CONSTRUCTION CORPORATION NO.1 JOINT STOCK COMPANY
Add: 111A Pasteur, Sai Gon Ward, HCMC – Tax code : 0301429113
Tel: 08.38 222 059 – Fax : 08.38 290 500

CONSOLIDATED FINANCIAL STATEMENTS
CONSTRUCTION CORPORATION NO. 1
AND ITS SUBSIDIARIES

FOR THE 2nd QUARTER OF 2026

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY
Address: 111A, Pasteur Street, Sai Gon Ward, Ho Chi Minh City, Vietnam

Form B 01 – DN/HN
(Attached to Circular No. 43/2026/TT-BTC dated April 20, 2026 of the Minister of Finance)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30/06/2026

Unit: VND

ASSETS	Code	Note	As at 30/06/2026	As at 01/01/2026
A. CURRENT ASSETS	**100**		**16,621,082,246,098**	**13,261,255,651,599**
I. Cash and cash equivalents	**110**	3	**3,936,391,535,312**	**2,283,341,721,111**
1. Cash	111		1,657,896,625,040	1,281,289,356,993
2. Cash equivalents	112		2,278,494,910,272	1,002,052,364,118
II. Short-term investment	**120**		**327,850,527,359**	**271,178,585,841**
1. Investments held to maturity	123	4(a)	327,850,527,359	271,178,585,841
III. Short-term receivables	**130**		**8,673,711,096,218**	**7,731,839,313,697**
1. Short-term trade accounts receivable	131	5	2,247,823,089,699	2,348,553,415,351
2. Short-term prepayments to suppliers	132	6	5,760,124,503,407	5,142,793,303,187
4. Other short-term receivables	135	7	942,384,841,708	517,113,933,755
5. Provision for doubtful debts – short-term	136		(276,621,338,596)	(276,621,338,596)
IV. Inventories	**140**	8	**3,130,040,470,310**	**2,515,208,234,559**
1. Inventories	141		3,130,482,975,315	2,515,650,739,564
2. Provision for decline in value of inventories	142		(442,505,005)	(442,505,005)
V. Other current assets	**160**		**553,088,616,899**	**459,687,796,391**
1. Short-term deferred expenses	161	9	72,786,440,542	68,687,716,495
2. Value added tax ("VAT") to be reclaimed	162		173,103,379,409	133,526,563,093
3. Tax and other receivables from the State	163	10	307,198,796,948	257,473,516,803
B. LONG-TERM ASSETS	**200**		**3,666,383,418,378**	**3,864,970,005,545**
I. Long-term receivables	**210**		**342,613,350,502**	**919,786,496,227**
Long-term trade accounts receivable	211		256,254,605,352	254,821,707,354
1. Other long-term receivables	215	7	86,358,745,150	664,964,788,873
II. Fixed assets	**220**		**201,055,484,536**	**185,607,841,928**
1. Tangible fixed assets	221	11	56,113,003,346	62,553,166,667
Historical cost	222		2,483,472,076,134	2,482,324,620,576
Accumulated depreciation	223		(2,427,359,072,788)	(2,419,771,453,909)
2. Finance lease fixed assets	224	13	101,504,108,593	79,634,162,320
Historical cost	225		127,764,245,523	99,278,518,054
Accumulated depreciation	226		(26,260,136,930)	(19,644,355,734)
3. Intangible fixed assets	227	12	43,438,372,597	43,420,512,941
Historical cost	228		52,986,484,373	52,391,616,373
Accumulated amortisation	229		(9,548,111,776)	(8,971,103,432)
III. Investment properties	**240**	14	**386,099,669,292**	**397,796,248,422**
1. Historical cost	241		663,478,155,542	663,478,155,542
2. Accumulated depreciation	242		(277,378,486,250)	(265,681,907,120)
IV. Long-term asset in progress	**250**		**737,029,640,587**	**669,350,207,935**
1. Construction in progress	252	15	737,029,640,587	669,350,207,935
V. Long-term investments	**260**		**1,951,220,422,589**	**1,675,977,803,757**
2. Investments in associates	262	4(b)	1,282,363,987,831	1,000,906,010,393
3. Investments in other entities	263	4(c)	651,930,579,822	652,993,497,822
4. Provision for long-term investments	264		(8,517,367,982)	(8,517,367,982)
5. Investments held to maturity	265	4(a)	25,443,222,918	30,595,663,524
VI. Other long-term asset	**270**		**48,364,850,872**	**16,451,407,276**
1. Long-term deferred expenses	271	9	48,137,030,366	15,995,766,264
2. Deferred income tax assets	272		227,820,506	455,641,012
TOTAL ASSETS	**280**		**20,287,465,664,476**	**17,126,225,657,144**

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY
Address: 111A, Pasteur Street, Sai Gon Ward, Ho Chi Minh City, Vietnam

Form B 01 – DN/HN
(Attached to Circular No. 43/2026/TT-BTC dated April 20, 2026 of the Minister of Finance)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30/06/2026

Unit: VND

RESOURCES	Code	Note	As at 30/06/2026	As at 01/01/2026
C. LIABILITIES	**300**		**15,739,902,765,642**	**12,637,544,720,685**
I. Short-term liabilities	**310**		**13,076,420,061,930**	**9,970,503,411,539**
1. Short-term trade accounts payable	311	16	2,108,208,911,701	1,684,893,173,908
2. Short-term advances from customers	312	17	3,578,632,155,122	1,307,554,100,607
3. Dividend and interest payables	313		4,720,375,818	4,720,375,818
4. Short-term tax and other payables to the State	314	10	33,115,265,092	94,089,226,967
5. Payables to employees	315		34,246,273,204	45,203,098,715
6. Short-term accrued expenses	316	18	984,622,390,367	1,176,032,391,753
7. Short-term unearned revenue	319		4,001,297,226	5,191,367,499
8. Other short-term payables	320	19	1,584,094,163,092	580,104,785,466
9. Short-term borrowings and finance lease liabilities	321	20	4,684,680,992,947	5,038,486,999,943
10.Provision for short-term liabilities	322		17,598,756,909	9,884,810,411
11. Bonus and welfare funds	323		42,499,480,452	24,343,080,452
II. Long-term liabilities	**330**		**2,663,482,703,712**	**2,667,041,309,146**
1. Long-term trade accounts payables	331	16	800,069,993,703	704,177,110,933
2. Long-term advances from customers	332	17	99,466,881,000	99,466,881,000
3. Long-term accrued expenses	334	18	174,782,794,386	174,782,794,386
4. Long-term unearned revenue	337		19,509,390,750	20,854,865,976
5. Other long-term payables	338	19	(45,130,071,311)	38,469,600,194
6. Long-term borrowings and finance lease liabilities	339	20	1,612,197,278,770	1,626,626,854,317
7. Provision for long-term liabilities	343		2,586,436,414	2,663,202,340
D. OWNERS' EQUITY	**400**		**4,547,562,898,834**	**4,488,680,936,459**
1. Owners' capital	411	21	3,979,061,000,000	3,979,061,000,000
- Ordinary shares with voting rights	411a		3,979,061,000,000	3,979,061,000,000
2. Surplus of equity	412	22	104,803,065,521	104,803,065,521
3. Differences upon asset revaluation	416		(6,491,472,440)	(6,491,472,440)
4. Foreign exchange differences	417	22	(75,938,125)	(77,713,517)
5. Investment and development funds	418	22	79,833,409,630	64,833,409,630
6. Undistributed earnings	420	22	336,543,899,180	294,123,085,215
- Undistributed post-tax profits of previous years	420a		258,483,085,215	96,558,723,757
- Post-tax profits of current period/year	420b		78,060,813,965	197,564,361,458
7. Lợi ích cổ đông không kiểm soát	429	22	53,888,935,068	52,429,562,050
TOTAL RESOURCES	**440**		**20,287,465,664,476**	**17,126,225,657,144**

TỔNG CÔNG TY XÂY DỰNG SỐ 1-CTCP
ACC1
M.S.D.N: 0301429113

Dinh Thi Hong Ngoc	**Nguyen Dinh Hieu**	**Le Bao Anh**
Preparer	**Chief Accountant**	**General Director**

