

**CONSTRUCTION CORPORATION NO 1
JOINT STOCK COMPANY**

**FINANCIAL STATEMENTS OF THE
HEAD OFFICE**

FOR 4TH QUARTER YEAR 2025



BALANCE SHEET OF THE HEAD OFFICE

Unit: VND

ASSETS	Code	Note	As at 31.12.2025	As at 01.01.2025
A. CURRENT ASSETS	100		13,046,386,256,676	9,979,334,873,647
I. Cash and cash equivalents	110	3	2,235,629,948,131	2,547,187,684,656
1. Cash	111		1,237,359,426,805	1,621,447,594,782
2. Cash equivalents	112		998,270,521,326	925,740,089,874
II. Short-term investment	120	4	227,067,260,261	77,922,453,973
1. Investments held to maturity	123		227,067,260,261	77,922,453,973
III. Short-term receivables	130		7,956,438,959,522	5,793,160,018,354
1. Short-term trade accounts receivable	131	5	2,628,364,292,090	1,947,312,706,232
2. Short-term prepayments to suppliers	132	6	4,917,751,796,423	3,201,976,435,146
3. Short-term intercompany receivables	133		43,149,903,712	71,989,860,983
4. Short-term lendings	135	7	19,675,233,128	23,062,012,331
5. Other short-term receivables	136	8	567,315,274,257	768,636,543,750
6. Provision for doubtful debts – short-term	137		(219,817,540,088)	(219,817,540,088)
IV. Inventories	140	9	2,248,372,181,090	1,252,780,315,028
1. Inventories	141		2,248,372,181,090	1,252,780,315,028
V. Other current assets	150		378,877,907,672	308,284,401,636
1. Short-term prepaid expenses	151	10	10,759,062,047	20,979,602,938
2. Value added tax ("VAT") to be reclaimed	152	11	117,245,745,200	112,820,128,906
3. Tax and other receivables from the State	153	11	250,873,100,425	174,484,669,792
B. LONG-TERM ASSETS	200		4,063,854,594,672	5,880,261,296,572
I. Long-term receivables	210		1,057,382,661,805	2,780,071,338,463
1. Capital provided to dependent units	213		699,600,000	699,600,000
2. Long-term lendings	215	7	30,595,663,524	698,716,739,678
3. Other long-term receivables	216	8	1,026,087,398,281	2,080,654,998,785
II. Fixed assets	220		41,720,092,487	45,429,835,515
1. Tangible fixed assets	221	12	17,152,977,434	21,038,584,814
Historical cost	222		52,552,915,889	52,679,186,960
Accumulated depreciation	223		(35,399,938,455)	(31,640,602,146)
2. Finance lease fixed assets	224	15	21,146,602,112	21,163,829,989
Historical cost	225		27,280,127,276	24,783,977,276
Accumulated depreciation	226		(6,133,525,164)	(3,620,147,287)
3. Intangible fixed assets	227	13	3,420,512,941	3,227,420,712
Historical cost	228		5,540,815,100	4,522,650,100
Accumulated depreciation	229		(2,120,302,159)	(1,295,229,388)
III. Investment properties	230	14	397,796,248,422	431,278,555,814
1. Historical cost	231		663,478,155,542	703,185,813,821
2. Accumulated depreciation	232		(265,681,907,120)	(271,907,258,007)
IV. Long-term asset in progress	240		663,405,597,462	614,182,826,222
1. Construction in progress	242	16	663,405,597,462	614,182,826,222
V. Long-term investments	250	4	1,894,241,391,302	1,969,979,243,336
1. Investments in subsidiaries	251		512,683,128,998	1,515,833,128,998
2. Investments in associates	252		991,715,000,000	662,303,990,000
3. Investments in other entities	253		651,109,122,822	45,609,122,822
4. Provision for long-term investments	254		(261,265,860,518)	(258,766,998,484)
5. Investments held to maturity	255		-	5,000,000,000
VI. Other long-term asset	260		9,308,603,194	39,319,497,222
1. Long-term prepaid expenses	261	10	9,308,603,194	39,319,497,222
TOTAL ASSETS (270 = 100 + 200)	270		17,110,240,851,348	15,859,596,170,219

BALANCE SHEET OF THE HEAD OFFICE (continued)

Unit: VND

RESOURCES	Code	Note	As at 31.12.2025	As at 01.01.2025
C. LIABILITIES	300		12,615,352,244,890	11,615,290,011,693
I. Short-term liabilities	310		9,406,954,819,419	7,890,569,688,363
1. Short-term trade accounts payable	311	17	1,452,813,791,480	1,499,146,540,079
2. Short-term advances from customers	312	18	1,202,082,084,096	2,223,308,950,231
3. Tax and other payables to the State	313	11	81,493,531,623	57,273,943,334
4. Payables to employees	314		36,148,831,311	30,636,240,044
5. Short-term accrued expenses	315	19	1,112,555,442,043	445,471,116,572
6. Short-term intercompany payables	316		67,541,622,554	130,909,166,119
7. Short-term unearned revenue	318	20	2,913,162,436	2,803,677,725
8. Other short-term payables	319	21	572,804,845,392	11,179,834,297
9. Short-term borrowings and finance lease liabilities	320	22	4,854,674,765,585	3,471,626,809,333
10. Bonus and welfare funds	322	24	23,926,742,899	18,213,410,629
II. Long-term liabilities	330		3,208,397,425,471	3,724,720,323,330
1. Long-term trade accounts payables	331	17	773,419,934,752	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		18,759,803,397	36,115,483,505
5. Long-term unearned revenue	336	20	20,854,865,976	23,545,816,428
6. Other long-term payables	337	21	541,423,675,726	1,166,093,144,656
7. Long-term borrowings and finance lease liabilities	338	22	1,579,689,470,234	1,625,335,523,698
D. OWNERS' EQUITY	400		4,494,888,606,458	4,244,306,158,526
I. Owners' Equity	410		4,494,888,606,458	4,244,306,158,526
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	104,803,065,521	99,327,851,808
3. Treasury shares	415	24	-	(4,796,760,000)
4. Investment and development funds	418	24	53,315,361,827	8,909,815,816
5. Undistributed earnings	421	24	357,709,179,110	555,787,000,902
- Undistributed post-tax profits of previous years	421a		102,797,318,388	331,506,901,124
- Post-tax profits of current period/year	421b		254,911,860,722	224,280,099,778
TOTAL RESOURCES (440 = 300 + 400)	440		17,110,240,851,348	15,859,596,170,219

