CONSTRUCTION CORPORATION NO 1
JOINT STOCK COMPANY

REVIEWED INTERIM FINANCIAL STATEMENTS
OF THE HEAD OFFICE

FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 JUNE 2026

TỔNG CÔNG TY XÂY DỰNG SỐ 1-CTCP

Digitally signed by TỔNG CÔNG TY XÂY DỰNG SỐ 1-CTCP
DN: C=VN, S=THÀNH PHỐ HỒ CHÍ MINH, CN=TỔNG CÔNG TY XÂY DỰNG SỐ 1-CTCP, OID.0.9.2342.19200300.100.1.1=MST:0301429113
Reason: I am the author of this document
Location: your signing location here
Date: 2026-08-28 20:51:55
Foxit PhantomPDF Version: 10.0.0

August 2026

TABLE OF CONTENTS

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

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Construction Corporation No 1 Joint Stock Company (hereinafter referred to as the "Corporation") presents this report together with the reviewed interim financial statements of the Head Office of the Corporation for the period from 01 January 2026 to 30 June 2026

BOARD OF MANAGEMENT, AUDIT COMMITTEE, BOARD OF GENERAL DIRECTORS

The members of the Board of Management, the Board of General Directors, the Audit Committee and the Chief Accountant of the Head Office of the Corporation during the period from 01 January 2026 to 30 June 2026 and up to the date of this report are as follows:

Board of Management

Mr. Phan Huu Duy Quoc	Chairman	
Mr. Le Bao Anh	Vice Chairman	
Mr. Nguyen Van Ngoc	Non-executive Vice Chairman	
Mr. Nguyen Thai Phien	Independent member	Appointed on 30 July 2026
Mr. Vo Quoc Khanh	Non-executive member	Appointed on 30 July 2026
Mr. Nguyen Thanh Vinh	Independent member	Resigned on 30 July 2026
Mr. Tran Huu Phong	Non-executive member	Resigned on 30 July 2026
Mr. Nguyen Van Huan	Member	Resigned on 09 January 2026

Board of General Directors

Mr. Le Bao Anh	General Director	
Mr. Pham Le Hao	Deputy General Director	
Mr. Dinh Van Hung	Deputy General Director	
Mr. Hoang Trung Thanh	Deputy General Director	
Mr. Le Viet Hoai	Deputy General Director	
Mr. La Thai Hiep	Deputy General Director	Appointed on 11 May 2026

Audit Committee

Mr. Nguyen Thai Phien	Chairman	Appointed on 30 July 2026
Mr. Vo Quoc Khanh	Member	Appointed on 30 July 2026
Mr. Nguyen Thanh Vinh	Chairman	Resigned on 30 July 2026
Mr. Nguyen Van Ngoc	Member	Resigned on 30 July 2026

Chief Accountant

Mr. Nguyen Dinh Hieu	Chief Accountant	Appointed on 01 July 2026
Ms. Tran Thi Ngoc Thuy	Chief Accountant	Resigned on 01 July 2026

Legal Representatives

Mr. Phan Huu Duy Quoc	Chairman
Mr. Le Bao Anh	General Director
Mr. Dinh Van Hung	Deputy General Director

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONT'D)

EVENTS AFTER THE ACCOUNTING PERIOD

The Board of General Directors of the Corporation confirms that, except for the events disclosed in Note 36, there has been no event occurring after the end of the accounting period which has a material impact and which requires adjustment of, or disclosure in, the interim financial statements of the Head Office.

THE AUDITOR

The accompanying interim financial statements of the Head Office have been reviewed by UHY Auditing and Consulting Company Limited.

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of the Corporation is responsible for preparing the interim financial statements of the Head Office that give a true and fair view of the financial position of the Head Office as at 30 June 2026, as well as its results of operations and its cash flows for the period from 01 January 2026 to 30 June 2026. In preparing these interim financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on a going concern basis unless it is inappropriate to presume that the Corporation will continue in business; and
- Design and implement an effective system of internal control to ensure preparation and fair presentation of the interim financial statements and to mitigate the risks of material misstatement due to fraud or error.

The Board of General Directors confirms that the Head Office has complied with the above requirements in preparing the interim financial statements.

The Board of General Directors of the Corporation is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Head Office and for ensuring that the interim financial statements of the Head Office comply with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of interim financial statements. It is also responsible for safeguarding the assets of the Head Office and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Board of General Directors,

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

Le Bao Anh
General Director
Ho Chi Minh City, 28 August 2026

UHY
Connect to possibility

UHY AUDITING AND CONSULTING COMPANY LIMITED
5th Floor, B2 Tower, Roman Plaza, To Huu Road,
Dai Mo Ward, Hanoi, Vietnam
T : +84 24 5678 3999
E : uhy-info@uhy.vn
uhy.vn

No.: 1019/2026/UHY-BCSX

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

On the interim financial statements
of the Head Office of Construction Corporation No 1 Joint Stock Company
for the period from 01 January 2026 to 30 June 2026

To: **Shareholders,**
The Board of Management and the Board of General Directors
Construction Corporation No 1 - Joint Stock Company- Head Office

We have reviewed the accompanying interim financial statements of the Head Office of Construction Corporation No 1 Joint Stock Company (hereinafter referred to as the "Head Office"), which comprise the interim statement of financial position as at 30 June 2026, the interim income statement, the interim cash flow statement and the notes to the interim financial statements for the period from 01 January 2026 to 30 June 2026. The interim financial statements of the Head Office were prepared on 28 August 2026 and are presented from page 6 to page 63 attached hereto.

Responsibilities of the Board of General Directors

The Board of General Directors is responsible for the preparation of the interim financial statements of the Head Office that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnam Corporate Accounting System and the relevant legal regulations on preparation and presentation of financial statements and for devising and maintaining a system of internal accounting controls sufficient for the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

REPORT ON REVIEW OF
INTERIM FINANCIAL INFORMATION (CONT'D)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of the Head Office of Construction Corporation No 1 Joint Stock Company as at 30 June 2026, and of its results of operations and its cash flows for the period from 01 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of interim financial statements.

Other Matter

The interim financial statements of Construction Corporation No.1 - Joint Stock Company – Head Office for the period from 01 January 2025 to 30 June 2025 were reviewed by another auditor and audit firm under Audit Review Report No. 0153/VN1A-HC-BC dated 29 August 2025, with an unqualified conclusion.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN UHY
UHY
MSDN: 0102021062
THÀNH PHỐ HÀ NỘI

Le Quang Nghia
Deputy General Director
Auditor's Practicing Certificate No. 3660-2026-112-1
For and on behalf of
UHY AUDITING AND CONSULTING COMPANY LIMITED
Hanoi, 28 August 2026

Form B 01a - DN

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	ASSETS	Codes	Notes	Closing balance (VND)	Opening balance (VND)
A.	**CURRENT ASSETS**	**100**		**15,961,850,443,125**	**12,755,226,589,299**
I.	**Cash and cash equivalents**	**110**	**4**	**3,615,503,316,456**	**1,982,817,171,824**
	Cash	111		1,552,247,949,302	1,236,092,673,360
	Cash equivalents	112		2,063,255,367,154	746,724,498,464
II.	**Short-term financial investments**	**120**		**320,235,706,104**	**259,812,737,685**
	Short-term held-to-maturity investments	123	5.1	320,235,706,104	259,812,737,685
III.	**Short-term receivables**	**130**		**8,683,309,031,980**	**7,649,568,510,842**
	Short-term trade receivables	131	6.1	2,271,201,479,453	2,415,455,511,296
	Short-term advances to suppliers	132	7	5,718,101,640,408	4,963,839,942,961
	Short-term intercompany receivables	133		52,733,770,856	43,149,903,712
	Other short-term receivables	135	8.1	909,252,170,721	501,170,612,097
	Provision for doubtful debts (short-term)	136	9	(267,980,029,458)	(274,047,459,224)
IV.	**Inventories**	**140**	**10**	**2,749,197,928,359**	**2,244,192,948,129**
	Inventories	141		2,749,197,928,359	2,244,192,948,129
VI.	**Other current assets**	**160**		**593,604,460,226**	**618,835,220,819**
	Short-term prepaid expenses	161	13	31,177,271,545	10,549,062,047
	Deductible value-added tax	162		151,333,161,577	117,144,524,555
	Tax and other receivables from the State budget	163	18	297,494,027,104	247,809,791,425
	Other current assets	165	14	113,600,000,000	243,331,842,792
B.	**NON-CURRENT ASSETS**	**200**		**4,204,973,567,076**	**4,439,185,374,651**
I.	**Long-term receivables**	**210**		829,361,483,037	1,418,994,809,888
	Long-term trade receivables	211	6.2	256,254,605,352	256,254,605,352
	Capital provided to dependent units	213		699,600,000	699,600,000
	Other long-term receivables	215	8.2	572,407,277,685	1,162,040,604,536
II.	**Fixed assets**	**220**		**44,531,129,003**	**41,720,092,487**
	Tangible fixed assets	221	11	15,658,022,586	17,152,977,434
	- Cost	*222*		*53,040,871,447*	*52,552,915,889*
	- Accumulated depreciation	*223*		*(37,382,848,861)*	*(35,399,938,455)*
	Finance lease fixed assets	224	15	25,434,733,820	21,146,602,112
	- Cost	*225*		*33,110,824,550*	*27,280,127,276*
	- Accumulated depreciation	*226*		*(7,676,090,730)*	*(6,133,525,164)*
	Intangible fixed assets	227	16	3,438,372,597	3,420,512,941
	- Cost	*228*		*6,135,683,100*	*5,540,815,100*
	- Accumulated amortisation	*229*		*(2,697,310,503)*	*(2,120,302,159)*
IV.	**Investment property**	**240**	**12**	**386,099,669,292**	**397,796,248,422**
	- Cost	241		663,478,155,542	663,478,155,542
	- Accumulated depreciation	242		(277,378,486,250)	(265,681,907,120)
V.	**Long-term assets in progress**	**250**		**711,592,633,699**	**648,458,924,385**
	Construction in progress	252	17	711,592,633,699	648,458,924,385
VI.	**Long-term financial investments**	**260**		**2,190,357,712,669**	**1,922,906,696,275**
	Investments in subsidiaries	261	5.2	512,683,128,998	512,683,128,998
	Investments in associates and jointly controlled entities	262	5.2	1,263,497,000,000	991,715,000,000
	Investments in other entities	263	5.2	651,930,579,822	651,109,122,822
	Provision for impairment of long-term investments	264	5.2	(263,196,219,069)	(263,196,219,069)
	Long-term held-to-maturity investments	265	5.1	25,443,222,918	30,595,663,524
VII.	**Other non-current assets**	**270**		**43,030,939,376**	**9,308,603,194**
	Long-term prepaid expenses	271	13	43,030,939,376	9,308,603,194
	TOTAL ASSETS	**280**		**20,166,824,010,201**	**17,194,411,963,950**

