

CONSTRUCTION CORPORATION
NO 1 JOINT STOCK COMPANY

SEPARATE FINANCIAL STATEMENTS
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

(Attached to Circular No. 99/2025/TT-BTC dated October 27,
2025 of the Minister of Finance)**SEPARATE STATEMENT OF FINANCIAL POSITION**

As at 30 June 2026

Unit: VND

ASSETS	Code	Note	As at 30/06/2026	As at 01/01/2026
A. CURRENT ASSETS	100		16,011,371,936,327	12,770,985,136,178
I. Cash and cash equivalents	110	1	3,728,746,507,716	2,234,640,288,695
1. Cash	111		1,555,101,597,444	1,246,437,924,577
2. Cash equivalents	112		2,173,644,910,272	988,202,364,118
II. Short-term investment	120	2	314,000,527,359	257,328,585,341
1. Short-term investments held to maturity	123		314,000,527,359	257,328,585,841
III. Short-term receivables	130		8,660,031,733,135	7,588,975,727,400
1. Short-term trade accounts receivable	131	3	2,284,980,910,619	2,380,771,586,947
2. Short-term prepayments to suppliers	132	4	5,720,967,362,602	4,966,767,676,460
3. Other short-term receivables	135	5	928,130,919,138	515,483,923,217
4. Provision for doubtful debts – short-term	136		(274,047,459,224)	(274,047,459,224)
IV. Inventories	140	6	2,786,875,652,808	2,255,105,813,480
1. Inventories	141		2,786,875,652,808	2,255,105,813,480
V. Other current assets	160		521,717,515,309	434,934,720,762
1. Short-term prepaid expenses	161		71,152,047,395	67,576,380,357
2. Value added tax ("VAT") to be reclaimed	162		152,999,561,889	119,464,371,896
3. Tax and other receivables from the State	163	8	297,565,906,025	247,893,968,509
B. LONG-TERM ASSETS	200		4,204,564,951,915	4,437,381,661,492
I. Long-term receivables	210		828,661,883,037	1,416,862,311,890
1. Long-term trade accounts receivable	211		256,254,605,352	254,821,707,354
2. Other long-term receivables	215	5	572,407,277,685	1,162,040,604,536
II. Fixed assets	220		44,822,113,842	42,048,877,326
1. Tangible fixed assets	221	9	15,949,007,425	17,481,762,273
Historical cost	222		53,695,494,830	53,207,539,272
Accumulated depreciation	223		(37,746,487,405)	(35,725,776,999)
2. Finance lease fixed assets	224	12	25,434,733,820	21,146,602,112
Historical cost	225		33,110,824,550	27,280,127,276
Accumulated depreciation	226		(7,676,090,730)	(6,133,525,164)
3. Intangible fixed assets	227	10	3,438,372,597	3,420,512,941
Historical cost	228		6,135,683,100	5,540,815,100
Accumulated amortisation	229		(2,697,310,503)	(2,120,302,159)
IV. Investment properties	240	11	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)
V. Long-term asset in progress	250		711,592,633,699	648,458,924,385
1. Construction in progress	252	13	711,592,633,699	648,458,924,385
VI. Long-term investments	260	2	2,190,357,712,669	1,922,906,696,275
1. Investments in subsidiaries	261		512,683,128,998	512,683,128,998
2. Investments in associates	262		1,263,497,000,000	991,715,000,000
3. Investments in other entities	263		651,930,579,822	651,109,122,822
4. Provision for long-term investments	264		(263,196,219,069)	(263,196,219,069)
5. Long-term investments held to maturity	265		25,443,222,918	30,595,663,524
VII. Other long-term asset	270		43,030,939,376	9,308,603,194
1. Long-term prepaid expenses	271	7	43,030,939,376	9,308,603,194
TOTAL ASSETS	280		20,215,936,888,242	17,208,366,797,670

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

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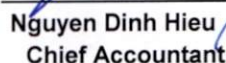
Form B 01 - DN

(Attached to Circular No. 99/2025/TT-BTC dated October 27,
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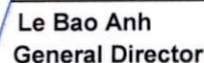
As at 30 June 2026

Unit: VND

RESOURCES	Mã số	TM	As at 30/06/2026	As at 01/01/2026
C. LIABILITIES	300		15,705,511,097,552	12,731,786,307,308
I. Short-term liabilities	310		12,439,874,289,137	9,542,148,685,234
1. Short-term trade accounts payable	311	14	1,858,620,544,670	1,498,008,691,440
2. Short-term advances from customers	312	15	3,512,643,320,505	1,276,429,596,389
3. Dividend and interest payables	313		117,376,700	117,376,700
4. Short-term tax and other payables to the State	314	8	29,162,635,916	91,864,836,867
5. Payables to employees	315		26,593,525,797	36,182,343,535
6. Short-term accrued expenses	316	16	967,804,596,571	1,173,660,674,607
7. Short-term unearned revenue	319	17	2,862,194,694	2,913,162,436
8. Other short-term payables	320	18	1,491,995,453,254	575,405,393,924
9. Short-term borrowings and finance lease liabilities	321	19	4,498,703,199,342	4,862,065,514,146
10. Provision for short-term liabilities	322		9,288,298,789	1,574,352,291
11. Bonus and welfare funds	323		42,083,142,899	23,926,742,899
II. Long-term liabilities	330		3,265,636,808,415	3,189,637,622,074
1. Long-term trade accounts payables	331	14	877,674,243,610	773,419,934,752
2. Long-term advances from customers	332	15	99,466,881,000	99,466,881,000
3. Long-term accrued expenses	334	16	174,782,794,386	174,782,794,386
4. Long-term unearned revenue	337	17	19,509,390,750	20,854,865,976
5. Other long-term payables	338	18	541,363,170,476	541,423,675,726
6. Long-term borrowings and finance lease liabilities	339	19	1,552,840,328,193	1,579,689,470,234
D. OWNERS' EQUITY	400		4,510,425,790,690	4,476,580,490,362
1. Owners' capital	411	20 - 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		104,803,065,521	104,803,065,521
3. Foreign exchange differences	417		(75,938,125)	(77,713,517)
4. Investment and development funds	418		68,315,361,827	53,315,361,827
5. Undistributed earnings	420		358,322,301,467	339,478,776,531
- Undistributed post-tax profits of previous years	420a		303,838,776,531	93,076,712,243
- Post-tax profits of current period/year	420b		54,483,524,936	246,402,064,288
TOTAL RESOURCES	440		20,215,936,888,242	17,208,366,797,670


Do Thi Thanh Thuy
PreparerHo Chi Minh City, ...30th... July 2026


Nguyen Dinh Hieu
Chief Accountant



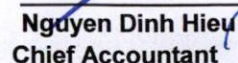
Le Bao Anh
General Director

SEPARATE INCOME STATEMENT

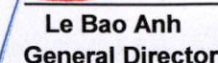
For the period from 01/01/2026 to 30/06/2026