Ho Chi Minh City, ...30th.....July 2026

CONSOLIDATED STATEMENT INCOME STATEMENTS

For the period from 01/01/2026 to 30/06/2026

Unit: VND

		Code	Note	Quarter 2/2026	Quarter 2/2025	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
1.	Revenue from sales of goods and rendering of services	01		4,109,891,695,034	3,443,468,754,456	6,464,022,610,490	4,931,599,490,927
2.	Less deductions	02		-	-	-	-
3.	Net revenue from sales of goods and rendering of services	10	24	4,109,891,695,034	3,443,468,754,456	6,464,022,610,490	4,931,599,490,927
4.	Cost of goods sold and services rendered	11	25	4,203,784,571,759	3,270,513,528,692	6,437,551,210,673	4,659,484,562,618
5.	**Gross profit from sales of goods and rendering of services**	**20**		**(93,892,876,725)**	**172,955,225,764**	**26,471,399,817**	**272,114,928,309**
6.	**Profit/(loss) from sale and disposal of investment property**	**21**		**-**	**-**	**-**	**-**
7.	Financial income	22	26	393,061,232,766	86,709,331,239	423,985,628,369	107,851,663,267
8.	Financial expenses	23	27	155,618,061,421	138,809,850,512	245,751,828,122	198,433,974,739
	- Including: Interest expense	24		158,653,376,522	100,171,809,971	245,687,363,809	156,383,117,351
9.	Selling expenses	26		-	659,684,589	-	4,172,437,735
10.	General and administration expenses	26	28	81,859,261,151	51,174,907,657	136,767,630,385	97,607,697,840
11.	Profit shared from associates	27	29	12,329,971,414	1,648,709,156	14,975,953,363	2,296,372,413
12.	**Net operating profit**	**30**		**74,021,004,883**	**70,668,823,401**	**82,913,523,042**	**82,048,853,675**
13.	Other income	31	30	25,178,755,685	3,433,739,770	28,341,465,616	5,136,173,619
14.	Other expenses	32	31	319,693,215	39,181,113,484	548,044,932	40,164,649,088
15.	Net other income/expenses	40		24,859,062,470	(35,747,373,714)	27,793,420,684	(35,028,475,469)
16.	**Accounting profit before tax**	**50**		**98,880,067,353**	**34,921,449,687**	**110,706,943,726**	**47,020,378,206**
17.	Corporate income tax ("CIT") - current	51		28,761,962,631	6,770,267,137	30,958,936,236	9,590,201,336
18.	CIT - deferred	52		113,910,253	-	227,820,506	-
19.	**Profit after tax**	**60**		**70,004,194,469**	**28,151,182,550**	**79,520,186,984**	**37,430,176,870**
20.	Owners of the parent company	61		68,492,247,832	26,994,970,730	78,060,813,965	35,819,678,900
21.	Non-controlling interests	62		1,511,946,637	1,156,211,820	1,459,373,019	1,610,497,970
22.	Basic earnings per share	70		120	47	144	72
23.	Diluted earnings per share	71		120	47	144	72

TỔNG CÔNG TY XÂY DỰNG SỐ 1 - CTCP
CC1
M.S.D.N: 0301429113

Dinh Thi Hong Ngoc
Preparer
Ho Chi Minh City, 30th July 2026

Nguyen Dinh Hieu
Chief Accountant

Le Bao Anh
General Director

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)
For the period from 01/01/2026 to 30/06/2026

Unit: VND

	Code	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Accounting profit before tax	**01**	**110,706,943,726**	**47,020,378,206**
2. Adjustments for:			
Depreciation and amortisation	02	27,563,778,458	29,369,496,723
Reversal of provisions	03	2,614,935,577	-
Unrealised foreign exchange losses	04	2,883,273,225	37,977,393,246
Profits from investing activities	05	(420,914,799,027)	(106,287,187,804)
Interest expense	06	245,687,363,809	156,383,117,351
3. Operating profit before changes in working capital	08	**(31,458,504,232)**	**164,463,197,722**
Increase in receivables	09	(210,330,752,793)	393,927,425,738
(Increase)/decrease in inventories	10	(614,832,235,751)	(462,419,116,214)
Increase in payables	11	3,484,709,912,891	(314,377,094,878)
(Increase)/decrease in prepaid expenses	12	(36,239,988,149)	(41,498,768,722)
Interest paid	14	(255,197,559,344)	(154,297,639,528)
CIT paid	15	(74,659,868,757)	(58,071,361,743)
Other receipts from operating activities	16	599,646,980	-
Other payments on operating activities	17	(11,934,490,768)	(7,220,987,566)
Net cash outflows from operating activities	20	**2,250,656,160,077**	**(479,494,345,191)**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchases of fixed assets and other long-term assets	21	(66,636,502,872)	(102,553,551,128)
2. Proceeds from disposals of fixed assets	22	-	(30,181,818)
3. Lendings granted and term deposits	23	(225,001,509,905)	(176,485,858,007)
4. Collection of lendings and term deposits	24	173,323,065,538	27,399,348,502
5. Investments in other entities	25	(488,603,457,000)	(515,843,557,000)
6. Proceeds from divestment of investments in other entities	26	189,000,000,000	183,350,000,000
7. Dividends and interest received	27	202,940,697,587	95,682,625,675
Net cash inflows/(outflows) from investing activities	**30**	**(214,977,706,652)**	**(488,481,173,776)**

(See the next page)

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)
For the period from 01/01/2026 to 30/06/2026

Unit: VND

	Code	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from short-term and long-term borrowings	33	4,980,319,345,963	4,594,139,316,148
2. Repayments of borrowings	34	(5,352,978,699,941)	(3,286,501,524,866)
3. Finance lease principal repayments	35	(11,264,757,649)	(9,863,331,992)
Net cash inflows from financing activities	**40**	**(383,924,111,627)**	**1,297,774,459,290**
Net increase in cash and cash equivalents	**50**	**1,651,754,341,798**	**329,798,940,323**
Cash and cash equivalents at beginning of period	**60**	**2,283,341,721,111**	**2,624,815,427,021**
Effect of foreign exchange differences	61	1,295,472,403	194,648,895
Cash and cash equivalents at end of period	**70**	**3,936,391,535,312**	**2,954,809,016,239**

TỔNG CÔNG TY XÂY DỰNG SỐ 1-CTCP
CC1
M.S.D.N: 0301429113

Dinh Thi Hong Ngoc
Preparer
Ho Chi Minh City, ..30th......July 2026

Nguyen Dinh Hieu
Chief Accountant

Le Bao Anh
General Director

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE-MONTH PERIOD ENDED 30 JUN 2026

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 22.

Normal business cycle of the Company and subsidiaries ("the Group") is from the point of time when the Group purchase material for construction procedures to the point of time when construction works are accomplished.

The Group's business activities are construction and real estate business.
The Group'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;
- Premise and office leasing services;
- Producing and trading supplies, construction technology, construction materials;
- Designing and manufacturing precast concrete products;
- Designing and building civil and industrial constructions, infrastructure; and
- Real estate business.

The Group has registered office at 111A Pasteur Street, Sai Gon Ward, Ho Chi Minh City. As at 30 Jun 2026, the Group had 10 branches (as at 31 December 2024: 9 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 Con`struction 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 Commune, Can Tho Province;
- Branch of Construction Corporation No 1 Joint Stock Company – Dak Lak: Plot no. 198, Map sheet no. 14, Village 16, Ea Knuec 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, Lam Dong Province.
- Branch of Construction Corporation No 1 Joint Stock Company – Bac Ninh: Chang Hamlet, Luc Nam Commune, Bac Ninh Province.

As at 30 Jun 2026, the Group had 1,321 employees (as at 31 December 2025: 1,163 employees).

1 GENERAL INFORMATION (continued)

As at 30 June 2026, the Group had 4 subsidiaries and 6 associates (as at 31 December 2025: 4 subsidiaries and 6 associates). Details are presented as below:

				30.06.2026		01.01.2026	
No.	**Company Name**	**Principal activities**	**Place of incorporation and operation**	**Ownership (%)**	**Voting right (%)**	**Ownership (%)**	**Voting right (%)**
	Subsidiaries						
1	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
2	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
3	CC1 Construction and Equipment Joint Stock Company	Construction and trading	Ho Chi Minh City	65.00	65.00	65.00	65.00
4	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

GENERAL INFORMATION (continued)

No.	Company Name	Principal activities	Place of incorporation and operation	30.06.2026 Ownership (%)	30.06.2026 Voting right (%)	01.01.2026 Ownership (%)	01.01.2026 Voting right (%)
1	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	41.29	41.29	40.80	40.80
2	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
3	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
4	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
5	CC1 Trading Services Joint Stock Company	Trading and services	Ho Chi Minh City	49.00	49.00	28.00	28.00
6	Saigon Sunflower Company Limited	Construction and trading	Ho Chi Minh City	34.62	34.62	49.00	49.00
7	CC1 Cat Lai Company Limited	Construction	Dong Nai Province	38.11	38.11	-	-

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements. The consolidated financial statements have been prepared under the historical cost convention except for investments in associates, and business combinations.

The accompanying consolidated financial statements 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.

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

2.2 Fiscal year

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

2.3 Currency

The consolidated financial statements are measured and presented in Vietnamese Dong ("VND" or "Dong"), which is the Group'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 regconised in the consolidated income statement.

