are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

2. Receivables

Receivables are monitored in detail by payment terms, receivable counterparties, currencies, and other criteria according to the Company's management requirements. The classification of receivables into trade receivables and other receivables is based on the following principles:

- Trade receivables comprise receivables of a commercial nature arising from purchase and sale transactions.
- Other receivables comprise receivables of a non-commercial nature related to proceeds from the disposal of the Company's investments.

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

A provision for doubtful debts is made for overdue receivables specified in economic contracts, debt instruments, loan agreements, contractual commitments or debt acknowledgements, as well as receivables that are not yet due but are considered unlikely to be recovered.

In determining provisions for overdue receivables, the Company bases its assessment on the original principal repayment schedule specified in the initial sales contract, without taking

into account any extensions of payment terms agreed upon by the parties. Provisions are also made for receivables that are not yet due where the debtor has become bankrupt, is undergoing dissolution procedures, has disappeared or has absconded.

3. Inventories

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

Inventories are accounted for using the perpetual inventory method.

Work in progress comprises all material costs, labor costs and manufacturing overheads, as determined based on the Company's subjective estimates.

4. Principles for Recognition and Depreciation of Fixed Assets

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets acquired through purchase or construction and transfer includes all costs incurred by the Company to acquire the assets up to the date on which they are ready for use.

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

	Useful life (years)
Buildings and structures	07
Machinery and equipment	05 - 15

5. Principles for Recognition of Accrued Expenses

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

Accrued expenses include interest expenses and other expenses actually incurred but not yet paid, or for which complete invoices and supporting documents have not yet been obtained, as at 30 September 2026.

6. Principles for Recognition of Owners' Equity

Owners' contributed capital is recognized based on the actual capital contributed by shareholders, measured at the par value of the issued shares.

7. Principles and Methods for Revenue Recognition

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

Revenue from sales of goods is recognized when the risks, rewards and ownership of the goods have been transferred to the buyer and the Company can reliably determine the costs associated with the sales transaction.

Revenue from financial activities includes interest income and foreign exchange differences.

Interest income is recognized over time based on the actual interest rate applicable to each period.

8. Principles and Methods for Recognition of Cost of Goods Sold

Cost of goods sold for the year is recognized in accordance with the revenue generated during the year and in compliance with the prudence principle. Cases involving material and goods losses exceeding prescribed limits, expenses exceeding normal limits, and inventory losses after deducting the liabilities of relevant collectives or individuals, where applicable, are fully and promptly recognized in cost of goods sold for the year.

9. Principles and Methods for Recognition of Financial Expenses

Financial expenses include:

- Expenses or losses relating to financial investment activities;
- Lending expenses and borrowing costs.

Borrowing costs for the period represent the net amount of borrowing costs payable after deducting post-investment interest rate subsidies received from the Vietnam Development Bank.

The above expenses are recognized at their gross amounts incurred during the period and are not offset against revenue from financial activities.

10. Principles and Methods for Recognition of Taxes

Current income tax expense reflects the corporate income tax payable for the period.

Taxable income differs from the accounting profit presented in the Statement of Income because taxable income excludes taxable income items and deductible expenses recognized in other years and also excludes items that are non-taxable or non-deductible.

The corporate income tax rate is 20%.

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

11. Financial Instruments

Initial Recognition

Financial Assets

In accordance with Circular No. 210/2009/TT-BTC dated 6 November 2009, issued by the Ministry of Finance, financial assets are appropriately classified for financial statement disclosure purposes into financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The Company determines the classification of its financial assets at initial recognition.

At initial recognition, financial assets are measured at cost plus directly attributable transaction costs incurred in acquiring the financial assets. The Company's financial assets comprise cash and cash equivalents, trade receivables, other receivables and loans.

Financial Liabilities

In accordance with Circular No. 210/2009/TT-BTC dated 6 November 2009, issued by the Ministry of Finance, financial liabilities are appropriately classified for financial statement disclosure purposes into financial liabilities at fair value through profit or loss and financial liabilities measured at amortized cost. The Company determines the classification of its financial liabilities at initial recognition.

At initial recognition, financial liabilities are measured at cost plus directly attributable transaction costs incurred in issuing the financial liabilities. The Company's financial liabilities comprise trade payables, other payables and borrowings.

Subsequent Measurement

Currently, there are no specific regulations governing the remeasurement of financial instruments after initial recognition. Accordingly, the subsequent carrying amounts of financial instruments are stated at cost.