Form B 01a - DN

INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

	RESOURCES	Codes	Notes	Closing balance (VND)	Opening balance (VND)
C.	**LIABILITIES**	**300**		**15,640,190,081,345**	**12,707,119,297,094**
I.	**Current liabilities**	**310**		**12,355,793,469,533**	**9,498,721,871,623**
	Short-term trade payables	311	19	1,811,379,582,748	1,431,134,636,193
	Short-term advances from customers	312	20	3,507,707,299,975	1,310,973,071,577
	Dividends and profits payable	313		117,376,700	117,376,700
	Short-term tax and other payables to the State budget	314	18	29,110,808,437	83,396,465,762
	Payables to employees	315		26,575,134,897	36,148,831,311
	Short-term accrued expenses	316	21	892,928,763,377	1,115,207,727,914
	Short-term intercompany payables	317		62,470,373,896	67,541,622,554
	Short-term deferred revenue	319	22	2,862,194,694	2,913,162,436
	Other short-term payables	320	23.1	1,489,243,415,667	572,687,468,692
	Short-term loan and finance lease obligations	321	24	4,491,315,376,243	4,854,674,765,585
	Bonus and welfare fund	323		42,083,142,899	23,926,742,899
II.	**Non-current liabilities**	**330**		**3,284,396,611,812**	**3,208,397,425,471**
	Long-term trade payables	331	19	877,674,243,610	773,419,934,752
	Long-term advances from customers	332	20	99,466,881,000	99,466,881,000
	Long-term accrued expenses	334	21	174,782,794,386	174,782,794,386
	Long-term intercompany payables	336		18,759,803,397	18,759,803,397
	Long-term deferred revenue	337	22	19,509,390,750	20,854,865,976
	Other long-term payables	338	23.2	541,363,170,476	541,423,675,726
	Long-term loan and finance lease obligations	339	24	1,552,840,328,193	1,579,689,470,234
D.	**EQUITY**	**400**	**25**	**4,526,633,928,856**	**4,487,292,666,856**
	Owners' contributed capital	411		3,979,061,000,000	3,979,061,000,000
	- Shares with voting rights	*411a*		*3,979,061,000,000*	*3,979,061,000,000*
	Share premium	412		104,803,065,521	104,803,065,521
	Investment and development fund	418		68,315,361,827	53,315,361,827
	Retained earnings	420		374,454,501,508	350,113,239,508
	- Retained earnings accumulated to the prior year end	*420a*		314,473,239,508	102,797,318,388
	- Retained earnings for the current period	*420b*		59,981,262,000	247,315,921,120
	TOTAL RESOURCES	**440**		**20,166,824,010,201**	**17,194,411,963,950**

Approved, 28 August 2026

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

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

Form B 02a - DN

INTERIM INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Current period (VND)	Prior period (VND)
Revenue from sales of goods and rendering of services	**01**	**27**	**6,320,982,962,435**	**4,752,063,536,892**
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	**10**		**6,320,982,962,435**	**4,752,063,536,892**
Cost of goods sold and services rendered	11	28	6,306,318,578,010	4,508,800,664,797
Gross profit from sales of goods and rendering of services	**20**		**14,664,384,425**	**243,262,872,095**
Gain on disposal of investment property	21		-	-
Financial income	22	29	400,218,851,345	137,153,339,373
Financial expenses	23	30	235,169,643,778	225,347,231,467
In which: Borrowing costs	*24*		235,108,435,155	183,662,393,227
Selling expenses	25		-	1,436,662,225
General and administrative expenses	26	31	109,925,279,666	79,533,008,293
Net profit from operating activities	**30**		**69,788,312,326**	**74,099,309,483**
Other income	31	32	21,570,145,700	637,764,859
Other expenses	32	33	411,279,816	39,086,414,978
Other profit	**40**		**21,158,865,884**	**(38,448,650,119)**
Profit before tax	**50**		**90,947,178,210**	**35,650,659,364**
Current corporate income tax expense	51	34	30,965,916,210	7,040,046,454
Deferred corporate income tax expense	52		-	-
Profit after tax	**60**		**59,981,262,000**	**28,610,612,910**

Approved, 28 August 2026

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

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

Form B 03a - DN

INTERIM CASH FLOW STATEMENT

(Applying indirect method)

For the period from 01 January 2026 to 30 June 2026

	Codes	Notes	Current period (VND)	Prior period (VND)
I. Cash flows from operating activities				
Profit before tax	01		***90,947,178,210***	***35,650,659,364***
Adjustments for:				
Depreciation and amortisation	02		16,885,854,355	16,414,474,094
Provisions	03		(6,067,429,766)	-
Foreign exchange (gains)/losses arising from revaluation of monetary items denominated in foreign currencies	04		(3,683,053,495)	37,977,393,246
Gain from investing activities and financing activities	05		(396,008,919,471)	(135,801,980,869)
Borrowing costs	06		235,108,435,155	183,662,393,227
Operating profit before changes in working capital	***8***		***(62,817,935,012)***	***137,902,939,062***
Increase, decrease in receivables	09		(175,039,913,383)	275,473,052,659
Increase, decrease in inventories	10		(505,004,980,230)	(438,976,084,297)
Increase, decrease in payables (excluding interest and corporate income tax)	11		3,339,966,467,933	(363,018,145,435)
Increase, decrease in prepaid expenses	12		(53,432,845,680)	1,624,727,793
Borrowing costs paid	14		(244,618,630,690)	(181,989,950,635)
Corporate income tax paid	15		(73,973,318,513)	(54,887,491,352)
Other operating cash outflows	17		(2,483,600,000)	(7,111,987,566)
Net cash flows from operating activities	***20***		***2,222,595,244,425***	***(630,982,939,771)***
II. Cash flows from investing activities				
Cash payments for acquisition of fixed assets and other long-term assets	21		(61,857,443,258)	(30,109,721,132)
Cash outflows for loans granted and purchase of debt instruments of other entities	23		(225,001,509,905)	(196,877,467,052)
Cash inflows from collection of loans and disposal of debt instruments of other entities	24		173,323,065,538	653,549,348,502
Cash outflows for equity investments in other entities	25		(488,603,457,000)	(515,843,557,000)
Cash inflows from recovery of investments in other entities	26		189,000,000,000	183,350,000,000
Interest, dividends and profit distributions received	27		207,598,422,290	176,670,638,714
Net cash flows from investing activities	***30***		***(205,540,922,335)***	***270,739,242,032***

Form B 03a - DN

INTERIM CASH FLOW STATEMENT (CONT'D)

(Applying indirect method)

For the period from 01 January 2026 to 30 June 2026

Unit: VND

III. Cash flows from financing activities				
Cash receipts from borrowings	33		4,798,212,921,801	3,826,098,498,246
Cash repayments of borrowings	34		(5,177,954,307,121)	(3,113,656,520,780)
Cash payments for principal portion of finance lease liabilities	35		(3,329,337,219)	(2,922,548,192)
Net cash flows from financing activities	***40***		***(383,070,722,539)***	***709,519,429,274***
Net cash flows during the period	**50**		**1,633,983,599,551**	**349,275,731,535**
Opening balance of cash and cash equivalents	**60**	**4**	**1,982,817,171,824**	**2,547,187,684,656**
Effects of exchange rate changes	61		(1,297,454,919)	194,648,895
Closing balance of cash and cash equivalents	**70**	**4**	**3,615,503,316,456**	**2,896,658,065,086**

Approved, 28 August 2026

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

Vo Thi Ngoc Thanh
Preparer

Nguyen Dinh Hieu
Chief Accountant

Le Bao Anh
General Director

1. CORPORATION OVERVIEW

1.1 OWNERSHIP STRUCTURE

Construction Corporation No 1 Joint Stock Company (hereinafter referred to as the "Corporation") is a joint stock company established in Vietnam and operating under Enterprise Registration Certificate No. 0301429113 first issued by the Department of Planning and Investment (now the Department of Finance) of Ho Chi Minh City on 29 July 2010, and the 18th amended Enterprise Registration Certificate dated 07 July 2026.

As at 30 June 2026, the charter capital of the Corporation was VND 3,979,061,000,000. Under the Enterprise Registration Certificate dated 07 July 2026, the charter capital increased to VND 4,746,561,000,000, equivalent to 474,656,100 shares with a par value of VND 10,000 per share, upon completion of the enterprise registration procedures following the results of the private placement. The shares of the Corporation are traded on the UPCoM market of the Hanoi Stock Exchange ("HNX") under the ticker symbol CC1.

The total number of employees of the Corporation as at 30 June 2026 is 912 employees (as at 01 January 2026, it was 780 employees).

1.2 BUSINESS SECTOR

The Corporation's business sectors include:

- Construction, installation, and execution of civil, industrial, transportation, irrigation, hydropower, postal, foundation, urban infrastructure, and industrial zone projects, as well as power transmission lines and transformer stations;
- Construction consultancy, investment in construction, and electricity trading;
- Office and premises leasing services;
- Trading of materials and supplies;
- Design of civil, industrial, and infrastructure works; and
- Real estate business.

1.3 CORPORATE STRUCTURE

The Corporation's head office is located at No. 111A, Pasteur Street, Saigon Ward, Ho Chi Minh City. As at 30 June 2026, the Corporation had 10 branches (as at 31 December 2025: 9 branches) as follows:

1. CORPORATION OVERVIEW (CONT'D)

1.3 CORPORATE STRUCTURE (CONT'D)

No.	Company	Address	Accounting system
1	Branch of Construction Corporation No.1 - JSC in the Central Region	No. 116 Ho Tung Mau Street, Hoa Khanh Ward, Da Nang	Dependent accounting
2	Branch of Construction Corporation No.1	No. 45, Alley 61, Lane 17, Phung Chi Kien Street, Cau Giay Ward, Hanoi	Dependent accounting
3	Branch of Construction Corporation No.1 - JSC in Cambodia	Lot 185, Room 1508, 15th Floor, Street 329, Phum 3, Sangkat Boeng Kak 2, Khan Tuol Kouk, Phnom Penh, Cambodia	Dependent accounting
4	Branch of Construction Corporation No.1 - JSC in Dong Thap Province	No. 79 Le Thi Rieng Street, Cao Lanh Street, Dong Thap Province	Dependent accounting
5	Branch of Construction Corporation No.1 - JSC in Phu Yen Province	No. 99 Le Thanh Phuong, Tuy Hoa Ward, Dak Lak Province	Dependent accounting
6	Branch of Construction Corporation No.1 - JSC in Soc Trang Province	Land lot No. 93, Map sheet No. 76, Provincial Road 8, Hoi Trung Hamlet, Lich Hoi Thuong Commune, Can Tho City	Dependent accounting
7	Branch of Construction Corporation No.1 - JSC in Dak Lak Province	Land lot No. 198, Map sheet No. 14, Hamlet 16, Ea Knuec Commune, Dak Lak Province	Dependent accounting
8	Branch of Construction Corporation No.1 - JSC in Dong Nai Province	No. 1179, National Highway 51, Xom Goc Hamlet, Long Thanh Commune, Dong Nai Province	Dependent accounting
9	Branch of Construction Corporation No.1 - JSC in Dak Nong Province	Hung Vuong Street, Residential Group 5, Dong Gia Nghia Ward, Lam Dong Province	Dependent accounting
10	Branch of Construction Corporation No.1 - JSC in Bac Ninh Province	Chang Village, Luc Nam Commune, Bac Ninh Province	Dependent accounting