Unit: VND

CONTENT	Code	Note	The Second Quarter Of 2026	The Second Quarter Of 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		4,032,877,065,700	3,353,868,573,186	6,322,952,959,325	4,769,392,042,213
2. Less deductions	02		-	-	-	-
3. Net revenue from sales of goods and rendering of services	10	22	4,032,877,065,700	3,353,868,573,186	6,322,952,959,325	4,769,392,042,213
4. Cost of goods sold and services rendered	11	23	4,127,162,369,958	3,195,369,073,372	6,308,288,574,900	4,526,129,170,118
5. Gross profit from sales of goods and rendering of services	20		(94,285,304,258)	158,499,499,814	14,664,384,425	243,262,872,095
6. Profit/(loss) from sale and disposal of investment property	21		-	-	-	-
7. Financial income	22	24	369,686,661,143	101,435,291,365	400,263,068,560	137,151,140,586
8. Financial expenses	23	25	147,266,869,063	152,088,606,107	235,169,643,778	225,347,242,357
- Including: Interest expense	24		150,302,184,164	113,800,266,808	235,108,435,155	183,662,393,227
9. Selling expenses	25		-	97,159,810	-	1,436,662,225
10. General and administration expenses	26	26	70,428,718,554	42,724,590,809	116,251,845,771	79,971,687,898
11. Net operating profit	30		57,705,769,268	65,024,434,453	63,505,963,436	73,658,420,201
12. Other income	31	27	18,994,912,048	428,000,172	21,572,449,192	637,766,660
13. Other expenses	32	28	299,899,791	39,072,740,720	489,126,955	39,172,586,315
14. Net other expenses	40		18,695,012,257	(38,644,740,548)	21,083,322,237	(38,534,819,655)
15. Accounting profit before tax	50		76,400,781,525	26,379,693,905	84,589,285,673	35,123,600,546
16. Corporate income tax ("CIT") - current	51		28,394,390,319	5,291,265,126	30,105,760,737	7,040,046,454
17. CIT - deferred	52		-	-	-	-
18. Profit after tax	60		48,006,391,206	21,088,428,779	54,483,524,936	28,083,554,092


Do Thi Thanh Thuy
PreparerHo Chi Minh City, 30th July 2026


Nguyen Dinh Hieu
Chief Accountant



Le Bao Anh
General Director

SEPARATE CASH FLOW STATEMENT

(Indirect method)

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

Unit: VND

CONTENT	Code	Note	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		84,589,285,673	35,123,600,546
2. Adjustments for:				
Depreciation and amortisation	02		16,923,654,355	16,425,889,255
Reversal of provision	03		2,691,701,503	-
Unrealised foreign exchange losses	04		2,883,273,225	37,977,393,246
Profits from investing activities	05		(396,053,136,686)	(135,799,782,082)
Interest expense	06		235,108,435,155	183,662,393,227
3. Operating profit before changes in working capital	08		(53,856,786,775)	137,389,494,192
Increase in receivables	09		(354,517,764,638)	261,351,198,466
Increase in inventories	10		(531,769,839,328)	(449,134,510,922)
Increase in payables (excluding interest payable and corporate income tax payable)	11		3,390,881,339,754	(305,594,051,911)
Decrease/(increase) in prepaid expenses	12		(37,298,003,220)	(39,411,235,818)
Interest paid	14		(244,618,630,690)	(181,989,950,635)
CIT paid	15		(73,973,318,513)	(54,887,491,352)
Other receipts from operating activities	16		564,146,980	-
Other payments on operating activities	17		(2,483,600,000)	(7,111,987,566)
Net cash outflows from operating activities	20		2,092,927,543,570	(639,388,535,546)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchases of fixed assets and other long-term assets	21		(65,303,323,781)	(30,487,721,132)
2. Lendings granted and term deposits at banks	23		(225,001,509,905)	(196,877,467,052)
3. Collection of lendings and term deposits at banks	24		173,323,065,538	653,549,348,502
4. Investments in other entities	25		(488,603,457,000)	(515,843,557,000)
5. Proceeds from divestment of investments in other entities	26		189,000,000,000	183,350,000,000
6. Dividends and interest received	27		217,088,275,132	176,668,439,927
Net cash inflows/(outflows) from investing activities	30		(199,496,950,016)	270,359,043,245

SEPARATE CASH FLOW STATEMENT

(Indirect method)

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

Unit: VND

CONTENT	Code	Note	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		4,780,948,683,012	3,826,430,425,771
2. Repayments of borrowings and bonds	34		(5,178,239,192,729)	(3,113,656,520,780)
3. Finance lease principal repayments	35		(3,329,337,219)	(2,922,548,192)
Net cash inflows from financing activities	40		(400,619,846,936)	709,851,356,799
Net decrease in cash and cash equivalents for the period	50		1,492,810,746,618	340,821,864,498
Cash and cash equivalents at beginning of period	60		2,234,640,288,695	2,559,370,534,561
Effect of foreign exchange differences	61		1,295,472,403	194,648,895
Cash and cash equivalents at end of period	70		3,728,746,507,716	2,900,387,047,954

Thuy

Do Thi Thanh Thuy
Preparer

Ho Chi Minh City, ...^{30th} July 2026

Hieu
Nguyen Dinh Hieu
Chief Accountant



Le
Le Bao Anh
General Director

**SEPARATE FINANCIAL STATEMENTS
FOR THE THREE-MONTH PERIOD ENDED 30 June 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 20.

Normal business cycle of the Company is from the point of time when the Company purchase material for construction procedures to the point of time when construction works are accomplished.

The Company'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 building civil and industrial constructions, infrastructure; and
- Real estate business.

The Company has registered office at 111A Pasteur Street, Sai Gon Ward, Ho Chi Minh City. As at 30 June 2026, the Group had 10 branches as below:

- Branch of Construction Corporation No 1 Joint Stock Company - Central: No. 116 Ho Tung Mau, Hoa Khanh Ward, Da Nang City;
- Branch of Construction Corporation No 1 Joint Stock Company: No. 45, Alley 61, Lane 17, Phung Chi Kien Street, Cau Giay Ward, Hanoi City;
- Branch of Construction Corporation No 1 Joint Stock Company - Cambodia: Lot 185 Room 1508, 15th Floor, St.329 Ph.3 Sk.Boeng Kak 2 Kh.Tuol Kouk, Phnom Penh, Cambodia;
- Branch of Construction Corporation No 1 Joint Stock Company - Dong Thap: No. 79 Le Thi Rieng, Cao Lanh Ward, Dong Thap Province;
- Branch of Construction Corporation No 1 Joint Stock Company - Phu Yen: No.99 Le Thanh Phuong, Tuy Hoa Ward, Dak Lak Province;
- Branch of Construction Corporation No 1 Joint Stock Company - Soc Trang: Plot no. 93, Map sheet no. 76, Provincial Road 8, Hoi Trung Hamlet, Lich Hoi Thuong 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 Knuoc 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 Village, Luc Nam Commune, Bac Ninh Province, Vietnam.

As at 30 June 2026, the Company had 946 employees (as at 31 December 2025: 821 employees).

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

Form B 09 – DN

1 GENERAL INFORMATION (continued)

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

No.	Company Name	Principal activities	Place of incorporation and operation	30/06/2026		31/12/2025	
				Ownership (%)	Voting right (%)	Ownership (%)	Voting right (%)
	Subsidiary						
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	Dong Nai Bridge Investment and Construction Joint Stock Company	Construction of railway and road works, construction of civil works	Dong Nai Province	63.63	63.63	63.63	63.63
3	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
4	CC1 Construction and Equipment Joint Stock Company	Construction	Ho Chi Minh City	65.00	65.00	65.00	65.00

CONSTRUCTION CORPORATION NO 1 JOINT STOCK COMPANY

1 GENERAL INFORMATION (continued)

Form B 09 – DN

				30/06/2026		31/12/2025	
No.	Company Name	Principal activities	Place of incorporation and operation	Ownership (%)	Voting right (%)	Ownership (%)	Voting right (%)
Associate							
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	41.18	41.18	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	CC1 Trading Services Joint Stock Company	Trading and services	Ho Chi Minh City	49.00	49.00	28.00	28.00
5	Dai Ngai Industrial Park Company Limited	Real estate business, land use rights belonging to the owner, user or tenant.	Can Tho City	-	-	48.00	48.00
6	CC1 Cat Lai Company Limited	Construction	Dong Nai Province	38.11	38.11	-	-
7	Saigon Sunflower Company Limited	Construction	Ho Chi Minh City	34.62	34.62	49.00	49.00

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation of separate financial statements

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

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

Separately, the Company has also prepared consolidated financial statements of the Company and its subsidiaries (together, "the Group") in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements. In the consolidated financial statements, subsidiary undertakings, which are those companies over which the Group has the power to govern the financial and operating policies, have been fully consolidated.