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.5 Basis of consolidation

Subsidiaries

Subsidiaries are all entities over which the Group 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 Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The purchase method of accounting is used to account for the acquisition of subsidiaries by the Group. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any non-controlling interest. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement.

In a multi-phase acquisition, when determining goodwill or bargain purchase, the consideration is the sum of the total consideration on the date of acquiring control and previous considerations remeasured to fair value on the date of control acquisition.

Inter-company transactions, balances and unrealised gains and losses on transactions between group companies are eliminated.

Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The financial statements of the subsidiaries are prepared for the same accounting period of the Group for the consolidation purpose. If there are differences in end dates, the gap must not exceed 3 months. Adjustments are made to reflect impacts of significant transactions and events occurring between the end dates of the subsidiaries' accounting period and that of the Group's. The length of the reporting period and differences in reporting date must be consistent between periods.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.5 Basis of consolidation (continued)

Non-controlling transactions and interests

The Group applies a policy for transactions with non-controlling interests as transactions with external parties to the Group.

Non-controlling interests ("NCI") are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

A divestment of the Group's interest in a subsidiary that does not result in a loss of control is accounted for as a transaction with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received from divestment of the Group's interest in the subsidiary is recorded directly in the undistributed earnings under equity.

In a divestment of the Group's interest in a subsidiary that results in a loss of control, the difference between the Group's share in the net assets of the subsidiary and the net proceeds from divestment is recognised in the consolidated income statement. The retained interest in the entity will be accounted for as either an investment in another entity or investment to be accounted for as equity for since the divestment date.

Associates

Associates are investments that the Group has significant influence but not control over and the Group would generally have from 20% to less han 50% of the voting rights of the investee. Investments in associates are accounted for using the equity method of accounting and are initially recognised at cost. The Group's investment in associates includes goodwill identified on acquisition, net of any accumulated impairment loss.

The Group's share of the post-acquisition profits or losses of its joint ventures and those of its associates is recognised in the consolidated income statement. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in an associate equals or exceeds its interest in the associate, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

Unrealised gains and losses on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates in accordance with the current accounting policies.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Goodwill

Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary or associate at the date of acquisition. Goodwill on acquisitions of subsidiaries is recognised as an asset and is amortised on a straight-line basis over its estimated period of benefit but not exceeding a period of 10 years.

Goodwill on acquisitions of investments in associates is included in the carrying amount of the investments at the date of acquisition. The Group does not amortise this goodwill.

On disposal of the investments in subsidiaries or associates, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on the disposal.

Goodwill is carried at cost less accumulated amortisation, and is tested annually for impairment. If there is evidence that the impairment during the year is higher than the annual goodwill charge, the Group records the impairment immediately in the accounting period.

2.7 Cash and cash equivalents

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

2.8 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 consolidated balance sheet based on the remaining period from the consolidated balance sheet date to the maturity date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.9 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 Group 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.

2.10 Investments

(a) Investments held to maturity

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

Investments held to maturity include term bank deposits, bonds, loans, and other held-to-maturity investments. 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 consolidated balance sheet based on the remaining period from the consolidated balance sheet date to the maturity date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.10 Investments (continued)

(b) Investments in associates

Investments in associates are accounted for using the equity method when preparing the consolidated financial statements (Note 2.5).

(c) 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.

Provision for investments in other entities is made when there is a diminution in value of the investments at the period end. 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 based on the loss of investees.

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.

2.12 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 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.13 Business cooperation contract

A business cooperation contract ("BCC") is a contract between the Group 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.

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 subtance, the BCC parties share revenue and expenses because each party can jointly control the operation and cash flows of the BCC.

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

2.14 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 consolidated income statement when incurred.

Depreciation and amortisation

Fixed assets are depreciated and amortised using the straight-line method so as to write off the cost of 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 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 – 12 years
Motor vehicles	6 – 10 years
Office equipment	3 – 10 years
Software	3 years
Others	5 years
Land use rights	50 years

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.14 Fixed assets (continued)

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, including:

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.

Other tangible fixed assets, which is the Dong Nai Bridge project, is depreciated according to the provisions of Circular No. 147/2016/TT-BTC dated 13 October 2016. Depreciation of fixed assets is determined as the exploitation period to return the investor's investment in the project. The depreciation of fixed assets is proportional to the annual revenue in accordance with the exploitation period to collect to return the investor's investment in the project (similar to the method of depreciation according to the quantity and volume of products).

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 consolidated income statement.

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 equipments; compensation and resettlement costs; project management expenditure; construction consulting expenditure; and capitalised borrowing costs for qualifying assets in accordance with the Group'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.

2.15 Operating lease

Leases of property, plant and equipment where the lessor has transferred the ownership at the end of the lease period, and transferred substantially the risks and rewards, are classified as finance leases. Finance leases are capitalised at the inception of the lease at the lower of the fair value of leased assets or the present value of the minimum lease payments.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.14 Fixed assets (continued)

Each lease payment is separate between the liability and finance charges to achieve a constant rate on the outstanding finance lease balance. The corresponding rental obligations, net of finance charge, are included in long-term borrowings.

The interest element of the finance cost is charged to the income statement over the lease term. The property, plant and equipment acquired under finance leasing contracts is depreciated on a straight-line basis over the shorter of the estimated useful life of the assets or the lease term. However, if there is reasonable certainty that the lessee will obtain ownership by the end of the lease term, depreciation is calculated over the estimated useful life of the assets.

Leases where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the consolidated income statement on a straight-line basis over the term of the lease.

2.16 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 consolidated income statement 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 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 consolidated income statement.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.17 Prepaid expenses

Prepaid expenses include short-term and long-term prepayments on the consolidated balance sheet. Short-term prepaid expenses reflect 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 prepayments. Long-term prepaid expenses reflect 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 prepayments. Prepaid expenses are recorded at historical cost and allocated on a straight-line basis over their estimated useful lives.

2.18 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 including non-trade payables, and not relating to purchase of goods and services.

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

2.19 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 consolidated balance sheet based on their remaining period term from the consolidated balance sheet date 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 Group 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 Group's borrowings that are outstanding during the year, other than borrowings made specificially for the purpose of obtaining a qualifying asset. Other borrowing costs are recognised in the consolidated income statement when incurred.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.20 Accrued expenses

Accrued expenses include liabilities for goods and services received in the year but not yet paid for, due to pending invoices or insufficient records and documents; other payables to employees; accrued interest expense and project costs in the accounting period. Accrued expenses are recorded as expenses in the reporting period.

2.21 Provisions

Provisions are recognised when the Group 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 regconise as a financial expense. Changes in the provision balance during the accounting period are recorded as an increase or decrease in operating expenses.

2.22 Unearned revenue

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

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

2.23 Capital and reserves

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.23 Capital and reserves (continued)

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 bought after 1 January 2021 will be cancelled and adjusted to reduce equity.

Undistributed earnings record the Group's accumulated results after CIT at the reporting date.

2.24 Appropriation of profit

The Group's dividends are recognised as a liability in the Group's consolidated financial statements in the period in which the dividends are approved by the Group's General Meeting of Shareholders and shareholder list, who received the dividends, is according to resolution of Board of Directors.

Net profit after CIT could be distributed to shareholders after approval at the Genral Meeting of Shareholders, and after appropriation to other funds in accordance with the Group's charter and Vietnamese regulations .

The Group's funds are as below:

(a) Investment and development fund

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

(b) Bonus and welfare fund

Bonus and welfare fund is appropriated from profit after CIT and subject to Shareholders' approval at the General Meeting of Shareholders. This fund is presented as a liability on the consolidated balance sheet. This fund is used for purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefit of the Group.

2.25 Revenue recognition

(a) Revenue from sales of goods

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

- The Group has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Group 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 Group; 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 Group gives promotional goods to customers associated with their purchases, the Group allocates the total considerations received between goods sold and promotional goods. The cost of promotional goods is recognised as cost of sales in the consolidated income statement.

(b) Revenue from construction contract

Revenues from construction contracts are comprised of the revenue initially set out in contracts; increases and/or 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.

(c) Revenue from rendering of services

Revenue from rendering of services is recognised in the consolidated income statement 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 Group;
- The percentage of completion of the transaction at the consolidated balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

(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 Group; and
- Income can be measured reliably.

(e) Income from dividend and profit distributed

Income from dividends is recognised when both (2) of the following conditions are satisfied:

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

Income from dividend and profit distributed is recognised when the Group has established receiving rights from investees.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.26 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 consolidated balance sheet date but before the issuance of the consolidated financial statements are recorded as a deduction from the revenue of the period.

2.27 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.

2.28 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.

2.29 Selling expenses

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

2.30 General and administration expenses

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

2.31 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 consolidated financial statements. 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 consolidated balance sheet date.

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.

2.32 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 Group, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Group. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, 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 relationships with each related party, the Group considers the substance of the relationships not merely the legal form.

