

**CONSTRUCTION CORPORATION NO 1  
JOINT STOCK COMPANY**

**FINANCIAL STATEMENTS OF THE  
HEAD OFFICE**

**FOR 2<sup>ND</sup> QUARTER YEAR 2025**



BALANCE SHEET OF THE HEAD OFFICE

Unit: VND

ASSETS	Code	Note	As at 30.06.2025	As at 01.01.2025
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>11,096,337,830,464</b>	<b>9,979,334,873,647</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>3</b>	<b>2,896,658,065,086</b>	<b>2,547,187,684,656</b>
1. Cash	111		1,853,332,315,138	1,621,447,594,782
2. Cash equivalents	112		1,043,325,749,948	925,740,089,874
<b>II. Short-term investment</b>	<b>120</b>	<b>4</b>	<b>227,923,921,025</b>	<b>77,922,453,973</b>
1. Investments held to maturity	123		227,923,921,025	77,922,453,973
<b>III. Short-term receivables</b>	<b>130</b>		<b>5,923,695,011,489</b>	<b>5,793,160,018,354</b>
1. Short-term trade accounts receivable	131	5	2,082,704,547,948	1,947,312,706,232
2. Short-term prepayments to suppliers	132	6	3,380,773,286,557	3,201,976,435,146
3. Short-term intercompany receivables	133		60,980,646,177	71,989,860,983
4. Short-term lendings	135	7	25,056,824,949	23,062,012,331
5. Other short-term receivables	136	8	593,997,245,946	768,636,543,750
6. Provision for doubtful debts – short-term	137		(219,817,540,088)	(219,817,540,088)
<b>IV. Inventories</b>	<b>140</b>	<b>9</b>	<b>1,711,705,000,439</b>	<b>1,252,780,315,028</b>
1. Inventories	141		1,711,705,000,439	1,252,780,315,028
<b>V. Other current assets</b>	<b>150</b>		<b>336,355,832,425</b>	<b>308,284,401,636</b>
1. Short-term prepaid expenses	151	10	22,436,412,817	20,979,602,938
2. Value added tax ("VAT") to be reclaimed	152	11	111,450,337,872	112,820,128,906
3. Tax and other receivables from the State	153	11	202,469,081,736	174,484,669,792
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>5,163,117,581,867</b>	<b>5,880,261,296,572</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>1,573,970,357,392</b>	<b>2,780,071,338,463</b>
1. Capital provided to dependent units	213		699,600,000	699,600,000
2. Long-term lendings	215	7	91,666,739,315	698,716,739,678
3. Other long-term receivables	216	8	1,481,604,018,077	2,080,654,998,785
<b>II. Fixed assets</b>	<b>220</b>		<b>42,460,313,674</b>	<b>45,429,835,515</b>
1. Tangible fixed assets	221	12	18,632,125,027	21,038,584,814
Historical cost	222		53,330,614,233	52,679,186,960
Accumulated depreciation	223		(34,698,489,206)	(31,640,602,146)
2. Finance lease fixed assets	224	15	19,914,576,602	21,163,829,989
Historical cost	225		24,783,977,276	24,783,977,276
Accumulated depreciation	226		(4,869,400,674)	(3,620,147,287)
3. Intangible fixed assets	227	13	3,913,612,045	3,227,420,712
Historical cost	228		5,540,815,100	4,522,650,100
Accumulated depreciation	229		(1,627,203,055)	(1,295,229,388)
<b>III. Investment properties</b>	<b>230</b>	<b>14</b>	<b>419,503,195,834</b>	<b>431,278,555,814</b>
1. Historical cost	231		703,185,813,821	703,185,813,821
2. Accumulated depreciation	232		(283,682,617,987)	(271,907,258,007)
<b>IV. Long-term asset in progress</b>	<b>240</b>		<b>642,622,955,081</b>	<b>614,182,826,222</b>
1. Construction in progress	242	16	642,622,955,081	614,182,826,222
<b>V. Long-term investments</b>	<b>250</b>	<b>4</b>	<b>2,448,322,800,336</b>	<b>1,969,979,243,336</b>
1. Investments in subsidiaries	251		1,324,183,128,998	1,515,833,128,998
2. Investments in associates	252		1,332,297,547,000	662,303,990,000
3. Investments in other entities	253		45,609,122,822	45,609,122,822
4. Provision for long-term investments	254		(258,766,998,484)	(258,766,998,484)
5. Investments held to maturity	255		5,000,000,000	5,000,000,000
<b>VI. Other long-term asset</b>	<b>260</b>		<b>36,237,959,550</b>	<b>39,319,497,222</b>
1. Long-term prepaid expenses	261	10	36,237,959,550	39,319,497,222
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>16,259,455,412,331</b>	<b>15,859,596,170,219</b>



**BALANCE SHEET OF THE HEAD OFFICE (continued)**

Unit: VND

RESOURCES	Code	Note	As at 30.06.2025	As at 01.01.2025
<b>C. LIABILITIES</b>	<b>300</b>		<b>11,988,823,458,875</b>	<b>11,615,290,011,693</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>8,805,339,837,927</b>	<b>7,890,569,688,363</b>
1. Short-term trade accounts payable	311	17	1,093,349,515,805	1,499,146,540,079
2. Short-term advances from customers	312	18	2,439,123,643,058	2,223,308,950,231
3. Tax and other payables to the State	313	11	7,023,977,538	57,273,943,334
4. Payables to employees	314		17,790,939,093	30,636,240,044
5. Short-term accrued expenses	315	19	770,008,914,175	445,471,116,572
6. Short-term intercompany payables	316		84,913,166,058	130,909,166,119
7. Short-term unearned revenue	318	20	3,025,569,696	2,803,677,725
8. Other short-term payables	319	21	160,015,776,536	11,179,834,297
9. Short-term borrowings and finance lease liabilities	320	22	4,215,486,912,905	3,471,626,809,333
10. Bonus and welfare funds	322	24	14,601,423,063	18,213,410,629
<b>II. Long-term liabilities</b>	<b>330</b>		<b>3,183,483,620,948</b>	<b>3,724,720,323,330</b>
1. Long-term trade accounts payables	331	17	648,261,538,354	599,380,679,657
2. Long-term advances from customers	332	18	99,466,881,000	99,466,881,000
3. Long-term accrued expenses	333	19	174,782,794,386	174,782,794,386
4. Long-term intercompany payables	335		32,709,887,380	36,115,483,505
5. Long-term unearned revenue	336	20	22,200,341,202	23,545,816,428
6. Other long-term payables	337	21	565,485,537,476	1,166,093,144,656
7. Long-term borrowings and finance lease liabilities	338	22	1,640,576,641,150	1,625,335,523,698
<b>D. OWNERS' EQUITY</b>	<b>400</b>		<b>4,270,631,953,456</b>	<b>4,244,306,158,526</b>
<b>I. Owners' Equity</b>	<b>410</b>		<b>4,270,631,953,456</b>	<b>4,244,306,158,526</b>
1. Capital and reserves	411	23	3,979,061,000,000	3,585,078,250,000
- Ordinary shares with voting rights	411a	23	3,979,061,000,000	3,585,078,250,000
2. Share premium	412	24	99,327,851,808	99,327,851,808
3. Treasury shares	415	24	(4,796,760,000)	(4,796,760,000)
4. Investment and development funds	418	24	8,909,815,816	8,909,815,816
5. Undistributed earnings	421	24	188,130,045,832	555,787,000,902
- Undistributed post-tax profits of previous years	421a		158,304,250,902	331,506,901,124
- Post-tax profits of current period/year	421b		29,825,794,930	224,280,099,778
<b>TOTAL RESOURCES (440 = 300 + 400)</b>	<b>440</b>		<b>16,259,455,412,331</b>	<b>15,859,596,170,219</b>

**Vo Thi Ngoc Thanh**  
Preparer

Ho Chi Minh City, 29 July 2025

**Tran Thi Ngoc Thuy**  
Chief Accountant

**Le Bao Anh**  
General Director





## INCOME STATEMENT OF THE HEAD OFFICE

For the period ended 30 June 2025


Unit: VND

CONTENT	Code	Note	Quarter 2/2025	Quarter 2/2024	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
1. Revenue from sales of goods and rendering of services	01		3,300,077,094,200	2,144,897,906,172	4,705,438,510,906	3,476,971,847,390
2. Less deductions	02		-	178,001,560	-	556,742,520
<b>3. Net revenue from sales of goods and rendering of services</b>	<b>10</b>	<b>25</b>	<b>3,300,077,094,200</b>	<b>2,144,719,904,612</b>	<b>4,705,438,510,906</b>	<b>3,476,415,104,870</b>
4. Cost of goods sold and services rendered	11	26	3,144,334,245,643	2,010,934,246,433	4,464,432,290,068	3,276,697,640,870
<b>5. Gross profit from sales of goods and rendering of services</b>	<b>20</b>		<b>155,742,848,557</b>	<b>133,785,658,179</b>	<b>241,006,220,838</b>	<b>199,717,464,000</b>
6. Financial income	21	27	101,435,838,533	59,808,843,800	137,153,339,373	89,851,674,792
7. Financial expenses	22	28	148,312,977,206	136,117,511,845	221,571,602,685	186,248,777,960
Including: Interest expense	23		110,024,638,026	79,531,393,300	179,886,764,445	129,561,663,208
8. Selling expenses	25		97,159,810	1,678,310,889	1,436,662,225	1,904,982,924
9. General and administration expenses	26	29	42,567,960,974	37,174,211,442	79,533,008,293	72,890,496,989
<b>10. Net operating profit</b>	<b>30</b>		<b>66,200,589,100</b>	<b>18,624,467,803</b>	<b>75,618,287,008</b>	<b>28,524,880,919</b>
11. Other income	31	30	427,998,371	676,629,747	637,764,859	1,116,460,624
12. Other expenses	32	31	38,995,628,388	171,913,061	39,086,414,978	1,195,663,751
13. Net other expenses	40		(38,567,630,017)	504,716,686	(38,448,650,119)	(79,203,127)
<b>14. Accounting profit before tax</b>	<b>50</b>		<b>27,632,959,083</b>	<b>19,129,184,489</b>	<b>37,169,636,889</b>	<b>28,445,677,792</b>
15. Corporate income tax ("CIT") - current	51		5,595,060,631	2,311,481,524	7,343,841,959	4,091,615,268
16. CIT - deferred	52		-	-	-	-
<b>17. Profit after tax</b>	<b>60</b>		<b>22,037,898,452</b>	<b>16,817,702,965</b>	<b>29,825,794,930</b>	<b>24,354,062,524</b>

  
Vo Thi Ngoc Thanh  
Preparer  
Ho Chi Minh City, 29 July 2025

  
Tran Thi Ngoc Thuy  
Chief Accountant



  
Le Bao Anh  
General Director



## CASH FLOW STATEMENT OF THE HEAD OFFICE

(Indirect method)