Users of these separate financial statements of the Company should read them together with the consolidated financial statements of the Group for the three-month period ended 30 June 2026 in order to obtain full information of the consolidated financial position and consolidated results of its operations and its consolidated cash flows of the Group.

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

2.2 Fiscal year

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.3 Currency

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

2.4 Exchange rates

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

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

2.5 Cash and cash equivalents

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

2.6 Receivables

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 Inventories

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

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

The Company applies the perpetual system for inventories.

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

2.8 Investments

(a) Investments held to maturity

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

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**2.8 Investments (continued)****(b) Investments in subsidiaries**

Subsidiaries are all entities whose financial and operating policies the Company 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 Company controls another entity.

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

(c) Investments in associates

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

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

(d) Investments in other entities

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

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

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Investments (continued)

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

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

2.9 Lendings

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

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

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

2.10 Construction contracts

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

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

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

2.11 Business cooperation contract

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

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

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

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

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

2.12 Fixed assets*Tangible and intangible fixed assets*

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

Depreciation and amortisation

Fixed assets are depreciated and amortised using the straight-line basis so as to write off the depreciable amount of the fixed assets over their estimated useful lives. Depreciable amount equals to the historical cost of fixed assets recorded in the separate 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 – 7 years
Motor vehicles	6 – 8 years
Office equipment	3 – 5 years
Software	3 years
Others	5 years

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

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

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2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.12 Fixed assets

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 separate 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 equipment; project management expenditure; construction consulting expenditure; and capitalised borrowing costs for qualifying assets in accordance with the Company's accounting policies. Depreciation of these assets, on the same basis as other fixed assets, commences when the assets are ready for their intended use.

2.13 Investment properties held for lease

The historical cost of an investment property held for lease represents the amount of cash or cash equivalents paid or the fair value of another consideration given to acquire the investment property held for lease at the time of its acquisition or completion of construction. Expenditure incurred subsequently which has resulted in an increase in the expected future economic benefits from the use of investment properties held for lease can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the separate 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. The estimated useful lives of each asset class are as follows:

Land use rights	50 years
Buildings and structures	25 years

2.14 Prepaid expenses

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.15 Payables

Classifications of payables are based on their nature as follows:

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

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

2.16 Borrowings and finance lease liabilities

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

Borrowings and finance lease liabilities are classified into short-term and long-term on the separate balance sheet based on their remaining period term from the separate 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 Company 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 Company's borrowings that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying asset. Other borrowing costs are recognised in the separate income statement when incurred.

2.17 Accrued expenses

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

2.18 Provisions

Provisions are recognised when the Company 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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.18 Provisions (continued))

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

2.19 Unearned revenue

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

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

2.20 Capital and reserves

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

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.21 Appropriation of profit

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

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

The Company's funds are as below:

(a) Investment and development fund

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

(b) Bonus and welfare fund

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.22 Revenue recognition

(a) Revenue from sales of goods

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

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

(b) Revenue from construction contracts

Revenue from construction contracts is comprised of the revenue initially set out in contracts; increases, decreases during the term of the contract; bonuses; and other payments to be received from customers or other parties to compensate for the costs not included in the contractual price; other payments that customers agreed to compensate; and other payments provided that these amounts can change the revenue and can be reliably determined. Revenue from construction contracts is recognised in accordance with the guidance presented in Note 2,10.

(c) Revenue from rendering of services

Revenue from rendering of services is recognised in the separate 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 Company;
- The percentage of completion of the transaction at the separate 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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.22 Revenue recognition (continued)

(d) Interest income

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

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

(e) Dividend income

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

2.23 Sales deductions

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

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

2.24 Cost of goods sold and services rendered

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

2.25 Financial expenses

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

2.26 Selling expenses

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

2.27 General and administration expenses

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.28 Current and deferred income tax

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

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

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the separate 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 separate 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.

2.29 Related parties

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

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

2.30 Critical accounting estimates

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate 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 separate 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 experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of Management to be reasonable under the circumstances.

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DETAILED NOTES TO SEPARATE FINANCIAL STATEMENTS

1. CASH AND CASH EQUIVALENTS

	30/06/2026 VND	01/01/2026 VND
Cash on hand	1,897,389,050	998,681,882
Cash at banks	1,553,204,208,394	1,241,439,242,695
Cash in transit	-	4,000,000,000
Cash equivalents (*)	2,173,644,910,272	988,202,364,118
Total	3,728,746,507,716	2,234,640,288,695

(*) As at 30 June 2026, cash equivalents are term deposits in VND with an original maturity of 3 months or less and earning interest at rates which range from 2.1%/year to 4.75%/year.

2. INVESTMENT

(a) Investments held to maturity

	30/06/2026		01/01/2026	
	Cost VND	Book value VND	Cost VND	Book value VND
Short-term				
Short-term deposits (i)	292,905,927,374	292,905,927,374	237,653,352,713	237,653,352,713
Lendings	21,094,599,985	21,094,599,985	19,675,233,128	19,675,233,128
Total	314,000,527,359	314,000,527,359	257,328,585,841	257,328,585,841
Detail: Lendings – related party	13,999,694,468	13,999,694,468	12,531,305,703	12,531,305,703
Long-term				
Lendings	25,443,222,918	25,443,222,918	30,595,663,524	30,595,663,524
Detail: Lendings – related party	7,620,644,099	7,620,644,099	9,163,880,722	9,163,880,722

- (i) As at 30 June 2026, short-term investments held to maturity are term deposits at banks with original maturities from 6 months to 12 months and earning interest at rates which range from 2.8%/year to 7.0%/year.

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2. INVESTMENTS (continued)

(b) Investments in subsidiaries, associates and other entities

Investments in subsidiaries

No. Company	30/06/2026			01/01/2026		
	Book value	Fair value	Provision	Book value	Fair value	Provision
	VND	VND	VND	VND	VND	VND
1 No.1 Viet Quang Construction Joint Stock Company	217,191,472,440	(*)	-	217,191,472,440	(*)	-
2 Dong Nai Bridge Investment and Construction Joint Stock Company	245,927,882,961	(*)	(245,927,882,961)	245,927,882,961	(*)	(245,927,882,961)
3 Vina-PSMC Precast Concrete Company Limited	30,063,773,597	(*)	(2,975,968,126)	30,063,773,597	(*)	(2,975,968,126)
4 CC1 Construction and Equipment Joint Stock Company	19,500,000,000	(*)	-	19,500,000,000	(*)	-
Total	512,683,128,998	-	(248,903,851,087)	512,683,128,998	-	(248,903,851,087)

(*) 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 interim financial statements because they are not listed on the stock market. The fair values of such investments may be different from their book values.