Offsetting of Financial Instruments

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

12. Related Parties

The companies in which the Company invests are related parties of the Company.

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

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

1. Cash and Cash Equivalents

	30/09/2026 (VND)	01/01/2026 (VND)
Cash on Hand	4.518.669.999	1.757.771.973
Bank Deposits	2.257.748	4.099.676
Total	4.520.927.747	1.761.871.649

2. Short-term Trade Receivables

	30/09/2026 (VND)	01/01/2026 (VND)
- Viet Phat Construction Investment Company Limited	-	881.615.215
- Hai Duong Branch of Viet Phat Construction Investment Company Limited	26.028.000	
- Lam Sinh Binh Duong Company Limited	138.000.000	

Total	164.028.000	881.615.215
3. Advances to Suppliers		
	30/09/2026 (VND)	01/01/2026 (VND)
- Vinh Cuu Private Enterprise	100.000.000	100.000.000
- Thai Ha Bridge BOT Joint Stock Company	260.213.460.391	260.213.460.391
- International Auditing and Valuation Company Limited	120.000.000	120.000.000
- Other Customers	212.340.000	131.500.000
Total	260.645.800.391	260.564.960.391

4. Other Receivables

4A. Other Short-term Receivables

	30/09/2026 (VND)	01/01/2026 (VND)
- Deposits and collateral	6.000.000	717.097.200
- Interest receivable from business cooperation agreements	-	1.728.038.356
+ Tien Dai Phat Company Limited	-	1.728.038.356
- Principal Receivable from Business Cooperation Agreements	-	6.219.200.000
+ Tien Dai Phat Company Limited	-	6.219.200.000
-Other receivables: Advances to Nguyen Cong Cuong	7.100.000.000	-
Total	7.106.000.000	8.664.335.556

5. Inventories

	30/09/2026 (VND)		01/01/2026 (VND)	
	Cost	Provision for Inventory Write-down	Cost	Provision for Inventory Write-down
- Merchandise	-	-	259.685.847	-
Total	-	-	259.685.847	-

6. Non-current Assets

6A. Tangible Fixed Assets

	Machinery and Equipment	Total
	<u>VND</u>	<u>VND</u>
COST		
01/01/2026	35.185.185	35.185.185
- Additions during the period	-	-
30/06/2026	35.185.185	35.185.185
ACCUMULATED DEPRECIATION		
01/01/2026	(13.884.912)	(13.884.912)
- Depreciation for the Period	(5.277.780)	(5.277.780)
30/09/2026	(19.162.692)	(19.162.692)
NET BOOK VALUE		
01/01/2026	21.300.273	21.300.273
30/09/2026	16.022.493	16.022.493

7. Short-term Trade Payables

	30/09/2026 (VND)	01/01/2026 (VND)
Huong Linh Trade Promotion Company Limited	1.022.618.779	1.022.618.779
E&C Maxx Việt Nam Joint Stock Company	156.998.341	156.998.341
Lam Nghiep Bac Ninh Company Limited	108.000.000	
Other Parties	15.000.000	15.000.000
Total	1.302.617.120	1.194.617.120

8. Borrowings and Finance Lease Liabilities

9. Taxes and Other Payables to the State Budget

	30/09/2026 (VND)	01/01/2026 (VND)
Fees, Charges and Other Payables	248.596.763	248.596.763

Total	248.596.763	248.596.763
10A. Employee Payables		
	30/09/2026 (VND)	01/01/2026 (VND)
Employee Payables	34.697.925	44.468.298
Total	34.697.925	44.468.298
10B. Other Short-term Payables		
	30/09/2026 (VND)	01/01/2026 (VND)
Social Insurance, Health Insurance and Unemployment Insurance	10.736.000	-
Other Payables and Amounts Payable to Be Remitted		
Total	10.736.000	-

11. Owners' Equity

Reconciliation of Changes in Owners' Equity
See details in Appendix No. 02

Appendix 02: Reconciliation of Changes in Owners' Equity

Items	Owners' Contributed Capital	Share Premium	Development Investment Fund	Reward Fund	Other Funds Belonging to Owners' Equity	Undistributed Profits	Total Owners' Equity
1. Opening balance	300.000.000.000	(148.500.000)	1.248.825.147	-	-	(30.383.821.490)	270.716.503.657
2. Increases during the period							
Capital contributions during the period						-	-
Profit for the period							
Increase from profit appropriation							
Treasury shares purchased during the period							
3. Decreases during the period							
Profit distribution during the period						-	-
- Appropriation to funds						-	-
- Dividends distributed						-	-
Issuance of bonus shares						-	-
Other decreases during the year							
4. Closing balance	300.000.000.000	(148.500.000)	1.248.825.147	-	-	(30.379.495.975)	270.720.829.172