2.33 Segment reporting

A segment is a component which can be consolidatedd by the Group engaged in providing products or services (business segment) or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from those of other segments. A reportable segment is the Group's business segment.

2.34 Critical accounting estimates

The preparation of consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements 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 consolidated financial statements and the reported amounts of revenues and expenses during the accounting period.

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

3 CASH AND CASH EQUIVALENTS

	As at 30/06/2026	As at 01/01/2026
Cash on hand	2,534,014,785	4,423,027,248
Cash at banks	1,655,362,610,255	1,272,866,329,745
Cash in transit	-	4,000,000,000
Cash equivalents (*)	2,278,494,910,272	1,002,052,364,118
Total	**3,936,391,535,312**	**2,283,341,721,111**

(*) As at 30 Jun 2026, cash equivalents were term deposits with original maturity of less than 3 months and earn interest at the rates from 2.1%/year to 4.75%/year (as at 31 December 2025: from 1.6%/year to 4.2%/year),

(see the next page)

4 INVESTMENTS

(a) Investments held to maturity

	As at 30/06/2026		As at 01/01/2026	
	Cost	Book value	Cost	Book value
Short term				
Short term deposits (*)	305,905,927,374	305,905,927,374	250,653,352,713	250,653,352,713
Short term lendings	21,944,599,985	21,944,599,985	20,525,233,128	20,525,233,128
Total	**327,850,527,359**	**327,850,527,359**	**271,178,585,841**	**271,178,585,841**
Of which: lendings to related parties	13,999,694,468	13,999,694,468	12,531,305,703	12,531,305,703
Long term				
Long term lendings	25,443,222,918	25,443,222,918	30,595,663,524	30,595,663,524
Total	**25,443,222,918**	**25,443,222,918**	**30,595,663,524**	**30,595,663,524**
Of which: lendings to related parties	7,620,644,099	7,620,644,099	9,163,880,722	9,163,880,722

(*) As at 30 Jun 2026, investments held to maturity were term deposits with original maturity from 6 months to 12 months and earn interest at the rates from 2.8%/year to 7.0%/year.

4 INVESTMENTS (continued)

(b) Investments in associates

	As at 30/06/2026			As at 01/01/2026		
		VND			VND	
	Quantity of shares	Cost	Value under equity method	Quantity of shares	Cost	Value under equity method
No.1 Viet Tong Construction Joint Stock Company	204,000	2,040,000,000	-	204,000	2,040,000,000	-
Mien Trung Construction and Manufacture Building Materials Joint Stock Company	373,500	3,735,000,000	-	373,500	3,735,000,000	-
No.1 Viet Hung Construction Joint Stock Company (i)	7,412,000	74,120,000,000	79,872,767,933	7,364,000	73,640,000,000	79,058,968,441
Saigon Sunflower Company Limited (ii)	-	962,500,000,000	963,407,577,266	-	612,500,000,000	613,182,660,685
Dai Ngai IP Company Limited (iii)	-	-	-	-	216,000,000,000	216,012,603,557
CC1 Trading Services Joint Stock Company (iv)	8,400,000	220,500,000,000	238,481,642,632	8,400,000	84,000,000,000	92,651,777,710
CC1 Cat Lai Company Limited (v)	-	602,000,000	602,000,000	-	-	-
Total	**16,389,500**	**1,263,497,000,000**	**1,282,363,987,831**	**16,341,500**	**991,915,000,000**	**1,000,906,010,393**

(i) During the period, the Company acquired shares of Viet Hung No.1 Construction Joint Stock Company from Bien Hoa Concrete Joint Stock Company through debt offsetting. The number of additional shares acquired was 68,000 shares, increasing the Company's ownership interest to 41.29%.

(ii) During the period, pursuant to Decision No. 02/QD-TCT dated 27 February 2026, the Company participated in an additional capital contribution in the charter capital increase of Saigon Sunflower Company Limited, with an additional contributed capital of VND 350 billion. The Company also agreed to allow existing capital contributors or other investors to subscribe for the remaining portion of the increased capital, resulting in a decrease in the Company's ownership interest to 34.62%.

(iii) During the period, pursuant to Decision No. 19/QD-TCT dated 26 June 2026, the Company disposed of its entire equity interest in Dai Ngai Industrial Park Company Limited. As at the date of these financial statements, the Group had completed the disposal.

(iv) During the period, pursuant to Decision No. 11.2/QD-TCT dated 22 May 2026, the Company subscribed for additional shares in the rights offering to existing shareholders in accordance with Resolution No. 2005/NQ-DHDCD-TRADING dated 20 May 2026 of the 2026 Annual General Meeting of Shareholders of CC1 Trading Services Joint Stock Company. The Company acquired an additional 13,650,000 shares, increasing its ownership interest to 49.00%.

(v) Pursuant to Board of Directors' Resolution No. 134/NQ-HĐQT dated 25 December 2025, the Company approved the establishment of CC1 Cat Lai Company Limited through a capital contribution.

4 INVESTMENTS (continued)

(c) Investment in other entities

	As at 30/06/2026 VND			As at 01/01/2026 VND		
	Book value	Provision	Fair value	Book value	Provision	Fair value
CC1 Asset Management and Service Company Limited	220,000,000,000	-	[**]	220,000,000,000	-	[**]
Hai Phong Coast Road Investment Company Limited	135,000,000,000	6,587,009,431	[**]	135,000,000,000	6,587,009,431	[**]
CC1 Investment Joint Stock Company	130,000,000,000	-	[**]	130,000,000,000	-	[**]
Southern Infrastructure and Energy Joint Stock Company	47,000,000,000	-	[**]	47,000,000,000	-	[**]
CC1 Construction Joint Stock Company (Fomer Name: 3H Building Materials Joint Stock Company) (i)	94,000,000,000	183,543,208	[**]	94,000,000,000	183,543,208	[**]
Nhan Phuc Duc Investment Joint Stock Company	8,542,500,000	546,815,343	[**]	10,426,875,000	546,815,343	[**]
Cam Lo - Tuy Loan BT Investment Company Limited	9,460,079,822	-	[**]	8,866,622,822	-	[**]
Tan Tien Real Estate Investment And Development Joint Stock Company	6,500,000,000	-	[**]	6,500,000,000	-	[**]
CC1 - Quang Binh Investment Construction Limited Company	1,200,000,000	1,200,000,000	[**]	1,200,000,000	1,200,000,000	[**]
CC1 Long Hung Company Limited (ii)	228,000,000	-	[**]	-	-	0
Total	**651,930,579,822**	**8,517,367,982**		**652,993,497,822**	**8,517,367,982**	

(i) According to Announcement No. 0111/2025/TB dated February 10, 2026, of 3H Construction Materials Joint Stock Company, the company has changed its name to CC1 Construction Joint Stock Company.

(ii) According to Resolution No. 135/NQ-HDQT dated December 25, 2025, the Company approved the plan to contribute capital to establish CC1 Long Hung Company Limited.

[**] As at 30 June 2026 and 01 January 2026, the Company had not determined the fair values of these investments to disclose on the separate financial statements because they are not listed on the stock market. The fair values of such investments may be different from their book values.

5 TRADE ACCOUNTS RECEIVABLE

	As at 30/06/2026 VND	As at 01/01/2026 VND
SHORT-TERM		
Related parties	41,498,849,674	42,224,803,770
Third parties (*)	2,206,324,240,025	2,306,328,611,581
Total	**2,247,823,089,699**	**2,348,553,415,351**

(*) Details for customers who had a balance accounting for 10% or more of the total balance of short-term trade accounts receivable – third parties are as follows:

Consortium MC - HDEC - CC1	597,940,102,589	658,467,207,044
Tan Son Nhat International Airport - Branch of Airports Corporation of Vietnam Joint Stock Company	-	158,816,171,316
Na Duong II Thermal Power Plant Project Management Board - Branch of TKV Power Corporation - JSC	346,583,321,670	291,096,895,505

	As at 30/06/2026 VND	As at 01/01/2026 VND
LONG-TERM		
Related parties	-	-
Third parties	256,254,605,352	254,821,707,354
Total	**256,254,605,352**	**254,821,707,354**

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	As at 30/06/2026 VND	As at 01/01/2026 VND
Related parties	758,427,467,823	502,350,700,695
Third parties (*)	5,001,697,035,584	4,640,442,602,492
Total	**5,760,124,503,407**	**5,142,793,303,187**

(*) Details for 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:

Keytech Joint Stock Company	423,414,074,701	466,809,550,031
Tan Tien Trading Company Limited	341,000,000,000	-

7 OTHER RECEIVABLES

	As at 30/06/2026 VND	As at 01/01/2026 VND
SHORT-TERM		
Related parties	411,936,346,559	3,101,109,000
Third parties (*)	530,448,495,149	514,012,824,755
Total	**942,384,841,708**	**517,113,933,755**