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Investments in associates

No.	Company	30/06/2026			01/01/2026		
		Book value VND	Fair value VND	Provision VND	Book value VND	Fair value VND	Provision VND
1	Mien Trung Construction and Manufacture Building Materials Joint Stock Company	3,735,000,000	(*)	(3,735,000,000)	3,735,000,000	(*)	(3,735,000,000)
2	No.1 Viet Tong Construction Joint Stock Company	2,040,000,000	(*)	(2,040,000,000)	2,040,000,000	(*)	(2,040,000,000)
3	No.1 Viet Hung Construction Joint Stock Company (i)	74,120,000,000	(*)	-	73,440,000,000	(*)	-
4	Saigon Sunflower Company Limited (ii)	962,500,000,000	(*)	-	612,500,000,000	(*)	-
5	Dai Ngai Industrial Park Company Limited (iii)	-	(*)	-	216,000,000,000	(*)	-
6	CC1 Cat Lai Company Limited (iv)	602,000,000	(*)	-	-	(*)	-
7	CC1 Trading Services Joint Stock Company (v)	220,500,000,000	(*)	-	84,000,000,000	(*)	-
	Total	1,263,497,000,000		(5,775,000,000)	991,715,000,000		(5,775,000,000)

- (*) 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.
- (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, increasing the number of shares by 68,000, raising its ownership stake to 41.18%.
- (ii) During the period, according to Decision No. 02/QD-TCT dated February 27, 2026, the Company contributed additional capital in the capital increase of Hoa Huong Duong Saigon Limited Company, with an additional capital contribution of VND 350 billion, and agreed to allow existing contributing members or other investors to contribute the remaining capital, thus reducing its ownership stake to 34.62%.
- (iii) According to Decision No. 19/QD-TCT dated June 26, 2026, the Company transferred its total capital contribution in Dai Ngai Industrial Park Co., Ltd. As of the date of these separate financial statements, the Company has completed the transfer.
- (iv) According to Resolution No. 134/NQ-HDQT dated December 25, 2025, the Company approved the plan to contribute capital to establish CC1 Cat Lai Company Limited.
- (v) According to Decision No. 11.2/QD-TCT dated May 22, 2026, the Company purchased shares during the additional offering to existing shareholders, conducted in accordance with Resolution No. 2005/NQ-DHDCD-TRADING of the 2026 Annual General Meeting of Shareholders of CC1 Trading and Services Joint Stock Company dated May 20, 2026, acquiring 13,650,000 additional shares and increasing its ownership ratio to 49.00%.

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Investments in other entities

No.	Company	30/06/2026			01/01/2026		
		Book value VND	Fair value VND	Provision VND	Book value VND	Fair value VND	Provision VND
1	Cam Lo - Tuy Loan BT Investment Company Limited	9,460,079,822	(*)	-	8,866,622,822	(*)	-
2	Hai Phong Coast Road Investment Company Limited	135,000,000,000	(*)	(6,587,009,431)	135,000,000,000	(*)	(6,587,009,431)
3	CC1 Asset Management and Services Company Limited	220,000,000,000	(*)	-	220,000,000,000	(*)	-
4	Southern Infrastructure and Energy Joint Stock Company	47,000,000,000	(*)	-	47,000,000,000	(*)	-
5	CC1 Construction Joint Stock Company (Former Name: 3H Building Materials Joint Stock Company) (i)	94,000,000,000	(*)	(183,543,208)	94,000,000,000	(*)	(183,543,208)
6	CC1 Investment Joint Stock Company	130,000,000,000	(*)	-	130,000,000,000	(*)	-
7	Tan Tien Real Estate Investment And Development Joint Stock Company	6,500,000,000	(*)	-	6,500,000,000	(*)	-
8	Nhan Phuc Duc Investment Joint Stock Company	8,542,500,000	(*)	(546,815,343)	8,542,500,000	(*)	(546,815,343)
9	CC1 Long Hung Company Limited (ii)	228,000,000	(*)	-	-	(*)	-
10	CC1 - Quang Binh Investment Construction Limited Company	1,200,000,000	(*)	(1,200,000,000)	1,200,000,000	(*)	(1,200,000,000)
Total		651,930,579,822		(8,517,367,982)	651,109,122,822		(8,517,367,982)

(*) 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.

(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.

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3. TRADE ACCOUNTS RECEIVABLE

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term		
Third parties (*)	2,178,465,837,430	2,272,249,157,016
Related parties (Note 29b)	106,515,073,189	108,522,429,931
Total	2,284,980,910,619	2,380,771,586,947

(*) As at 30 June 2026 and 01 January 2026, details of customers who had balance accounting for 10% or more of the total balance of short-term trade accounts receivable – third parties are as follows:

	As at 30/06/2026 VND	As at 01/01/2026 VND
Na Duong II Thermal Power Plant Project Management Board - Branch of TKV Power Corporation - JSC	346,583,321,670	291,096,895,505
Consortium MC - HDEC - CC1	597,940,102,589	658,467,207,044

	As at 30/06/2026 VND	As at 01/01/2026 VND
Long-term		
Third parties (*)	256,254,605,352	254,821,707,354
Related parties (Note 29b)	-	-
Total	256,254,605,352	254,821,707,354

4. SHORT-TERM PREPAYMENTS TO SUPPLIERS

	As at 30/06/2026 VND	As at 01/01/2026 VND
Third parties (*)	4,575,855,732,734	4,406,250,293,529
Related parties (Note 29b)	1,145,111,629,868	560,517,382,931
Total	5,720,967,362,602	4,966,767,676,460

(*) As at 30 June 2026 and 01 January 2026, details of suppliers who had a balance accounting for 10% or more of the total balance of short-term prepayments to suppliers – third parties are as follows:

	As at 30/06/2026 VND	As at 01/01/2026 VND
Keytech Joint Stock Company	397,395,446,761	440,694,833,747
Tan Tien Trading Company Limited	341,000,000,000	481,000,000,000

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5. OTHER RECEIVABLES

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Third parties	481,182,504,695	494,076,695,614
Related parties (Note 29b)	446,948,414,443	21,407,227,603
Total	928,130,919,138	515,483,923,217

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

Dividends shared and profits distributed	13,696,939,035	8,656,939,035
Advances to employees	101,679,491,045	111,906,496,662
Interest receivables from lendings and others	83,470,626,627	233,654,855,982
Receivable from transfers of investments	351,000,000,000	-
Receivables from business cooperation contract for Tri An Lake View Project (*)	147,000,000,000	-
Others	231,283,862,431	161,265,631,538
Total	928,130,919,138	515,483,923,217

(*) 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.

Long-term:

Third parties	62,174,873,527	652,414,375,993
Related parties (Note 29b)	510,232,404,158	509,626,228,543
Total	572,407,277,685	1,162,040,604,536

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

Payments on behalf for related party	419,833,767,304	419,833,767,304
Deposits	3,610,694,800	2,312,680,800
Receivables 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
Maintenance cost related to Dong Nai Bridge project	84,233,566,255	84,233,566,255
Others	13,009,609,326	11,940,950,177
Total	572,407,277,685	1,162,040,604,536

(**) 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.