For the period ended 30 June 2025

Unit: VND

CONTENT	Cod e	Not e	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
1. Accounting profit before tax	01		37,169,636,889	28,445,677,792
2. Adjustments for:				
Depreciation and amortisation	02		16,414,474,094	17,035,604,469
Unrealised foreign exchange losses	04		37,977,393,246	54,711,725,952
Profits from investing activities	05		(135,801,980,869)	(88,476,290,510)
Interest expense	06		179,886,764,445	129,561,663,208
3. Operating profit before changes in working capital	08		135,646,287,805	141,278,380,911
Increase in receivables	09		258,757,138,660	(1,178,816,783,463)
Increase in inventories	10		(460,712,713,783)	(546,936,663,167)
Increase in payables	11		(330,076,696,706)	(194,457,421,857)
Decrease/(increase) in prepaid expenses	12		1,624,727,793	567,519,230
Interest paid	14		(181,989,950,635)	(128,853,887,320)
CIT paid	15		(54,887,491,352)	(7,000,000,000)
Other payments on operating activities	17		(9,344,241,553)	(600,000,000)
Net cash outflows from operating activities	20		(640,982,939,771)	(1,914,818,855,666)
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Purchases of fixed assets and other long-term assets	21		(30,109,721,132)	(24,804,902,649)
2. Proceeds from disposals of fixed assets	22		-	147,272,726
3. Lendings granted and term deposits at banks	23		(196,877,467,052)	(100,000,000)
4. Collection of lendings and term deposits at banks	24		653,549,348,502	28,729,891,235
5. Investments in other entities	25		(515,843,557,000)	(19,500,000,000)
6. Proceeds from divestment of investments in other entities	26		183,350,000,000	728,996,338,000
7. Dividends and interest received	27		176,670,638,714	22,195,277,752
Net cash inflows/(outflows) from investing activities	30		270,739,242,032	735,663,877,064

(continued)




## CASH FLOW STATEMENT OF THE HEAD OFFICE

(Indirect method)


For the period ended 30 June 2025

Unit: VND

CONTENT	Cod e	Not e	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
1. Proceeds from short-term and long-term borrowings	33		3,826,086,039,640	2,389,593,427,460
2. Repayments of borrowings and bonds	34		(3,103,644,062,174)	(2,071,302,874,182)
3. Finance lease principal repayments	35		(2,922,548,192)	(2,285,895,568)
<b>Net cash inflows from financing activities</b>	<b>40</b>		<b>719,519,429,274</b>	<b>316,004,657,710</b>
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS FOR THE PERIOD (50 = 20+30+40)</b>	<b>50</b>		<b>349,275,731,535</b>	<b>(863,150,320,892)</b>
Cash and cash equivalents at beginning of period	60		2,547,187,684,656	2,589,123,207,399
Effect of foreign exchange differences	61		194,648,895	6,534,404
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD (70 = 50+60+61)</b>	<b>70</b>		<b>2,896,658,065,086</b>	<b>1,725,979,420,911</b>

  
Vo Thi Ngoc Thanh  
Preparer  
Ho Chi Minh City, 29 July 2025

  
Tran Thi Ngoc Thuy  
Chief Accountant

  
Le Bao Anh  
General Director





**NOTES TO THE FINANCIAL STATEMENTS OF THE HEAD OFFICE  
FOR THE THREE-MONTH PERIOD ENDED 30 JUNE 2025****1 GENERAL INFORMATION**

Construction Corporation No 1 Joint Stock Company ("the Company") is a joint stock company established in SR Vietnam pursuant to investment certificate No. 0301429113 was initially issued by the Department of Planning and Investment of Ho Chi Minh City on 29 July 2010 with the latest 17th amendment dated 17 July 2025.

The Company's shares are listed on the UPCoM Stock Exchange of Hanoi Stock Exchange ("HNX") with the stock trading code CC1. Details of the percentage of contributed capital of shareholders are presented in Note 23.

The Head Office's normal business cycle is from the point of time when the Head Office purchase material for construction procedures to the point of time when construction works are accomplished.

The Head Office's principal activities are:

- Construction, building and installing machinery and equipment for civil and industrial works, industry, traffic, irrigation, hydropower, postal, foundations, urban and industrial infrastructure engineering works, power line projects, power transformer stations;
- Construction consulting, construction investment, electricity business;
- Space and office rental services;
- Purchase and sale of material;
- Design and construction of civil, industrial and technical infrastructure; and
- Real estate business.



## CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

### 1 GENERAL INFORMATION (continued)

The Company has registered office at 111A, Pasteur Street, Sai Gon Ward, Ho Chi Minh City. As at 30 June 2025, the Company had 10 branches (as at 31 December 2024: 8 branches) as below:

- Branch of Construction Corporation No 1 Joint Stock Company - Central: No. 116 Ho Tung Mau, Hoa Khanh Ward, Da Nang City;
- Branch of Construction Corporation No 1 Joint Stock Company: No. 45, Alley 61, Lane 17, Phung Chi Kien Street, Cau Giay Ward, Hanoi City;
- Branch of Construction Corporation No 1 Joint Stock Company - Cambodia: Lot 185 Room 1508, 15th Floor, St.329 Ph.3 Sk.Boeng Kak 2 Kh.Tuol Kouk, Phnom Penh, Cambodia;
- Branch of Construction Corporation No 1 Joint Stock Company - Dong Thap: No. 79 Le Thi Rieng, Cao Lanh Ward, Dong Thap Province;
- Branch of Construction Corporation No 1 Joint Stock Company - Phu Yen: No.99 Le Thanh Phuong, Tuy Hoa Ward, Dak Lak Province;
- Branch of Construction Corporation No 1 Joint Stock Company - Soc Trang: Plot no. 93, Map sheet no. 76, Provincial Road 8, Hoi Trung Hamlet, Lich Hoi Thuong Commue, Can Tho Province;
- Branch of Construction Corporation No 1 Joint Stock Company – Dak Lak: Plot no. 198, Map sheet no. 14, Village 16, Ea Knuéc Commune, Dak Lak Province;
- Branch of Construction Corporation No 1 Joint Stock Company – Dong Nai: No. 1179 National Highway 51, Xom Goc Hamlet, Long Thanh Commune, Dong Nai Province;
- Branch of Construction Corporation No 1 Joint Stock Company – Dak Nong: Hung Vuong Street, Residential Group 5, Dong Gia Nghia Ward, Dak Nong Province; and
- Branch of Construction Corporation No 1 Joint Stock Company – An Giang: Provincial Road 943, Vinh Trach Commune, An Giang Province.

As at 30 June 2025, the Head Office had 679 employees (as at 31 December 2024: 649 employees).



# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

## 1 GENERAL INFORMATION (continued)

As at 30 June 2025, the Head Office had 7 subsidiaries and 9 associates (as at 31 December 2024: 8 subsidiaries and 8 associates). Details are presented as below:

No.	Company Name	Principal activities	Place of incorporation and operation	30/06/2025		31/12/2024	
				Ownership (%)	Voting right (%)	Ownership (%)	Voting right (%)
Subsidiaries							
1	Saigon Sunflower Company Limited	Construction and trading	Ho Chi Minh City	-	-	95,03	95,03
2	No.1 Viet Quang Construction Joint Stock Company	Construction of civil, industrial, traffic, infrastructure, hydropower, irrigation works	Ho Chi Minh City	94.71	94.71	94.71	94.71
3	Hai Phong Coast Road Investment Company Limited	Construction of railways and road projects	Hai Phong City	75.00	75.00	75.00	75.00
4	Vina-PSMC Precast Concrete Company Limited	Producing concrete and products from cement and gypsum	Tay Ninh Province	70.00	70.00	70.00	70.00
5	CC1 Investment Joint Stock Company	Construction and trading	Ho Chi Minh City	65.00	65.00	65.00	65.00
6	CC1 Construction and Equipment Joint Stock Company	Construction and trading	Ho Chi Minh City	65.00	65,00	65.00	65,00
7	Dong Nai Bridge Investment and Construction Joint Stock Company	Construction of railway and road works, construction of civil works	Dong Nai Province	63.59	63.59	63.59	63.59
8	Krong Pac Investment and Development Joint Stock Company	Trading real estates and land use rights	Dak Lak Province	50.50	75.00	50.50	75.00

**CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY**

**Form B 09a – DN**

**GENERAL INFORMATION (continued)**

No.	Company Name	Principal activities	Place of incorporation and operation	30/06/2025		31/12/2024	
				Ownership (%)	Voting right (%)	Ownership (%)	Voting right (%)
Associates							
1	3H Building Materials Joint Stock Company	Sales of materials and other installation equipment in construction	Ho Chi Minh City	49.00	49.00	49.00	49.00
2	Saigon Sunflower Company Limited	Construction and trading	Ho Chi Minh City	49.00	49.00	-	-
3	Dai Ngai Industrial Park Company Limited	Real estate business, land use rights belonging to the owner, user or tenant.	Can Tho Province	48.00	48.00	48.00	48.00
4	No.1 Viet Hung Construction Joint Stock Company	Manufacture of concrete and products from cement and plaster, construction of railways, roads, and other civil works	Ho Chi Minh City	40.80	40.80	40.80	40.80
5	CC1 Trading Services Joint Stock Company	Trading and services	Ho Chi Minh City	28.00	28.00	28.00	28.00
6	Chuong Duong Joint Stock Company	Construction of houses and other civil works	Ho Chi Minh City	23.77	23.77	23.77	23.77
7	Materials and Agricultural Product Number 1 Joint Stock Company	Mining, collecting coal and produce construction materials, food processing and others construction civil works	Ho Chi Minh City	23.50	23.50	23.50	23.50
8	Mien Trung Construction and Manufacture Building Materials Joint Stock Company	Producing construction stone processing products, constructing other civil engineering works	Quang Ngai Province	22.38	22.38	22.38	22.38
9	No.1 Viet Tong Construction Joint Stock Company	Construction of railway and road works, construction of civil works	Ho Chi Minh City	20.40	20.40	20.40	20.40
10	CC1 Asset Management and Services Company Limited (*)	Providing post-investment asset management and leased assets services	Ho Chi Minh City	48.89	48.89	-	-

(\*) As of June 30, 2025, the Company's ownership ratio and direct voting rights ratio at CC1 Asset Management and Services Company Limited were 48.89%, and the capital contribution procedure is in the process



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****2.1 Basis of preparation of interim financial statements of the Head Office**

The financial statements of the Head Office have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of the financial statements of the Head Office. The financial statements of the Head Office have been prepared under the historical cost convention.

The accompanying financial statements of the Head Office are not intended to present the financial position and results of its operations and its cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam. The accounting principles and practices utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

Separately, the Head Office has also prepared separate financial statements of the Company in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements.

Users of these financial statements of the Head Office should read them together with the separate financial statements of the Company for the year ended 30 June 2025 in order to obtain full information of the separate financial position and separate results of its operations and its separate cash flows of the Company.

The financial statements of the Head Office in the Vietnamese language are the official statutory financial statements of the Head Office. The financial statements of the Head Office in the English language have been translated from the Vietnamese version.

**2.2 Fiscal year**

The Head Office's fiscal year is from 1 January to 31 December.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**2.3 Currency**

The financial statements of the Head Office are measured and presented in Vietnamese Dong ("VND" or "Dong"), which is the Head Office's accounting currency.

**2.4 Exchange rates**

Transactions arising in foreign currencies are translated at exchange rates prevailing at the transaction dates. Foreign exchange differences arising from these transactions are recognised in the income statement of the Head Office.

Monetary assets and liabilities denominated in foreign currencies at the balance sheet date of the Head Office are respectively translated at the buying and selling exchange rates at the balance sheet date of the Head Office of the commercial bank with which the Head Office regularly transacts. Foreign currencies deposited in banks at the balance sheet date of the Head Office are translated at the buying exchange rate of the commercial bank where the Head Office opens its foreign currency accounts. Foreign exchange differences arising from these translations are recognised in the income statement of the Head Office.

**2.5 Cash and cash equivalents**

Cash and cash equivalents include cash on hand, cash at banks, and other short-term investments with an original maturity of three months or less.