Vo Thi Ngoc Thanh
Preparer

Ho Chi Minh City, 30th January 2026

Tran Thi Ngoc Thuy
Chief Accountant

Le Bao Anh
General Director



INCOME STATEMENT OF THE HEAD OFFICE

For the period ended 31 December 2025

Unit: VND

CONTENT	Code	Note	Quarter 4/2025	Quarter 4/2024	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
1. Revenue from sales of goods and rendering of services	01		4,287,780,367,108	3,956,103,541,712	11,576,487,483,788	9,572,743,792,865
2. Less deductions	02		-	100,530,000	-	657,272,520
3. Net revenue from sales of goods and rendering of se	10	25	4,287,780,367,108	3,956,003,011,712	11,576,487,483,788	9,572,086,520,345
4. Cost of goods sold and services rendered	11	26	4,109,770,836,425	3,828,809,441,335	11,087,019,683,221	9,180,956,354,574
5. Gross profit from sales of goods and rendering of se	20		178,009,530,683	127,193,570,377	489,467,800,567	391,130,165,771
6. Financial income	21	27	135,938,637,837	284,249,220,419	343,707,343,128	470,652,604,051
7. Financial expenses	22	28	140,818,909,796	106,368,661,451	449,312,737,245	367,481,974,338
Including: Interest expense	23		132,270,593,630	100,927,897,909	398,763,409,823	301,336,640,412
8. Selling expenses	25		25,845,020	46,874,675	1,462,507,245	1,991,780,948
9. General and administration expenses	26	29	58,844,708,280	101,149,071,653	192,277,046,279	222,279,766,960
10. Net operating profit	30		114,258,705,424	203,878,183,017	190,122,852,926	270,029,247,576
11. Other income	31	30	1,587,315,084	12,759,755,101	183,863,977,021	15,067,461,508
12. Other expenses	32	31	6,106,442,513	1,865,235,141	45,101,650,712	5,929,117,954
13. Net other expenses	40		(4,519,127,429)	10,894,519,960	138,762,326,309	9,138,343,554
14. Accounting profit before tax	50		109,739,577,995	214,772,702,977	328,885,179,235	279,167,591,130
15. Corporate income tax ("CIT") - current	51		30,277,096,801	43,139,520,293	73,973,318,513	54,887,491,352
16. CIT - deferred	52		-	-	-	-
17. Profit after tax	60		79,462,481,194	171,633,182,684	254,911,860,722	224,280,099,778

Vo Thi Ngoc Thanh
Preparer

Ho Chi Minh City, 30th January 2026

Tran Thi Ngoc Thuy
Chief Accountant



Le Bao Anh
General Director

CASH FLOW STATEMENT OF THE HEAD OFFICE

(Indirect method)

For the period ended 31 December 2025

Unit: VND

CONTENT	Code	Note	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting profit before tax	01		328,885,179,235	279,167,591,130
2. Adjustments for:				
Depreciation and amortisation	02		43,154,879,566	34,061,953,748
Reversal of provision	03		2,498,862,034	63,981,137,139
Unrealised foreign exchange losses	04		43,676,135,694	57,089,764,838
Profits from investing activities	05		(521,105,684,486)	(471,731,510,179)
Interest expense	06		398,763,409,823	301,336,640,412
3. Operating profit before changes in working capital	08		295,872,781,866	263,905,577,088
Increase in receivables	09		(1,474,482,188,100)	(1,614,283,300,556)
Increase in inventories	10		(995,591,866,062)	(483,773,473,776)
Increase in payables	11		(364,259,385,396)	(209,157,542,009)
Decrease/(increase) in prepaid expenses	12		11,298,438,032	1,232,780,584
Interest paid	14		(395,734,061,860)	(297,439,672,510)
CIT paid	15		(54,887,491,352)	(61,886,163,174)
Other payments on operating activities	17		(8,888,054,233)	(2,078,278,689)
Net cash outflows from operating activities	20		(2,986,671,827,105)	(2,403,480,073,042)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchases of fixed assets and other long-term assets	21		(62,699,818,668)	(40,270,274,094)
2. Proceeds from disposals of fixed assets	22		720,000,000	2,099,069,111
3. Lendings granted and term deposits at banks	23		(192,020,806,288)	(10,101,453,973)
4. Collection of lendings and term deposits at banks	24		721,163,934,412	49,178,081,274
5. Investments in other entities	25		(560,890,937,475)	(427,150,000,000)
6. Proceeds from divestment of investments in other entities	26		1,082,971,616,475	973,966,619,000
7. Dividends and interest received	27		388,779,663,441	187,166,964,883
Net cash inflows/(outflows) from investing activities	30		1,378,023,651,897	734,889,006,201

(continued)

CASH FLOW STATEMENT OF THE HEAD OFFICE

(Indirect method)

For the period ended 31 December 2025

Unit: VND

CONTENT	Code	Note	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares	31		5,475,213,713	-
2. Proceeds from short-term and long-term borrowings	33		8,147,465,136,921	6,703,985,727,575
3. Repayments of borrowings and bonds	34		(6,850,189,629,282)	(5,072,861,348,435)
4. Finance lease principal repayments	35		(6,002,231,561)	(4,437,358,419)
5. Dividends paid to shareholders	36		-	(43,099,800)
Net cash inflows from financing activities	40		1,296,748,489,791	1,626,643,920,921
NET DECREASE IN CASH AND CASH EQUIVALENTS FOR THE PERIOD (50 = 20+30+40)	50		(311,899,685,417)	(41,947,145,920)
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		341,948,892	11,623,177
CASH AND CASH EQUIVALENTS AT END OF PERIOD (70 = 50+60+61)	70		2,235,629,948,131	2,547,187,684,656

Vo Thi Ngoc Thanh
Preparer

Ho Chi Minh City, 30th January 2026

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 31 DECEMBER 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 31 December 2025, the Company had 9 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

As at 31 December 2025, the Head Office had 780 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 31 December 2025, the Head Office had 4 subsidiaries and 6 associates (as at 31 December 2024: 8 subsidiaries and 8 associates).
Details are presented as below:

				31/12/2025		31/12/2024	
No.	Company Name	Principal activities	Place of incorporation and operation	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
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
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	Tan Tien Real Estate Investment And Development Joint Stock Company (Former Name: Krong Pac Investment and Development Joint Stock Company)	Trading real estates and land use rights	Dak Lak Province	-	-	50.50	75.00

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

GENERAL INFORMATION (continued)

			31/12/2025		31/12/2024		
No.	Company Name	Principal activities	Place of incorporation and operation	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
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
7	Southern Infrastructure and Energy Joint Stock Company (Former Name: 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
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

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 31 December 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.

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 years
Machinery and equipment	3 - 7 years
Motor vehicles	6 - 8 years
Office equipment	3 - 5 years
Software	3 years
Others	5 years

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 years
Buildings and structures	25 years

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.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

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.

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.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

3 CASH AND CASH EQUIVALENTS

	31/12/2025 VND	01/01/2025 VND
Cash on hand	855,831,143	876,926,139
Cash at banks	1,232,503,595,662	1,576,175,253,483
Cash in transit	4,000,000,000	44,395,415,160
Cash equivalents (*)	998,270,521,326	925,740,089,874
	2,235,629,948,131	2,547,187,684,656

- (*) As at 31 December 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 4.2%/year.