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6. INVENTORIES

	As at 30/06/2026		As at 01/01/2026	
	VND		VND	
	Cost	Provision	Cost	Provision
Raw materials	2,435,230,594	-	2,439,163,432	-
Tools and supplies	487,320,311	-	502,513,645	-
Work in progress	2,702,783,714,127	-	2,170,994,748,627	-
Real estate	80,543,646,479	-	80,543,646,479	-
Merchandises	625,741,297	-	625,741,297	-
Total	2,786,875,652,808	-	2,255,105,813,480	-

Details of work in progress by projects are as follows:

	As at 30/06/2026 VND	As at 01/01/2026 VND
Tropicana Nha Trang	145,485,766,863	145,485,766,863
Hanoi Ring Road 4 project	530,429,888,885	114,711,495,383
T3 Tan Son Nhat Passenger Terminal	128,900,294,097	126,510,113,385
Na Duong II Thermal Power Plant	232,520,072,470	162,354,378,274
Bien Hoa - Vung Tau expressway	162,067,834,903	196,114,328,818
Long Thanh International Airport	622,010,977,059	376,257,525,654
Others	881,368,879,850	1,049,561,140,250
Total	2,702,783,714,127	2,170,994,748,627

7. PREPAID EXPENSES

Short-term

	As at 30/06/2026 VND	As at 01/01/2026 VND
Tools and supplies	1,975,883,342	2,841,908,368
Costs for feasibility research and project report preparation for Cat Lai Bridge	16,849,902,531	-
Bank guarantee expense	1,597,792,387	1,020,907,736
Cost of granting soil and sand mining rights	39,655,110,051	56,888,500,316
Others	11,073,359,084	6,825,063,937
Total	71,152,047,395	67,576,380,357

Long-term

	As at 30/06/2026 VND	As at 01/01/2026 VND
Tools and supplies	5,244,742,267	2,554,159,446
Costs for power stations and office rentals for Hanoi Ring Road 4 project	32,439,753,361	1,408,000,000
Others	5,346,443,748	5,346,443,748
Total	43,030,939,376	9,308,603,194

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8. TAX AND OTHER RECEIVABLES FROM PAYABLES TO THE STATE

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

	As at 1 January 2026 VND	Payables/receivables during the period VND	Payment/net off during the period VND	As at 30 June 2026 VND
1. VAT output	(245,833,824,274)	644,522,269,649	695,379,654,505	(296,691,209,130)
* VAT incurred	2,000,017,142	597,215,841,218	50,295,946,454	140,797,965
* VAT deductions	-	-	548,779,113,941	-
* VAT overpaid	(24,049,991)	-	-	(24,049,991)
* VAT on import goods	-	47,306,428,431	46,620,358,431	686,070,000
* VAT output on external current	(247,809,791,425)	-	49,684,235,679	(297,494,027,104)
2. Import and Export Duties	-	2,632,010,522	2,305,310,522	326,700,000
3. Company income tax	69,687,720,705	30,105,760,737	73,973,318,513	25,820,162,929
4. Personal income tax	8,815,704,697	6,153,664,729	13,590,395,991	1,378,973,435
* Personal income tax - payable	8,874,831,790	6,141,366,566	13,590,395,991	1,425,802,365
* Personal income tax - receivable	(59,127,093)	12,298,163	-	(46,828,930)
5. Housing and land tax	3,977,066,337	565,095,014	4,049,151,338	493,010,013
6. Natural resources and environment tax	7,323,412,538	3,376,191,259	10,664,369,856	35,233,941
7. Others tax	1,000,000	233,119,297	44,537	234,074,760
8. Charges, fees and other charges	(211,645)	602,909,656	602,914,068	(216,057)
* Charges, fees	(1,000,000)	-	-	(1,000,000)
* Other charges	788,355	602,909,656	602,914,068	783,943
Total	(156,029,131,642)	688,191,020,863	800,565,159,330	(268,403,270,109)
Details:				
Tax receivable from the State	(247,893,968,509)			(297,565,906,025)
Tax payable to the State	91,864,836,867			29,162,635,916
Total	(156,029,131,642)			(268,403,270,109)

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9. TANGIBLE FIXED ASSETS						
Items	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Historical cost						
As at 1 January 2026	6,235,056,041	3,855,023,676	29,343,417,884	13,471,441,671	302,600,000	53,207,539,272
New purchases during the period	375,000,000	288,000,000	-	911,746,467	-	1,574,746,467
Disposal	-	-	1,086,790,909	-	-	1,086,790,909
As at 30 June 2026	<u>6,610,056,041</u>	<u>4,143,023,676</u>	<u>28,256,626,975</u>	<u>14,383,188,138</u>	<u>302,600,000</u>	<u>53,695,494,830</u>
Accumulated depreciation						
As at 1 January 2026	2,967,958,161	2,829,296,139	18,699,883,613	10,946,212,382	282,426,704	35,725,776,999
Charge for the year	447,250,137	109,895,557	1,874,895,898	655,286,427	20,173,296	3,107,501,315
Disposal	-	-	1,086,790,909	-	-	1,086,790,909
As at 30 June 2026	<u>3,415,208,298</u>	<u>2,939,191,696</u>	<u>19,487,988,602</u>	<u>11,601,498,809</u>	<u>302,600,000</u>	<u>37,746,487,405</u>
Net book value						
As at 1 January 2026	<u>3,267,097,880</u>	<u>1,025,727,537</u>	<u>10,643,534,271</u>	<u>2,525,229,289</u>	<u>20,173,296</u>	<u>17,481,762,273</u>
As at 30 June 2026	<u>3,194,847,743</u>	<u>1,203,831,980</u>	<u>8,768,638,373</u>	<u>2,781,689,329</u>	<u>-</u>	<u>15,949,007,425</u>

The historical cost of fully depreciated tangible fixed assets but still in use As at 30 June 2026 was VND 17,181,218,857 (as at 1 January 2026: VND 17,459,181,857),

As at 30 June and 01 January 2026, the Company used a few fully depreciated motor vehicles to pledge with banks as collaterals for borrowings (Note 19).

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10. INTANGIBLE FIXED ASSETS

Items	Land use rights VND	Software VND	Total VND
Historical cost			
As at 1 January 2026	1,809,558,000	3,731,257,100	5,540,815,100
Increase during the period	-	594,868,000	594,868,000
As at 30 June 2026	1,809,558,000	4,326,125,100	6,135,683,100
Accumulated depreciation			
As at 1 January 2026	-	2,120,302,159	2,120,302,159
Increase during the period	-	577,008,344	577,008,344
As at 30 June 2026	-	2,697,310,503	2,697,310,503
Net book value			
As at 1 January 2026	1,809,558,000	1,610,954,941	3,420,512,941
As at 30 June 2026	1,809,558,000	1,628,814,597	3,438,372,597

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11. INVESTMENT PROPERTIES HELD FOR LEASE

Items	As at 30/06/2026 VND	Increase during the period VND	Decrease during the period VND	As at 01/01/2026 VND
Historical cost				
Buildings and structures, Land use rights	663,478,155,542			663,478,155,542
Total	663,478,155,542	-	-	663,478,155,542
Accumulated depreciation:				
Buildings and structures, Land use rights	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 structures, Land use rights	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 01 January 2026: VND 312,297,776,617) were pledged as collaterals for borrowings of the company and third parties.

As at 30 June 2026, the Company's investment properties held for lease of the Company 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.

12. FINANCE LEASE FIXED ASSETS

Items	Motor vehicles VND	Others VND	Total VND
Historical cost:			
As at 01/01/2026	27,280,127,276	-	27,280,127,276
New leases during the period	5,830,697,274		5,830,697,274
As at 30/06/2026	33,110,824,550	-	33,110,824,550
Accumulated depreciation:			
As at 01/01/2026	6,133,525,164	-	6,133,525,164
Charge for the period	1,542,565,566		1,542,565,566
As at 30/06/2026	7,676,090,730		7,676,090,730
Net book value:			
As at 01/01/2026	21,146,602,112	-	21,146,602,112
As at 30/06/2026	25,434,733,820		25,434,733,820

13. CONSTRUCTION IN PROGRESS

Details of construction in progress is as follow:

	As at 30/06/2026 VND	As at 01/01/2026 VND
Hanh Phuc Project	684,649,213,005	639,110,961,711
Ham Kiem - Binh Thuan Wind Power Plant Project	4,731,968,182	4,731,968,182
The Habitat Binh Duong Apartment Project	15,535,846,988	-
Sailing Tower Project	2,582,294,766	1,735,853,734
Others	4,093,310,758	2,880,140,758
Total	711,592,633,699	648,458,924,385