**2.6 Receivables**

Receivables represent trade receivables from customers arising from sales of goods and rendering of services or non-trade receivables from others and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to the initial payment commitment (exclusive of the payment rescheduling between parties) or based on the estimated loss that may arise. The difference between the provision of this period and the provision of the previous period is recognised as an increase or decrease of general and administration expenses in the period. Bad debts are written off when identified as uncollectible.

Receivables are classified into short-term and long-term receivables on the balance sheet of the Head Office based on the remaining period from the balance sheet date of the Head Office to the maturity date.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.7 Inventories**

Inventories are stated at the lower of cost and net realisable value. Cost is determined by the weighted average method and includes all costs of purchase, costs of conversion and other directly-related costs incurred in bringing the inventories to their present location and condition. In the case of manufactured products, cost includes all direct expenditure and production overheads based on normal levels of operating activity. Net realisable value is the estimated selling price in the normal course of business, less the estimated costs of completion and selling expenses.

Construction materials and construction work are stated at the lower of cost and net realizable value. Cost is determined by the weighted average method and includes all costs of purchasing and other costs of acquiring construction materials and of constructing the work in its present location and condition. Net realizable value is the estimated selling price of building materials and construction works in the ordinary course of business, less the estimated costs of completion and transfer expenses.

The Head Office applies the perpetual system for inventories.

Provision is made, where necessary, for obsolete, slow-moving, and defective inventory items. The difference between the provision of this period and the provision of the previous period is recognised as an increase or decrease of cost of goods sold in the period.

**2.8 Investments****(a) Investments held to maturity**

Investments held to maturity are investments which the Head Office has a positive intention and ability to hold until maturity.

Investments held to maturity include term deposits and bonds held to maturity. Those investments are initially accounted for at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

Provision for diminution in value of investments held to maturity is made when there is evidence that the investment is uncollectible in whole or in part. Changes in the provision balance during the accounting period are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Investments held to maturity are classified into short-term and long-term investments held to maturity on the balance sheet of the Head Office based on the remaining period from the balance sheet date of the Head Office to the maturity date.

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**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**2.8 Investments (continued)**

**(b) Investments in subsidiaries**

Subsidiaries are all entities whose financial and operating policies the Head Office has the power to govern the financial and operating policies in order to gain future benefits from their activities, generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Head Office controls another entity.

Investments in subsidiaries are initially recorded at cost of acquisition plus other expenditure directly attributable to the investment. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

**(c) Investments in associates**

Associates are investments that the Head Office has significant influence but not control over and the Head Office would generally have from 20% to less than 50% of the voting rights of the investee.

Investments in associates are accounted for at cost of acquisition including purchase cost or capital contribution value plus other expenditure directly attributable to the investments. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

**(d) Investments in other entities**

Investments in other entities are investments in equity instruments of other entities without controlling rights or co-controlling rights, or without significant influence over the investee. These investments are accounted for initially at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the period end.

**(e) Provision for investments in subsidiaries, associates and other entities**

Provision for investments in subsidiaries, associates, and other entities is made when there is a diminution in value of the investments at the period end.

Provision for investments in subsidiaries and associates is calculated based on the loss of investees.

Provision for investments in other entities is calculated based on market value if market value can be determined reliably. If market value can not be determined reliably, the provision is calculated similarly to provision for investments in subsidiaries and associates.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.8 Investments (continued)****(e) Provision for investments in subsidiaries, associates and other entities (continued)**

Changes in the provision balance during the accounting period are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

**2.9 Lendings**

Lendings are lendings granted for the earning interest under agreements among parties but not for being traded as securities.

Lendings are initially recognised at cost. Subsequently, the Board of Management reviews all outstanding amounts to determine the amount of provision to recognise at the period end. Provision for doubtful lendings is made for each lending based on overdue days in payment of principals according to the initial payment commitment (exclusive of the payment rescheduling between parties) or based on the expected loss that may arise. Changes in the provision balance during the accounting period are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Lendings are classified into short-term and long-term lendings on the balance sheet of the Head Office based on the remaining term of the lendings as at the balance sheet date of the Head Office.

**2.10 Construction contracts**

A construction contract is a contract specifically negotiated for the construction of an asset or a combination of assets that are closely interrelated or interdependent in terms of design, technology and functions or ultimate purpose of use.

When the outcome of a construction contract can be estimated reliably, and the contractor is paid, contract revenue and contract costs are recognised over the period of the contract as revenue and expenses, respectively for the works performed and certified by customer. The compensation and other revenue are only recognised in revenue when certified by customer.

When the outcome of a construction contract cannot be reliably estimated, contract revenue is recognised to the extent of contract costs incurred where it is probable those costs will be recoverable. Contract costs are only recognised when incurred during the period.

**2.11 Business cooperation contract**

A business cooperation contract ("BCC") is a contract between the Head Office and other parties to carry out specific business activities without establishing a new legal entity. These activities are controlled by one of the parties. The BCC is based on shares of post-tax profits. The parties in a BCC may agree to share profits after tax.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.11 Business cooperation contract (continued)**

A BCC in the form of shares of profits after tax is jointly controlled or controlled by one party.

- If a BCC states that each party is entitled to a fixed amount of profit regardless of the performance of the BCC, it is a lease of asset in substance.
- If the BCC states that each party is entitled to profits when the BCC is profitable and is required to bear losses when the BCC is loss making, in substance, the BCC parties share revenue and expenses because each party can jointly control the operation and cash flows of the BCC.

When the Head Office is not in charge of accounting and tax finalisation, the Head Office accounts for its proportionate share of revenue and expenses from the BCC.

**2.12 Fixed assets***Tangible and intangible fixed assets*

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes expenditure that is directly attributable to the acquisition of the fixed assets bringing them to suitable conditions for their intended use. Expenditure which is incurred subsequently and has resulted in an increase in the future economic benefits expected to be obtained from the use of fixed assets, can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the income statement of the Head Office when incurred in the period.

*Depreciation and amortisation*

Fixed assets are depreciated and amortised using the straight-line basis so as to write off the depreciable amount of the fixed assets over their estimated useful lives. Depreciable amount equals to the historical cost of fixed assets recorded in the financial statements of the Head Office minus (-) the estimated disposal value of such assets. The estimated useful lives of each asset class are as follows:

Buildings and structures	3 - 25 năm
Machinery and equipment	3 - 7 năm
Motor vehicles	6 - 8 năm
Office equipment	3 - 5 năm
Software	3 năm
Others	5 năm

Land use rights comprise of land use rights and prepaid land use rights obtained under land rental contracts which are effective before the effective date of land law 2003 (ie. 1 July 2004) and which land use right certificates are granted.

Definite land use rights are stated at costs less accumulated amortisation. Costs of land use rights consists of its purchased prices and any directly attributable costs in obtaining the land use rights. Land use rights are amortised using the straight-line basis over the terms of the land use right certificates.

Indefinite land use rights are stated at costs and not amortised.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.12 Fixed assets (continued)***Disposal*

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of the fixed assets and are recognised as income or expense in the income statement of the Head Office.

*Construction in progress*

Construction in progress represents the cost of assets in the course of installation or construction for production, rental or administrative purposes, or for purposes not yet determined, which are recorded at cost and are comprised of such necessary costs to construct, repair and maintain, upgrade, renew or equip the projects with technologies as construction costs; costs of tools and equipment; project management expenditure; construction consulting expenditure; and capitalised borrowing costs for qualifying assets in accordance with the Head Office's accounting policies. Depreciation of these assets, on the same basis as other fixed assets, commences when the assets are ready for their intended use.

**2.13 Investment properties held for lease**

The historical cost of an investment property held for lease represents the amount of cash or cash equivalents paid or the fair value of another consideration given to acquire the investment property held for lease at the time of its acquisition or completion of construction. Expenditure incurred subsequently which has resulted in an increase in the expected future economic benefits from the use of investment properties held for lease can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the income statement of the Head Office when incurred in the period.

*Depreciation*

Investment properties held for lease are depreciated on straight-line basis to write off the depreciable amount of the assets over their estimated useful lives. Depreciable amount equals to the historical cost of assets recorded in the financial statements of the Head Office minus (-) the estimated disposal value of such assets. The estimated useful lives of each asset class are as follows:

Land use rights	50 năm
Buildings and structures	25 năm

*Disposals*

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of investment properties and are recognised as income or expense in the interim income statement of the Head Office.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**2.14 Prepaid expenses**

Prepaid expenses include short-term and long-term prepayments on the balance sheet of the Head Office. Short-term prepaid expenses represent prepayments for services; or tools that do not meet the recognition criteria for fixed assets for a period not exceeding 12 months or a business cycle from the date of prepayment. Long-term prepaid expenses represent prepayments for services; or tools that do not meet the recognition criteria for fixed assets for a period exceeding 12 months or more than one business cycle from the date of prepayment. Prepaid expenses are recorded at historical cost and allocated on a straight-line basis over estimated useful lives.

**2.15 Payables**

Classifications of payables are based on their nature as follows:

- Trade accounts payable are trade payables arising from purchase of goods and services; and
- Other payables are non-trade payables, and payables not relating to purchases of goods and services.

Payables are classified into short-term and long-term payables on the balance sheet of the Head Office based on the remaining period from the balance sheet date of the Head Office to the maturity date.

**2.16 Borrowings and finance lease liabilities**

Borrowings and finance lease liabilities include borrowings and finance lease liabilities from banks, and other entities.

Borrowings and finance lease liabilities are classified into short-term and long-term on the balance sheet of the Head Office based on their remaining period term from the balance sheet date of the Head Office to the maturity date.

Borrowing costs that are directly attributable to the construction or production of any qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use. In respect of general-purpose borrowings, a portion of which used for the purpose of construction or production of any qualifying assets, the Head Office determines the amount of borrowing costs eligible for capitalisation by applying a capitalisation rate to the weighted average expenditure on the assets. The capitalisation rate is the weighted average of the interest rates applicable to the Head Office's borrowings that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying asset. Other borrowing costs are recognised in the income statement of the Head Office when incurred.

**2.17 Accrued expenses**

Accrued expenses include liabilities for goods and services received in the period but not yet paid for, due to pending invoices or insufficient records and documents. Accrued expenses are recorded as expenses in the accounting period.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.18 Provisions**

Provisions are recognised when the Head Office has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provision is not recognised for future operating losses.

Provisions are measured at the level of the expenditures expected to be required to settle the obligation. If the time value of money is material, provision will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a financial expense. Changes in the provision balance during the accounting period are recorded as an increase or decrease in operating expenses.

**2.19 Unearned revenue**

Unearned revenue mainly comprises the amounts that customers have paid in advance for one or many accounting periods for asset leases. The Head Office records unearned revenue for the future obligations that the Head Office has to fulfil. Unearned revenue is recognised as revenue in the income statement of the Head Office during the period to the extent that revenue recognition criteria have been met.

Unearned revenue is classified into short-term and long-term on the balance sheet of the Head Office based on the obligations that the Head Office will perform within next 12 months or normal business cycle and after next 12 months or after normal business cycle as at balance sheet date.

**2.20 Capital and reserves**

Owners' capital is recorded according to the actual amounts contributed at par value of the shares.

Share premium is the difference between the par value and the issue price of shares and the difference between the repurchase price and re-issuing price of treasury shares.

Treasury shares bought before the effective date of the Securities Law (ie. 1 January 2021) are shares issued by the Company and bought back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Treasury shares brought after 1 January 2021 will be cancelled and adjusted to reduce equity.