	As at 30/06/2026 VND	As at 01/01/2026 VND
Details of other short-term receivables are presented as follows:		
Dividends shared and profits distributed	10,117,644,000	5,077,644,000
Interest receivables from lendings and others	83,470,626,627	233,654,855,982
Advances to employees	128,759,794,590	128,306,741,285
Short-term deposits	744,419,761	276,585,545
Receivables from business cooperation contract for Tri An Lake View Project (*)	147,000,000,000	-
Others	221,292,356,730	149,798,106,943
Total	**942,384,841,708**	**517,113,933,755**

	As at 30/06/2026 VND	As at 01/01/2026 VND
LONG-TERM		
Related parties	6,165,070,599	5,558,894,984
Third parties	80,193,674,551	659,405,893,889
Total	**86,358,745,150**	**664,964,788,873**
Details of other long-term receivables are presented as follows:		
Receivable from business cooperation contract for Tri An Lake View Project	-	592,000,000,000
Receivable from business cooperation contract for Hai Ninh Urban Area project (**)	51,719,640,000	51,719,640,000
Deposits	17,138,630,300	6,563,939,300
Others	17,500,474,850	14,681,209,573
Total	**86,358,745,150**	**664,964,788,873**

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

(**) Represents the receivable arising from the Business Cooperation Contract with Duc Chi Investment and Development Joint Stock Company for the implementation of Hai Ninh 1 Urban Area Project. The parties have jointly established a new project company to carry out the project, with charter capital ownership structured in accordance with the terms of the contract.

8 INVENTORIES

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Cost	Provision	Cost	Provision
Raw materials	6,953,885,408	-	8,487,564,629	-
Tools and supplies	1,107,215,894	(111,870,000)	1,038,485,178	(111,870,000)
Work in progress (*)	3,017,245,727,456	-	2,397,438,327,237	-
Finished goods	10,316,126,525	-	11,506,812,431	-
Merchandises	8,691,622,313	(330,635,005)	9,333,184,687	(330,635,005)
Goods on consignment	5,624,751,240	-	7,302,718,923	-
Real estate	80,543,646,479	-	80,543,646,479	-
Total	**3,130,482,975,315**	**(442,505,005)**	**2,515,650,739,564**	**(442,505,005)**

(*) Details for work in progress by project are as follows:

	As at 30/06/2026 VND	As at 01/01/2026 VND
T3 Tan Son Nhat Passenger Terminal	149,754,510,360	145,073,786,502
Tropicana Nha Trang	145,485,766,863	145,485,766,863
Binh Duong Provincial General Hospital	-	127,685,969,000
North-South Expressway, Can Tho - Hau Giang section	-	144,486,569,322
Long Thanh Airport Project	673,880,495,044	235,377,689,035
Bien Hoa - Vung Tau expressway	191,672,489,751	-
Ho Chi Minh City Children's Hospital Project	570,742,361,515	-
North-South Expressway, Hau Giang - Ca Mau section	-	144,748,088,644
Na Duong II Thermal Power Plant Project	232,520,072,470	162,354,378,274
Others	1,037,463,037,911	1,292,226,079,597
Total	**3,001,518,733,914**	**2,397,438,327,237**

9 DEFERRED EXPENSES

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Cost of granting sand mining rights	39,655,110,051	56,888,500,316
Bank guarantee expense	1,597,792,387	990,907,736
Tools and supplies	3,503,095,349	3,834,761,548
Others	28,030,442,755	6,973,546,895
Total	**72,786,440,542**	**68,687,716,495**
Long-term:		
Tools and supplies	9,953,528,931	8,502,681,556
Others	38,183,501,435	7,493,084,708
Total	**48,137,030,366**	**15,995,766,264**

(see the next page)

11 TAX AND OTHER PAYABLES TO THE STATE BUDGET

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

Items	As at 1 January 2026	Payables/receivables during the period	Payment/net off during the period	As at 30 Jun 2026
1. VAT output	(247,530,040,012)	628,536,614,617	677,842,076,791	(296,149,432,186)
* VAT incurred	2,000,017,142	628,536,614,617	79,378,727,171	2,378,790,647
* VAT receivables	(1,720,265,729)	-	-	(1,720,265,729)
* VAT deductions	-	-	548,779,113,941	-
* VAT output on external current	(247,809,791,425)	-	49,684,235,679	(297,494,027,104)
* Import VAT	-	47,306,428,431	46,620,358,431	686,070,000
2. Import and Export Duties	-	2,632,010,522	2,305,310,522	326,700,000
2. Corporation Income Tax	62,622,380,660	30,958,936,236	74,659,868,757	18,921,448,139
3. Personal income tax	10,201,260,434	6,921,675,367	15,088,128,119	2,034,807,682
4. Housing and land tax	3,977,066,337	565,095,014	4,049,151,338	493,010,013
5. Natural resources tax and environmental protection	7,323,412,538	3,376,191,259	10,664,369,856	35,233,941
6. Other tax	1,000,000	241,037,055	7,962,295	234,074,760
7. Charges, fees and other charges				
* Other paybles	21,630,207	624,578,288	624,582,700	21,625,795
* Other receivables	(1,000,000)	-	-	(1,000,000)
Total	**(163,384,289,836)**	**721,162,566,789**	**831,861,808,809**	**(273,397,461,856)**
Details as follow:	-	-	-	686,070,000
Tax receivables from State	(257,473,516,803)	-		(307,198,796,948)
Tax payables to State	94,089,226,967	-		33,115,265,092
Total	**(163,384,289,836)**			**(274,083,531,856)**

11 TANGIBLE FIXED ASSETS

Items	Buildings and structure	Machinery and equipment	Motor vehicles	Office equipment	Others (*)	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
As at 1 January 2026	51,949,754,278	111,036,865,177	38,163,692,088	15,222,976,215	2,265,951,332,818	2,482,324,620,576
Increase during the year	375,000,000	369,500,000	-	1,489,746,467	-	**2,234,246,467**
New purchases during the year	375,000,000	369,500,000	-	1,489,746,467	-	2,234,246,467
As at 30 Jun 2026	**52,324,754,278**	**111,406,365,177**	**37,076,901,179**	**16,712,722,682**	**2,265,951,332,818**	**2,483,472,076,134**
Accumulated depreciation						
As at 1 January 2026	26,445,341,458	87,520,293,150	27,453,331,659	12,421,328,120	2,265,931,159,522	2,419,771,453,909
Increase during the year	1,338,188,631	4,629,436,381	1,990,946,805	695,664,675	20,173,296	**8,674,409,788**
Charge for the period	1,338,188,631	4,629,436,381	1,990,946,805	695,664,675	20,173,296	8,674,409,788
As at 30 Jun 2026	**27,783,530,089**	**92,149,729,531**	**28,357,487,555**	**13,116,992,795**	**2,265,951,332,818**	**2,427,359,072,788**
Net book value						
As at 1 January 2026	25,504,412,820	23,516,572,027	10,710,360,429	2,801,648,095	20,173,296	62,553,166,667
As at 30 Jun 2026	**24,541,224,189**	**19,256,635,646**	**8,719,413,624**	**3,595,729,887**	**-**	**56,113,003,346**

(*) Other fixed assets are mainly estimated values of construction investment costs of Dong Nai Bridge project in the form of BOT contract, As at the date of these consolidated financial statements, the Group is working with competent authorities to finalise the project,

12 INTANGIBLE FIXED ASSETS

Items	Land use right VND	Software VND	Total VND
Historical cost			
As at 1 January 2026	48,193,238,000	4,198,378,373	52,391,616,373
Increase during the year	-	594,868,000	594,868,000
As at 30 Jun 2026	**48,193,238,000**	**4,793,246,373**	**52,986,484,373**
Accumulated depreciation			
As at 1 January 2026	6,383,680,000	2,587,423,432	8,971,103,432
Increase during the year	-	577,008,344	577,008,344
Charge for the period	-	577,008,344	577,008,344
As at 30 Jun 2026	**6,383,680,000**	**3,164,431,776**	**9,548,111,776**
Net book value			
As at 1 January 2026	41,809,558,000	1,610,954,941	43,420,512,941
As at 30 Jun 2026	**41,809,558,000**	**1,628,814,597**	**43,438,372,597**

13 FINANCE LEASE FIXED ASSETS

Items	Machinery and equipment VND	Motor vehicles VND	Total VND
Historical cost			
As at 1 January 2026	71,126,290,778	28,152,227,276	99,278,518,054
New leases during the period	21,981,351,104	6,504,376,365	28,485,727,469
As at 30 Jun 2026	**93,107,641,882**	**34,656,603,641**	**127,764,245,523**
Accumulated depreciation			
As at 1 January 2026	13,147,455,570	6,496,900,164	19,644,355,734
Charge for the period	4,956,764,856	1,659,016,340	6,615,781,196
As at 30 Jun 2026	**18,104,220,426**	**8,155,916,504**	**26,260,136,930**
Net book value			
As at 1 January 2026	57,978,835,208	21,655,327,112	79,634,162,320
As at 30 Jun 2026	**75,003,421,456**	**26,500,687,137**	**101,504,108,593**

14 INVESTMENT PROPERTIES FOR LEASE

Items	As at 30 Jun 2026	Increase during the year	Decrease during the year	As at 1 January 2026
	VND	VND	VND	VND
Historical cost				
Buildings and land use right	663,478,155,542	-	-	663,478,155,542
Total	**663,478,155,542**	**-**	**-**	**663,478,155,542**
Accumulated depreciation				
Buildings and land use right + Depreciation during the period	277,378,486,250	11,696,579,130	-	265,681,907,120
Total	**277,378,486,250**	**11,696,579,130**	**-**	**265,681,907,120**
Net book value				
Buildings and land use right	386,099,669,292			397,796,248,422
Total	**386,099,669,292**			**397,796,248,422**

As at 30 June 2026, investment properties held for lease with a carrying value of VND 303,049,035,025 (as at 31st Dec 2025: VND 262,579,750,056) were pledged as collaterals for borrowings of the Group and third parties.