4 INVESTMENTS**(a) Investments held to maturity**

	31/12/2025		01/01/2025	
	Cost VND	Book value VND	Cost VND	Book value VND
Short-term deposits (i)	227,067,260,261	227,067,260,261	77,922,453,973	77,922,453,973
Long-term bonds (ii)	-	-	5,000,000,000	5,000,000,000

- (i) As at 31 December 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 6.6%/year.
- (ii) As at 01 January 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. The Bank has repurchased the bonds ahead of schedule

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

No.	Company	31/12/2025			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 (i)	-	(*)	-	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 (ii)	-	(*)	-	191,650,000,000	(*)	-
5	CC1 Investment Joint Stock Company (iii)	-	(*)	-	130,000,000,000	(*)	-
6	Vina-PSMC Precast Concrete Company Limited	30,063,773,597	(*) (2,975,968,126)		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	Tan Tien Real Estate Investment And Development Joint Stock Company (Former Name: Krong Pac Investment and Development Joint Stock Company) (iv)	-	(*)	-	6,500,000,000	(*)	-
		<u>512,683,128,998</u>	<u>(248,903,851,087)</u>		<u>1,515,833,128,998</u>	<u>(252,991,998,484)</u>	

(*) As at 31 December 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.

(i) According to the Resolution of the Board of Directors No. 94/NQ-HDQT dated 11 September 2025, the Board of Directors decided to transfer a part of the capital contribution at Hai Phong Coastal Road Investment Company Limited, and reduce the ownership ratio to 15% of the charter capital. The Company has transferred the investment in this subsidiary to another investment. As of the date of this head office financial report, the Head Office has completed the transfer.

(ii) 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 the capital contribution at Saigon Sunflower Company Limited, and reduce the ownership ratio to 49% of the charter capital. The Head Office has transferred the investment in this subsidiary to an associate. As of the date of this head office financial report, the Head Office has completed the transfer.

(b) Investments in subsidiaries, associates and other entities

Investments in subsidiaries

- (iii) According to Decision No. 1039/QD-TCT dated November 26, 2025, the Head Office decided not to contribute additional capital corresponding to its ownership stake in the capital increase of CC1 Investment Joint Stock Company, and reduced its ownership stake to 16.25% of the charter capital. The Head Office transferred its investment in this subsidiary to another investment. According to Decision No. 1050.2/QD-TCT dated December 1, 2025, the Head Office decided not to contribute additional capital corresponding to its ownership stake in the capital increase of CC1 Investment Joint Stock Company, and reduced its ownership stake to 6.13% of the charter capital.
- (iv) According to Notice No. 2808/2025/TB-I&D dated August 28, 2025, from Krong Pac Investment and Development Joint Stock Company, the company changed its name to Tan Tien Real Estate Investment and Development Joint Stock Company. As of December 31, 2025, the company transferred its investment in Tan Tien Real Estate Investment and Development Joint Stock Company to another investment, due to the total direct and indirect ownership percentage of the Company in Tan Tien Real Estate Investment and Development Joint Stock Company is 9.29%.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

4 INVESTMENTS (continued)

(b) Investments in subsidiaries, associates and other entities

Investments in associates

No, Company	31/12/2025			01/01/2025		
	Book value VND	Fair value VND	Provision VND	Book value VND	Fair value VND	Provision VND
1 Saigon Sunflower Company Limited	612,500,000,000	(*)	-	-	(*)	-
2 3H Building Materials Joint Stock Company (i)	-	(*)	-	294,000,000,000	(*)	-
3 Dai Ngai Industrial Park Company Limited	216,000,000,000	(*)	-	216,000,000,000	(*)	-
4 Southern Infrastructure and Energy Joint Stock Company (Former Name: Materials and Agricultural Product Number 1 Joint Stock Company) (ii)	-	(*)	-	47,000,000,000	(*)	-
5 CC1 Trading Services Joint Stock Company (iii)	84,000,000,000	(*)	-	42,000,000,000	(*)	-
6 No.1 Viet Hung Construction Joint Stock Company (iv)	73.440.000.000	(*)	-	32,640,000,000	(*)	-
7 Chuong Duong Joint Stock Company (v)	-	-	-	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>991,715,000,000</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 31 December 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.
- (i) According to Decision No. 1118/QĐ-TCT dated December 24, 2025, the General Director decided to transfer a portion of the capital contribution in 3H Building Materials Joint Stock Company, reducing the ownership ratio to 15.67% of the charter capital. The Head Office has transferred the investment in this associate company to another investment. As of this head office financial report, the Head Office has completed the transfer.
- (ii) According to Decision 950/QĐ-TCT dated November 3, 2025, the company changed its name from No. 1 Agricultural Materials and Products Joint Stock Company to Southern Infrastructure and Energy Joint Stock Company, and increased its charter capital, but CC1 did not contribute additional capital corresponding to its ownership ratio and reduced its ownership ratio to 7.83% of the charter capital. The Head Office transferred its investment in this affiliated company to another investment.
According to Decision No. 1000/QĐ-TCT dated November 19, 2025, CC1 did not contribute additional capital corresponding to its ownership stake in the capital increase at Southern Infrastructure and Energy Joint Stock Company, reducing its ownership stake to 3.92% of the charter capital.
- (iii) During the period, the Head Office purchased shares in the additional offering of shares to existing shareholders according to Resolution No. 01/NQ-ĐHĐCĐ of the 2025 Annual General Meeting of Shareholders dated June 20, 2025 of CC1 Trading Service Joint Stock Company, the additional purchase quantity was 4,200,000 shares, still maintaining the ownership ratio of 28%.
- (iv) During the period, the Head Office purchased additional shares in the share offering to existing shareholders in accordance with Resolution No. 04/NQ-ĐHĐCĐ.2025 of the General Meeting of Shareholders dated October 2, 2025, of No.1 Viet Hung Construction Joint Stock Company. The additional shares purchased amounted to 4,080,000 shares, maintaining the ownership ratio at 40.80%.
- (v) During the period, the Company purchased shares in the public offering of additional shares to existing shareholders according to Notice No. 59/TB-CĐC 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%.
According to the Board of Directors Resolution No. 77/NQ-HĐQT dated July 11, 2025, the Board of Directors decided to transfer all capital contributions at Chuong Duong Joint Stock Company. As of the date of this head office financial report, the Head Office has completed the transfer.
Fair value of this investment is based on the closing price as at 01 January 2025 of Ho Chi Minh City Stock Exchange.