Undistributed earnings record the Head Office's accumulated results profit after CIT at the reporting date.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**2.21 Appropriation of profit**

The Head Office's dividends are recognised as a liability in the Head Office's financial statements in the period in which the dividends are approved by the Company's General Meeting of Shareholders and the list of shareholders entitled to receive dividends according to the Resolution of the Board of Directors of the Company.

The plan for distribution of profit after CIT is implemented in accordance with the Resolution of the General Meeting of Shareholders and after appropriation to other funds in accordance with the Head Office's charter and Vietnamese regulations.

The Head Office's funds are as below:

**(a) Investment and development fund**

Investment and development fund is appropriated from profit after CIT of the Head Office and approved by shareholders at the General Meeting of Shareholders. This fund is used for the Head Office's expansion of its operation or in-depth investments.

**(b) Bonus and welfare fund**

Bonus and welfare fund is appropriated from profit after CIT of the Head Office and approved by shareholders at the General Meeting of Shareholders. This fund is presented as a liability on the balance sheet of the Head Office. The fund is used to reward and encourage material benefits, to serve the needs of public welfare, to improve and enhance the material and spiritual life of employees.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.22 Revenue recognition****(a) Revenue from sales of goods**

Revenue from sale of goods is recognised in the interim income statement of the Head Office when all five (5) of the following conditions are satisfied:

- The Head Office has transferred to the buyer the significant risks and rewards of ownership of the goods;
  - The Head Office retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
  - The amount of revenue can be measured reliably;
  - It is probable that the economic benefits associated with the transaction will flow to the Head Office; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods.

Revenue is recognised in accordance with the "substance over form" principle and allocated to each sale obligation. If the Head Office gives promotional goods to customers associated with their purchases, the Head Office allocates the total considerations received between goods sold and promotional goods. The cost of promotional goods is recognised as cost of goods sold in the income statement of the Head Office.

**(b) Revenue from construction contracts**

Revenue from construction contracts is comprised of the revenue initially set out in contracts; increases, decreases during the term of the contract; bonuses; and other payments to be received from customers or other parties to compensate for the costs not included in the contractual price; other payments that customers agreed to compensate; and other payments provided that these amounts can change the revenue and can be reliably determined. Revenue from construction contracts is recognised in accordance with the guidance presented in Note 2.10.

**(c) Revenue from rendering of services**

Revenue from rendering of services is recognised in the income statement of the Head Office when the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided. Revenue from rendering of services is only recognised when all four (4) of the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Head Office;
- The percentage of completion of the transaction at the interim balance sheet date of the Head Office can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

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**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**2.22 Revenue recognition (continued)**

**(d) Interest income**

Interest income is recognised on the basis of the actual time and interest rates for each period when both (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Head Office; and
- Income can be measured reliably.

**(e) Dividend income**

Income from dividends is recognised when the Head Office has established the receiving rights from investees.

**2.23 Sales deductions**

Sales deductions include trade discounts, sales returns and allowances. Sales deductions incurred in the same period of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that period.

Sales deductions for sales of products, goods or rendering of services which are sold/rendered in the period but are incurred after the balance sheet date of the Head Office but before the issuance of the financial statements of the Head Office are recorded as a deduction from the revenue of the period.

**2.24 Cost of goods sold and services rendered**

Cost of goods sold and services rendered are the cost of finished goods, merchandise, materials sold or services rendered during the period, and recorded on the basis of matching with revenue and on a prudent basis.

**2.25 Financial expenses**

Financial expenses are expenses incurred in the period for financial activities including expenses or losses relating to financial investment activity, expenses of borrowing; provision for diminution in value of investments, losses incurred when selling foreign currencies, losses from foreign exchange differences, and payment discounts.

**2.26 Selling expenses**

Selling expenses represent expenses that are incurred in the process of selling products, goods, and providing services.

**2.27 General and administration expenses**

General and administration expenses represent expenses that are incurred for administrative purposes of the Head Office.



**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****2.28 Current and deferred income tax**

Income tax includes all income tax which is based on taxable profits. Income tax expense comprises current income tax expense and deferred income tax expense.

Current income tax is the amount of income tax payable or recoverable in respect of the current period taxable profits at the current period tax rates. Current and deferred income tax are recognised as an income or an expense and included in the profit or loss of the period, except to the extent that the income tax arises from a transaction or event which is recognised, in the same or a different period, directly in equity.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements of the Head Office. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of occurrence affects neither the accounting nor the taxable profit or loss. Deferred income tax is determined at the tax rates that are expected to apply to the accounting period when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the balance sheet date of the Head Office.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

**2.29 Related parties**

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Head Office, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Head Office. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Head Office that gives them significant influence over the Head Office, key management personnel, including members of the Board of Directors, the Audit Committee, the Board of Management of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering its relationship with each related party, the Head Office considers the substance of the relationship not merely the legal form.

**2.30 Critical accounting estimates**

The preparation of financial statements of the Head Office in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of financial statements of the Head Office requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of these financial statements of the Head Office and the reported amounts of revenues and expenses during the accounting period.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Head Office and that are assessed by the Board of Management to be reasonable under the circumstances.

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3 CASH AND CASH EQUIVALENTS

	30/06/2025 VND	01/01/2025 VND
Cash on hand	939,372,319	876,926,139
Cash at banks	1,852,392,942,819	1,576,175,253,483
Cash in transit	-	44,395,415,160
Cash equivalents (*)	1,043,325,749,948	925,740,089,874
	<u>2,896,658,065,086</u>	<u>2,547,187,684,656</u>

(\*) As at 30 June 2025, cash equivalents are term deposits in VND with an original maturity of 3 months or less and earning interest at rates which range from 1.6%/year to 3.8%/year.



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4 INVESTMENTS

(a) Investments held to maturity

	30/06/2025		01/01/2025	
	Cost VND	Book value VND	Cost VND	Book value VND
Short-term deposits (i)	227,923,921,025	227,923,921,025	77,922,453,973	77,922,453,973
Long-term bonds (ii)	5,000,000,000	5,000,000,000	5,000,000,000	5,000,000,000

- (i) As at 30 June 2025, short-term investments held to maturity are term deposits at banks with original maturities from 6 months to 12 months and earning interest at rates which range from 2,9%/year to 5,1%/year.
- (ii) As at 30 June 2025, long-term investment held to maturity were bonds of Vietnam Joint Stock Commercial Bank for Industry and Trade. The bonds earning interest at the reference rate plus (+) a margin 1%/year and mature on 30 July 2030.

## 4 INVESTMENTS (continued)

## (b) Investments in subsidiaries, associates and other entities

## (i) Investments in subsidiaries

No, Company	30/06/2025			01/01/2025		
	Book value VND	Fair value VND	Provision VND	Book value VND	Fair value VND	Provision VND
1 Hai Phong Coast Road Investment Company Limited	675,000,000,000	(*)	-	675,000,000,000	(*)	-
2 Dong Nai Bridge Investment and Construction Joint Stock Company	245,927,882,961	(*)	(245,927,882,961)	245,927,882,961	(*)	(245,927,882,961)
3 No.1 Viet Quang Construction Joint Stock Company	217,191,472,440	(*)	-	217,191,472,440	(*)	-
4 Saigon Sunflower Company Limited (**)	-	(*)	-	191,650,000,000	(*)	-
5 CC1 Investment Joint Stock Company	130,000,000,000	(*)	-	130,000,000,000	(*)	-
6 Vina-PSMC Precast Concrete Company Limited	30,063,773,597	(*)	(7,064,115,523)	30,063,773,597	(*)	(7,064,115,523)
7 CC1 Construction and Equipment Joint Stock Company (**)	19,500,000,000	(*)	-	19,500,000,000	(*)	-
8 Krong Pac Investment and Development Joint Stock Company	6,500,000,000	(*)	-	6,500,000,000	(*)	-
	<u>1,324,183,128,998</u>	<u>(252,991,998,484)</u>		<u>1,515,833,128,998</u>	<u>(252,991,998,484)</u>	

(\*) As at 30 June 2025 and 01 January 2025, the Head Office had not determined the fair values of these investments to disclose on the financial statements of the Head Office because they are not listed on the stock market. The fair values of such investments may be different from their book values.

(\*\*) According to the Resolution of the Board of Directors No, 17/2025/NQ-HDQT dated 18 March 2025 and the Resolution of the Board of Directors No, 22/2025/NQ-HDQT dated 08 April 2025, the Board of Directors decided to transfer a part of its investments of the Head Office in Saigon Sunflower Company Limited and the ownership ratio of 49% of the charter capital, to an associate company. As of the date of this financial report, the Company has completed the transfer.



## 4 INVESTMENTS (continued)

## (b) Investments in subsidiaries, associates and other entities

## (ii) Investments in associates

No,	Company	30/06/2025			01/01/2025		
		Book value VND	Fair value VND	Provision VND	Book value VND	Fair value VND	Provision VND
1	Saigon Sunflower Company Limited (4(b)(i)**)	612,500,000,000	(*)	-	-	(*)	-
2	3H Building Materials Joint Stock Company	294,000,000,000	(*)	-	294,000,000,000	(*)	-
3	Dai Ngai Industrial Park Company Limited	216,000,000,000	(*)	-	216,000,000,000	(*)	-
4	Materials and Agricultural Product Number 1 Joint Stock Company	47,000,000,000	(*)	-	47,000,000,000	(*)	-
5	CC1 Trading Services Joint Stock Company	42,000,000,000	(*)	-	42,000,000,000	(*)	-
6	No,1 Viet Hung Construction Joint Stock Company	32,640,000,000	(*)	-	32,640,000,000	(*)	-
7	Chuong Duong Joint Stock Company (**)	82,382,547,000	150,005,916,900	-	24,888,990,000	89,115,013,350	-
8	Mien Trung Construction and Manufacture Building Materials Joint Stock Company	3,735,000,000	(*)	(3,735,000,000)	3,735,000,000	(*)	(3,735,000,000)
9	No,1 Viet Tong Construction Joint Stock Company	2,040,000,000	(*)	(2,040,000,000)	2,040,000,000	(*)	(2,040,000,000)
		<u>1,332,297,547,000</u>		<u>(5,775,000,000)</u>	<u>662,303,990,000</u>		<u>(5,775,000,000)</u>

**4 INVESTMENTS (continued)**

**(b) Investments in subsidiaries, associates and other entities**

*(ii) Investments in associates*

(\*) As at 30 June 2025 and 01 January 2025, the Head Office had not determined the fair values of these investments to disclose on the financial statements of the Head Office because they are not listed on the stock market. The fair values of such investments may be different from their book values.

(\*\*) During the period, the Company purchased shares in the public offering of additional shares to existing shareholders according to Notice No. 59/TB-CDC dated March 12, 2025 of the Board of Directors of Chuong Duong Joint Stock Company, the number of additional purchases was 5,226,687 shares, maintaining the ownership ratio of 23.77%.

Fair value of this investment is based on the closing price as at 30 June 2025 and 31 December 2024 of Ho Chi Minh City Stock Exchange.



**4 INVESTMENTS (continued)****(b) Investments in subsidiaries, associates and other entities***(iii) Investments in other entities*

No,	Company	30/06/2025			01/01/2025		
		Book value VND	Fair value VND	Provision VND	Book value VND	Fair value VND	Provision VND
1	Thai Binh Cau Nghin Investment Joint Stock Company	27,000,000,000	(*)	-	27,000,000,000	(*)	-
2	Cam Lo - Tuy Loan BT Investment Company Limited	8,866,622,822	(*)	-	8,866,622,822	(*)	-
3	Nhan Phuc Duc Investment Joint Stock Company	8,542,500,000	(*)	-	8,542,500,000	(*)	-
4	CC1 - Quang Binh Investment Construction Limited Company	1,200,000,000	(*)	-	1,200,000,000	(*)	-
		<u>45,609,122,822</u>		-	<u>45,609,122,822</u>		-

(\*) As at 30 June 2025 and 01 January 2025, the Head Office had not determined the fair values of these investments to disclose on the financial statements of the Head Office because they are not listed on the stock market. The fair values of such investments may be different from their book values.