As at 30 June 2026, the Group's investment properties held for lease 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 LONG-TERM ASSETS IN PROGRESS

	As at 30/06/2026 VND	As at 01/01/2026 VND
Construction in progress	737,029,640,587	669,350,207,935
Total	**737,029,640,587**	**669,350,207,935**

Details of construction in progress are as follows:

	As at 30/06/2026 VND	As at 01/01/2026 VND
Hanh Phuc Project	684,649,213,005	639,110,961,711
Sailing Tower Project	2,582,294,766	1,735,853,734
The Habitat Binh Duong Apartment Project	15,535,846,988	-
Ham Kiem - Binh Thuan Wind Power Plant Project	4,731,968,182	4,731,968,182
Summerland Project	20,891,283,550	20,891,283,550
Others	8,639,034,096	2,880,140,758
Total	**737,029,640,587**	**669,350,207,935**

16 TRADE ACCOUNTS PAYABLE

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Value	Able-to-pay amount	Value	Able-to-pay amount
Short-term:				
Related parties	583,905,513,168	583,905,513,168	132,736,757,644	132,736,757,644
Third parties	1,524,303,398,533	1,524,303,398,533	1,552,156,416,264	1,552,156,416,264
Total	**2,108,208,911,701**	**2,108,208,911,701**	**1,684,893,173,908**	**1,684,893,173,908**

(*) As at 30 June 2026, there were no third-party short-term trade payables representing 10% or more of the total balance.

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Value	Able-to-pay amount	Value	Able-to-pay amount
Long-term:				
Related parties	35,543,368,153	35,543,368,153	38,340,572,460	38,340,572,460
Third parties	764,526,625,550	764,526,625,550	665,836,538,473	665,836,538,473
Total	**800,069,993,703**	**800,069,993,703**	**704,177,110,933**	**704,177,110,933**

(*) As at 30 June 2026, there were no third-party long-term trade payables representing 10% or more of the total balance.

17 ADVANCES FROM CUSTOMERS

	As at 30/06/2026 VND		As at 01/01/2026 VND	
	Value	Able-to-pay amount	Value	Able-to-pay amount
Short-term:				
Related parties	200,327,492,805	200,327,492,805	24,327,492,805	24,327,492,805
Third parties	3,378,304,662,317	3,378,304,662,317	1,283,226,607,802	1,283,226,607,802
Total	**3,578,632,155,122**	**3,578,632,155,122**	**1,307,554,100,607**	**1,307,554,100,607**

(*) As at 30 Jun 2026, details of customers whose balance accounting are material of the total balance of advances from customers – third parties are as follows:

Hanoi Ring Road 4 Expressway Joint Stock Company	1,955,518,776,822	1,955,518,776,822	-	-
Airports Corporation of Vietnam - JSC	380,576,009,650	380,576,009,650	322,875,228,614	322,875,228,614
Global Construction and Investment Joint Stock Company	106,253,230,578	106,253,230,578	157,562,183,108	157,562,183,108
Tropicana Nha Trang Company Limited	140,850,972,977	140,850,972,977	140,850,972,977	140,850,972,977
Project Management Board for Investment and Construction of Transportation Infrastructure	719,182,323	719,182,323	159,114,746,118	159,114,746,118
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**

18 ACCRUED EXPENSES

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Construction cost	969,128,323,453	1,148,259,111,626
Interest expense	14,303,800,729	23,813,996,264
Others	1,190,266,185	3,959,283,863
Total	**984,622,390,367**	**1,176,032,391,753**
Long-term:		
Land use right for the Hanh Phuc Residential Area	174,782,794,386	174,782,794,386
Total	**174,782,794,386**	**174,782,794,386**

19 OTHER PAYABLES

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Related parties	306,600,000,000	288,600,000,000
Third parties	1,193,260,596,837	291,504,785,466
Total	**1,499,860,596,837**	**580,104,785,466**
Details of other short-term payables are presented as follows:		
Compulsory insurance and trade union	13,581,482,811	10,022,100,485
Other payables to individuals	221,759	424,250,084
Payable to partners in construction consortium	9,378,055,444	9,378,055,444
Investor's payment for share purchase (*)	851,925,000,000	-
Payables for imported goods – Na Duong II Thermal Power Plant Project	232,857,789,114	243,954,589,010
Others	392,118,047,709	316,325,790,443
Total	**1,499,860,596,837**	**580,104,785,466**
Long-term:		
Related parties	-	-
Third parties	39,103,494,944	38,469,600,194
Total	**39,103,494,944**	**38,469,600,194**
Details of other long-term payables are presented as follows:		
Deposits	36,061,677,006	35,427,782,256
Others	3,041,817,938	3,041,817,938
Total	**39,103,494,944**	**38,469,600,194**

(*)This amount represents proceeds from the 2026 private placement of shares, conducted for the purpose of increasing the Company's charter capital from VND 3,979,061,000,000 to VND 4,746,561,000,000. As at June 30, 2026, the Company was in the process of completing the legal procedures to amend its Enterprise Registration Certificate to reflect the increase in charter capital.

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09 – DN/HN

20 BORROWINGS AND FINANCE LEASE LIABILITIES

	As at 30/06/2026 VND	Drawdowns VND	Repayments VND	As at 01/01/2026 VND
*** Short-term borrowings (i)**	**4,567,020,556,879**	**4,982,005,568,504**	**5,344,835,698,007**	**4,929,850,686,382**
JSC Bank for Investment and Development	1,366,600,649,456	1,251,873,939,735	1,468,093,890,256	1,582,820,599,977
Indovina Bank Limited - Cho Lon Branch	585,971,674,254	585,971,674,254	-	-
Saigon-Hanoi Commercial J.S Bank	479,390,259,098	346,095,591,562	624,673,478,222	757,968,145,758
Vietnam JSC Bank for Industry and Trade	640,303,905,723	730,027,382,479	779,006,307,411	689,282,830,655
JSC Bank for Foreign Trade of Vietnam	279,212,036,336	328,269,120,575	265,714,911,523	216,657,827,284
Nam A Commercial Joint Stock Bank	247,509,517,756	698,054,103,197	1,289,787,513,653	839,242,928,212
Viet Capital Commercial Joint Stock Bank	131,180,882,908	131,234,453,908	129,038,431,520	128,984,860,520
Vietnam Bank for Agriculture and Rural Development	68,052,740,436	68,052,740,436	-	-
Tien Phong Commercial Joint Stock Bank	6,760,318,398	3,837,154,595	16,341,959,662	19,265,123,465
Military Commercial Joint Stock Bank	212,688,383,922	261,336,764,181	222,654,173,587	174,005,793,328
Asia Commercial Joint Stock Bank	49,960,139,134	49,960,139,134	50,000,000,000	50,000,000,000
Orient Commercial Joint Stock Bank	139,148,954,575	143,109,256,505	121,175,498,353	117,215,196,423
Vietnam Prosperity JSC Bank	24,389,327,216	24,389,327,216	26,865,304,621	26,865,304,621
Vietnam International Commercial J.S Bank	129,518,755,667	179,518,755,667	100,095,003,420	50,095,003,420
Saigon Thuong Tin Commercial J.S Bank	180,275,165,060	180,275,165,060	234,551,869,363	234,551,869,363
Other individuals	7,387,823,099	-	2,925,462	7,390,748,561
Hinokiya - Twgroup Company Limited	18,670,023,841	-	16,834,430,954	35,504,454,795
Current portion of long-term borrowings and finance lease liabilities.	**117,660,436,068**	**45,026,974,001**	**36,002,851,494**	**108,636,313,561**
Short-term Finance Leasing	28,927,804,438	19,013,634,132	10,398,479,134	20,312,649,440
Current portion of long-term borrowings	88,732,631,630	26,013,339,869	25,604,372,360	88,323,664,121
Total	**4,684,680,992,947**	**5,027,032,542,505**	**5,380,838,549,501**	**5,038,486,999,943**
*** Long-term loans**				
Tien Phong Commercial Joint Stock Bank	9,737,704,925	-	-	9,737,704,925
Viet Capital Commercial Joint Stock Bank	607,150,000	-	160,713,000	767,863,000
Nam A Commercial Joint Stock Bank (ii)	262,500,000,000	-	-	262,500,000,000
Long-term Finance Leasing	61,321,142,951	35,650,577,000	20,082,671,234	45,753,237,185
Vietnam Development Bank (iii)	1,278,031,280,894	14,131,341,473	43,968,109,786	1,307,868,049,207
Total	**1,612,197,278,770**	**49,781,918,473**	**64,211,494,020**	**1,626,626,854,317**