4 INVESTMENTS (continued)

(b) Investments in subsidiaries, associates and other entities

Investments in other entities

No,	Company	31/12/2025			01/01/2025		
		Book value VND	Fair value VND	Provision VND	Book value VND	Fair value VND	Provision VND
1	CC1 Asset Management and Services Company Limited (i)	220,000,000,000	(*)	-	-	-	-
2	Hai Phong Coast Road Investment Company Limited	135,000,000,000	(*)	(6.587.009.431)	-	-	-
3	CC1 Investment Joint Stock Company	130,000,000,000	(*)	-	-	-	-
4	3H Building Materials Joint Stock Company	94,000,000,000	(*)	-	-	-	-
	Southern Infrastructure and Energy Joint Stock Company (Former Name: Materials and Agricultural Product Number 1 Joint Stock Company)	47,000,000,000					
5	Tan Tien Real Estate Investment And Development Joint Stock Company (Former Name: Krong Pac Investment and Development Joint Stock Company)	6,500,000,000	(*)	-	-	-	-
6	Thai Binh Cau Nghin Investment Joint Stock Company (ii)	-	(*)	-	27,000,000,000	(*)	-
8	Cam Lo - Tuy Loan BT Investment Company Limited	8,866,622,822	(*)	-	8,866,622,822	(*)	-
9	Nhan Phuc Duc Investment Joint Stock Company	8,542,500,000	(*)	-	8,542,500,000	(*)	-
10	CC1 - Quang Binh Investment Construction Limited Company	1,200,000,000	(*)	-	1,200,000,000	(*)	-
		<u>651,109,122,822</u>	<u>(6,587,009,431)</u>		<u>45,609,122,822</u>		-

(*) As at 31 December 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.

4 INVESTMENTS (continued)

(b) Investments in subsidiaries, associates and other entities

Investments in other entities

- (i) According to the Board of Directors Resolution No. 58/NQ-HĐQT dated June 2, 2025, the Board of Directors decided to approve the capital contribution policy to establish CC1 Asset Management and Services Company Limited. As of the date of this head office financial report, the Head Office has completed the capital contribution.

According to Decision No. 783.1/QĐ-TCT dated September 9, 2025 and Decision No. 970/QĐ-TCT dated November 10, 2025, the Head Office decided not to contribute additional capital corresponding to its ownership stake in the capital increase of CC1 Asset Management and Services Co., Ltd., and reduced its ownership stake to 8.46% of the charter capital. The Head Office transferred its investment in this associate company to another investment because its direct and indirect ownership stake in this company is 10.26%.

- (ii) According to Board of Directors Resolution No. 09/2025/BB-HĐQT dated February 20, 2025, the Board of Directors decided to transfer all of its capital contribution in Thai Binh - Cau Nghin Investment Joint Stock Company. As of the date of this head office financial statement, the Head Office has completed the transfer.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	31/12/2025 VND	01/01/2025 VND
Third parties (*)	2,519,973,862,159	1,836,457,657,002
Related parties (Note 32(b))	108,390,429,931	110,855,049,230
Total	2,628,364,292,090	1,947,312,706,232

(*) As at 31 December 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:

	31/12/2025 VND	01/01/2025 VND
Tan Son Nhat International Airport - Branch of Airports Corporation of Vietnam Joint Stock Company	158,816,171,316	230,214,721,362
Consortium MC - HDEC - CC1	658,467,207,044	366,383,320,476
Na Duong II Thermal Power Plant Project Management Board - Branch of TKV Power Corporation - JSC	291,096,895,505	-

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/12/2025 VND	01/01/2025 VND
Third parties (*)	4,358,224,413,492	2,547,445,141,786
Related parties (Note 32(b))	559,527,382,931	654,531,293,360
Total	4,917,751,796,423	3,201,976,435,146

(*) As at 31 December 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:

	31/12/2025 VND	01/01/2025 VND
Keytech Joint Stock Company	440,694,833,747	540,944,340,137
Alpha Realty Construction Company Limited	-	313,740,000,000
Tan Tien Trading Company Limited	481,000,000,000	-

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

7 LENDINGS

	31/12/2025 VND	01/01/2025 VND
Short-term:		
Related parties (Note 32(b))	12,531,305,703	16,141,798,143
Third parties	7,143,927,425	6,920,214,188
Total	19,675,233,128	23,062,012,331
Long-term:		
Related parties (Note 32(b))	9,163,880,722	671,035,882,671
Third parties	21,431,782,802	27,680,857,007
Total	30,595,663,524	698,716,739,678

As at 31 December 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

	31/12/2025 VND	01/01/2025 VND
Short-term:		
Third parties	461,748,879,078	516,428,137,460
Related parties (Note 32(b))	105,566,395,179	252,208,406,290
Total	567,315,274,257	768,636,543,750

As at 31 December 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	119,616,781,228	91,008,489,616
Interest receivables from lendings and others	172,965,734,734	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	130,122,613,005	76,759,871,324
Total	567,315,274,257	768,636,543,750

(*) 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.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

8 OTHER RECEIVABLES

	31/12/2025 VND	01/01/2025 VND
Long-term:		
Third parties	600,694,735,993	1,656,798,621,038
Related parties (Note 32(b))	425,392,662,288	423,856,377,747
Total	1,026,087,398,281	2,080,654,998,785

As at 31 December 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	592,000,000,000	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	2,312,680,800	2,996,537,042
Others	11,940,950,177	9,124,694,439
Total	1,026,087,398,281	2,080,654,998,785

(*) As at 31 December 2025, the BCC has been liquidated and collected money in cash from partners.

As at 31 December 2025 and 01 January 2025, there was no balance of other long-term receivables that were past due or not past due but doubtful.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

9 INVENTORIES

	31/12/2025		01/01/2025	
	VND		VND	
	Cost	Provision	Cost	Provision
Raw materials	119,612,543	-	59,244,906	-
Tools and supplies	502,513,645	-	454,671,898	-
Work in progress	2,164,009,218,238	-	1,138,509,706,429	-
Real estate	80,543,646,479	-	113,130,950,498	-
Merchandises	3,197,190,185	-	625,741,297	-
Total	2,248,372,181,090	-	1,252,780,315,028	-

Details of work in progress by projects are as follows:

	31/12/2025	01/01/2025
	VND	VND
Tropicana Nha Trang	145,485,766,863	145,485,766,863
Binh Duong Provincial General Hospital	127,685,969,000	127,535,947,979
T3 Tan Son Nhat Passenger Terminal	126,510,113,385	108,929,354,244
North-South Expressway, Can Tho - Hau Giang section	144,486,569,322	109,906,594,386
Na Duong II Thermal Power Plant Project	162,354,378,274	56,543,253,759
North-South Expressway, Hau Giang - Ca Mau section	144,748,088,644	59,770,210,371
Long Thanh International Airport	182,999,271,666	53,795,475,358
Others	1,129,739,061,084	476,543,103,469
Total	2,164,009,218,238	1,138,509,706,429

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

10 PREPAID EXPENSES

Short-term	31/12/2025 VND	01/01/2025 VND
Tools and supplies	2,782,091,537	4,839,405,304
Bank guarantee expense	990,907,736	6,493,353,094
Others	6,986,062,774	9,646,844,540
Total	10,759,062,047	20,979,602,938

Long-term	31/12/2025 VND	01/01/2025 VND
Tools and supplies	2,554,159,446	2,231,128,545
Rental right repurchase cost (*)	-	30,090,755,235
Others	6,754,443,748	6,997,613,442
Total	9,308,603,194	39,319,497,222

(*) As at 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.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