14. TRADE ACCOUNTS PAYABLE**(a) Short-term**

	As at 30/06/2026		As at 01/01/2026	
	Value VND	Payable amount VND	Value VND	Payable amount VND
Third parties	1,301,231,831,702	1,301,231,831,702	1,396,166,319,905	1,396,166,319,905
Related parties (Note 29b)	557,388,712,968	557,388,712,968	101,842,371,535	101,842,371,535
Total	1,858,620,544,670	1,858,620,544,670	1,498,008,691,440	1,498,008,691,440

(*) As at 30 June 2026 and 01 January 2026, details of suppliers who had balance accounting for 10% and more of the total balance of short-term trade accounts payable – third parties are as below:

	As at 30/06/2026 VND	As at 01/01/2026 VND
An Nguyen Company Limited	41,745,385,137	94,860,491,920

(b) Long-term

	As at 30/06/2026		As at 01/01/2026	
	Value VND	Payable amount VND	Value VND	Payable amount VND
Third parties	764,526,625,550	764,526,625,550	665,836,538,473	665,836,538,473
Related parties (Note 29b)	113,147,618,060	113,147,618,060	107,583,396,279	107,583,396,279
Total	877,674,243,610	877,674,243,610	773,419,934,752	773,419,934,752

(*) As at 30 June 2026 and 01 January 2026, details of suppliers who had balance accounting for 10% and more of the total balance of long-term trade accounts payable – third parties are as below:

	As at 30/06/2026 VND	As at 01/01/2026 VND
No.1 Viet Nguyen Construction Joint Stock Company	51,573,357,389	54,573,357,389
Dongfang Electric International Corporation	109,180,635,876	54,680,757,620

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15.

ADVANCES FROM CUSTOMERS

Short-term:

	As at 30/06/2026		As at 01/01/2026	
	Value VND	Payable amount VND	Value VND	Payable amount VND
Third parties	3,312,315,827,700	3,312,315,827,700	1,252,102,103,584	1,252,102,103,584
Related parties (Note 29b)	200,327,492,805	200,327,492,805	24,327,492,805	24,327,492,805
Total	3,512,643,320,505	3,512,643,320,505	1,276,429,596,389	1,276,429,596,389

(*) As at 30 June 2026 and 01 January 2026, details of customers who had a balance accounting for 10% or more of the total balance of short-term advances from customers – third parties are as follows:

	As at 30/06/2026		As at 01/01/2026	
	Value	Payable amount	Value	Payable amount
Tropicana Nha Trang Company Limited	140,850,972,977	140,850,972,977	140,850,972,977	140,850,972,977
Global Construction and Investment Joint Stock Company	106,253,230,578	106,253,230,578	157,562,183,108	157,562,183,108
Project Management Board for Investment and Construction of Transportation Infrastructure	719,182,323	719,182,323	159,114,746,118	159,114,746,118
Airports Corporation of Vietnam - JSC	380,576,009,650	380,576,009,650	322,875,228,614	322,875,228,614
Hanoi Ring Road 4 Expressway Joint Stock Company	1,955,518,776,822	1,955,518,776,822	-	-
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

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16. ACCRUED EXPENSES

(a) Short-term

	As at 30/06/2026 VND	As at 01/01/2026 VND
Interest expense	14,303,800,729	23,813,996,264
Construction cost	952,908,829,442	1,146,276,986,626
Others	591,966,400	3,569,691,717
Total	967,804,596,571	1,173,660,674,607

(b) Long-term

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

17. UNEARNED REVENUE

As at 30 June 2026 and 01 January 2026, the balances of short-term and long-term unearned revenue related to rental fee received in advance from tenants of the Sailing Tower.

18. OTHER PAYABLES

	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term:		
Trade union funding and compulsory insurance	10,338,737,830	7,537,128,221
Investor's payment for share purchase (*)	851,925,000,000	-
Deposits	9,378,055,444	9,378,055,444
Payments related to imported goods for the Na Duong II Thermal Power Plant project	232,857,789,114	243,954,589,010
Others	387,495,870,866	314,535,621,249
Total	1,491,995,453,254	575,405,393,924
Related parties (Note 29b)	417,600,000,000	288,600,000,000

(*) Representing the proceeds from the 2026 private placement of shares, which increased charter capital from VND 3,979,061,000,000 to VND 4,746,561,000,000. As at 30 June 2026, the Company was submitting the legal documentation to amend its Enterprise Registration Certificate to reflect the increase in charter capital.

	As at 30/06/2026 VND	As at 01/01/2026 VND
Long-term:		
Toll payable to Dong Nai Bridge Company (Related parties - Note 29b)	502,259,675,532	502,954,075,532
Deposits	36,061,677,006	35,427,782,256
Others	3,041,817,938	3,041,817,938
Total	541,363,170,476	541,423,675,726

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19. BORROWINGS AND FINANCE LEASE LIABILITIES

	As at 30 June 2026 VND	Drawdowns VND	Repayments VND	As at 1 January 2026 VND
Short-term				
Short-term loans (i)	4,378,634,929,148	4,804,782,775,485	5,154,907,548,182	4,728,759,701,845
Joint Stock Commercial Bank for Investment and Development of Vietnam - HCM City Branch	1,364,685,953,100	1,249,959,243,379	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 Joint Stock Bank - HCM City Branch	479,390,259,098	346,095,591,562	624,673,478,222	757,968,145,758
Vietnam Joint Stock Commercial Bank for Industry and Trade	626,410,974,560	707,388,953,498	750,079,052,777	669,101,073,839
Viet Capital Commercial Joint Stock Bank - South Sai Gon Branch	131,180,882,908	131,234,453,908	129,038,431,520	128,984,860,520
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tay Sai Gon Branch	271,840,837,639	318,708,709,398	245,126,871,101	198,258,999,342
Nam A Commercial Joint Stock Bank - Ham Nghi Branch	247,509,517,756	698,054,103,197	1,287,387,513,653	836,842,928,212
Saigon Thuong Tin Commercial Joint Stock Bank - District 4 Branch	180,275,165,060	180,275,165,060	234,551,869,363	234,551,869,363
Vietnam Bank for Agriculture and Rural Development - Ha Noi branch	68,052,740,436	68,052,740,436	-	-
Military Commercial Joint Stock Bank - So giao dich 2 Branch	212,688,383,922	261,336,764,181	222,654,173,587	174,005,793,328
Vietnam International Commercial Joint Stock Bank - Ho Chi Minh City Branch	129,518,755,667	179,518,755,667	100,095,003,420	50,095,003,420
Asia Commercial Joint Stock Bank - Nguyen Van Troi Branch	49,960,139,134	49,960,139,134	50,000,000,000	50,000,000,000
Vietnam Prosperity Joint Stock Commercial Bank - Head Office	24,389,327,216	24,389,327,216	26,865,304,621	26,865,304,621
Tien Phong Commercial Joint Stock Bank - HCM City Branch	6,760,318,398	3,837,154,595	16,341,959,662	19,265,123,465
Current portion of long-term debt - ADB Bank	49,609,680,812	26,013,339,869	23,981,421,542	47,577,762,485
Current portion of long-term debt - Nam A Bank	37,500,000,000	-	-	37,500,000,000
Current portion of Finance Leasing	6,900,742,442	4,897,233,201	3,329,337,219	5,332,846,460
Others	26,057,846,940	-	16,837,356,416	42,895,203,356
Hinokiya - Twgroup Company Limited	18,670,023,841	-	16,834,430,954	35,504,454,795
Other individuals (ii)	7,387,823,099	-	2,925,462	7,390,748,561
Total	4,498,703,199,342	4,835,693,348,555	5,199,055,663,359	4,862,065,514,146
Long-term				
Long-term loans				
Viet Capital Commercial Joint Stock Bank - South Sai Gon Branch (iii)	607,150,000	-	160,713,000	767,863,000
Nam A Commercial Joint Stock Bank - Ham Nghi branch (iv)	262,500,000,000	-	-	262,500,000,000
Vietnam Development Bank - 48,613,583.97 usd (v)	1,105,071,455,700	-	25,499,268,431	1,130,570,724,131
ADB Foreign currency loan valuation	172,959,825,194	14,131,341,473	18,468,841,355	177,297,325,076
Long-term of Finance Leasing (vi)	11,701,897,299	7,764,970,000	4,616,630,728	8,553,558,027
Total	1,552,840,328,193	21,896,311,473	48,745,453,514	1,579,689,470,234
Subtotal	6,051,543,527,535	4,857,589,660,028	5,247,801,116,873	6,441,754,984,380