1. CORPORATION OVERVIEW (CONT'D)

1.3 CORPORATE STRUCTURE (CONT'D)

As at 30 June 2026, the Corporation had 4 subsidiaries and 6 associates (as at 01 January 2026: 4 subsidiaries and 6 associates). Information on subsidiaries, joint ventures and associates of the Corporation as at 30 June 2026 is detailed as follows:

Subsidiaries

No.	Company Name	Place of Registration	Principal Activities	30/06/2026		01/01/2026	
				Capital Contribution (%)	Voting Rights (%)	Capital Contribution (%)	Voting Rights (%)
1	No. 1 Viet Quang Construction Joint Stock Company	Ho Chi Minh City	Construction of civil, industrial, transportation and infrastructure works, hydropower and irrigation	94.71	94.71	94.71	94.71
2	VINA-PSMC Precast Concrete Company Limited	Tay Ninh Province	Manufacture of concrete and products made from cement and plaster	70.00	70.00	70.00	70.00
3	CC1 Construction and Equipment Joint Stock Company	Ho Chi Minh City	Construction and Trading	65.00	65.00	65.00	65.00
4	Dong Nai Bridge Investment and Construction Joint Stock Company	Dong Nai City	Construction of railway and road works, and civil construction works	63.59	63.63	63.59	63.63

The ownership interest in each subsidiary is equivalent to the voting rights ratio.

1. CORPORATION OVERVIEW (CONT'D)

1.3 CORPORATE STRUCTURE (CONT'D)

Joint ventures and associates

				30/06/2026		01/01/2026	
No.	**Company Name**	**Place of Registration**	**Principal Activities**	**Capital Contribution (%)**	**Voting Rights (%)**	**Capital Contribution (%)**	**Voting Rights (%)**
1	Sai Gon Sunflower Company Limited	Ho Chi Minh City	Construction and Trading	34.62	34.62	49.00	49.00
2	Dai Ngai IP Company Limited	Can Tho City	Real estate business and trading of land use rights owned, occupied or leased	-	-	48.00	48.00
3	No. 1 Viet Hung Construction Joint Stock Company	Ho Chi Minh City	Manufacture of concrete and products made from cement and plaster. Construction of railway and road works and other civil engineering works	41.18	41.18	40.80	40.80
4	CC1 Trading Services Joint Stock Company	Ho Chi Minh City	Trading and Services	49.00	49.00	28.00	28.00
5	Mien Trung Construction And Manufacture Building Materials Joint Stock Company	Quang Ngai Province	Manufacture of processed construction stone products. Construction of other civil engineering projects	22.38	22.38	22.38	22.38
6	No. 1 Viet Tong Construction Joint Stock Company	Ho Chi Minh City	Construction of railway and road works, and civil engineering works	20.40	20.40	20.40	20.40
7	CC1 Cat Lai Company Limited	Dong Nai City	Construction	30.10	38.11	-	-

The ownership interest in each subsidiary is equivalent to the voting rights ratio.

1. CORPORATION OVERVIEW (CONT'D)

1.3 NORMAL BUSINESS CYCLE

The Corporation's ordinary production and business cycle is 12 months.

1.4 STATEMENT ON THE COMPARABILITY OF INFORMATION IN THE FINANCIAL STATEMENTS

From 01 January 2026 the Corporation has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the Vietnamese Corporate Accounting System, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014. Accordingly, the Corporation has updated a number of accounting policies relating to the classification and recognition of financial investments, revenue and expense recognition, the treatment of exchange differences and the presentation of the financial statements. These changes in accounting policies were made in order to better reflect the substance of transactions and economic events and did not materially change the financial position of the Head Office as at 30 June 2026, its results of operations or its cash flows for the period from 01 January 2026 to 30 June 2026, other than changes in presentation and disclosure, which have been disclosed in the relevant notes.

The Corporation has restated the comparative figures; therefore, the figures presented in the interim financial statements of the Head Office for the period from 01 January 2026 to 30 June 2026 are comparable with the corresponding figures of the previous period, except for the following item, which is adjusted prospectively: Balances of foreign currency-denominated monetary items (including bank deposits, trade receivables, loans and foreign currency borrowings) are revalued using the exchange rates prescribed under Circular No. 200/2014/TT-BTC.

2. BASIS OF FINANCIAL STATEMENT PREPARATION AND ACCOUNTING PERIOD

2.1 BASIS OF FINANCIAL STATEMENT PREPARATION

The Corporation's Head Office applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, the guidance circulars for the implementation of Vietnamese Accounting Standards, and other relevant legal regulations on preparation and presentation of the financial statements.

Readers of these financial statements should read them together with the consolidated financial statements of the Corporation and its subsidiaries ("the Group") for the period from 01 January 2026 to 30 June 2026 in order to obtain complete information about the Group's financial position, results of operations, and cash flows.

2.2 ACCOUNTING PERIOD, ACCOUNTING CURRENCY

These interim financial statements of the Head Office have been prepared for the period from 01 January 2026 to 30 June 2026.

The Corporation's accounting currency is Vietnamese Dong ("VND").

2. BASIS OF FINANCIAL STATEMENT PREPARATION AND ACCOUNTING PERIOD (CONT'D)

2.3 STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND REGULATIONS

The Board of General Directors ensures compliance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025, the circulars guiding the implementation of accounting standards issued by the Ministry of Finance, and other legal regulations relating to the preparation and presentation of the interim financial statements of the Head Office.

3 SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies adopted by the Corporation in the preparation of these financial statements:

3.1 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

As disclosed in Note 1.4, from 01 January 2026 the Corporation has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the Vietnamese Corporate Accounting System, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014. Accordingly, the Corporation has updated a number of accounting policies relating to the classification and recognition of financial investments, revenue and expense recognition, the treatment of exchange differences and the presentation of the financial statements.

3.2 ACCOUNTING ESTIMATES

The preparation of financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Actual results may differ from these estimates and assumptions.

3.3 CASH AND CASH EQUIVALENTS

Cash comprises cash on hand, demand deposits, cash in transit. Cash equivalents are short-term investments with original maturities of three months or less from the acquisition date, which are readily convertible into known amounts of cash and are subject to insignificant risk of changes in value.

3.4 FOREIGN CURRENCY

Foreign currency transactions are translated into the accounting currency using the exchange rates prevailing at the transaction dates. Monetary items denominated in foreign currencies outstanding at the end of the financial year are translated using the exchange rates prevailing at the reporting date.

Exchange differences arising during the year from foreign currency transactions are recognised in financial income or financial expenses. Exchange differences arising from the retranslation of monetary items denominated in foreign currencies at the end of the period, after offsetting exchange gains and exchange losses, are recognised in financial income or financial expenses.

3.4 FOREIGN CURRENCY (CONT'D)

The exchange rates used to translate foreign currency transactions are the actual exchange rates prevailing at the transaction dates. The actual exchange rates applicable to foreign currency transactions are determined as follows:

- For foreign currency purchase and sale transactions (spot contracts, forward contracts, futures contracts, option contracts and swap contracts): the exchange rate specified in the foreign currency purchase and sale contract entered into between the Corporation and the bank.
- Where the contract does not specify the settlement exchange rate: the actual exchange rate at the transaction date is the average transfer buying and selling exchange rate quoted by the commercial bank with which the Corporation regularly conducts transactions, or an exchange rate approximating such average transfer buying and selling exchange rate at the transaction date

The exchange rate used for the retranslation of monetary items denominated in foreign currencies at the reporting date is the average transfer buying and selling exchange rate of the commercial bank with which the Corporation regularly conducts transactions at the end of the accounting period. For balances of demand deposits denominated in foreign currencies, the Corporation retranslates all monetary items denominated in foreign currencies using the average transfer buying and selling exchange rate of the commercial bank where the foreign currency deposit accounts are maintained. The Corporation does not retranslate part or all of foreign currency denominated receivables for which a provision for doubtful debts has been recognised.

3.5 FINANCIAL INVESTMENTS

Investments in subsidiaries

An investment is presented as an investment in a subsidiary when the Corporation has control over the investee. Control is the power to govern the financial and operating policies of an enterprise or business activity so as to obtain economic benefits from its operations.

An investment is considered to confer control over the investee when the Corporation holds more than 50% of the ownership interest in that entity, unless such ownership does not entail control. If the Corporation does not hold more than 50% of the ownership interest in another entity, the Corporation may still obtain control over the investee if the Corporation has:

(i) More than 50% of the voting rights of the investee by virtue of an agreement with other investors;
(ii) The power to govern the financial and operating policies of the investee pursuant to a statute or an agreement;
(iii) The power to appoint or remove the majority of the members of the Board of Management (or an equivalent governing body) of the investee; or
(iv) The power to cast decisive votes at meetings of the Board of Management (or an equivalent governing body) of the investee.

The initial recognition date of an investment in a subsidiary acquired during the year is the date on which the Corporation obtains actual control over the investee. In the Corporation's financial statements, investments in subsidiaries are presented at cost (purchase price and directly attributable transaction costs) less provision for investment losses.

Joint venture investments

Joint venture investments are contractual arrangements under which the Corporation and the other parties undertake economic activities subject to joint control. Joint control is understood as the requirement that strategic decisions relating to the operating and financial policies of the joint venture must be made with the unanimous consent of the parties sharing control.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.5 FINANCIAL INVESTMENTS (CONT'D)

In cases where a member company directly engages in business activities under joint venture agreements, its capital contribution to jointly controlled assets and any liabilities jointly incurred with other venturers from the joint venture's operations are recognised in the financial statements of the Head Office accordingly and classified based on the nature of the transactions. Liabilities and expenses directly related to the capital contribution in jointly controlled assets are accounted for on an accrual basis. Income from the sale or use of products allocated from the joint venture's operations and expenses incurred therefrom are recognised when it is certain that the economic benefits arising from such transactions will flow to or from the Corporation and such benefits can be measured reliably.

Joint venture arrangements that involve the establishment of a separate business entity in which the venturers participate are referred to as jointly controlled entities.

Investments in associates

An associate is an entity over which the Corporation has significant influence but does not have control over its financial and operating policies, and which is neither a subsidiary nor a joint venture of the Corporation. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

Investments in joint ventures and associates are initially recognised at cost, comprising the purchase price or capital contribution together with directly attributable transaction costs.