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 31/12/2025 VND
1. VAT output	(174,484,669,792)	1,065,383,132,576	1,141,771,563,209	(250,873,100,425)
* VAT incurred	-	1,065,385,919,394	80,616,341,301	-
* VAT deductions	-	-	984,769,578,093	-
* VAT output on external current	(174,484,669,792)	(2,786,818)	76,385,643,815	(250,873,100,425)
2. Import and export tax	-	178,003,009	178,003,009	-
3. CIT	48,698,959,405	73,973,318,513	54,887,491,352	67,784,786,566
4. Personal income tax	8,574,983,929	17,030,143,527	16,738,377,996	8,866,749,460
5. Housing and land tax	-	882,897,070	882,897,070	-
6. Resource tax and environmental protection	-	6,173,275,597	1,331,280,000	4,841,995,597
7. Charges, fees and other charges	-	5,473,608,232	5,473,608,232	-
8. Others	-	2,120,441,883	2,120,441,883	-
Total	(117,210,726,458)	1.171.214.820.407	1,223,383,662,751	(169,379,568,802)
Details:				
Tax receivables	(174,484,669,792)			(250,873,100,425)
Tax payables to the State budget	57,273,943,334			81,491,714,532
Total	(117,210,726,458)			(169.379.568.802)



CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

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	725,500,000	468,500,000	-	983,874,384	-	2,177,874,384
Disposal	-	-	2,304,145,455	-	-	2,304,145,455
As at 31 December 2025	6,235,056,041	3,448,491,202	29,343,417,884	13,223,350,762	302,600,000	52,552,915,889
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	726,209,430	395,283,118	3,770,417,048	1,116,095,494	55,476,674	6,063,481,764
Disposal	-	-	2,304,145,455	-	-	2,304,145,455
Others	-	-	-	-	-	-
As at 31 December 2025	2,967,958,161	2,600,193,665	18,699,883,613	10,849,476,312	282,426,704	35,399,938,455
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 31 December 2025	3,267,097,880	848,297,537	10,643,534,271	2,373,874,450	20,173,296	17,152,977,434

The historical cost of fully depreciated tangible fixed assets but still in use as at 31 December 2025 was VND 17,459,181,857 (as at 31 December 2024: VND18,526,740,945).

As at 31 December 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).

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

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 1,018,165,000	4,522,650,100 1,018,165,000
As at 31 December 2025	1,809,558,000	3,731,257,100	5,540,815,100
Accumulated depreciation			
As at 1 Jan 2025	-	1,295,229,388	1,295,229,388
Charge for the period	-	825,072,771	825,072,771
As at 31 December 2025	-	2,120,302,159	2,120,302,159
Net book value			
As at 1 Jan 2025	1,809,558,000	1,417,862,712	3,227,420,712
As at 31 December 2025	1,809,558,000	1,610,954,941	3,420,512,941

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

14 INVESTMENT PROPERTIES HELD FOR LEASE

	As at 31/12/2025 VND	Increrase VND	Decrease VND	As at 01/01/2025 VND
Investment properties held for lease				
Historical cost				
Land use rights	663,478,155,542	39,214,004,931	78,921,663,210	703,185,813,821
Total	663,478,155,542	39,214,004,931	78,921,663,210	703,185,813,821
Accumulated depreciation				
Land use rights	265,681,907,120	33,752,947,154	39,978,298,041	271,907,258,007
Total	265,681,907,120	33,752,947,154	39,978,298,041	271,907,258,007
Net book value				
Land use rights	397,796,248,422			431,278,555,814
Total	397,796,248,422			431,278,555,814

As at 31 December 2025, investment properties held for lease with a carrying value of VND 262,579,750,056 (as at 01 January 2024: VND340,884,408,933) were pledged as collaterals for borrowings of the Head Office and third parties.

As at 31 December 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
Historical cost			
As at 1 Jan 2025	24,783,977,276	-	24,783,977,276
New leases during the period	2,496,150,000		2,496,150,000
As at 31 December 2025	27,280,127,276	-	27,280,127,276
Accumulated depreciation			
As at 1 Jan 2025	3,620,147,287	-	3,620,147,287
Charge for the period	2,513,377,877	-	2,513,377,877
As at 31 December 2025	6,133,525,164	-	6,133,525,164
Net book value			
As at 1 Jan 2025	21,163,829,989	-	21,163,829,989
As at 31 December 2025	21,146,602,112	-	21,146,602,112

16 CONSTRUCTION IN PROGRESS

Details of construction in progress is as follow:

	31/12/2025 VND	01/01/2025 VND
Hanh Phuc Project	639,110,961,711	581,276,705,197
Ham Kiem - Binh Thuan Wind Power Plant Project	4,731,968,182	4,731,968,182
Sailing Tower Project	16,682,526,811	14,946,673,077
Others	2,880,140,758	13,227,479,766
	663,405,597,462	614,182,826,222

17 TRADE ACCOUNTS PAYABLE**(a) Short-term**

	31/12/2025		01/01/2025	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties (*)	1,351,087,131,405	1,351,087,131,405	1,438,011,761,165	1,438,011,761,165
Related parties (Note 32(b))	101,726,660,075	101,726,660,075	61,134,778,914	61,134,778,914
	1,452,813,791,480	1,452,813,791,480	1,499,146,540,079	1,499,146,540,079

(*) As at 31 December 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:

	31/12/2025 VND	01/01/2025 VND
Aviation Products and Equipment Maintenance Joint Stock Company	16,956,703,620	182,896,243,798
VTG Equipment and Technology Joint Stock Company	8,774,179,988	166,902,859,429

(b) Long-term

	31/12/2025		01/01/2025	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties (*)	665,836,538,473	665,836,538,473	498,298,612,475	498,298,612,475
Related parties (Note 32(b))	107,583,396,279	107,583,396,279	101,082,067,182	101,082,067,182
	773,419,934,752	773,419,934,752	599,380,679,657	599,380,679,657

(*) As at 31 December 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:

	31/12/2025 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	31/12/2025		01/01/2025	
	Value VND	Able-to-pay amount VND	Value VND	Able-to-pay amount VND
Third parties (*)	1,177,754,591,291	1,177,754,591,291	2,182,336,379,557	2,182,336,379,557
Related parties (Note 32(b))	24,327,492,805	24,327,492,805	40,972,570,674	40,972,570,674
	1,202,082,084,096	1,202,082,084,096	2,223,308,950,231	2,223,308,950,231

(*) As at 31 December 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:

	31/12/2025		01/01/2025	
	Value	Able-to-pay amount	Value	Able-to-pay amount
Tropicana Nha Trang Company Limited	140,850,972,977	140,850,972,977	140,577,581,792	140,577,581,792
My Thuan Project Management Board	8,011,311,637	8,011,311,637	201,633,602,436	201,633,602,436
Airports Corporation of Vietnam - JSC	322,875,228,614	322,875,228,614	86,925,750,599	86,925,750,599
Project Management Board 85	-	-	479,737,591,400	479,737,591,400
Na Duong II Thermal Power Plant Project Management Board - Branch of TKV	-	-	219,069,255,251	219,069,255,251
Electricity Corporation - Joint Stock Company	-	-	-	-
Project Management Board for Investment and Construction of Transportation Infrastructure	159,114,746,118	159,114,746,118	-	-
Global Construction and Investment Joint Stock Company	157,562,183,108	157,562,183,108	-	-
	31/12/2025		01/01/2025	
Long-term:				
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
Total	99,466,881,000	99,466,881,000	99,466,881,000	99,466,881,000