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- (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 (Note 12), future claims arising from the company's projects. Shares of the Company in a member company. Shares of previous member companies owned by third parties and shares of the Company owned by individuals.
- (ii) These are unsecured loans from related individuals, bearing interest at the rate of 0%/year to supplement working capital in branches.
- (iii) This is a loan with a term of 84 months, bearing interest at the rate of 10.3%/year for the first 5 months. The interest rate is adjusted periodically every 3 months from the 6th month onwards with the interest rate equal to the base interest rate of Viet Capital Commercial Joint Stock Bank at the time of adjustment plus an interest rate range of 4%/year. This loan is used to finance the purchase of fixed assets – motor vehicles, the underlying assets is used to secure the loan (Note 13).
- (iv) This is a loan with a loan term of 48 months, bearing interest at the rate of 10.4%/year for the first 11 months. The interest rate is adjusted periodically every 6 months from the 12th months onwards with the interest rate equal to the base medium-term interest rate of Nam A Commercial Joint Stock Bank at the time of adjustment plus an interest margin of 1.7%/year. This loan is used to finance the Hanh Phuc Project, purchase materials and is secured by rights and interests of the Company arising from the compensation for land clearance at the Hanh Phuc Project.
- (v) This is a loan authorized by the Ministry of Finance to Vietnam Development Bank to lend to the Company 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 Company, 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.
- (vi) This is a finance lease liability with a term of 60 months, bearing interest at the rate of 10.5%/year for the first 3 months. The interest rate of this finance lease liability is adjusted periodically every 3 months from the 4th month onwards with an interest rate equal to the ceiling deposit rate of VND 12-month term for individual customers of Vietnam Joint Stock Commercial Bank for Industry and Trade at the time of adjustment plus an interest margin of 3%/year.
This is a finance lease liability with a term of 60 months, bearing interest at the rate of 9.5%/year for the first 3 months. The interest rate of this finance lease liability is adjusted periodically every 3 months from the 4th month onwards with an interest rate equal to the term deposit interest rate of VND 12-month term for individual customers of Joint Stock Commercial Bank for Investment and Development of Vietnam at the time of adjustment plus an interest margin of 3%/year.

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20. 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' shareholding

	30/06/2026		01/01/2026	
	VND	%	VND	%
Mr Nguyen Van Huan	438,673,670,000	11.02	438,673,670,000	11.02
CC1 – Holdings	397,943,700,000	10.00	397,943,700,000	10.00
Company - JSC				
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
Stock dividend declared	-	-
As at 30 June 2026	397,906,100	3,979,061,000,000

Par value per share: VND10,000.

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21. MOVEMENTS IN OWNERS' EQUITY

	MOVEMENTS IN OWNERS' EQUITY						
	Owners' capital	Share premium	Treasury shares	Investment and development funds	Foreign exchange differences	Undistributed earnings	Total
	VND	VND	VND	VND	VND	VND	VND
As at 01 January 2025	3,585,078,250,000	99,327,851,808	(4,796,760,000)	8,909,815,816	14,775,389	546,066,394,757	4,234,600,327,770
Net profit for the period						246,402,064,288	246,402,064,288
Appropriation to Investment and development funds				44,405,546,011		(44,405,546,011)	-
Appropriation to compensation to the Board of Management and the Audit Committee						(3,500,000,000)	(3,500,000,000)
Appropriation to bonus and welfare fund						(11,101,386,503)	(11,101,386,503)
Stock dividend declared 2024	393,982,750,000					(393,982,750,000)	-
Sale of Treasury shares		5,475,213,713	4,796,760,000				10,271,973,713
Foreign exchange difference from conversion of financial statements					(92,488,906)		(92,488,906)
As at 01 January 2026	3,979,061,000,000	104,803,065,521	-	53,315,361,827	(77,713,517)	339,478,776,531	4,476,580,490,362
Net profit for the period						54,483,524,936	54,483,524,936
Appropriation to Investment and development funds (*)				15,000,000,000		(15,000,000,000)	-
Appropriation to compensation to the Board of Management and the Audit Committee (*)						(5,640,000,000)	(5,640,000,000)
Appropriation to bonus and welfare fund (*)						(15,000,000,000)	(15,000,000,000)
Foreign exchange difference from conversion of financial statements					1,775,392		1,775,392
As at 30 June 2026	3,979,061,000,000	104,803,065,521	-	68,315,361,827	(75,938,125)	358,322,301,467	4,510,425,790,690

(*) According to the Resolution of the Annual General Meeting 2026 No. 32/NQ-DHDCD.TN dated 30 July 2026, the Annual General Meeting approved the plan of appropriation of profit as below:

- Appropriation to compensation to the Board of Management and the Audit Committee: VND 5,640,000,000;
- Appropriation to Investment and development funds: VND 15,000,000,000;
- Appropriation to bonus and welfare funds: VND 15,000,000,000.

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22. NET REVENUE FROM SALES OF GOODS AND RENDERING SERVICES

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Revenue from sale of goods and materials	1,734,900,938,989	1,211,156,048,449
Revenue from constructions activities	4,508,085,966,939	3,446,372,204,108
Revenue from rendering of services	79,966,053,397	78,262,134,038
Revenue from real estate sold	-	33,601,655,618
Total	6,322,952,959,325	4,769,392,042,213

23. 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 goods and materials sold	1,718,014,272,874	1,202,019,103,485
Cost of construction activities	4,559,768,266,589	3,261,059,155,277
Cost of services rendered	30,506,035,437	31,030,535,724
Cost of real estates sold	-	32,020,375,632
Total	6,308,288,574,900	4,526,129,170,118

24. 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	57,261,090,777	133,279,782,082
Dividends and profits shared	14,682,955,000	2,520,000,000
Income from transferring investments	324,000,000,000	-
Realised foreign exchange gains	362,781,991	47,204,795
Payment discount	273,187,297	1,304,153,709
Net profit from foreign currency translation at period-end	3,683,053,495	-
Total	400,263,068,560	137,151,140,586

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25. FINANCIAL EXPENSES

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Interest expense	235,108,435,155	183,662,393,227
Net loss from foreign currency translation at period-end	-	37,977,393,246
Realised foreign exchange loss	61,208,623	185,490,546
Others	-	3,521,965,338
Total	235,169,643,778	225,347,242,357

26. GENERAL AND ADMINISTRATION EXPENSES

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Staff costs	88,978,389,491	59,546,952,212
Outside service expenses	14,111,691,540	10,326,004,383
Tool and equipment	2,915,813,653	3,746,143,645
Depreciation and amortisation	1,601,254,038	1,179,121,810
Tax and other fees	1,320,000	6,218,426
Others	8,643,377,049	5,167,247,422
Total	116,251,845,771	79,971,687,898

27. 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, tools and supplies	109,090,909	9,090,909
Fines	1,452,090,200	594,587,832
Others	20,011,268,083	34,087,919
Total	21,572,449,192	637,766,660

28. OTHER EXPENSE

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Fines	77,050,472	132,171,337
Others	412,076,483	39,040,414,978
Total	489,126,955	39,172,586,315

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29. RELATED PARTIES DISCLOSURES

Details of subsidiaries, associates and other investee companies are presented at Note 1.