Dividends and profits relating to periods prior to the acquisition of the investment are accounted for as a reduction of the cost of the investment. Dividends and profits relating to periods subsequent to the acquisition are recognised as income. Dividends received in the form of shares are recorded only by tracking the increase in the number of shares, with no recognition of the value of the shares received.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments in which the Corporation does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are initially recognised at cost, including the purchase price or capital contribution and directly attributable costs related to the investment. Dividends and profits attributable to periods prior to the acquisition of the investments are recorded as a reduction in the carrying amount of the investments. Dividends and profits attributable to periods subsequent to the acquisition of the investments are recognised as income.

Provision for impairment of investments

Provisions for impairment of investments in subsidiaries, joint ventures, and associates are made at the time of preparing the financial statements when there is clear evidence of a decline in the value of such investments. Increases or decreases in the provision balance are recorded in financial expenses in the income statement.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.5 FINANCIAL INVESTMENTS (CONT'D)

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Corporation has both the intention and ability to hold until maturity. Held-to-maturity investments include term deposits with banks (including treasury bills and promissory notes), bonds, preference shares that the issuer is required to redeem at a specified future date, and other held-to-maturity investments.

Held-to-maturity investments are recognised from the acquisition date and initially measured at purchase price plus transaction costs directly attributable to the acquisition. Interest income from held-to-maturity investments subsequent to the acquisition is recognised in the income statement on an accrual basis. Interest accrued prior to the Corporation's acquisition is deducted from the cost of the investment at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts.

When there is clear evidence that part or all of an investment may not be recoverable and the loss can be reliably measured, the impairment loss is recognised as a financial expense in the year and directly deducted from the carrying amount of the investment.

3.6 RECEIVABLES AND PROVISION FOR DOUBTFUL DEBTS

Receivables are monitored in detail by original maturity, remaining maturity as at the reporting date, original currency and individual debtor, and are presented at their carrying amounts less provision for doubtful debts.

The classification of receivables into trade receivables, internal receivables and other receivables is carried out according to the following principles:

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Corporation and buyers that are independent parties of the Corporation, including receivables from proceeds of goods exported under entrustment arrangements for other entities.
- Internal receivables represent receivables between the Corporation and its dependent units or among the dependent units themselves.
- Other receivables represent receivables of a non-commercial nature that are not related to purchase and sale transactions.

Provision for doubtful debts is made for receivables that are overdue under economic contracts, loan agreements, contractual commitments or debt undertakings, and for receivables not yet due but with low recoverability. In particular, the provision for overdue receivables is based on the original repayment schedule under the initial sales contract, without considering any extensions agreed between the parties. Provision is also made for receivables not yet due where the debtor has gone bankrupt, is undergoing dissolution procedures, is missing, has absconded, or when potential losses are anticipated.

3.7 INVENTORIES

Inventories are initially recognised at cost, which includes purchase costs, conversion costs, and other directly attributable costs incurred to bring the inventories to their present location and condition at the time of initial recognition. After initial recognition, at the reporting date, if the net realizable value of inventories is lower than cost, inventories are measured at net realizable value.

Net realizable value is estimated based on the selling price of the inventories less the estimated costs to complete the works and the estimated costs of acceptance testing of the works.

The value of inventories being supplies is determined using the weighted average method. The value of inventories being construction works is determined using the specific identification method and calculated on a transaction-by-transaction basis.

Method of determining the value of work in progress at the end of the period: Work-in-progress costs are accumulated for each construction project that has not yet been completed or for which revenue has not yet been recognised, corresponding to the volume of unfinished work at the end of the period.

Provision for inventory devaluation is made by the Corporation for the estimated loss in value due to impairment (obsolescence, damage, deterioration in quality, etc.) of inventories owned by the Corporation, based on evidence of impairment at the financial year-end.

Increase or decrease in provision for inventory devaluation is recognised in cost of goods sold during the period.

Finished goods

Real estate acquired or constructed for sale in the ordinary course of the Corporation's business, not for leasing or holding for capital appreciation, is recognised as Finished goods at the lower of cost to bring each product to its present location and condition, and net realizable value.

The cost of Finished goods includes direct costs incurred in the construction of such real estate and general expenses allocated based on the corresponding area, including but not limited to:

- Land use fees and land rental costs;
- Construction costs paid to contractors;
- Borrowing costs;
- Consulting and design costs;
- Site clearance, compensation, and levelling costs;
- Land transfer tax;
- General construction management costs; and
- Other related costs.

Net realizable value is the estimated selling price of Finished goods under normal business conditions, based on market prices at the financial year-end, less the estimated costs of completion and the estimated selling expenses.

The cost of real estate sold is recognised in the income statement using the specific identification method.

3.8 TANGIBLE FIXED ASSETS

The cost of tangible fixed assets comprises all expenditures incurred by the Corporation to acquire the assets up to the time when they are brought to the location and condition necessary for them to be capable of operating in the manner intended by the Corporation. Subsequent expenditures relating to tangible fixed assets are capitalised as part of the cost of the assets when it is probable that such expenditures will result in future economic benefits. Expenditures that do not meet the above criteria are recognised as production and business expenses in the period in which they are incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. Tangible fixed assets are classified into groups of assets with similar nature and purpose in the Corporation's business operations. The estimated useful lives of tangible fixed assets are as follows:

Asset categories	***Estimated useful life (years)***
- Buildings and structures	5 - 25
- Machinery and equipment	3 - 7
- Transportation and transmission equipment	5 - 12
- Office equipment and management tools	3 - 5
- Other tangible fixed assets	5

3.9 INTANGIBLE FIXED ASSETS

Intangible fixed assets are presented at cost less accumulated amortisation.

The cost of intangible fixed assets includes all expenditures incurred by the Corporation to bring the asset to the location and condition necessary for it to operate in the manner intended by the Corporation. Costs related to intangible fixed assets incurred after initial recognition are recognised as production and business expenses in the period incurred unless these costs are directly associated with a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortisation are derecognised, and any gains or losses arising from the disposal are recognised as income or expense for the period.

The Corporation's intangible fixed assets include:

Land use rights

Land use rights comprise all actual costs incurred by the Corporation directly attributable to the land use rights, including payments for acquiring land use rights, compensation costs, site clearance costs, land levelling costs, registration fees, and other related expenditures. Land use rights with indefinite useful lives are not amortised.

3.10 CONSTRUCTION IN PROGRESS

Construction in progress reflects directly attributable costs (including interest expenses where applicable in accordance with the Corporation's accounting policy) incurred for assets under construction, machinery, and equipment being installed for production, leasing, and management purposes, as well as costs related to ongoing fixed asset repairs. These assets are recognised at cost and are not subject to depreciation until they are brought into use.

Where a construction project or construction item in which the Corporation is investing or jointly investing cannot be further implemented, the Corporation assesses the recoverability of the construction-in-progress costs incurred based on the actual circumstances. Any resulting difference, if any, is recognised in the Corporation's profit or loss for the period.

3.11 FINANCE LEASED FIXED ASSETS

Finance leased fixed assets are recognised at cost, which is measured at the fair value of the leased asset or the present value of minimum lease payments (if the fair value exceeds the present value of minimum lease payments), plus any directly attributable initial costs related to the finance lease (excluding VAT). During the lease term, finance leased fixed assets are presented at cost, accumulated depreciation, and net book value. Finance leased fixed assets are depreciated on a straight-line basis over their estimated useful lives. The estimated useful lives of finance leased fixed assets are as follows:

Asset categories	***Estimated useful life (years)***
- Transportation vehicles	5 - 12

3.12 INVESTMENT PROPERTIES FOR LEASE

Investment properties comprise infrastructure assets owned by the Corporation and held to earn rental income and/or for capital appreciation. The cost of investment properties for lease comprises all expenditures (cash or cash equivalents) incurred by the Head Office or the fair value of other assets exchanged to acquire the investment property up to the date of purchase or completion of construction of the investment property. Subsequent expenditures are capitalised only when it is certain that they will increase the future economic benefits derived from the use of the property. Expenditures that do not meet this condition are recognised as operating expenses in the period.

Depreciation

Investment properties for lease are depreciated on a straight-line basis to allocate the cost of the asset over its estimated useful life. The estimated useful lives are as follows:

Asset categories	***Estimated useful life (years)***
- Land use rights	50
- Buildings and structures	20 - 25

Investment properties are no longer presented in the Statement of Financial Position once they have been sold or when they are no longer in use and it is determined that no future economic benefits will be obtained from their disposal. The difference between the net proceeds from the sale of the property and its carrying amount is recognised in the income statement.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.12 INVESTMENT PROPERTIES FOR LEASE (CONT'D)

Transfers from owner-occupied properties or inventories to investment properties are made only when there is a change in use, such as when the owner ceases to use the property and begins to lease it out, or upon completion of construction. Transfers from investment properties to owner occupied properties or inventories are made only when there is a change in use, such as when the owner begins to use the property or intends to sell it. Transfers from investment properties to owner-occupied properties or inventories do not alter the cost or carrying amount of the property at the date of transfer.

3.13 PREPAID EXPENSES

Expenses incurred that relate to the operating results of multiple accounting periods are recorded as prepaid expenses and gradually allocated to the operating results of subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period are based on the nature and extent of each type of expense to select appropriate allocation methods and criteria.

The Corporation's prepaid expenses include:

- Tools and instruments, which are assets held by the Corporation for use in the normal course of business operations, with a cost of each asset less than VND 30 million and therefore not qualifying as fixed assets under current regulations. The cost of tools and instruments is allocated on a straight-line basis over a period of 01 to 03 years.
- Other prepaid expenses are recognised at cost and allocated on a straight-line basis over their useful lives ranging from 03 months to 05 years.

3.14 LIABILITIES

Liabilities are amounts payable to suppliers and other parties. Liabilities include trade payables and other payables. Liabilities are not recognised at less than the obligation to be settled.

The classification of liabilities is made according to the following principles:

- Trade payables comprise commercial obligations arising from transactions of purchasing goods, services, or assets, where the supplier is an independent entity from the purchaser.
- Internal payables: Represent amounts payable between the Head Office and its dependent units, or among the dependent units themselves.
- Other payables comprise non-commercial obligations not related to transactions of purchasing, selling, or supplying goods and services.

Payables under construction contracts scheduled for progress payments represent the amounts invoiced by contractors at the reporting date, in accordance with the contract terms that stipulate payment by progress schedule.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.15 ACCRUED EXPENSES

The Corporation's accrued expenses are actual costs incurred during the reporting year but not yet paid due to the absence of invoices or insufficient accounting documents, and are recognised as operating expenses of the accounting period.

Accruals to operating expenses during the year are calculated rigorously and must be supported by reasonable and reliable evidence of the expenses to be accrued, ensuring that the accrued expenses recorded in this account are consistent with the actual costs incurred.