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

19 ACCRUED EXPENSES

(a) Short-term

	31/12/2025 VND	01/01/2025 VND
Interest expense	17,019,225,320	13,989,877,357
Construction cost	1,091,966,525,006	431,294,864,938
Others	3,569,691,717	186,374,277
	1,112,555,442,043	445,471,116,572

(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 December 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

	31/12/2025 VND	01/01/2025 VND
Short-term		
Compulsory insurance and union	7,537,128,221	4,268,183,634
Dividend payables	117,376,700	117,376,700
Advance received from partner according to agreement	16,000,000,000	-
Payables to partners in construction joint ventures	9,378,055,444	-
Imported goods must be paid for at the Na Duong II Thermal Power Plant.	243,954,589,010	-
Others	295,817,696,017	6,794,273,963
	572,804,845,392	11,179,834,297
Related parties (Note 32(b))	288,600,000,000	4,426,869,985
Long-term		
Related parties (Note 32(b))	502,954,075,532	504,410,158,532
Deposits	35,427,782,256	31,328,032,186
Investment Trust Agreement (*)	-	600,000,000,000
Others	3,041,817,938	30,354,953,938
	541,423,675,726	1,166,093,144,656

(*) 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.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

22

BORROWINGS AND FINANCE LEASE LIABILITIES

Form B 09a – DN

	As at 31/12/2025 VND	Drawdowns VND	Repayments VND	As at 01/01/2025 VND
Short-term				
Short-term loans (i)	4,728,759,701,845	8,146,339,300,562	6,807,051,873,062	3,389,472,274,345
Joint Stock Commercial Bank for Investment and Development of Vietnam	1,582,820,599,977	2,809,275,285,070	2,537,505,787,199	1,311,051,102,106
Saigon-Hanoi Commercial Joint Stock Bank	757,968,145,758	1,185,348,421,535	1,031,330,275,777	603,950,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade	669,101,073,839	1,514,115,839,249	1,098,854,798,348	253,840,032,938
Viet Capital Commercial Joint Stock Bank - South Sai Gon Branch	128,984,860,520	225,238,431,520	166,253,571,000	70,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tay Sai Gon Branch	198,258,999,342	328,192,273,589	255,350,130,626	125,416,856,379
Nam A Commercial Joint Stock Bank	836,842,928,212	1,082,347,928,212	647,157,210,600	401,652,210,600
Saigon Thuong Tin Commercial Joint Stock Bank - District 4 Branch	234,551,869,363	384,955,615,788	150,403,746,425	-
Tien Phong Commercial Joint Stock Bank - North Central Branch	-	175,214,000,000	251,276,900,000	76,062,900,000
Military Commercial Joint Stock Bank - So giao dich 2 Branch	174,005,793,328	245,426,074,093	171,419,453,087	99,999,172,322
Vietnam International Commercial Joint Stock Bank - Ho Chi Minh City Branch	50,095,003,420	50,095,003,420	-	-
An Binh Commercial Joint Stock Bank - HCM City Branch	-	-	447,500,000,000	447,500,000,000
Asia Commercial Joint Stock Bank - NVT Branch	50,000,000,000	100,000,000,000	50,000,000,000	-
Vietnam Prosperity Joint Stock Commercial Bank - Head Office	26,865,304,621	26,865,304,621	-	-
Tien Phong Commercial Joint Stock Bank - HCM City Branch	19,265,123,465	19,265,123,465	-	-
Current portion of long-term Vietnam Development Bank	47,577,762,485	5,774,733,892	-	41,803,028,593
Long-term finance Lease liabilities	5,332,846,460	6,488,026,421	6,002,231,561	4,847,051,600
Current portion of long-term Nam A Commercial Joint Stock Bank - Ham Nghi branch	37,500,000,000	37,500,000,000	-	-
Others	35,504,454,795	-	-	35,504,454,795
Hinokiya - Twgroup Company Limited	35,504,454,795	-	-	35,504,454,795
Total	4,854,674,765,585	8,196,102,060,875	6,813,054,104,623	3,471,626,809,333

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

	As at 31/12/2025 VND	Drawdowns VND	Repayments VND	Form B 09a – DN As at 01/01/2025 VND
Long-term loans:				
Viet Capital Commercial Joint Stock Bank - South Sai Gon Branch (ii)	767,863,000	-	160,713,000	928,576,000
Nam A Commercial Joint Stock Bank - Ham Nghi branch (iii)	262,500,000,000	-	37,500,000,000	300,000,000,000
Vietnam Development Bank – 49,583,654.29 usd (iv)	1,307,868,049,207	57,044,257,212	62,176,016,220	1,312,999,808,215
Long-term Finance Leasing (v)	8,553,558,027	2,709,338,080	5,562,919,536	11,407,139,483
Total	1,579,689,470,234	59,753,595,292	105,399,648,756	1,625,335,523,698
Subtotal	6,434,364,235,819	8,255,855,656,167	6,918,453,753,379	5,096,962,333,031

- (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 10.6%/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 12th 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.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

- (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. As of the date of this financial report, current portion of long-term debt of USD 1,803,759.43 and long-term loans of USD 49,583,654.09.
- (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

Form B 09a – DN

23 OWNERS' CAPITAL

(a) Number of shares

	31/12/2025 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)
Number of existing shares in circulation	397,906,100	358,170,025

(b) Details of owners' shareholding

	31/12/2025		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 31 December 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	-	-	-	-	-	-
As at 1/1/2025	3,585,078,250,000	99,327,851,808	(4,796,760,000)	8,909,815,816	555,787,000,902	4,244,306,158,526
Net profit for the year	-	-	-	-	254,911,860,722	254,911,860,722
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)	-
Appropriation to Investment and development fund (*)	-	-	-	44,405,546,011	(44,405,546,011)	-
Appropriation to bonus and welfare fund (*)	-	-	-	-	(11,101,386,503)	(11,101,386,503)
Sell treasury shares	-	5,475,213,713	4,796,760,000	-	-	10,271,973,713
As at 31/12/2025	3,979,061,000,000	104,803,065,521	-	53,315,361,827	357,709,179,110	4,494,888,606,458

(*) According to the Resolution of the Annual General Meeting No. 02/NQ-DHDCD 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 VND 3,500,000,000;
- Appropriation to Stock dividend declared 2024 with the amount of VND 393,982,750,000; and
- Appropriation to Investment and development funds and bonus and welfare funds corresponding: VND 44,405,546,011 and VND 11,101,386,503.