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**5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE**

	<b>30/06/2025 VND</b>	<b>01/01/2025 VND</b>
Third parties (*)	1,975,714,321,145	1,836,457,657,002
Related parties (Note 32(b))	106,990,226,803	110,855,049,230
	<b><u>2,082,704,547,948</u></b>	<b><u>1,947,312,706,232</u></b>

(\*) As at 30 June 2025 and 01 January 2025, details of customers who had balance accounting for 10% or more of the total balance of short-term trade accounts receivable – third parties are as follows:

	<b>30/06/2025 VND</b>	<b>01/01/2025 VND</b>
Tan Son Nhat International Airport - Branch of Airports Corporation of Vietnam Joint Stock Company	220,724,293,887	230,214,721,362
Consortium MC - HDEC - CC1	572,628,604,215	366,383,320,476

**6 SHORT-TERM PREPAYMENTS TO SUPPLIERS**

	<b>30/06/2025 VND</b>	<b>01/01/2025 VND</b>
Third parties (*)	2,415,964,935,226	2,547,445,141,786
Related parties (Note 32(b))	964,808,351,331	654,531,293,360
	<b><u>3,380,773,286,557</u></b>	<b><u>3,201,976,435,146</u></b>

(\*) As at 30 June 2025 and 01 January 2025, details of suppliers who had a balance accounting for 10% or more of the total balance of short-term prepayments to suppliers – third parties are as follows:

	<b>30/06/2025 VND</b>	<b>01/01/2025 VND</b>
Keytech Joint Stock Company	456,095,488,438	540,944,340,137
ALPHA REALTY Construction Company Limited	78,751,100,000	313,740,000,000



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7 LENDINGS

	30/06/2025 VND	01/01/2025 VND
<b>Short-term:</b>		
Related parties (Note 32(b))	25,056,824,949	23,062,012,331
<b>Total</b>	<b>25,056,824,949</b>	<b>23,062,012,331</b>
<b>Long-term:</b>		
Related parties (Note 32(b))	91,666,739,315	698,716,739,678
<b>Total</b>	<b>91,666,739,315</b>	<b>698,716,739,678</b>

As at 30 June 2025 and 01 January 2025, there was no balance of short-term and long-term lendings that were past due or not past due but doubtful.

8 OTHER RECEIVABLES

	30/06/2025 VND	01/01/2025 VND
<b>Short-term:</b>		
Third parties	307.243.023.990	516,428,137,460
Related parties (Note 32(b))	286.754.221.956	252,208,406,290
	<b>593,997,245,946</b>	<b>768,636,543,750</b>

As at 30 June 2025 and 01 January 2025, details of other short-term receivables are presented as below:

**Details of other short-term receivables are presented as below:**

Dividends shared and profits distributed	8,656,939,035	17,391,991,369
Advances to employees	106,070,708,781	91,008,489,616
Interest receivables from lendings and others	269,539,379,675	301,672,985,186
Maintenance cost related to Dong Nai Bridge project (Note 32(b))	84,233,566,255	84,233,566,255
Receivable from transfers of investments	-	145,850,000,000
Receivable from business cooperation contract for Hai Ninh Urban Area project (*)	51,719,640,000	51,719,640,000
Others	73,777,012,200	76,759,871,324
<b>Total</b>	<b>593,997,245,946</b>	<b>768,636,543,750</b>

(\*) This balance is related to the BCC with Duc Chi Investment and Development Joint Stock Company to implement Hai Ninh 1 Urban Area project. The parties jointly establish a new company for project implementation the current project with the percentage of ownership in accordance with the agreed term of this contract.

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8 OTHER RECEIVABLES

	30/06/2025 VND	01/01/2025 VND
<b>Long-term:</b>		
Third parties	1,056,934,399,026	1,656,798,621,038
Related parties (Note 32(b))	424,669,619,051	423,856,377,747
	<b>1,481,604,018,077</b>	<b>2,080,654,998,785</b>

As at 30 June 2025 and 01 January 2025, details of other long-term receivables are presented as below:

**Details of other long-term receivables are presented as below:**

Receivables from business cooperation contract for Tri An Lake View Project	1,050,000,000,000	1,050,000,000,000
Receivable from business cooperation contract for Vogue Resort Cam Ranh Project (*)	-	430,000,000,000
Payments on behalf for related party (Note 32(b))	419,833,767,304	419,833,767,304
Receivables from business cooperation contract for Mo Nhat Inland Waterway Port and Concrete Plant Project (*)	-	168,700,000,000
Deposits	1,870,995,542	2,996,537,042
Others	9,899,255,231	9,124,694,439
<b>Total</b>	<b>1,481,604,018,077</b>	<b>2,080,654,998,785</b>

(\*) As at 30 June 2025, the BCC has been liquidated and collected money in cash from partners.

As at 30 June 2025 and 01 January 2025, there was no balance of other long-term receivables that were past due or not past due but doubtful.



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9 INVENTORIES

	30/06/2025		01/01/2025	
	VND		VND	
	Cost	Provision	Cost	Provision
Raw materials	136,171,150	-	59,244,906	-
Tools and supplies	445,975,205	-	454,671,898	-
Work in progress	1,629,386,537,921	-	1,138,509,706,429	-
Real estate	81,110,574,866	-	113,130,950,498	-
Merchandises	625,741,297	-	625,741,297	-
<b>Total</b>	<b>1,711,705,000,439</b>	<b>-</b>	<b>1,252,780,315,028</b>	<b>-</b>

Details of work in progress by projects are as follows:

	30/06/2025	01/01/2025
	VND	VND
Tropicana Nha Trang	145,485,766,863	145,485,766,863
Binh Duong Provincial General Hospital	138,714,348,788	127,535,947,979
T3 Tan Son Nhat Passenger Terminal	127,458,660,640	108,929,354,244
North-South Expressway, Can Tho - Hau Giang section	122,497,526,978	109,906,594,386
Package No. 11-XL for construction of Dai Ngai 2 bridge project	109,249,560,065	47,451,321,202
Others	985,980,674,587	599,200,721,755
<b>Total</b>	<b>1,629,386,537,921</b>	<b>1,138,509,706,429</b>

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10 PREPAID EXPENSES

Short-term	30/06/2025 VND	01/01/2025 VND
Tools and supplies	2,700,510,930	4,839,405,304
Bank guarantee expense	6,558,061,126	6,493,353,094
Others	13,177,840,761	9,646,844,540
	<b>22,436,412,817</b>	<b>20,979,602,938</b>
Long-term	30/06/2025 VND	01/01/2025 VND
Tools and supplies	1,716,296,414	2,231,128,545
Rental right repurchase cost (*)	28,949,824,368	30,090,755,235
Others	5,571,838,768	6,997,613,442
	<b>36,237,959,550</b>	<b>39,319,497,222</b>

(\*) As at 30 June 2025 and 01 January 2025, the balance represents prepaid expense for the rental right repurchase cost of the 22nd floor of Sailing Tower from Phuc Thinh Asset Management Limited Company.



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11 TAX AND OTHER RECEIVABLES FROM, PAYABLES TO THE STATE

Movements in tax and other receivables from, payables to the State are as follows:

	As at 01/01/2025 VND	Payables/receivables during the period VND	Payment/net off during the period VND	As at 30/06/2025 VND
1. VAT output	(174,484,669,792)	411,493,339,426	439,477,751,370	(202,469,081,736)
* VAT incurred	-	411,437,221,646	10,480,588,599	-
* VAT deductions	-	-	400,956,633,047	-
* VAT output on external current	(174,484,669,792)	56,117,780	28,040,529,724	(202,469,081,736)
2. Import and export tax	-	35,137,820	14,593,100	20,544,720
3. CIT	48,698,959,405	7,343,841,959	54,887,491,352	1,155,310,012
4. Personal income tax	8,574,983,929	6,885,756,632	9,612,617,755	5,848,122,806
5. Housing and land tax	-	882,897,070	882,897,070	-
6. Charges, fees and other charges	-	1,331,280,000	1,331,280,000	-
7. Others	-	1,806,745,568	1,806,745,568	-
<b>Total</b>	<b>(117,210,726,458)</b>	<b>427,529,683,585</b>	<b>505,784,606,045</b>	<b>(195,445,104,198)</b>
Details:				
Tax receivables	(174,484,669,792)			(202,469,081,736)
Tax payables to the State budget	57,273,943,334			7,023,977,538
<b>Total</b>	<b>(117,210,726,458)</b>			<b>(195,445,104,198)</b>

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12 TANGIBLE FIXED ASSETS

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Historical cost						
As at 1 Jan 2025	5,509,556,041	2,979,991,202	31,647,563,339	12,239,476,378	302,600,000	52,679,186,960
New purchases during the period	-	56,000,000	-	595,427,273	-	651,427,273
Disposal	-	-	-	-	-	-
As at 30 June 2025	5,509,556,041	3,035,991,202	31,647,563,339	12,834,903,651	302,600,000	53,330,614,233
Accumulated depreciation						
As at 1 Jan 2025	2,241,748,731	2,204,910,547	17,233,612,020	9,733,380,818	226,950,030	31,640,602,146
Charge for the period	343,979,718	259,649,433	1,888,646,066	540,395,173	25,216,670	3,057,887,060
Disposal	-	-	-	-	-	-
Others	-	-	-	-	-	-
As at 30 June 2025	2,585,728,449	2,464,559,980	19,122,258,086	10,273,775,991	252,166,700	34,698,489,206
Net book value						
As at 1 Jan 2025	3,267,807,310	775,080,655	14,413,951,319	2,506,095,560	75,649,970	21,038,584,814
As at 30 June 2025	2,923,827,592	571,431,222	12,525,305,253	2,561,127,660	50,433,300	18,632,125,027

The historical cost of fully depreciated tangible fixed assets but still in use as at 30 June 2025 was VND 19,063,416,403 (as at 31 December 2024: VND18,526,740,945).

As at 30 June 2025 and 01 January 2025, the Head Office used a few fully depreciated motor vehicles to pledge with banks as collaterals for borrowings (Note 22).



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13 INTANGIBLE FIXED ASSETS

	Land use rights VND	Software VND	Total VND
Historical cost			
As at 1 Jan 2025	1,809,558,000	2,713,092,100	4,522,650,100
		1,018,165,000	1,018,165,000
<b>As at 30 June 2025</b>	<b>1,809,558,000</b>	<b>3,731,257,100</b>	<b>5,540,815,100</b>
Accumulated depreciation			
As at 1 Jan 2025	-	1,295,229,388	1,295,229,388
Charge for the period	-	331,973,667	331,973,667
<b>As at 30 June 2025</b>	<b>-</b>	<b>1,627,203,055</b>	<b>1,627,203,055</b>
Net book value			
As at 1 Jan 2025	1,809,558,000	1,417,862,712	3,227,420,712
<b>As at 30 June 2025</b>	<b>1,809,558,000</b>	<b>2,104,054,045</b>	<b>3,913,612,045</b>

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14 INVESTMENT PROPERTIES HELD FOR LEASE

	As at 30/06/2025 VND	Increase VND	Decrease VND	As at 01/01/2025 VND
Investment properties held for lease				
Historical cost				
Land use rights	742,399,818,752	39,214,004,931	-	703,185,813,821
<b>Total</b>	<b>742,399,818,752</b>	<b>39,214,004,931</b>	<b>-</b>	<b>703,185,813,821</b>
Accumulated depreciation				
Land use rights	283,682,617,987	11,775,359,980	-	271,907,258,007
<b>Total</b>	<b>283,682,617,987</b>	<b>22,056,368,024</b>	<b>-</b>	<b>271,907,258,007</b>
Net book value				
Land use rights	419,503,195,834			431,278,555,814
<b>Total</b>	<b>419,503,195,834</b>			<b>431,278,555,814</b>

As at 30 June 2025, investment properties held for lease with a carrying value of VND 331,556,886,491 (as at 01 January 2024: VND340,884,408,933) were pledged as collaterals for borrowings of the Head Office and third parties.