3.16 DEFERRED REVENUE

Deferred revenue includes revenue received in advance from customers, including amounts paid in advance for one or more accounting periods in respect of asset leases.

Deferred revenue is recognised as revenue in the accounting period in which the Corporation fulfils its obligation to provide goods or services, or is allocated over the period of the customer's economic benefit, in accordance with the nature of the transaction and the terms of the contract.

3.17 BORROWINGS AND FINANCE LEASE LIABILITIES

Includes borrowings and finance lease liabilities, excluding borrowings in the form of bonds or preference shares with mandatory redemption clauses requiring the issuer to repurchase at a specified future date.

The Corporation monitors borrowings and finance lease liabilities in detail by each debtor and classifies them as short-term or long-term according to repayment terms.

Borrowing costs directly related to loans are recognised as financial expenses, except for costs incurred from loans specifically for investment, construction, or production of assets under development, which are capitalised in accordance with the Accounting Standard on Borrowing Costs.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.18 OWNERS' EQUITY

Owners' contributed capital is recognised at the actual amount contributed by the owners.

Share premium reflects the difference between par value, direct issuance costs, and the issue price of shares (including cases of reissuance of treasury shares). It may be positive (if the issue price exceeds par value and issuance costs) or negative (if the issue price is lower than par value and issuance costs).

Retained earnings reflects the Corporation's business results (profit or loss) after corporate income tax and the distribution or treatment of such profit or loss.

The Corporation appropriates the following funds from net profit after corporate income tax, as proposed by the Board of Management and approved by shareholders at the Annual General Meeting:

- *Development investment fund:* established to serve expansion or intensive investment activities of the Corporation.
- *Bonus and welfare fund:* established to reward, provide material incentives, generate common benefits, and improve employee welfare, and is presented as a payable item in the financial statements.

Dividends payable to shareholders are recognised as liabilities in the Corporation's Statement of Financial Position after approval by the General Meeting of Shareholders and announcement of the record date by the Vietnam Securities Depository and Clearing Corporation.

3.19 REVENUE AND INCOME RECOGNITION

Revenue is recognised when the outcome of a transaction can be measured reliably and the Corporation is expected to obtain economic benefits from the transaction.

Construction contract revenue

- Where the construction contract stipulates that the contractor is paid according to scheduled progress, if the contract performance can be reliably estimated, revenue is recognised in proportion to the work completed as determined by the Corporation at the financial reporting date, regardless of whether progress invoices have been issued or the amounts stated therein.

- Where the construction contract stipulates that the contractor is paid based on actual work volume, if the contract performance can be reliably measured and confirmed by the customer, revenue and related costs are recognised in proportion to the work completed and confirmed by the customer during the year, as reflected in the issued invoices.

Revenue from finished goods and merchandise

Revenue from the sale of goods and finished products is recognised when all five (5) conditions are simultaneously satisfied:

- The Corporation has transferred most of the risks and rewards associated with ownership of the products or goods to the buyer;

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.19 REVENUE AND INCOME RECOGNITION (CONT'D)

- The Corporation no longer retains managerial rights over the goods as if it were the owner, nor control over the goods;
- Revenue can be measured with reasonable certainty. When the contract allows the buyer to return the purchased products or goods under specific conditions, revenue is recognised only when those conditions no longer exist and the buyer no longer has the right to return the products or goods (except in cases where the buyer may return goods in exchange for other goods or services);
- The Corporation has obtained or will obtain economic benefits from the sales transaction; and
- The costs related to the sales transaction can be determined.

Revenue from rendering of services

Revenue from service transactions is recognised when the outcome of the transaction can be measured reliably. If the service transaction spans multiple periods, revenue is recognised in the year based on the portion of work completed at the financial reporting date. The outcome of the service transaction is determined when all four (4) conditions are satisfied:

- Revenue can be measured with reasonable certainty; when the contract allows the buyer to return the purchased service under specific conditions, revenue is recognised only when those conditions no longer exist and the buyer no longer has the right to return the provided service;
- It is probable that economic benefits will be obtained from the service transaction;
- The stage of completion of the work at the financial reporting date can be determined; and
- The costs incurred for the transaction and the costs to complete the service transaction can be measured.

Financial income

Income arising from interest, dividends, profit sharing, and other financial income is recognised when both of the following two (2) conditions are satisfied:

- It is probable that economic benefits will be obtained from the transaction;
- The income can be measured with reasonable certainty.

Dividends and profit sharing are recognised when the Corporation has the right to receive dividends or profit from its capital contribution.

Operating lease income

Operating lease income is recognised on a straight-line basis over the lease term. Rental payments received in advance for multiple periods are allocated to income in accordance with the lease term.

Revenue deductions

Revenue deductions from sales of goods and services during the year include: Trade discounts and sales allowances.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.19 REVENUE AND INCOME RECOGNITION (CONT'D)

Trade discounts and sales allowances arising in the same year as the sale of products, goods, or services are recorded as a reduction of revenue in that period. In cases where products, goods, or services were sold in a prior period but revenue deductions arise in the following period, the Corporation records the revenue reduction according to the principle: if the deduction arises before the issuance of the financial statements, the Corporation reduces revenue in the financial statements of the reporting period (the prior period), and if the deduction arises after the issuance of the financial statements, the Corporation reduces revenue in the period in which the deduction occurs (the subsequent period).

3.20 COST OF GOODS SOLD

Cost of goods sold during the year is recognised in line with revenue generated in the year and in compliance with the prudence principle. Cases of material and goods losses exceeding standard limits, abnormal expenses, and inventory losses (after deducting the responsibility of related collectives or individuals) are fully and promptly recorded in the cost of goods sold for the period.

3.21 FINANCIAL EXPENSES

Expenses recognised as financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Provision for losses on investments in other entities, losses from foreign currency sales, and exchange rate losses.

These items are recognised at the total amount incurred during the year, without offsetting against financial income.

3.22 CORPORATE INCOME TAX

Current corporate income tax expense

Current corporate income tax expense is determined based on taxable income for the period and the prevailing corporate income tax rate.

Deferred corporate income tax expense is determined based on deductible temporary differences, taxable temporary differences, and the applicable corporate income tax rate.

Current tax payable is calculated based on taxable income for the period. Taxable income differs from net profit presented in the Statement of Profit or Loss, as it excludes income or expenses taxable or deductible in other periods (including carried-forward losses, if any), and also excludes items that are non-taxable or non-deductible.

The Corporation's corporate income tax is determined in accordance with prevailing tax regulations. However, these regulations change from time to time, and the final determination of corporate income tax depends on the results of inspections by the competent tax authorities.

Corporate income tax rate

For the period from 01 January 2026 to 30 June 2026, the Corporation is subject to a corporate income tax rate of 20% on business activities generating taxable income.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.23 RELATED PARTIES

A related party is considered to be a party that has the ability to control or exercise significant influence over the other party in making financial and operational policy decisions. Related parties of the Head Office of the Corporation include:

- Branches and enterprises that, directly or indirectly through one or more intermediaries, control the Corporation or are controlled by the Head Office of the Corporation, or are under common control with the Head Office of the Corporation, including the Parent Company, Subsidiaries, and Associates;
- Individuals who, directly or indirectly, hold voting rights in the Corporation and have significant influence over the Corporation, key management personnel of the Corporation, and close members of the families of such individuals;
- Entities over which the above-mentioned individuals hold, directly or indirectly, a significant portion of voting rights or exercise significant influence over such entities.

In considering each related party relationship for the purpose of preparing and presenting the financial statements of the Head Office of the Corporation, the Corporation gives attention to the substance of the relationships rather than merely their legal form.

4. CASH AND CASH EQUIVALENTS

Unrestricted cash and cash equivalents	Closing balance (VND)	Opening balance (VND)
- **Cash**	**1,750,274,291**	**855,831,143**
- **Demand deposits (VND)**	**1,476,863,891,416**	**1,125,753,057,774**
+ *Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch*	*464,996,271,534*	*394,485,724,283*
+ *Saigon-Hanoi Commercial Joint Stock Bank - Ho Chi Minh City Branch*	*184,328,539,935*	*293,921,116,165*
+ *Vietnam Joint Stock Commercial Bank for Industry and Trade - Thu Thiem Branch*	*80,057,646,862*	*225,088,858,516*
+ *Nam A Commercial Joint Stock Bank - Ham Nghi*	*400,739,015,645*	*99,214,613*
+ *Other banks*	*346,742,417,440*	*212,158,144,197*
- **Demand deposits (USD)**	*73,633,783,595*	*105,483,784,443*
+ *Joint Stock Commercial Bank for Foreign Trade of Vietnam - Sai Gon West Branch*	*71,728,705,823*	*103,584,635,494*
+ *Other banks*	*1,905,077,772*	*1,899,148,949*
- **Cash in transit**	-	**4,000,000,000**
- **Cash equivalents**	**2,063,255,367,154**	**746,724,498,464**
+ *Saigon-Hanoi Commercial Joint Stock Bank - Ho Chi Minh City Branch (1)*	*426,519,288,261*	*506,592,796,270*
+ *Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch (2)*	*701,600,622,011*	*208,277,725,056*
+ *Nam A Commercial Joint Stock Bank - Ham Nghi branch (3)*	*851,925,000,000*	-
+ *Other banks*	*80,000,000,000*	*30,000,000,000*
+ *Accrued interest on term deposits with original maturities of three months or less*	*3,210,456,882*	*1,853,977,138*
Total	**3,615,503,316,456**	**1,982,817,171,824**

(1) As at 30 June 2026: Includes deposits in se Dong with original maturities of not more than 3 months, bearing an interest rate of 4.75%/year (as at 01 January 2026: interest rates from 3.8%/year to 4.2%/year).

(2) As at 30 June 2026: Includes deposits in Vietnamese Dong with original maturities of not more than 3 months, bearing interest rates from 2.1%/year to 4.75%/year (as at 01 January 2026: interest rates from 1.6%/year to 3.4%/year).

(3) As at 30 June 2026: Includes deposits in Vietnamese Dong with original maturities of not more than 3 months, bearing an interest rate of 4.75%/year.