b. Details of Owners' Contributed Capital	30/09/2026 (VND)	01/01/2026 (VND)
Capital Contributed by Shareholders	300.000.000.000	300.000.000.000
Total	300.000.000.000	300.000.000.000

c. Capital Transactions with Owners and Dividend Distribution

	30/09/2026 (VND)	01/01/2026 (VND)
- Owners' Contributed Capital		
+ Contributed capital at the beginning of the period	300.000.000.000	300.000.000.000
+ Increase in contributed capital during the period	-	-
+ Decrease in contributed capital during the period	-	-
+ Contributed capital at the end of the period	300.000.000.000	300.000.000.000
- Dividends Distributed	-	-
+ Dividends and profits distributed from the previous year's profit	-	-

d. Shares

	30/09/2026 (VND)	01/01/2026 (VND)
- Number of shares registered for issuance	30.000.000	30.000.000
- Number of shares issued	30.000.000	30.000.000
+ Ordinary shares	30.000.000	30.000.000
+ Preference shares	-	-
- Number of shares outstanding	30.000.000	30.000.000
+ Ordinary shares	30.000.000	30.000.000
+ Preference shares	-	-
- Number of Treasury Shares	-	-
+ Ordinary shares	-	-
+ Preference shares	-	-
* Par Value per Outstanding Share (VND/share):	10.000	10.000

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF INCOME

12. Finance Income

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
- Interest Income from Bank Deposits	66.116	108.028
- Other	-	-
Total	66.116	108.028

13. General and Administrative Expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
General and Administrative Expenses	893.918.644	2.983.283.051
Total	893.918.644	2.983.283.051

14. Basic/Diluted Earnings per Share

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
- Profit After Corporate Income Tax	4.325.515	(5.167.501.523)
- Weighted Average Number of Ordinary Shares Outstanding During the Period	30.000.000	30.000.000
Total	0.14	(172)

VII. OTHER INFORMATION

1. Financial Instruments

1.1. Risk Management

The Company manages its capital to ensure that it can continue as a going concern while maximizing benefits for its shareholders through the efficient use of capital.

1.2. Financial Assets

Financial assets are assets that may generate future income for the Company. These assets have been remeasured at fair value as at the date of preparation of the financial statements.

	30/09/2026 (VND)	01/01/2026 (VND)
- Cash	4.520.927.747	1.761.871.649
- Other Receivables	7.106.000.000	8.664.335.556
- Short-term Investments	-	-
Total	11.626.927.747	10.426.207.205

1.3. Remuneration of the Members of the Board of Directors and the Board of Management

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
- Mr Nguyen Cong Cuong - Chairman of the Board of Directors	26.665.769	-
- Ms Le Thi Thanh Nga - Chief Accountant	67.666.694	42.823.200
- Ms Nguyen Thi Phuong Thuy - In Charge of Administration and Concurrently Serving as Secretary	19.386.431	42.823.200
Total	113.718.894	85.646.400

1.4. Financial Risk Management

Financial risks include market risk, credit risk, liquidity risk and cash flow risk. The Company does not implement hedging measures against these risks due to the lack of a market for such instruments.

Market Risk: The Company purchases raw materials and merchandise from domestic suppliers to support its business operations. Therefore, the Company is exposed to risks arising from fluctuations in the prices of raw materials and merchandise. The Company manages this risk by purchasing from a large number of domestic suppliers and maintaining flexibility in negotiating and adjusting selling prices to customers in the event of significant fluctuations in commodity prices.

Credit Risk: Credit risk includes liquidity risk and interest rate risk. The objective of liquidity risk management is to ensure that sufficient funds are available to settle current and future liabilities. The Company's policy is to regularly monitor liquidity requirements arising from existing and expected future liabilities to ensure that sufficient cash is maintained to meet both short-term and long-term liquidity needs.

2. Events After the Reporting Period

From the end of the reporting period to the date of preparation of the financial statements, we confirm that no events have occurred that could materially affect the financial statements and require disclosure therein for the Company's reporting period from 1 January 2026 to 30 September 2026.

Preparer



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Hanoi, 15 October 2026
Chairman of the Board of Directors



Nguyen Cong Cuong