As at 30 June 2025, the Head Office's investment properties held for lease of the Head Office are currently being leased, so the Board of Management has not officially determined the fair value of these properties. Based on the ratio and rental value of investment properties, the Board of Management assesses that the fair value of these properties is greater than the carrying amount at the end of the accounting period.

15 FINANCE LEASE FIXED ASSETS

	Motor vehicles VND	Others VND	Total VND
<b>Historical cost</b>			
As at 1 Jan 2025	24,783,977,276	-	24,783,977,276
New leases during the period	-	-	-
As at 30 June 2025	<b>24,783,977,276</b>	<b>-</b>	<b>24,783,977,276</b>
<b>Accumulated depreciation</b>			
As at 1 Jan 2025	3,620,147,287	-	3,620,147,287
Charge for the period	1,249,253,387	-	1,249,253,387
As at 30 June 2025	<b>4,869,400,674</b>	<b>-</b>	<b>4,869,400,674</b>
<b>Net book value</b>			
As at 1 Jan 2025	21,163,829,989	-	21,163,829,989
As at 30 June 2025	<b>19,914,576,602</b>	<b>-</b>	<b>19,914,576,602</b>



## 16 CONSTRUCTION IN PROGRESS

Details of construction in progress is as follow:

	30/06/2025 VND	01/01/2025 VND
Hanh Phuc Project	612,279,460,420	581,276,705,197
Ham Kiem - Binh Thuan Wind Power Plant Project	4,731,968,182	4,731,968,182
Sailing Tower Project	14,946,673,077	14,946,673,077
Others	10,109,973,002	13,227,479,766
	<b>642,622,955,081</b>	<b>614,182,826,222</b>

## 17 TRADE ACCOUNTS PAYABLE

## (a) Short-term

	30/06/2025		01/01/2025	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties (*)	1,093,349,515,805	1,093,349,515,805	1,438,011,761,165	1,438,011,761,165
Related parties (Note 32(b))	-	-	61,134,778,914	61,134,778,914
	<b>1,093,349,515,805</b>	<b>1,093,349,515,805</b>	<b>1,499,146,540,079</b>	<b>1,499,146,540,079</b>

(\*) As at 30 June 2025 and 01 January 2025, details of suppliers who had balance accounting for 10% and more of the total balance of short-term trade accounts payable – third parties are as below:

	30/06/2025 VND	01/01/2025 VND
Aviation Products and Equipment Maintenance Joint Stock Company	130,069,692,275	182,896,243,798
VTG Equipment and Technology Joint Stock Company	68,433,806,309	166,902,859,429

## (b) Long-term

	30/06/2025		01/01/2025	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties (*)	546,048,977,809	546,048,977,809	498,298,612,475	498,298,612,475
Related parties (Note 32(b))	102,212,560,545	102,212,560,545	101,082,067,182	101,082,067,182
	<b>648,261,538,354</b>	<b>648,261,538,354</b>	<b>599,380,679,657</b>	<b>599,380,679,657</b>

(\*) As at 30 June 2025 and 01 January 2025, details of suppliers who had balance accounting for 10% and more of the total balance of long-term trade accounts payable – third parties are as below:

	30/06/2025 VND	01/01/2025 VND
No.1 Viet Nguyen Construction Joint Stock Company	54,573,357,389	54,573,357,389

## 18 ADVANCES FROM CUSTOMERS

## Short-term

	30/06/2025		01/01/2025	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties (*)	2,373,108,330,936	2,373,108,330,936	2,182,336,379,557	2,182,336,379,557
Related parties (Note 32(b))	66,015,312,122	66,015,312,122	40,972,570,674	40,972,570,674
	<b>2,439,123,643,058</b>	<b>2,439,123,643,058</b>	<b>2,223,308,950,231</b>	<b>2,223,308,950,231</b>

(\*) As at 30 June 2025 and 01 January 2025, details of customers who had a balance accounting for 10% or more of the total balance of short-term advances from customers – third parties are as follows:

	30/06/2025		01/01/2025	
	Value	Able-to-pay amount	Value	Able-to-pay amount
Tropicana Nha Trang Company Limited	140,596,981,792	140,596,981,792	140,577,581,792	140,577,581,792
My Thuan Project Management Board	147,023,642,229	147,023,642,229	201,633,602,436	201,633,602,436
Airports Corporation of Vietnam - JSC	601,340,587,796	601,340,587,796	86,925,750,599	86,925,750,599
Project Management Board 85	361,831,600,400	361,831,600,400	479,737,591,400	479,737,591,400
Na Duong II Thermal Power Plant Project Management Board - Branch of TKV Electricity Corporation - Joint Stock Company	179,872,358,251	179,872,358,251	219,069,255,251	219,069,255,251

## Long-term:

Customers who purchase apartments at the Hanh Phuc Project

## Total

	30/06/2025		01/01/2025	
	Value	Able-to-pay amount	Value	Able-to-pay amount
Customers who purchase apartments at the Hanh Phuc Project	99,466,881,000	99,466,881,000	99,466,881,000	99,466,881,000
<b>Total</b>	<b>99,466,881,000</b>	<b>99,466,881,000</b>	<b>99,466,881,000</b>	<b>99,466,881,000</b>



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## 19 ACCRUED EXPENSES

### (a) Short-term

	30/06/2025 VND	01/01/2025 VND
Interest expense	11,886,691,167	13,989,877,357
Construction cost	758,018,237,823	431,294,864,938
Others	103,985,185	186,374,277
	<b>770,008,914,175</b>	<b>445,471,116,572</b>

### (b) Long-term

This is an accrual expense related to an estimation of a financial obligation of the Hanh Phuc Project.

## 20 UNEARNED REVENUE

As at 31 March 2025 and 01 January 2025, the balances of short-term and long-term unearned revenue related to rental fee received in advance from tenants of the Sailing Tower.

## 21 OTHER PAYABLES

	30/06/2025 VND	01/01/2025 VND
<b>Short-term</b>		
Compulsory insurance and union	5,535,528,364	4,268,183,634
Dividend payables	117,376,700	117,376,700
Others	154,362,871,472	6,794,273,963
	<b>160,015,776,536</b>	<b>11,179,834,297</b>
Related parties (Note 32(b))	43,699,889,985	4,426,869,985
<b>Long-term</b>		
Related parties (Note 32(b))	503,622,375,532	504,410,158,532
Deposits	31,508,208,006	31,328,032,186
Investment Trust Agreement (*)	-	600,000,000,000
Others	30,354,953,938	30,354,953,938
	<b>565,485,537,476</b>	<b>1,166,093,144,656</b>

(\*) This is the payable related to the Investment Trust Agreement dated 20 December 2023 signed with Nam Hung Hung Thinh Trading Service Company Limited. At the time of this report, the company has fully paid all trust money received from Nam Hung Hung Thinh as requested.

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22 BORROWINGS AND FINANCE LEASE LIABILITIES

	As at 30/06/2025 VND	Drawdowns VND	Repayments VND	As at 01/01/2025 VND
<b>Short-term</b>				
<b>Short-term loans (i)</b>	<b>4,132,222,015,209</b>	<b>3,825,442,426,926</b>	<b>3,082,692,686,062</b>	<b>3,389,472,274,345</b>
Joint Stock Commercial Bank for Investment and Development of Vietnam	1,704,521,656,159	1,454,913,961,301	1,061,443,407,248	1,311,051,102,106
Saigon-Hanoi Commercial Joint Stock Bank	664,115,355,629	529,855,355,629	469,690,000,000	603,950,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade	341,700,762,161	550,346,941,072	462,486,211,849	253,840,032,938
Viet Capital Commercial Joint Stock Bank - South Sai Gon Branch	96,200,000,000	96,200,000,000	70,000,000,000	70,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tay Sai Gon Branch	137,408,899,155	76,478,816,819	64,486,774,043	125,416,856,379
Nam A Commercial Joint Stock Bank	838,830,000,000	775,630,000,000	338,452,210,600	401,652,210,600
Tien Phong Commercial Joint Stock Bank - North Central Branch	175,214,000,000	175,214,000,000	76,062,900,000	76,062,900,000
Military Commercial Joint Stock Bank - So giao dich 2 Branch	106,576,491,412	109,148,501,412	102,571,182,322	99,999,172,322
An Binh Commercial Joint Stock Bank - HCM City Branch	10,000,000,000		437,500,000,000	447,500,000,000
Asia Commercial Joint Stock Bank - NVT Branch	50,000,000,000	50,000,000,000		-
Tien Phong Commercial Joint Stock Bank - HCM City Branch	7,654,850,693	7,654,850,693		
<b>Long-term loans</b>	<b>45,179,868,173</b>	<b>3,376,839,580</b>	-	<b>41,803,028,593</b>
<b>Finance Leasing</b>	<b>2,580,574,728</b>		<b>2,266,476,872</b>	<b>4,847,051,600</b>
<b>Others</b>	<b>35,504,454,795</b>	-	-	<b>35,504,454,795</b>
Hinokiya - Twgroup Company Limited	35,504,454,795	-	-	35,504,454,795
<b>Total</b>	<b>4,215,486,912,905</b>	<b>3,828,819,266,506</b>	<b>3,084,959,162,934</b>	<b>3,471,626,809,333</b>
<b>Long-term loans:</b>				
Viet Capital Commercial Joint Stock Bank - South Sai Gon Branch (ii)	821,434,000	-	107,142,000	928,576,000
Nam A Commercial Joint Stock Bank - Ham Nghi branch (iii)	300,000,000,000	-	-	300,000,000,000
Vietnam Development Bank - 50,507,531.09 usd (iv)	1,328,348,067,667	51,387,413,730	36,039,154,278	1,312,999,808,215
<b>Long-term Finance Leasing (v)</b>	<b>11,407,139,483</b>	-	-	<b>11,407,139,483</b>
<b>Total</b>	<b>1,640,576,641,150</b>	<b>51,387,413,730</b>	<b>36,146,296,278</b>	<b>1,625,335,523,698</b>
<b>Subtotal</b>	<b>5,856,063,554,055</b>	<b>3,880,206,680,236</b>	<b>3,121,105,459,212</b>	<b>5,096,962,333,031</b>



## CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

- (i) These are short-term loans at commercial banks, with terms from 4 months to 12 months, bearing interest at the rates from 6.3%/year to 9.3%/year. The loans are used to supplement for working capital. The loans are secured by motor vehicles (Note 12), future claims arising from the Head Office's projects, Shares of the Head Office in a member company, Shares of previous member companies owned by third parties and shares of the Head Office owned by individuals,
- (ii) This is a loan with a term of 84 months, bearing interest at the rate of 10,3%/year for the first 5 months. The interest rate is adjusted periodically every 3 months from the 6th month onwards with the interest rate equal to the base interest rate of Viet Capital Commercial Joint Stock Bank at the time of adjustment plus an interest rate range of 4%/year. This loan is used to finance the purchase of fixed assets – motor vehicles, the underlying assets is used to secure the loan,
- (iii) This is a loan with a loan term of 48 months, bearing interest at the rate of 10,4%/year for the first 11 months. The interest rate is adjusted periodically every 6 months from the 12<sup>th</sup> months onwards with the interest rate equal to the base medium-term interest rate of Nam A Commercial Joint Stock Bank at the time of adjustment plus an interest margin of 1,7%/year. This loan is used to finance the Hanh Phuc Project, purchase materials and is secured by rights and interests of the Head Office arising from the compensation for land clearance at the Hanh Phuc Project,
- (iv) This is a loan authorized by the Ministry of Finance to Vietnam Development Bank to lend to the Head Office under the Loan Agreements No, 3240 – VIE and 3242 – VIE (SF) for the purpose of financing projects and construction works of the Head Office and other units. The loan has a loan term of 25 years and bears interest at the rate of 6 months LIBOR in USD plus an interest margin of 0,6%/year, minus a deduction of 0,1%/year and an insurance premium of 0,2%/year. From the debt repayment period of 1 December 2022, the Vietnam Development Bank applied the SOFR interest rate to replace the LIBOR interest rate based on Official Dispatch No, 326/NHPT-VNN dated 18 March 2022, according to the Bank's Notice Vietnam Development Bank and Ministry of Finance. The loan is secured by term deposit contracts of the Head Office, machinery and equipment of No, 1 Viet Hung Construction Joint Stock Company, land use rights and assets attached to land of Chuong Duong Joint Stock Company, and the right to collect the payback fee of the Dong Nai bridge BOT project,
- (v) This is a finance lease liability with a term of 60 months, bearing interest at the rate of 10,5%/year for the first 3 months. The interest rate of this finance lease liability is adjusted periodically every 3 months from the 4th month onwards with an interest rate equal to the ceiling deposit interest rate of VND 12-month term for individual customers of Joint Stock Commercial Bank for Industry and Trade at the time of adjustment plus an interest margin of 3%/year,

This is a finance lease liability with a term of 60 months, bearing interest at the rate of 9,5%/year for the first 3 months. The interest rate of this finance lease liability is adjusted periodically every 3 months from the 4th month onwards with an interest rate equal to the term deposit interest rate of VND 12-month term for individual customers of Joint Stock Commercial Bank for Investment and Development of Vietnam at the time of adjustment plus an interest margin of 3%/year,

# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

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## 23 OWNERS' CAPITAL

### (a) Number of shares

	30/06/2025 Ordinary shares	01/01/2025 Ordinary shares
Number of shares registered	397,906,100	358,507,825
Number of shares issued	397,906,100	358,507,825
Number of shares repurchased	(337,800)	(337,800)
Number of existing shares in circulation	397,568,300	358,170,025

### (b) Details of owners' shareholding

	30/06/2025		01/01/2025	
	VND	%	VND	%
Mr, Nguyen Van Huan	438,673,670,000	11,02	395,201,510,000	11,02
CC1 – Holdings Joint Stock Company	397,943,700,000	10,00	358,507,840,000	10,00
Other shareholders	3,142,443,630,000	78,98	2,831,368,900,000	78,98
Total	3,979,061,000,000	100,00	3,585,078,250,000	100,00

### (c) Movement of share capital

	Number of shares	Ordinary shares
As at 1 January 2024	358,507,825	3,585,078,250,000
Stock dividend declared	-	-
As at 1 January 2025	358,507,825	3,585,078,250,000
Stock dividend declared	39,398,275	393,982,750,000
As at 30 June 2025	397,906,100	3,979,061,000,000
Par value per share: VND10,000		



# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

## 24 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital	Share premium	Treasury shares	Investment and development funds	Undistributed earnings	Total
	VND	VND	VND	VND	VND	VND
As at 1/1/2024	3,585,078,250,000	99,327,851,808	(4,796,760,000)	8,909,815,816	353,306,901,124	4,041,826,058,748
Net profit for the year	-	-	-	-	224,280,099,778	224,280,099,778
Appropriation to compensation of the Board of Directors	-	-	-	-	(1,800,000,000)	(1,800,000,000)
Appropriation to bonus and welfare fund	-	-	-	-	(20,000,000,000)	(20,000,000,000)
Stock dividend declared 2023	-	-	-	-	-	-
<b>As at 1/1/2025</b>	<b>3,585,078,250,000</b>	<b>99,327,851,808</b>	<b>(4,796,760,000)</b>	<b>8,909,815,816</b>	<b>555,787,000,902</b>	<b>4,244,306,158,526</b>
Net profit for the year	-	-	-	-	29,825,794,930	29,825,794,930
Appropriation to compensation of the Board of Directors (*)	-	-	-	-	(3,500,000,000)	(3,500,000,000)
Stock dividend declared 2024 (*)	393,982,750,000	-	-	-	(393,982,750,000)	-
<b>As at 30/06/2025</b>	<b>3,979,061,000,000</b>	<b>99,327,851,808</b>	<b>(4,796,760,000)</b>	<b>8,909,815,816</b>	<b>188,130,045,832</b>	<b>4,270,631,953,456</b>

(\*) According to the Resolution of the Annual General Meeting No. 02/NQ-DHDCCD dated 21 April 2025, the Annual General Meeting approved the plan of appropriation of profit as below:

- Appropriation to compensation of the Board of Directors and Audit Committee with the amount of VND3,500,000,000; and
- Appropriation to Stock dividend declared 2024 with the amount of VND393,982,750,000.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

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**25 NET REVENUE FROM SALES OF GOODS AND RENDERING SERVICES**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Revenue from constructions activities	3.399.747.178.122	2.317.163.743.609
Revenue from sale of goods and materials	1.193.827.543.128	1.081.603.418.690
Revenue from rendering of services	78.262.134.038	77.647.942.571
Revenue from real estate sold	33.601.655.618	-
<b>Total</b>	<b>4.705.438.510.906</b>	<b>3.476.415.104.870</b>

**26 COST OF GOODS SOLD AND SERVICES RENDERED**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Cost of construction activities	3,216,690,780,548	2,173,512,157,854
Cost of goods and materials sold	1,184,690,598,164	1,071,427,194,693
Cost of services rendered	31,030,535,724	31,758,288,323
Cost of real estates sold	32,020,375,632	-
<b>Total</b>	<b>4,464,432,290,068</b>	<b>3,276,697,640,870</b>

**27 FINANCIAL INCOME**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Interest income from lendings and deposits	133,281,980,869	79,602,656,430
Dividends and profits shared	2,520,000,000	8,820,000,000
Interest for late payment	1,304,153,709	1,314,290,239
Realised foreign exchange gains	47,204,795	114,728,123
<b>Total</b>	<b>137,153,339,373</b>	<b>89,851,674,792</b>



CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

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28	<b>FINANCIAL EXPENSES</b>		
		<b>From 01/01/2025 to 30/06/2025 VND</b>	<b>From 01/01/2024 to 30/06/2024 VND</b>
	Interest expense	179,886,764,445	129,561,663,208
	Net loss from foreign currency translation at year end	37,977,393,246	54,711,725,952
	Realised foreign exchange losses	185,490,546	-
	Others	3,521,954,448	1,975,388,800
	<b>Total</b>	<b>221,571,602,685</b>	<b>186,248,777,960</b>
29	<b>GENERAL AND ADMINISTRATION EXPENSES</b>		
		<b>From 01/01/2025 to 30/06/2025 VND</b>	<b>From 01/01/2024 to 30/06/2024 VND</b>
	Staff costs	59,310,992,641	53,561,783,586
	Material cost		
	Tool and equipment	3,746,143,645	826,809,156
	Depreciation and amortisation	1,179,121,810	933,220,372
	Tax and other fees		
	Outside service expenses	10,241,137,515	9,419,721,750
	Others	5,055,612,682	8,148,962,125
	<b>Total</b>	<b>79,533,008,293</b>	<b>72,890,496,989</b>
30	<b>OTHER INCOME</b>		
		<b>From 01/01/2025 to 30/06/2025 VND</b>	<b>From 01/01/2024 to 30/06/2024 VND</b>
	Gains on disposal of fixed assets	9,090,909	148,122,726
	Fines	594,587,832	948,327,765
	Others	34,086,118	20,010,133
	<b>Total</b>	<b>637,764,859</b>	<b>1,116,460,624</b>
31	<b>OTHER EXPENSES</b>		
		<b>From 01/01/2025 to 30/06/2025 VND</b>	<b>From 01/01/2024 to 30/06/2024 VND</b>
	Gains on disposal of fixed assets	-	93,638,646
	Fines	46,000,000	54,896,828
	Others	39,040,414,978	1,047,128,277
	<b>Total</b>	<b>39,086,414,978</b>	<b>1,195,663,751</b>

# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

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## RELATED PARTY DISCLOSURES

Form B 09a – DN

The Head Office had major transactions and balances with subsidiaries, associates and other investee companies, Details of these companies are presented at Note 1 and Note 4(b),

### (a) Related party transactions

During the period, the primary transactions with related parties incurred are:

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Sales of goods and materials</b>		
CC1 Construction and Equipment Joint Stock Company	-	974,148,550
No.1 Viet Quang Construction Joint Stock Company	-	15,359,596,160
No.1 Viet Hung Construction Joint Stock Company	-	276,887,538
CC1 Trading Services Joint Stock Company	-	2,501,197,640
Vina-PSMC Precast Concrete Company Limited	-	15,806,224,360
<b>Total</b>	<b>-</b>	<b>34,918,054,248</b>
	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Sales of construction activities</b>		
CC1 Construction and Equipment Joint Stock Company	106,860,177	4,780,000
No.1 Viet Quang Construction Joint Stock Company	1,068,453,570	542,846,696
Hai Phong Coast Road Investment Company Limited	-	721,026,852
No.1 Viet Hung Construction Joint Stock Company	863,948,676	-
<b>Total</b>	<b>2,039,262,423</b>	<b>1,268,653,548</b>
	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Revenue from rendering of services</b>		
CC1 Trading Services Joint Stock Company	90,000,000	90,000,000
CC1 Investment Joint Stock Company	78,000,000	90,000,000
Materials and Agricultural Product Number 1 Joint Stock Company	90,000,000	90,000,000
No.1 Viet Hung Construction Joint Stock Company	2,433,601,141	2,662,705,889
3H Building Materials Joint Stock Company	90,000,000	90,000,000
<b>Total</b>	<b>2,781,601,141</b>	<b>3,022,705,889</b>



# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Purchase of goods and services in the form of sub-contracts</b>		
Branch of Construction Corporation No 1 Joint Stock Company - Dong Nai Province	20,782,315,261	-
Branch of Construction Corporation No 1 Joint Stock Company - Dak Nong Province	2,805,766,460	-
Branch of Construction Corporation No 1 Joint Stock Company - Dong Thap Province	12,641,141,470	23,329,094,816
Branch of Construction Corporation No 1 Joint Stock Company - Phu Yen Province	15,524,238,920	50,555,319,010
Branch of Construction Corporation No 1 Joint Stock Company - Soc Trang Province	7,152,086,867	-
CC1 Trading Services Joint Stock Company	596,265,729,235	303,782,203,270
No.1 Viet Quang Construction Joint Stock Company	88,390,101,665	192,596,257,063
CC1 Construction and Equipment Joint Stock Company	39,069,663,942	-
Vina-PSMC Precast Concrete Company Limited	3,520,600,000	17,435,200,000
No.1 Viet Hung Construction Joint Stock Company	115,854,166,663	83,716,489,135
Materials and Agricultural Product Number 1 Joint Stock Company	-	126,831,742,000
3H Building Materials Joint Stock Company	-	83,279,070,084
<b>Total</b>	<b>902,005,810,483</b>	<b>881,525,375,378</b>
	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Interest and management fee form lendings</b>		
Hai Phong Coast Road Investment Company Limited	34,496,115,000	34,131,753,000
Chuong Duong Joint Stock Company	1,135,123,278	1,539,613,616
No.1 Viet Hung Construction Joint Stock Company	1,035,743,080	1,384,215,962
<b>Total</b>	<b>36,666,981,358</b>	<b>37,055,582,578</b>
<b>Interest from subcontractor</b>		
No.1 Viet Hung Construction Joint Stock Company	142,225,000	876,463,000
<b>Total</b>	<b>142,225,000</b>	<b>876,463,000</b>
<b>Interest charged for late payment</b>		
No.1 Viet Hung Construction Joint Stock Company	607,237,190	304,892,490
<b>Total</b>	<b>607,237,190</b>	<b>304,892,490</b>

# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Investments</b>		
CC1 Construction and Equipment Joint Stock Company	-	19,500,000,000
No.1 Viet Hung Construction Joint Stock Company	-	12,240,000,000
Saigon Sunflower Company Limited	420,850,000,000	-
Chuong Duong Joint Stock Company	57,493,557,000	-
<b>Total</b>	<b>478,343,557,000</b>	<b>31,740,000,000</b>
	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Dividends and profits shared</b>		
CC1 Trading Services Joint Stock Company	2,520,000,000	8,820,000,000
<b>Total</b>	<b>2,520,000,000</b>	<b>8,820,000,000</b>



# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

## (b) Period/year end balances with related parties

	30/06/2025 VND	01/01/2025 VND
<b>Short-term trade accounts receivable (Note 5)</b>		
CC1 Investment Joint Stock Company	250,800,000	165,000,000
No.1 Viet Quang Construction Joint Stock Company	73,430,514,761	73,844,920,691
3H Building Materials Joint Stock Company	297,000,000	198,000,000
Materials and Agricultural Product Number 1 Joint Stock Company	297,000,000	198,000,000
Vina-PSMC Precast Concrete Company Limited	-	12,484,367
CC1 Construction and Equipment Joint Stock Company	1,075,751,764	1,075,751,764
Mien Trung Construction and Manufacture Building Materials Joint Stock Company	4,004,737,951	4,004,737,951
CC1 Trading Services Joint Stock Company	-	3,721,732,130
Cam Lo - Tuy Loan BT Investment Company Limited	27,634,422,327	27,634,422,327
<b>Total</b>	<b>106,990,226,803</b>	<b>110,855,049,230</b>
	30/06/2025 VND	01/01/2025 VND
<b>Short-term prepayments to suppliers (Note 6)</b>		
CC1 Construction and Equipment Joint Stock Company	61,553,327,651	31,088,575,844
CC1 Trading Services Joint Stock Company	184,491,633,732	-
No.1 Viet Quang Construction Joint Stock Company	75,643,204,403	-
Vina-PSMC Precast Concrete Company Limited		2,344,917,600
Chuong Duong Joint Stock Company	2,969,558,064	2,969,558,064
No.1 Viet Hung Construction Joint Stock Company	532,886,138,494	511,072,077,865
Mien Trung Construction and Manufacture Building Materials Joint Stock Company	66,680,543,502	66,680,543,502
No.1 Viet Tong Construction Joint Stock Company	39,143,753,135	39,143,753,135
Nhan Phuc Duc Investment Joint Stock Company	287,063,521	278,738,521
Hai Phong Coast Road Investment Company Limited	953,128,829	953,128,829
CC1 Investment Joint Stock Company	200,000,000	-
<b>Total</b>	<b>964,808,351,331</b>	<b>654,531,293,360</b>

# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

	30/06/2025 VND	01/01/2025 VND
<b>Short-term intercompany receivables</b>		
Branch of Construction Corporation No 1 Joint Stock Company	161,341,825	3,566,937,950
Branch of Construction Corporation No 1 Joint Stock Company - Central	6,129,076,159	5,693,451,159
Branch of Construction Corporation No 1 Joint Stock Company - Cambodia	281,500,000	281,500,000
Branch of Construction Corporation No 1 Joint Stock Company - Dong Thap Province	6,318,668,878	5,384,407,780
Branch of Construction Corporation No 1 Joint Stock Company - Phu Yen Province	1,393,443,198	36,617,904,785
Branch of Construction Corporation No 1 Joint Stock Company - Dong Nai Province	18,049,329,435	220,021,334
Branch of Construction Corporation No 1 Joint Stock Company - Dak Lak Province	2,672,353,041	824,668,142
Branch of Construction Corporation No 1 Joint Stock Company - Soc Trang Province	23,186,205,442	19,400,969,833
Branch of Construction Corporation No 1 Joint Stock Company – Dak Nong Province	2,788,728,199	-
<b>Total</b>	<b>60,980,646,177</b>	<b>71,989,860,983</b>
<b>Capital provided to dependent units</b>		
Branch of Construction Corporation No 1 Joint Stock Company - Cambodia	699,600,000	699,600,000
<b>Short-term lendings (Note 7(a))</b>		
No.1 Viet Hung Construction Joint Stock Company	17,933,752,148	16,141,798,143
Chuong Duong Joint Stock Company	7,123,072,801	6,920,214,188
<b>Total</b>	<b>25,056,824,949</b>	<b>23,062,012,331</b>
<b>Long-term lendings (Note 7(b))</b>		
No.1 Viet Hung Construction Joint Stock Company	10,659,984,117	11,835,882,671
Chuong Duong Joint Stock Company	24,930,755,198	27,680,857,007
Hai Phong Coast Road Investment Company Limited	56,076,000,000	659,200,000,000
<b>Total</b>	<b>91,666,739,315</b>	<b>698,716,739,678</b>

(\*) The loan to Hai Phong Coast Road Investment Company Limited is for the purpose of performing economic contracts related to the investment project to build a coastal road route through Hai Phong city and 09 km through Thai Binh province under the form of a public-private partnership contract, with term of one hundred and eighty (180) months from the first day of disbursement, earns interest at the rate of 10%/year and no collateral assets,



# CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

	30/06/2025 VND	01/01/2025 VND
<b>Other short-term receivables (Note 8(a))</b>		
No.1 Viet Quang Construction Joint Stock Company	496,734,614	496,734,614
CC1 Trading Services Joint Stock Company	2,520,000,000	8,820,000,000
Dong Nai Bridge Investment and Construction Joint Stock Company	84,233,566,255	84,233,566,255
Vina-PSMC Precast Concrete Company Limited	3,082,560,421	3,082,560,421
No.1 Viet Hung Construction Joint Stock Company	11,015,827,000	10,670,595,000
No.1 Viet Tong Construction Joint Stock Company	466,667,000	466,667,000
Hai Phong Coast Road Investment Company Limited	178,934,398,000	144,438,283,000
CC1 Construction and Equipment Joint Stock Company	5,604,468,666	-
Materials and Agricultural Product Number 1 Joint Stock Company	400,000,000	-
<b>Total</b>	<b>286,754,221,956</b>	<b>252,208,406,290</b>
<b>Other long-term receivables (Note 8(b))</b>		
Dong Nai Bridge Investment and Construction Joint Stock Company	419,833,767,304	419,833,767,304
No.1 Viet Hung Construction Joint Stock Company	4,835,851,747	4,022,610,443
<b>Total</b>	<b>424,669,619,051</b>	<b>423,856,377,747</b>
<b>Short-term trade accounts payable (Note 17(a))</b>		
No.1 Viet Quang Construction Joint Stock Company	-	43,342,129,163
CC1 Trading Services Joint Stock Company	-	17,792,649,751
<b>Total</b>	<b>-</b>	<b>61,134,778,914</b>
<b>Long-term trade accounts payable (Note 17(b))</b>		
No.1 Viet Quang Construction Joint Stock Company	64,210,022,077	66,225,732,115
CC1 Construction and Equipment Joint Stock Company	1,892,516,332	566,058,499
No.1 Viet Hung Construction Joint Stock Company	29,256,230,384	27,436,484,816
Chuong Duong Joint Stock Company	3,063,058,065	3,063,058,065
No.1 Viet Tong Construction Joint Stock Company	3,790,733,687	3,790,733,687
<b>Total</b>	<b>102,212,560,545</b>	<b>101,082,067,182</b>

**CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY**

	<b>30/06/2025 VND</b>	<b>01/01/2025 VND</b>
<b>Short-term advances from customers (Note 17(a))</b>		
CC1 Trading Services Joint Stock Company	28,278,267,870	-
No.1 Viet Hung Construction Joint Stock Company	846,646,137	4,082,172,559
Hai Phong Coast Road Investment Company Limited	36,890,398,115	36,890,398,115
<b>Total</b>	<b>66,015,312,122</b>	<b>40,972,570,674</b>
	<b>30/06/2025 VND</b>	<b>01/01/2025 VND</b>
<b>Short-term intercompany payables</b>		
Branch of Construction Corporation No 1 Joint Stock Company - Dong Thap Province	24,425,189,904	21,678,234,539
Branch of Construction Corporation No 1 Joint Stock Company - Phu Yen Province	51,694,787,437	104,154,682,356
Branch of Construction Corporation No 1 Joint Stock Company - Soc Trang Province	8,793,188,717	5,076,249,224
<b>Total</b>	<b>84,913,166,058</b>	<b>130,909,166,119</b>
	<b>30/06/2025 VND</b>	<b>01/01/2025 VND</b>
<b>Long-term intercompany payables</b>		
Branch of Construction Corporation No 1 Joint Stock Company	472,135,261	3,877,731,386
Branch of Construction Corporation No 1 Joint Stock Company - Central	32,237,752,119	32,237,752,119
<b>Total</b>	<b>32,709,887,380</b>	<b>36,115,483,505</b>
	<b>30/06/2025 VND</b>	<b>01/01/2025 VND</b>
<b>Other short-term payables (Note 18(a))</b>		
CC1 Construction and Equipment Joint Stock Company	-	1,726,980,000
CC1 Trading Services Joint Stock Company	35,249,889,985	399,889,985
Materials and Agricultural Product Number 1 Joint Stock Company	-	300,000,000
3H Building Materials Joint Stock Company	2,000,000,000	2,000,000,000
<b>Total</b>	<b>37,249,889,985</b>	<b>4,426,869,985</b>
<b>Other long-term payables (Note 18(b))</b>		
Dong Nai Bridge Investment and Construction Joint Stock Company	503,622,375,532	504,410,158,532
<b>Total</b>	<b>503,622,375,532</b>	<b>504,410,158,532</b>



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**EVENTS ARISING AFTER THE DATE OF THE HEAD OFFICE FINANCIAL STATEMENTS**

There are no other issues or situations arising from 30 June 2025 that have a material effect or may have a material effect on the operations, business results or situation of the Head office during the period upcoming financial years.

The financial statements of the Head Office for 2<sup>nd</sup> quarter of year 2025 were approved by the Board of Management on 29<sup>th</sup> July 2025.



Vo Thi Ngoc Thanh  
Preparer



Tran Thi Ngoc Thuy  
Chief Accountant



Le Bao Anh  
General Director