5. FINANCIAL INVESTMENTS

5.1 HELD-TO-MATURITY INVESTMENTS

Items	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term	**320,235,706,104**	**320,235,706,104**	-	**259,812,737,685**	**259,812,737,685**	-
- Time deposits (*)	299,141,106,119	299,141,106,119	-	240,137,504,557	240,137,504,557	-
+ Saigon-Hanoi Commercial Joint Stock Bank - Ho Chi Minh City Branch	*36,300,000,000*	*36,300,000,000*	-	*54,800,000,000*	*54,800,000,000*	-
+ Joint Stock Commercial Bank for Investment and Development of Vietnam -	*1,105,927,374*	*1,105,927,374*	-	*151,835,417,469*	*151,835,417,469*	-
+ Vietnam International Commercial Joint Stock Bank - Sai Gon Branch, Ho Chi Minh City	*40,000,000,000*	*40,000,000,000*	-	*15,000,000,000*	*15,000,000,000*	-
+ Military Commercial Joint Stock Bank - So giao dich 2 Branch	*200,000,000,000*	*200,000,000,000*	-	-	-	-
+ Other banks	*15,500,000,000*	*15,500,000,000*	-	*16,017,935,244*	*16,017,935,244*	-
+ Accrued interest on term deposit contracts with terms of less than 12 months	*6,235,178,745*	*6,235,178,745*	-	*2,484,151,844*	*2,484,151,844*	-
- Loans to related parties *(details are presented in Note 35.2)*	13,999,694,468	13,999,694,468	-	12,531,305,703	12,531,305,703	-
- Loans to other organisations and individuals	7,094,905,517	7,094,905,517	-	7,143,927,425	7,143,927,425	-
+ Chuong Duong Joint Stock Company	*7,094,905,517*	*7,094,905,517*	-	*7,143,927,425*	*7,143,927,425*	-
Long-term	**25,443,222,918**	**25,443,222,918**	-	**30,595,663,524**	**30,595,663,524**	-
- Loans to related parties *(details are presented in Note 35.2)*	7,620,644,099	7,620,644,099	-	9,163,880,722	9,163,880,722	-
- Loans to other organisations and individuals	17,822,578,819	17,822,578,819	-	21,431,782,802	21,431,782,802	-
+ Chuong Duong Joint Stock Company	*17,822,578,819*	*17,822,578,819*	-	*21,431,782,802*	*21,431,782,802*	-
Total	**345,678,929,022**	**345,678,929,022**	-	**290,408,401,209**	**290,408,401,209**	-

(*) Includes bank deposits with original maturities from 06 months to 12 months, bearing interest rates ranging from 2.8%/year to 7%/year.

5. FINANCIAL INVESTMENTS (CONT'D)

5.2 LONG-TERM FINANCIAL INVESTMENTS

Items	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investments in subsidiaries						
+ No.1 Viet Quang Construction Joint Stock Company	*217,191,472,440*	*217,191,472,440*	-	*217,191,472,440*	*217,191,472,440*	-
+ 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)*
+ Vina-PSMC Precast Concrete Company Limited	*30,063,773,597*	*27,087,805,471*	*(2,975,968,126)*	*30,063,773,597*	*27,087,805,471*	*(2,975,968,126)*
+ CC1 Construction and Equipment Joint Stock Company	*19,500,000,000*	*19,500,000,000*	-	*19,500,000,000*	*19,500,000,000*	-
Total	**512,683,128,998**	**263,779,277,911**	**(248,903,851,087)**	**512,683,128,998**	**263,779,277,911**	**(248,903,851,087)**

As at the reporting date, the Corporation has not determined the fair value of these investments for disclosure in the financial statements because there is no quoted market price for these investments and the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime currently provide no guidance on fair value measurement using valuation techniques. The fair value of these investments may differ from their carrying amounts.

The other subsidiaries continue to operate normally, with no changes compared to the previous year.

5. FINANCIAL INVESTMENTS (CONT'D)

5.2 LONG-TERM FINANCIAL INVESTMENTS (CONT'D)

Items	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investments in associates, jointly controlled entities						
+ Mien Trung Construction and Manufacture Building Materials Joint	*3,735,000,000*	-	*(3,735,000,000)*	*3,735,000,000*	-	*(3,735,000,000)*
+ No.1 Viet Tong Construction Joint Stock Company	*2,040,000,000*	-	*(2,040,000,000)*	*2,040,000,000*	-	*(2,040,000,000)*
+ No.1 Viet Hung Construction Joint Stock Company (i)	*74,120,000,000*	*74,120,000,000*	-	*73,440,000,000*	*73,440,000,000*	-
+ Dai Ngai Industrial Park Company Limited (ii)	-	-	-	*216,000,000,000*	*216,000,000,000*	-
+ CC1 Trading and Services Joint Stock Company (iii)	*220,500,000,000*	*220,500,000,000*	-	*84,000,000,000*	*84,000,000,000*	-
+ Saigon Sunflower Company Limited (iv)	*962,500,000,000*	*962,500,000,000*	-	*612,500,000,000*	*612,500,000,000*	-
+ CC1 Cat Lai Co., Ltd (v)	*602,000,000*	*602,000,000*	-	-	-	-
Total	**1,263,497,000,000**	**1,257,722,000,000**	**(5,775,000,000)**	**991,715,000,000**	**985,940,000,000**	**(5,775,000,000)**

The Corporation has not determined the fair value as at the end of the accounting period because the current regulations provide no specific guidance on fair value measurement of financial investments. The fair value of these investments may differ from their carrying amounts.

(i) During the period, the Corporation offset its materials payable to Bien Hoa Concrete Joint Stock Company by receiving the transfer of 68,000 shares (valued at VND 680,000,000, equivalent to 0.38% of charter capital) of No. 1 Viet Hung Construction Joint Stock Company under Share Transfer Contract No. 2001/CC1-BHC-CU&KDVT dated 26 February 2026. As at 30 June 2026, the Corporation held 7,412,000 shares, equivalent to 41.18% of the charter capital of No. 1 Viet Hung Construction Joint Stock Company.

(ii) According to Decision No. 19/QD-TCT dated 26 June 2026, the Corporation resolved to transfer its capital contribution in Dai Ngai Industrial Park Company Limited. As at 30 June 2026, the Corporation had completed the transfer of all rights of disposal over the transferred capital contribution in accordance with the terms of the Capital Transfer Contract No. 2206/2026/HDCN/CC1 – HOLDINGS between the Corporation and CC1 – Holdings Joint Stock Company, and Dai Ngai Industrial Park Company Limited completed the amendment of its Enterprise Registration Certificate on 16 July 2026.

5. FINANCIAL INVESTMENTS (CONT'D)

5.2 LONG-TERM FINANCIAL INVESTMENTS (CONT'D)

(iii) According to Decision No. 11.2/QD-TCT dated 22 May 2026, the Corporation made an additional capital contribution to CC1 Trading and Services Joint Stock Company of 13,650,000 shares, increasing its ownership ratio to 49% (ownership ratio at the beginning of the year was 28%). As at the end of the accounting period, the Corporation held 22,050,000 shares according to the share ownership certificate of CC1 Trading and Services Joint Stock Company dated 30 June 2026.

(iv) During the period, Hoa Huong Duong Sai Gon Company Limited increased its owners' capital contribution from VND 1,250,000,000,000 to VND 2,780,000,000,000. Of this amount, the Corporation made an additional investment of VND 350,000,000,000 in Hoa Huong Duong Sai Gon Company Limited pursuant to Decision No. 02/QD-TCT dated 27 February 2026. According to the fifth amended Enterprise Registration Certificate No. 0318790430 dated 17 March 2026 issued by the Department of Finance of Ho Chi Minh City, the Corporation's capital contribution to Hoa Huong Duong Sai Gon Company Limited amounted to VND 962,500,000,000, representing 34.62% of the charter capital (ownership interest as at 1 January 2026: 49%).

(v) According to Enterprise Registration Certificate No. 3604073528 (amended for the 3rd time on 10 July 2026, issued by the Department of Finance of Dong Nai Province), the Corporation contributed capital of VND 602,000,000 to CC1 Cat Lai Company Limited, equivalent to an ownership ratio of 30.1%. As at 30 June 2026, the Corporation held a 38.11% beneficial interest in CC1 Cat Lai Company Limited (of which 30.1% is a direct ownership ratio and 8.01% is an indirect ownership ratio through CC1 Investment Joint Stock Company and CC1 Asset Management and Service Company Limited). The capital contribution was approved under Resolution No. 134/NQ-HDQT dated 25 December 2025 of the Board of Management. As at 30 June 2026, the Corporation had completed the capital contribution. CC1 Cat Lai Company Limited is currently in the investment preparation stage and has not yet commenced production and business operations.

Except for the changes described above, the remaining associates and jointly controlled entities continued to operate in the normal course of business, with no changes compared to the previous year.

5. FINANCIAL INVESTMENTS (CONT'D)

5.2 LONG-TERM FINANCIAL INVESTMENTS (CONT'D)

Items	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investment in other entities						
+ Cam Lo - Tuy Loan BT Investment Company Limited (i)	*9,460,079,822*	*9,460,079,822*	-	*8,866,622,822*	*8,866,622,822*	-
+ CC1 - Quang Binh Investment Construction Limited Company	*1,200,000,000*	-	*(1,200,000,000)*	*1,200,000,000*	-	*(1,200,000,000)*
+ Nhan Phuc Duc Investment Joint Stock Company	*8,542,500,000*	*7,995,684,657*	*(546,815,343)*	*8,542,500,000*	*7,995,684,657*	*(546,815,343)*
+ Hai Phong Coast Road Investment Company Limited	*135,000,000,000*	*128,412,990,569*	*(6,587,009,431)*	*135,000,000,000*	*128,412,990,569*	*(6,587,009,431)*
+ CC1 Asset Management and Services Company Limited	*220,000,000,000*	*220,000,000,000*	-	*220,000,000,000*	*220,000,000,000*	-
+ Southern Infrastructure and Energy Joint Stock Company	*47,000,000,000*	*47,000,000,000*	-	*47,000,000,000*	*47,000,000,000*	-
+ CC1 Investment Joint Stock Company	*130,000,000,000*	*130,000,000,000*	-	*130,000,000,000*	*130,000,000,000*	-
+ Tan Tien Real Estate Investment and Development Joint Stock Company	*6,500,000,000*	*6,500,000,000*	-	*6,500,000,000*	*6,500,000,000*	-
+ CC1 Long Hung Co., Ltd. (ii)	*228,000,000*	*228,000,000*	-	-	-	-
+ CC1 Construction Joint Stock Company (former name: 3H Construction Materials Joint Stock Company)	*94,000,000,000*	*93,816,456,792*	*(183,543,208)*	*94,000,000,000*	*93,816,456,792*	*(183,543,208)*
Total	**651,930,579,822**	**643,413,211,840**	**(8,517,367,982)**	**651,109,122,822**	**642,591,754,840**	**(8,517,367,982)**

The Corporation has not determined the fair value as at the end of the accounting period because the current regulations provide no specific guidance on fair value measurement of financial investments. The fair value of these investments may differ from their carrying amounts.

5. FINANCIAL INVESTMENTS (CONT'D)

5.2 LONG-TERM FINANCIAL INVESTMENTS (CONT'D)

(i) According to Official Letter No. 12/CV-CLTL dated 03 February 2026, the Corporation made an additional capital contribution of VND 593,457,000 to Cam Lo - Tuy Loan BT Investment Company Limited in order to continue the project implementation. As at 30 June 2026, the Corporation had completed the capital contribution.