20 BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

(i) These are short-term loans at commercial banks, with terms from 4 months to 12 months, bearing interest at the rates from 6.9%/year to 12.7%/year, The loans are used to supplement for working capital, The loans are secured by motor vehicles, future claims arising from the Group's projects.

(ii) 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 mateials and is secured by rights and interests of the Company arising from the compensation for land clearance at the Hanh Phuc Project.

(iii) This is a loan authorized by the Ministry of Finance to Vietnam Development Bank to lend to the Group under the Loan Agreements No, 3240 – VIE and 3242 – VIE (SF) for the purpose of financing projects and construction works of the Company and other units, The loan has a 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 Group, 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 1.893.947,10 and long-term loans of USD 48.613.583,97

21 OWNERS' CAPITAL

(a) Number of shares

	As at 30/06/2026 Ordinary shares	As at 01/01/2026 Ordinary shares
Number of shares registered	397,906,100	397,906,100
Number of shares issued	397,906,100	397,906,100
Number of shares repurchased (*)	-	-
Number of existing shares in circulation	397,906,100	397,906,100

(b) Details of owners' shareholdings

	As at 30/06/2026		As at 01/01/2026	
	VND	%	VND	%
Mr, Nguyen Van Huan	438,673,670,000	11,02	438,673,670,000	11,02
CC1 – Holdings Company - JSC	397,943,700,000	10,00	397,943,700,000	10,00
Other shareholders	3,142,443,630,000	78,98	3,142,443,630,000	78,98
Total	**3,979,061,000,000**	**100,00**	**3,979,061,000,000**	**100,00**

(c) Movement of share capital

	Number of shares	Ordinary shares VND
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 1 January 2026	397,906,100	3,979,061,000,000
As at 30 June 2026	397,906,100	3,979,061,000,000

Par value per share: VND10,000,

22 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital	Share premium	Treasury shares	Differences upon asset revaluation	Foreign exchange differences	Investment and development fund	Undistributed earnings	Non-controlling interests	Total
As at 01/01/2025	**3,585,078,250,000**	**99,327,851,808**	**(4,796,760,000)**	**7,541,162,560**	**14,775,389**	**20,427,863,619**	**477,315,345,692**	**379,463,980,753**	**4,564,372,469,821**
Capital increased during the year	-	-	-	-	-	-	-	-	-
Net profit for the year	-	-	-	-	-	-	197,564,361,458	(8,050,488,478)	189,513,872,980
Dividend distribution in shares by the parent company	393,982,750,000	-	-	-	-	-	(393,982,750,000)	-	-
Treasury share repurchase (*)	-	5,475,213,713	4,796,760,000	-	-	-	-	-	10,271,973,713
Appropriation to the Investment and Development Fund	-	-	-	-	-	44,405,546,011	(44,405,546,011)	-	-
Appropriation to welfare fund	-	-	-	-	-	-	(11,142,678,088)	(2,306,330)	(11,144,984,418)
Compensation for Board of Directors and Board of Supervision	-	-	-	-	-	-	(3,759,926,335)	(14,518,111)	(3,774,444,446)
Increase/(decrease) due to divestments	-	-	-	(14,032,635,000)	-	-	72,441,330,850	(318,967,105,784)	(260,558,409,934)
Others	-	-	-	-	(92,488,906)	-	92,947,649	-	458,743
As at 31/12/2025	**3,979,061,000,000**	**104,803,065,521**	**-**	**(6,491,472,440)**	**(77,713,517)**	**64,833,409,630**	**294,123,085,215**	**52,429,562,050**	**4,488,680,936,459**
Net profit for the year	-	-	-	-	-	-	78,060,813,965	1,459,373,019	79,520,186,984
Appropriation to development investment fund (**)	-	-	-	-	-	15,000,000,000	(15,000,000,000)	-	-
Appropriation to welfare fund (**)	-	-	-	-	-	-	(15,000,000,000)	-	(15,000,000,000)
Compensation for Board of Directors and Board of Supervision (**)	-	-	-	-	-	-	(5,640,000,000)	-	(5,640,000,000)
Others	-	-	-	-	1,775,392	-	-	(1)	1,775,391
As at 30/06/2026	**3,979,061,000,000**	**104,803,065,521**	**0**	**(6,491,472,440)**	**(75,938,125)**	**79,833,409,630**	**336,543,899,180**	**53,888,935,068**	**4,547,562,898,834**

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

(**) According to the Resolution of the Annual General Meeting No, 32/NQ-DHDCD.TN dated 30 Jul 2025, the Annual General Meeting approved the plan of appropriation of profit as below:

- Appropriation to compenstation of the Board of Directors and Audit Committee with the amount of VND5,640,000,000; and
- Appropriation to development investment fund and welfare fund with the amount of VND15,000,000,000 and VND15,000,000,000

(see the next page)

23 NET REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Revenue from constructions activities	4,537,063,297,348	3,476,502,311,467
Revenue from sales of goods and materials	1,765,016,467,164	1,262,561,076,653
Revenue from sales of finished products	80,213,710,900	87,075,403,644
Revenue from rendering of services	81,729,135,078	71,859,043,545
Revenue from real estate sold	-	33,601,655,618
Total	**6,464,022,610,490**	**4,931,599,490,927**

24 COST OF GOODS SOLD AND SERVICES RENDERED

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Cost of constructions activities	4,590,830,822,050	3,279,381,287,115
Cost of sales of goods and materials	1,743,505,727,953	1,247,105,225,092
Cost of sales of finished products	72,005,810,875	76,413,546,288
Cost of rendering of services	31,208,849,795	24,564,128,491
Cost of real estate sold	-	32,020,375,632
Total	**6,437,551,210,673**	**4,659,484,562,618**

25 FINANCIAL INCOME

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Interest income from lendings and deposits	58,156,888,595	102,755,632,232
Net profit from foreign currency translation at period-end	3,683,053,495	-
Interest for late payment	19,075,250,213	1,304,490,509
Dividends received	9,642,955,000	2,520,000,000
Income from transferring investments	333,064,699,075	-
Realised foreign exchange gains	362,781,991	127,989,841
Others	-	1,143,550,685
Total	**423,985,628,369**	**107,851,663,267**

26 FINANCIAL EXPENSES

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Interest expense	245,687,363,809	156,383,117,351
Net loss from foreign currency translation at year-end	-	37,977,393,246
Realised foreign exchange gains	64,464,313	201,797,562
Others	-	3,871,666,580
Total	**245,751,828,122**	**198,433,974,739**

27 GENERAL AND ADMINISTRATION EXPENSES

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Staff costs	103,223,004,992	73,307,733,055
Material cost	2,920,430,105	-
Tool and equipment	300,163,609	3,860,653,551
Depreciation and amortisation	1,865,346,773	1,483,714,709
Tax and other fees	23,036,872	426,350,689
Outside service expenses	18,718,253,519	12,409,273,843
Others	9,717,394,515	6,119,971,993
Total	**136,767,630,385**	**97,607,697,840**

28 PROFIT SHARED FROM ASSOCIATES

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Dividends received during the year (*)	5,040,000,000	(2,520,000,000)
Ownership share in the profit/ loss of the associates	9,935,953,363	4,816,372,413
Profit shared from associates	**14,975,953,363**	**2,296,372,413**

(*) The dividends received from an associate in 2026 is presented in accordance with the Circular No. 43/2026/TT-BTC dated 20 April 2026.