(**) According to Board of Directors Resolution No. 86/NQ-HĐQT dated 15 August 2025, the Board of Management approved the plan to sell treasury shares. As of the date of this Head Office's financial report, the Head Office has completed the sale of treasury shares.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

25 NET REVENUE FROM SALES OF GOODS AND RENDERING SERVICES

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Revenue from constructions activities	9,213,099,008,833	7,186,526,819,863
Revenue from sale of goods and materials	2,164,532,634,371	2,224,064,941,175
Revenue from rendering of services	158,937,889,309	161,494,759,307
Revenue from real estate sold	39,917,951,275	-
Total	11,576,487,483,788	9,572,086,520,345

26 COST OF GOODS SOLD AND SERVICES RENDERED

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Cost of construction activities	8,838,629,191,329	6,910,695,030,326
Cost of goods and materials sold	2,145,113,869,670	2,203,841,965,709
Cost of services rendered	65,338,714,229	66,419,358,539
Cost of real estates sold	37,937,907,993	-
Total	11,087,019,683,221	9,180,956,354,574

27 FINANCIAL INCOME

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Interest income from lendings and deposits	248,817,360,655	230,920,297,069
Dividends and profits shared	2,520,000,000	8,820,000,000
Income from transferring investments	87,991,689,000	230,561,300,000
Interest for late payment	2,159,711,243	
Realised foreign exchange gains	2,218,582,230	351,006,982
Net profit from foreign currency translation at period-end	-	-
Total	343,707,343,128	470,652,604,051

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

28 FINANCIAL EXPENSES

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Interest expense	398,763,409,823	301,336,640,412
Reversal of provision/Provision for investments	2,498,862,034	
Net loss from foreign currency translation at year end	43,676,135,694	57,089,764,838
Realised foreign exchange losses	536,202,230	4,343,203,171
Others	3,838,127,464	4,712,365,917
Total	449,312,737,245	367,481,974,338

29 GENERAL AND ADMINISTRATION EXPENSES

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Staff costs	137,895,880,330	120,242,539,842
Tool and equipment	6,013,592,849	2,669,715,707
Depreciation and amortisation	2,516,035,985	1,978,708,552
Tax and other fees	246,326,395	477,627,960
Outside service expenses	31,522,374,129	24,909,800,908
Provision/(reversal of provision) for doubtful debts	-	63,981,137,139
Others	14,082,836,591	8,020,236,852
Total	192,277,046,279	222,279,766,960

30 OTHER INCOME

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Profit from revaluation of fixed assets, working assets, other	181,056,634,831	-
Gains on disposal of fixed assets	554,545,454	1,429,913,110
Gains on disposal of tool and equipment	-	11,275,830,500
Fines	1,636,065,813	-
Others	616,730,923	2,361,717,898
Total	183,863,977,021	15,067,461,508

31 OTHER EXPENSES

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Losses on disposal of fixed assets	-	-
Fines	4,996,731,333	3,846,199,782
Others	40,104,919,379	2,082,918,172
Total	45,101,650,712	5,929,117,954

Form B 09a – DN

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

32

RELATED PARTY DISCLOSURES

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 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Sales of goods and materials		
CC1 Construction and Equipment Joint Stock Company	-	974,148,550
No.1 Viet Quang Construction Joint Stock Company	-	36,395,087,918
No.1 Viet Hung Construction Joint Stock Company	-	10,222,415,723
CC1 Trading Services Joint Stock Company	3,516,820,095	3,067,152,840
Vina-PSMC Precast Concrete Company Limited	-	19,415,891,690
Total	3,516,820,095	70,074,696,721
	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Sales of construction activities		
CC1 Construction and Equipment Joint Stock Company	351,477,945	19,123,533
No.1 Viet Quang Construction Joint Stock Company	2,862,596,223	1,417,844,318
Hai Phong Coast Road Investment Company Limited	-	16,460,451,962
No.1 Viet Hung Construction Joint Stock Company	3,755,179,381	460,210,756
Total	6,969,253,549	18,357,630,569
	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Revenue from rendering of services		
CC1 Trading Services Joint Stock Company	180,000,000	180,000,000
CC1 Investment Joint Stock Company	78,000,000	150,000,000
Southern Infrastructure and Energy Joint Stock Company	180,000,000	180,000,000
No.1 Viet Hung Construction Joint Stock Company	4,833,522,917	10,324,208,967
3H Building Materials Joint Stock Company	180,000,000	180,000,000
Saigon Sunflower Company Limited	72,000,000	-
Total	5,523,522,917	11,014,208,967

Form B 09a – DN

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Purchase of goods and services in the form of sub-contracts		
Branch of Construction Corporation No 1 Joint Stock Company - Dong Nai Province	61,798,729,666	-
Branch of Construction Corporation No 1 Joint Stock Company - Dak Nong Province	8,438,559,500	-
Branch of Construction Corporation No 1 Joint Stock Company - Dong Thap Province	12,641,141,470	55,030,774,546
Branch of Construction Corporation No 1 Joint Stock Company - Phu Yen Province	17,648,094,920	95,512,750,353
Branch of Construction Corporation No 1 Joint Stock Company - Soc Trang Province	18,969,256,867	16,975,274,293
Branch of Construction Corporation No 1 Joint Stock Company - Dak Lak Province	2,856,053,640	-
CC1 Trading Services Joint Stock Company	1,242,225,560,266	460,016,188,271
No.1 Viet Quang Construction Joint Stock Company	356,943,640,364	477,004,036,543
CC1 Construction and Equipment Joint Stock Company	105,729,851,163	24,471,300,291
Vina-PSMC Precast Concrete Company Limited	3,520,600,000	23,173,440,000
No.1 Viet Hung Construction Joint Stock Company	332,565,526,030	298,137,014,370
Southern Infrastructure and Energy Joint Stock Company	-	128,500,729,288
CC1 Investment Joint Stock Company	9,178,400,000	-
3H Building Materials Joint Stock Company	14,753,733,770	93,644,108,745
Total	2,187,269,147,656	1,672,465,616,700
	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Interest and management fee form lendings		
Hai Phong Coast Road Investment Company Limited	35,571,893,000	67,896,669,000
Chuong Duong Joint Stock Company	2,187,328,760	2,947,790,566
No.1 Viet Hung Construction Joint Stock Company	1,978,266,751	2,512,369,690
Total	39,737,488,511	73,356,829,256
Interest from subcontractor		
No.1 Viet Hung Construction Joint Stock Company	174,901,000	1,649,820,000
Total	174,901,000	1,649,820,000

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Interest charged for late payment		
No.1 Viet Hung Construction Joint Stock Company	1,106,087,097	770,234,781
CC1 Trading Services Joint Stock Company	-	20,147,863
CC1 Construction and Equipment Joint Stock Company	-	4,188,359
Total	1,106,087,097	794,571,003