(ii) According to Enterprise Registration Certificate No. 3604073704 (amended for the 3rd time on 13 July 2026, issued by the Department of Finance of Dong Nai Province), the Corporation contributed capital of VND 228,000,000 to CC1 Long Hung Company Limited, equivalent to an ownership ratio of 15.2%. As at 30 June 2026, the Corporation held a 19.91% beneficial interest in CC1 Long Hung Company Limited (of which 15.2% is a direct interest and 4.71% is an indirect interest through CC1 Investment Joint Stock Company and Southern Infrastructure and Energy Joint Stock Company). The capital contribution was approved under Resolution No. 135/NQ-HDQT dated 25 December 2025 of the Board of Management. As at 30 June 2026, the Corporation had completed the capital contribution.

6. TRADE RECEIVABLES

6.1 SHORT-TERM TRADE RECEIVABLES

	Closing balance (VND)	Opening balance (VND)
- Short-term trade receivables from related parties *(details are presented in Note 35.2)*	106,515,073,189	108,522,429,931
- Other short-term trade receivables	2,164,686,406,264	2,306,933,081,365
+ *MC - HDEC - CC1 Consortium*	*597,940,102,589*	*658,467,207,044*
+ *Na Duong II Thermal Power Plant Project Management Board - Branch of TKV Power Corporation - JSC*	*346,583,321,670*	*291,096,895,505*
+ *Others*	*1,220,162,982,005*	*1,357,368,978,816*
Total	**2,271,201,479,453**	**2,415,455,511,296**

6.2 LONG-TERM TRADE RECEIVABLES

	Closing balance (VND)	Opening balance (VND)
+ *Tracodi Construction Group Joint Stock Company*	*88,176,921,563*	*88,176,921,563*
+ *Construction and Project Management No.1 JSC*	*29,129,184,451*	*29,129,184,451*
+ *Others*	*138,948,499,338*	*138,948,499,338*
Total	**256,254,605,352**	**256,254,605,352**

7. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance (VND)	Opening balance (VND)
- Advances to related parties *(details are presented in Note 35.2)*	1,144,121,629,868	559,527,382,931
- Advances to other suppliers	4,573,980,010,540	4,404,312,560,030
+ *Keytech Joint Stock Company*	*397,395,446,761*	*440,694,833,747*
+ *Tan Tien Trading One Member Company Limited*	*341,000,000,000*	*481,000,000,000*
+ *Others*	*3,835,584,563,779*	*3,482,617,726,283*
Total	**5,718,101,640,408**	**4,963,839,942,961**

8. OTHER RECEIVABLES

8.1 OTHER SHORT-TERM RECEIVABLES

	Closing balance (VND)	Opening balance (VND)
- CC1 Holdings Joint Stock Company (i)	351,000,000,000	-
- Golden Land Real Estate Services Trading Investment JSC (ii)	147,000,000,000	-
- Dividends and profit distributions	13,696,939,035	8,656,939,035
- Advances to employees	98,336,054,105	111,906,496,662
- Interest receivable from loans, bank deposits and others	83,470,626,627	233,654,855,982
- Others	215,748,550,954	146,952,320,418
Total	**909,252,170,721**	**501,170,612,097**

Other short-term receivables from related parties: *Details are presented in Note 35.2.*

(i) Receivables arising from the transfer of the capital contribution owned by Construction Corporation No. 1 - JSC in Dai Ngai Industrial Park Company Limited under Transfer Contract No. 2206/2026/HDCN/CC1 - Holdings dated 27 June 2026.

(ii) Receivables arising from the Business Cooperation Contract dated 30 July 2021 signed with Dat Vang Real Estate Investment – Trading – Service Joint Stock Company for the implementation of the Tri An Lake View Project in Dong Nai Province. The business cooperation period is 49 years. The Corporation participates in management and is entitled to profit distribution based on its actual capital contribution to the project. As at 02 March 2026, the Corporation had terminated the Business Cooperation Contract and is in the process of recovering this investment.

8.2 OTHER LONG-TERM RECEIVABLES

	Closing balance (VND)	Opening balance (VND)
- Dong Nai Bridge Investment and Construction JSC (i)	504,067,333,559	504,067,333,559
- Duc Chi Investment and Development Joint Stock Company (ii)	51,719,640,000	51,719,640,000
- Long-term deposits and security deposits	3,610,694,800	2,312,680,800
- Golden Land Real Estate Services Trading Investment JSC	-	592,000,000,000
- Others	13,009,609,326	11,940,950,177
Total	**572,407,277,685**	**1,162,040,604,536**

Other long-term receivables from related parties: *Details are presented in Note 35.2*

(i) Includes amounts paid on behalf of the An Hao Bridge project (VND 419,833,767,304) and maintenance costs relating to the Dong Nai Bridge project (VND 84,233,566,255).

(ii) Receivables arising from the Business Cooperation Contract with Duc Chi Investment and Development Joint Stock Company to bid for the implementation of the Hai Ninh 1 Urban Area Project under Investment Cooperation Agreement No. 01/2022/TTHTDT/CC1-DUCCHI dated 27 April 2022. The parties jointly established a new project company to carry out the bidding and investment procedures for the project, with charter capital ownership ratios in accordance with the provisions of this contract. As at 30 June 2026, the project was in the process of implementing its plan

9. PROVISION FOR SHORT-TERM DOUBTFUL DEBTS

Item	Closing balance (VND)			Opening balance (VND)		
	Balance	Recoverable amount	Provision	Balance	Recoverable amount	Provision
Trade receivables	**382,040,000,948**	**255,130,246,393**	**(126,909,754,555)**	**358,915,934,293**	**222,087,376,961**	**(136,828,557,332)**
- Construction activities	334,344,837,537	223,565,562,822	(110,779,274,715)	310,540,770,882	198,492,107,437	(112,048,663,445)
- Trading of materials	45,600,465,274	31,036,845,700	(14,563,619,574)	46,280,465,274	23,595,269,524	(22,685,195,750)
- Other activities	2,094,698,137	527,837,871	(1,566,860,266)	2,094,698,137	-	(2,094,698,137)
Advances to suppliers	**297,382,510,978**	**198,933,778,552**	**(98,448,732,426)**	**280,872,976,640**	**189,281,306,464**	**(91,591,670,176)**
- Construction activities	257,177,380,044	171,212,808,974	(85,964,571,070)	275,342,695,047	187,011,228,402	(88,331,466,645)
- Trading of materials	34,674,849,341	24,772,368,643	(9,902,480,698)	-	-	-
- Other activities	5,530,281,593	2,948,600,935	(2,581,680,658)	5,530,281,593	2,270,078,062	(3,260,203,531)
Other receivables	**58,449,790,326**	**15,828,247,849**	**(42,621,542,477)**	**66,458,494,030**	**20,831,262,314**	**(45,627,231,716)**
Total	**737,872,302,252**	**469,892,272,794**	**(267,980,029,458)**	**706,247,404,963**	**432,199,945,739**	**(274,047,459,224)**

Pursuant to Debt Purchase and Sale Agreement No. 0303 dated 03 March 2025 and Appendix No. 0103-26/PLHD to the Debt Purchase and Sale Agreement entered into between Construction Corporation No. 1 - JSC and Navina Asset Management and Liquidation Partnership Company (which has subsequently been renamed Navina Partnership Company), the Corporation agreed to transfer certain overdue receivables at the price stipulated in the agreement. As at the date of these financial statements, the Corporation had received part of the advance payment from Navina Partnership Company and is in the process of completing the necessary procedures for the transfer of such receivables.

10. INVENTORIES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Raw materials and supplies	115,679,705	-	119,612,543	-
- Tools and equipment	487,320,311	-	502,513,645	-
- Work in progress (*)	2,667,425,540,567	-	2,162,401,434,165	-
- Real estate	80,543,646,479	-	80,543,646,479	-
- Merchandise	625,741,297	-	625,741,297	-
Total	**2,749,197,928,359**	**-**	**2,244,192,948,129**	**-**

(*) Details of work-in-progress costs by projects are as follows:

	Closing balance (VND)	Opening balance (VND)
- Long Thanh International Airport Project - Phase 1	622,421,311,609	376,667,860,204
- Ring Road 4 - Capital Region Project	530,429,888,885	114,711,495,383
- Na Duong II Thermal Power Plant Project	232,520,072,470	162,354,378,274
- Other projects	1,282,054,267,603	1,508,667,700,304
Total	**2,667,425,540,567**	**2,162,401,434,165**

11. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Others	Total
Cost						
Opening balance	**6,235,056,041**	**3,448,491,202**	**29,343,417,884**	**13,223,350,762**	**302,600,000**	**52,552,915,889**
Acquisitions during the period	*375,000,000*	*288,000,000*	-	*911,746,467*	-	*1,574,746,467*
Disposals	-	-	*(1,086,790,909)*	-	-	*(1,086,790,909)*
Closing balance	**6,610,056,041**	**3,736,491,202**	**28,256,626,975**	**14,135,097,229**	**302,600,000**	**53,040,871,447**
Accumulated depreciation						
Opening balance	**(2,967,958,161)**	**(2,600,193,665)**	**(18,699,883,613)**	**(10,849,476,312)**	**(282,426,704)**	**(35,399,938,455)**
Depreciation for the period	*(447,250,137)*	*(138,903,291)*	*(1,881,770,982)*	*(624,242,032)*	*(15,129,962)*	*(3,107,296,404)*
Other increases	-	-	-	*(13,044,395)*	*(5,043,334)*	*(18,087,729)*
Disposals	-	-	*1,086,790,909*	-	-	*1,086,790,909*
Other decreases	-	*48,807,734*	*6,875,084*	-	-	*55,682,818*
Closing balance	**(3,415,208,298)**	**(2,690,289,222)**	**(19,487,988,602)**	**(11,486,762,739)**	**(302,600,000)**	**(37,382,848,861)**
Net book value						
Opening balance	**3,267,097,880**	**848,297,537**	**10,643,534,271**	**2,373,874,450**	**20,173,296**	**17,152,977,434**
Closing balance	**3,194,847,743**	**1,046,201,980**	**8,768,638,373**	**2,648,334,490**	**-**	**15,658,022,586**

The historical cost of tangible fixed assets which had been fully depreciated but were still in use as at 30 June 2026 amounted to VND 17,483,818,857 (as at 01 January 2026: VND 17,459,181,857)

As at 30 June 2026 and 01 January 2026: The Corporation used certain transportation vehicles as collateral for borrowings *(details are provided in Note 24).*

12. INVESTMENT PROPERTIES

Unit: VND

Items	Opening balance	Increases	Decreases	Closing balance
Investment properties held for lease				
Cost	**663,478,155,542**	**-**	**-**	**663,478,155,542**
Buildings and land use rights	663,478,155,542	-	-	663,478,155,542
Accumulated depreciation	**(265,681,907,120)**	**(11,696,579,130)**	**-**	**(277,378,486,250)**
Buildings and land use rights	(265,681,907,120)	(11,696,579,130)	-	(277,378,486,250)
Net book value	**397,796,248,422**	**(11,696,579,130)**	**-**	**386,099,669,292**
Buildings and land use rights	397,796,248,422	(11,696,579,130)	-	386,099,669,292

The carrying amount of investment properties pledged or mortgaged as collateral for borrowings as at 30 June 2026 was VND 302,906,481,905 (as at 01 January 2026: VND 312,297,776,617).