29 OTHER INCOME

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Gains on disposal of fixed assets	1,248,193,441	16,932,159
Penalty income	6,827,432,666	601,067,832
Others	20,265,839,509	4,518,173,628
Total	**28,341,465,616**	**5,136,173,619**

30 OTHER EXPENSES

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Fines	99,006,513	37,505,162,611
Others	449,038,419	2,659,486,477
Total	**548,044,932**	**40,164,649,088**

31 RELATED PARTY DISCLOSURES

During the period and as at period/year end date, the Group has balances and transactions with the following related parties:

(a) Related party transactions

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

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Sales of goods and materials		
No.1 Viet Hung Construction Joint Stock Company	11,293,614,374	-
Total	**11,293,614,374**	**-**
Revenue from rendering of services		
CC1 Trading Services Joint Stock Company	45,000,000	90,000,000
Southern Infrastructure and Energy Joint Stock Company	-	90,000,000
No.1 Viet Hung Construction Joint Stock Company	2,329,847,476	10,734,141,915
CC1 Construction Joint Stock Company	-	90,000,000
Saigon Sunflower Company Limited	72,000,000	-
CC1 - Holdings Joint Stock Company	150,000,000	-
Total	**2,596,847,476**	**11,004,141,915**

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Sales Of Construction Activities		
No.1 Viet Hung Construction Joint Stock Company	850,015,324	863,948,676
Total	**850,015,324**	**863,948,676**

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Construction Cost		
CC1 Trading Services Joint Stock Company	1,647,540,015,955	603,616,240,112
No.1 Viet Hung Construction Joint Stock Company	100,315,615,328	116,654,166,663
Total	**1,747,855,631,283**	**720,270,406,775**

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Interest on deferred payment sales		
No.1 Viet Hung Construction Joint Stock Company	127,553,984	607,237,190
Total	**127,553,984**	**607,237,190**

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Interest from Subcontractor		
No,1 Viet Hung Construction Joint Stock Company	-	142,225,000
Total	**-**	**142,225,000**

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Interest and management fee form lendings		
Chuong Duong Joint Stock Company	-	1,135,123,278
No.1 Viet Hung Construction Joint Stock Company	627,946,816	1,035,743,080
Total	**627,946,816**	**2,170,866,358**
Revenue from the Transfer of Shares		
CC1 - Holdings Joint Stock Company	540,000,000,000	-
Total	**540,000,000,000**	**-**
Dividend Received		
CC1 Trading Services Joint Stock Company	5,040,000,000	2,520,000,000
Cam Lo - Tuy Loan BT Investment Company Limited	9,642,955,000	-
Total	**14,682,955,000**	**2,520,000,000**

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Investment		
No.1 Viet Hung Construction Joint Stock Company	680,000,000	-
Saigon Sunflower Company Limited	350,000,000,000	420,850,000,000
Cam Lo - Tuy Loan BT Investment Company Limited	593,457,000	-
Chuong Duong Joint Stock Company	-	57,493,557,000
CC1 Trading Services Joint Stock Company	136,500,000,000	-
CC1 Cat Lai Company Limited	602,000,000	-
Total	**488,375,457,000**	**478,343,557,000**

(b) Period end balances with related parties

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term trade accounts receivable		
No.1 Viet Hung Construction Joint Stock Company	14,299,663,410	8,261,468,378
Mien Trung Construction and Manufacture Building Materials Joint Stock Company	4,004,737,951	4,004,737,951
Cam Lo - Tuy Loan BT Investment Company Limited	22,884,276,327	27,634,422,327
CC1 - Holdings Joint Stock Company	231,000,000	-
CC1 Trading Services Joint Stock Company	79,171,986	79,171,986
Total	**41,498,849,674**	**42,224,803,770**

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term prepayments to suppliers		
No.1 Viet Hung Construction Joint Stock Company	649,738,980,313	393,004,705,996
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	303,852,521	295,527,521
CC1 Construction Joint Stock Company (Fomer Name: 3H Building Materials Joint Stock Company)	-	-
CC1 Trading Services Joint Stock Company	2,560,338,352	3,226,170,541
Total	**758,427,467,823**	**502,350,700,695**

	As at 30/06/2026 VND	As at 01/01/2026 VND
Lendings		
Short-term		
No.1 Viet Hung Construction Joint Stock Company	13,999,694,468	12,531,305,703
Long-term		
No.1 Viet Hung Construction Joint Stock Company	7,620,644,099	9,163,880,722

	As at 30/06/2026 VND	As at 01/01/2026 VND
Other receivables:		
Short-term:		
CC1 Trading Services Joint Stock Company	60,280,838,880	2,520,000,000
No.1 Viet Hung Construction Joint Stock Company	114,442,000	114,442,000
No.1 Viet Tong Construction Joint Stock Company	466,667,000	466,667,000
CC1 - Holdings Joint Stock Company	351,074,398,679	-
Total	**411,936,346,559**	**3,101,109,000**
Long-term:		
No.1 Viet Hung Construction Joint Stock Company	6,165,070,599	5,558,894,984
Total	**6,165,070,599**	**5,558,894,984**

	As at 30/06/2026	As at 01/01/2026
Trade Accounts Payable		
Short-term		
CC1 Trading Services Joint Stock Company	583,905,513,168	132,736,757,644
Total	**583,905,513,168**	**132,736,757,644**

	As at 30/06/2026	As at 01/01/2026
Long-term		
No.1 Viet Hung Construction Joint Stock Company	31,752,634,466	34,549,838,773
No.1 Viet Tong Construction Joint Stock Company	3,790,733,687	3,790,733,687
Total	**35,543,368,153**	**38,340,572,460**

	As at 30/06/2026	As at 01/01/2026
Short-term advances from customers		
CC1 Trading Services Joint Stock Company	24,327,492,805	24,327,492,805
Saigon Sunflower Company Limited	176,000,000,000	-
Total	**200,327,492,805**	**24,327,492,805**

	As at 30/06/2026	As at 01/01/2026
Other short-term payables		
Saigon Sunflower Company Limited	306,600,000,000	288,600,000,000
CC1 - Holdings Joint Stock Company	111,000,000,000	-
Total	**306,600,000,000**	**288,600,000,000**

32 COMPARATIVE INFORMATION

Some items in the Consolidated Financial Statements for the year ended 31 December 2025 have been reclassified according to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance guiding the Accounting System for Enterprises and Circular No. 43/2026/TT-BTC dated April 20, 2026 guiding Methods for preparing and presenting consolidated financial statements, details as follows:

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Unit: VND

	As at 31/12/2025 (as previously presented)	As at 01/01/2026 (Reclassified according to Circular 99/2025/TT-BTC and Circular 43/2026/TT-BTC)
A. CURRENT ASSETS		
Short -term investments held to maturity	250,653,352,713	271,178,585,841
Short -term lendings	20,525,233,128	-
Long -term investments held to maturity	-	30,595,663,524
Long -term lendings	30,595,663,524	-
Short-term trade accounts receivable	2,603,375,122,705	2,348,553,415,351
Long-term trade accounts receivable	-	254,821,707,354
C. LIABILITIES	-	-
Dividend and interest payables	-	4,720,375,818
Other short-term payables	584,825,161,284	580,104,785,466

33 EVENTS ARISING AFTER THE DATE OF THE CONSOLIDATED FINANCIAL STATEMENTS

Resolution No. 11/NQ-DHDCD.BT dated 9 January 2026 of the Extraordinary General Meeting of Shareholders approving the plan to issue 100,000,000 shares by private placement to increase charter capital, at an offering price of VND 11,100 per share, to professional securities investors, and authorizing the Board of Directors to select the investors, determine the number of shares allotted to each investor, and implement the plan.

Proposal No. 03/TTr-HĐQT dated 9 January 2026 on the plan for the private placement of shares to investors. Plan for use of capital raised from the offering: The entire amount raised from the offering, estimated at VND 1,110,000,000,000 will be allocated for the purpose of investment in infrastructure projects under the Public-Private Partnership (PPP) model implemented by consortium, in which CC1 participates as a consortium member, specifically as follows:

- Capital contribution to Cat Lai Bridge Investment Limited Liability Company to implement the Cat Lai Bridge Construction Investment Project;

- Capital contribution to Long Hung Bridge Investment Limited Liability Company to implement the Long Hung Bridge Construction Investment Project (Dong Nai Bridge 2).

Resolution No. 49/NQ-HĐQT dated 10 June 2026 of the Board of Directors on the implementation of the distribution of shares in the private placement to investors.

Resolution No. 55/NQ-HĐQT dated 18 June 2026 of the Board of Directors on the approval of the results of the private placement of shares, canceling the remaining undistributed shares.

Official Letter No. 5766/UBCK-QLCB dated 23 June 2026 of the State Securities Commission on the report on the results of the private placement of shares of CC1.

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

The consolidated financial statements were approved by the Board of Management on 10th July 2026

TỔNG CÔNG TY XÂY DỰNG SỐ 1-CTCP
M.S.D.N: 0301429113

Dinh Thi Hong Ngoc	Nguyen Dinh Hieu	Le Bao Anh
Preparer	Chief Accountant	General Director