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Investments		
CC1 Construction and Equipment Joint Stock Company	-	19,500,000,000
No.1 Viet Hung Construction Joint Stock Company	40,800,000,000	12,240,000,000
Saigon Sunflower Company Limited	420,850,000,000	191,650,000,000
Dai Ngai Industrial Park Company Limited	-	216,000,000,000
Chuong Duong Joint Stock Company	57,493,557,000	-
CC1 Trading Services Joint Stock Company	42,000,000,000	-
Total	561,143,557,000	439,390,000,000

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	VND	VND
Dividends and profits shared		
CC1 Trading Services Joint Stock Company	2,520,000,000	8,820,000,000
Total	2,520,000,000	8,820,000,000

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

(b) Period/year end balances with related parties

	31/12/2025 VND	01/01/2025 VND
Short-term trade accounts receivable (Note 5)		
CC1 Investment Joint Stock Company	-	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	-	198,000,000
Southern Infrastructure and Energy Joint Stock Company	-	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
No.1 Viet Hung Construction Joint Stock Company	2,245,003,128	-
Total	108,390,429,931	110,855,049,230
	31/12/2025 VND	01/01/2025 VND
Short-term prepayments to suppliers (Note 6)		
CC1 Construction and Equipment Joint Stock Company	57,086,599,497	31,088,575,844
CC1 Trading Services Joint Stock Company		-
No.1 Viet Quang Construction Joint Stock Company	3,316,253,280	-
Vina-PSMC Precast Concrete Company Limited	-	2,344,917,600
Chuong Duong Joint Stock Company	-	2,969,558,064
No.1 Viet Hung Construction Joint Stock Company	393,004,705,996	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	295,527,521	278,738,521
Hai Phong Coast Road Investment Company Limited	-	953,128,829
3H Building Materials Joint Stock Company	-	-
Total	559,527,382,931	654,531,293,360

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

	31/12/2025 VND	01/01/2025 VND
Short-term intercompany receivables		
Branch of Construction Corporation No 1 Joint Stock Company	232,111,486	3,566,937,950
Branch of Construction Corporation No 1 Joint Stock Company - Central	-	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	-	5,384,407,780
Branch of Construction Corporation No 1 Joint Stock Company - Phu Yen Province	-	36,617,904,785
Branch of Construction Corporation No 1 Joint Stock Company - Dong Nai Province	3,411,070,083	220,021,334
Branch of Construction Corporation No 1 Joint Stock Company - Dak Lak Province	117,045,408	824,668,142
Branch of Construction Corporation No 1 Joint Stock Company - Soc Trang Province	39,108,176,735	19,400,969,833
Total	43,149,903,712	71,989,860,983
Capital provided to dependent units		
Branch of Construction Corporation No 1 Joint Stock Company - Cambodia	699,600,000	699,600,000
Short-term lendings (Note 7(a))		
No.1 Viet Hung Construction Joint Stock Company	12,531,305,703	16,141,798,143
Chuong Duong Joint Stock Company	-	6,920,214,188
Total	12,531,305,703	23,062,012,331
Long-term lendings (Note 7(b))		
No.1 Viet Hung Construction Joint Stock Company	9,163,880,722	11,835,882,671
Chuong Duong Joint Stock Company	-	27,680,857,007
Hai Phong Coast Road Investment Company Limited	-	659,200,000,000
Total	9,163,880,722	698,716,739,678

(*) 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. As at 31 December 2025, the Head Office fully recovered the Loan contract from Hai Phong Coast Road Investment Company Limited upon request.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

	31/12/2025 VND	01/01/2025 VND
Other short-term receivables (Note 8(a))		
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	114,442,000	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	-	144,438,283,000
CC1 Construction and Equipment Joint Stock Company	14,652,424,889	-
Total	105,566,395,179	252,208,406,290
Other long-term receivables (Note 8(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	5,558,894,984	4,022,610,443
Total	425,392,662,288	423,856,377,747
Short-term trade accounts payable (Note 17(a))		
No.1 Viet Quang Construction Joint Stock Company	-	43,342,129,163
CC1 Trading Services Joint Stock Company	101,726,660,075	17,792,649,751
CC1 Investment Joint Stock Company	-	-
Total	101,726,660,075	61,134,778,914
Long-term trade accounts payable (Note 17(b))		
No.1 Viet Quang Construction Joint Stock Company	66,147,522,706	66,225,732,115
CC1 Construction and Equipment Joint Stock Company	3,095,301,113	566,058,499
No.1 Viet Hung Construction Joint Stock Company	34,549,838,773	27,436,484,816
Chuong Duong Joint Stock Company	-	3,063,058,065
No.1 Viet Tong Construction Joint Stock Company	3,790,733,687	3,790,733,687
Total	107,583,396,279	101,082,067,182

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

	31/12/2025 VND	01/01/2025 VND
Short-term advances from customers (Note 17(a))		
CC1 Trading Services Joint Stock Company	24,327,492,805	-
No.1 Viet Hung Construction Joint Stock Company	-	4,082,172,559
Hai Phong Coast Road Investment Company Limited	-	36,890,398,115
Total	24,327,492,805	40,972,570,674
	31/12/2025 VND	01/01/2025 VND
Short-term intercompany payables		
Branch of Construction Corporation No 1 Joint Stock Company - Central	5,530,007,824	
Branch of Construction Corporation No 1 Joint Stock Company - Dong Thap Province	17,372,754,064	21,678,234,539
Branch of Construction Corporation No 1 Joint Stock Company - Phu Yen Province	33,609,749,184	104,154,682,356
Branch of Construction Corporation No 1 Joint Stock Company - Soc Trang Province	3,445,953,098	5,076,249,224
Branch of Construction Corporation No 1 Joint Stock Company - Dong Nai Province	5,364,667,074	
Branch of Construction Corporation No 1 Joint Stock Company - Dak Nong Province	2,218,491,310	
Total	67,541,622,554	130,909,166,119
	31/12/2025 VND	01/01/2025 VND
Long-term intercompany payables		
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	18,287,668,136	32,237,752,119
Total	18,759,803,397	36,115,483,505
	31/12/2025 VND	01/01/2025 VND
Other short-term payables (Note 18(a))		
CC1 Construction and Equipment Joint Stock Company	-	1,726,980,000
CC1 Trading Services Joint Stock Company	-	399,889,985
Southern Infrastructure and Energy Joint Stock Company	-	300,000,000
3H Building Materials Joint Stock Company	-	2,000,000,000
Saigon Sunflower Company Limited	288,600,000,000	
Total	288,600,000,000	4,426,869,985

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09a – DN

Other long-term payables (Note 18(b))

Dong Nai Bridge Investment and Construction
Joint Stock Company

502,954,075,532

504,410,158,532

Total

502,954,075,532

504,410,158,532

33

EVENTS ARISING AFTER THE DATE OF THE HEAD OFFICE FINANCIAL STATEMENTS

There are no other issues or situations arising from 31 December 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 4th quarter of year 2025 were approved by the Board of Management on 30th January 2026.

Vo Thi Ngoc Thanh
Preparer

Tran Thi Ngoc Thuy
Chief Accountant

Le Bao Anh
General Director