(a) Related parties 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 construction activities:		
CC1 Construction and Equipment Joint Stock Company	81,958,848	106,860,177
No.1 Viet Quang Construction Joint Stock Company	1,137,993,059	1,068,453,570
No.1 Viet Hung Construction Joint Stock Company	850,015,324	863,948,676
Total	2,069,967,231	2,039,262,423
	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Revenue from rendering of services:		
CC1 Trading Services Joint Stock Company	45,000,000	90,000,000
CC1 Investment Joint Stock Company	-	78,000,000
Southern Infrastructure and Energy Joint Stock Company	-	90,000,000
No.1 Viet Hung Construction Joint Stock Company	2,329,847,476	2,433,601,141
CC1 Construction Joint Stock Company (Former Name: 3H Building Materials 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	2,781,601,141
	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Purchase of goods and services in the form of sub-contracts		
CC1 Trading Services Joint Stock Company	1,647,540,015,955	596,265,729,235
No.1 Viet Quang Construction Joint Stock Company	217,408,988,410	88,390,101,665
CC1 Construction and Equipment Joint Stock Company	41,197,522,659	39,069,663,942
Vina-PSMC Precast Concrete Company Limited	4,077,800,000	3,520,600,000
No.1 Viet Hung Construction Joint Stock Company	100,315,615,328	115,854,166,663
Total	2,010,539,942,352	843,100,261,505

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	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
Hai Phong Coast Road Investment Company Limited	-	34,496,115,000
No.1 Viet Hung Construction Joint Stock Company	627,946,816	1,035,743,080
Total	627,946,816	36,666,981,358
	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 on deferred 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
Investments		
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

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	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
Revenue from share transfer		
CC1 - Holdings Joint Stock Company	540,000,000,000	-
Total	540,000,000,000	-
	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
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
(b) Related parties	Period/year end balances with related parties	
	As at 30/06/2026	As at 01/01/2026
	VND	VND
Short-term trade accounts receivable (Note 3)		
No.1 Viet Quang Construction Joint Stock Company	73,430,514,761	73,430,514,761
CC1 Construction and Equipment Joint Stock Company	1,075,751,764	1,075,751,764
Mien Trung Construction and Manufacture Building Materials Joint Stock Company	4,004,737,951	4,004,737,951
CC1 - Holdings Joint Stock Company	231,000,000	132,000,000
No.1 Viet Hung Construction Joint Stock Company	4,888,792,386	2,245,003,128
Cam Lo - Tuy Loan BT Investment Company Limited	22,884,276,327	27,634,422,327
Total	106,515,073,189	108,522,429,931
	As at 30/06/2026	As at 01/01/2026
	VND	VND
Short-term prepayments to suppliers (Note 4)		
No.1 Viet Quang Construction Joint Stock Company	112,591,460,494	3,316,253,280
CC1 Trading Services Joint Stock Company	990,000,000	990,000,000
CC1 Construction and Equipment Joint Stock Company	274,684,325,191	57,086,599,497
Vina-PSMC Precast Concrete Company Limited	999,962,400	-
No.1 Viet Hung Construction Joint Stock Company	649,717,732,625	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
Total	1,145,111,629,868	560,517,382,931

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	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term investments held to maturity (Short-term lendings) (Note 2a)		
No.1 Viet Hung Construction Joint Stock Company	13,999,694,468	12,531,305,703
Total	13,999,694,468	12,531,305,703
	As at 30/06/2026 VND	As at 01/01/2026 VND
Long-term investments held to maturity (Long- term lendings) (Note 2b)		
No.1 Viet Hung Construction Joint Stock Company	7,620,644,099	9,163,880,722
Total	7,620,644,099	9,163,880,722
	As at 30/06/2026 VND	As at 01/01/2026 VND
Other short-term receivables (Note 5)		
No.1 Viet Quang Construction Joint Stock Company	496,734,614	496,734,614
CC1 Trading Services Joint Stock Company	60,280,838,880	2,520,000,000
CC1 Construction and Equipment Joint Stock Company	31,432,772,849	14,652,424,889
Vina-PSMC Precast Concrete Company Limited	3,082,560,421	3,082,560,421
No.1 Viet Hung Construction Joint Stock Company	114,442,000	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	74,398,679
Total	446,948,414,443	21,407,227,603
	As at 30/06/2026 VND	As at 01/01/2026 VND
Other long-term receivables (Note 5)		
Dong Nai Bridge Investment and Construction Joint Stock Company	504,067,333,559	504,067,333,559
No.1 Viet Hung Construction Joint Stock Company	6,165,070,599	5,558,894,984
Total	510,232,404,158	509,626,228,543
	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term trade accounts payable (Note 14a)		
CC1 Construction and Equipment Joint Stock Company	167,553,534	115,711,460
CC1 Trading Services Joint Stock Company	557,221,159,434	101,726,660,075
Total	557,388,712,968	101,842,371,535

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	As at 30/06/2026 VND	As at 01/01/2026 VND
Long-term trade accounts payable (Note 14b)		
No,1 Viet Quang Construction Joint Stock Company	75,512,620,267	66,147,522,706
CC1 Construction and Equipment Joint Stock Company	2,091,629,640	3,095,301,113
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	113,147,618,060	107,583,396,279
	As at 30/06/2026 VND	As at 01/01/2026 VND
Short-term advances from customers (Note 15)		
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 VND	As at 01/01/2026 VND
Other short-term payables (Note 18)		
CC1 - Holdings Joint Stock Company	111,000,000,000	-
Saigon Sunflower Company Limited	306,600,000,000	288,600,000,000
Total	417,600,000,000	288,600,000,000
	As at 30/06/2026 VND	As at 01/01/2026 VND
Other long-term payables (Note 18)		
Dong Nai Bridge Investment and Construction Joint Stock Company	502,259,675,532	502,954,075,532
Total	502,259,675,532	502,954,075,532

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30. COMPARATIVE INFORMATION

Some items in the Separate 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 as applied in these interim Separate Financial Statements, details as follows:

SEPARATE STATEMENT OF FINANCIAL POSITION

Unit: VND

	As at 31/12/2025 (as previously presented)	As at 01/01/2026 (Rephrased according to Circular 99/2025/TT- BTC)
A. CURRENT ASSETS		
Short -term investments held to maturity	237,653,352,713	257,328,585,841
Short -term lendings	19,675,233,128	-
Long -term investments held to maturity	-	30,595,663,524
Long -term lendings	30,595,663,524	-
Short-term trade accounts receivable	2,635,593,294,301	2,380,771,586,947
Long-term trade accounts receivable	-	254,821,707,354
Other short-term receivables	599,717,489,472	515,483,923,217
Other long-term receivables	1,077,807,038,281	1,162,040,604,536
C. LIABILITIES		
Dividend and interest payables	-	117,376,700
Other short-term payables	575,522,770,624	575,405,393,924

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31. EVENTS ARISING AFTER THE DATE OF THE SEPARATE FINANCIAL STATEMENTS

According to 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 allocated 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 of 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.

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

The financial statements of the company for 2nd quarter of year 2026 were approved by the Board of Management on 30th July 2026.

Do Thi Thanh Thuy
Preparer

Nguyen Dinh Hieu
Chief Accountant



Le Bao Anh
General Director