The fair value of the investment properties had not been formally assessed and determined as at 30 June 2026. However, based on the actual leasing conditions and the market prices of adjacent land plots, the Corporation's Board of General Directors believes that the market value of the investment properties exceeds their carrying amount as recorded in the accounting books at that date.

13. PREPAID EXPENSES

	Closing balance (VND)	Opening balance (VND)
Short-term	**31,177,271,545**	**10,549,062,047**
- Deferred expenses for tools	1,960,883,342	2,782,091,537
- Bank guarantee fees	1,597,792,387	1,020,907,736
- Others	27,618,595,816	6,746,062,774
Long-term	**43,030,939,376**	**9,308,603,194**
- Tool expense	5,244,742,267	2,554,159,446
- Others	37,786,197,109	6,754,443,748
Total	**74,208,210,921**	**19,857,665,241**

14. OTHER CURRENT ASSETS

	Closing balance (VND)	Opening balance (VND)
- Short-term restricted deposit (*)	113,600,000,000	243,331,842,792
Total	**113,600,000,000**	**243,331,842,792**

(*) These are bank deposits with original maturities of not more than 03 months which are used as collateral for the Corporation's borrowings from banks.

15. FINANCE LEASED TANGIBLE FIXED ASSETS

Unit: VND

	Motor vehicles	Total
Cost		
Opening balance	**27,280,127,276**	**27,280,127,276**
Additions from finance leases during period	*5,830,697,274*	*5,830,697,274*
Closing balance	**33,110,824,550**	**33,110,824,550**
Accumulated depreciation		
Opening balance	**(6,133,525,164)**	**(6,133,525,164)**
Depreciation for the period	*(1,573,457,213)*	*(1,573,457,213)*
Other decreases	*30,891,647*	*30,891,647*
Closing balance	**(7,676,090,730)**	**(7,676,090,730)**
Net book value		
Opening balance	**21,146,602,112**	**21,146,602,112**
Closing balance	**25,434,733,820**	**25,434,733,820**

As at 30 June 2026: Included finance leased tangible fixed assets under finance lease agreements with VietinBank Leasing Company Limited (a wholly-owned subsidiary of Vietnam Joint Stock Commercial Bank for Industry and Trade) and BIDV - Sumi TRUST *Leasing Company Limited (Note 24).* Upon expiry of the lease term, the lessors are committed to sell the assets back to the Corporation at the nominal repurchase value stipulated in the finance lease contracts.

15. FINANCE LEASED TANGIBLE FIXED ASSETS (CONT'D)

As at 30 June 2026, finance leased fixed assets with individual values accounting for 10% or more of the total value of finance leased fixed assets comprised: a Komatsu crawler hydraulic bulldozer with a historical cost of VND 6,090,909,091 and a net book value of VND 4,483,585,850; a Hitachi ZX200-5G 2022 excavator with a historical cost of VND 4,854,545,455 and a net book value of VND 3,573,484,857; and a HAMM HC119 2022 vibratory roller with a historical cost of VND 9,381,818,183 and a net book value of VND 6,906,060,613.

16. INTANGIBLE FIXED ASSETS

Unit: VND

	Land use rights	Software	Total
Cost			
Opening balance	**1,809,558,000**	**3,731,257,100**	**5,540,815,100**
Acquisitions during the period	-	594,868,000	594,868,000
Closing balance	**1,809,558,000**	**4,326,125,100**	**6,135,683,100**
Accumulated amortisation			
Opening balance	-	**(2,120,302,159)**	**(2,120,302,159)**
Amortisation for the period	-	(508,521,608)	(508,521,608)
Other increases	-	(68,486,736)	(68,486,736)
Closing balance	-	**(2,697,310,503)**	**(2,697,310,503)**
Net book value			
Opening balance	**1,809,558,000**	**1,610,954,941**	**3,420,512,941**
Closing balance	**1,809,558,000**	**1,628,814,597**	**3,438,372,597**

The historical cost of fixed assets which had been fully amortised but were still in use as at 30 June 2026 was VND 772,662,500 (as at 01 January 2026: VND 772,662,500).

17. CONSTRUCTION IN PROGRESS

	Closing balance (VND)		Opening balance (VND)	
	Cost	Recoverable amount	Cost	Recoverable amount
- Hanh Phuc Residential Area Project (*)	684,649,213,005	684,649,213,005	639,110,961,711	639,110,961,711
- Ham Kiem Wind Power Plant Project - Binh Thuan (**)	4,731,968,182	4,731,968,182	4,731,968,182	4,731,968,182
- Sailing Tower Building Project	2,582,294,766	2,582,294,766	1,735,853,734	1,735,853,734
- Other projects	19,629,157,746	19,629,157,746	2,880,140,758	2,880,140,758
Total	**711,592,633,699**	**711,592,633,699**	**648,458,924,385**	**648,458,924,385**

(*) This represents the investment value of construction of the Hanh Phuc Residential Area project, which has been licensed by the People's Committee of Ho Chi Minh City. The balance primarily comprises compensation, site clearance and land use right costs.

(**) Represents the investment cost incurred for the Ham Kiem Wind Power Plant Project pursuant to Decision No. 1035/QD-UBND dated 18 April 2017 issued by the Binh Thuan Provincial People's Committee (which has since been merged into the Lam Dong Provincial People's Committee), approving the Corporation as the investor of the Ham Kiem Wind Power Plant Project. The project has an operating term of 50 years from the date of issuance of the investment policy approval decision. On 29 April 2026, the Lam Dong Provincial People's Committee issued Decision No. 1896/QD-UBND on the resolution of difficulties and obstacles facing non-budget-funded investment projects in Lam Dong Province.

18. TAXES AND AMOUNTS RECEIVABLE/PAYABLE TO THE STATE

	Opening balance (VND)	Payable (VND)	Paid (VND)	Closing balance (VND)
Short-term tax and other payables to the State				
- Value-added tax on imported goods	-	47,306,428,431	46,620,358,431	686,070,000
- Export and import duties	-	2,632,010,522	2,305,310,522	326,700,000
- Corporate income tax	69,687,720,705	30,965,916,210	73,973,318,513	26,680,318,402
- Personal income tax	8,866,749,460	5,456,456,774	12,905,486,199	1,417,720,035
- Natural resources tax and environmental protection tax	4,841,995,597	735,682,029	5,577,677,626	-
- Fees, charges and other payables	-	602,914,068	602,914,068	-
Total	**83,396,465,762**	**87,699,408,034**	**141,985,065,359**	**29,110,808,437**

	Opening balance (VND)	Payable (VND)	Paid (VND)	Closing balance (VND)
Taxes and other receivables from the State				
- Value-added tax	247,809,791,425	594,962,292,483	644,646,528,162	297,494,027,104
- *Output value-added tax incurred*	-	594,962,292,483	594,962,292,483	-
- *Output value-added tax paid on inter-provincial*	247,809,791,425	-	49,684,235,679	297,494,027,104
Total	**247,809,791,425**	**594,962,292,483**	**644,646,528,162**	**297,494,027,104**

19. TRADE PAYABLES

	Closing balance (VND)	Opening balance (VND)
Short-term	**1,811,379,582,748**	**1,431,134,636,193**
- Payables to related parties *(details are presented in Note 35.2)*	557,221,159,434	101,726,660,075
- Payables to other suppliers	1,254,158,423,314	1,329,407,976,118
Long-term	**877,674,243,610**	**773,419,934,752**
- Payables to related parties *(details are presented in Note 35.2)*	113,147,618,060	107,583,396,279
- Payables to other suppliers	764,526,625,550	665,836,538,473
+ *Dongfang Electric International Corporation*	109,180,635,876	54,680,757,620
+ *Others*	655,345,989,674	611,155,780,853
Total	**2,689,053,826,358**	**2,204,554,570,945**

20. ADVANCES FROM CUSTOMERS

	Closing balance (VND)	Opening balance (VND)
Short-term	**3,507,707,299,975**	**1,310,973,071,577**
- Advances from related parties *(details are presented in Note 35.2)*	200,327,492,805	24,327,492,805
- Advances from other customers	3,307,379,807,170	1,286,645,578,772
+ *Hanoi Ring Road No.4 Expressway Joint Stock Company*	*1,955,518,776,822*	-
+ *Airports Corporation of Vietnam - JSC*	*380,576,009,650*	*322,875,228,614*
+ *Other customers*	*971,285,020,698*	*963,770,350,158*
Long-term	**99,466,881,000**	**99,466,881,000**
- Advances from other customers	99,466,881,000	99,466,881,000
+ *Customers purchasing apartments at Hanh Phuc Apartment Complex*	*99,466,881,000*	*99,466,881,000*
Total	**3,607,174,180,975**	**1,410,439,952,577**

21. ACCRUED EXPENSES

	Closing balance (VND)	Opening balance (VND)
Short-term	**892,928,763,377**	**1,115,207,727,914**
- Accrual of constructions	878,032,996,248	1,087,824,039,933
- Accrued interest expense	14,303,800,729	23,813,996,264
- Others	591,966,400	3,569,691,717
Long-term	**174,782,794,386**	**174,782,794,386**
- Financial obligations payable by the Hanh Phuc Project	174,782,794,386	174,782,794,386
Total	**1,067,711,557,763**	**1,289,990,522,300**

22. DEFERRED REVENUE

	Closing balance (VND)	Opening balance (VND)
Short-term	**2,862,194,694**	**2,913,162,436**
- Revenue received in advance from office rentals in Sailing Tower.	2,862,194,694	2,913,162,436
Long-term	**19,509,390,750**	**20,854,865,976**
- Revenue received in advance from office rentals in Sailing Tower.	19,509,390,750	20,854,865,976
Total	**22,371,585,444**	**23,768,028,412**

23. OTHER PAYABLES

23.1 OTHER SHORT-TERM PAYABLES

	Closing balance (VND)	Opening balance (VND)
- Trade union funds, social insurance, health insurance and unemployment insurance	10,338,737,830	7,537,128,221
- Amounts received from investors for share subscriptions (i)	851,925,000,000	-
- Payables to construction joint venture partners	9,378,055,444	9,378,055,444
- Payables related to imported goods	232,857,789,114	243,954,589,010
- Others	384,743,833,279	311,817,696,017
Total	**1,489,243,415,667**	**572,687,468,692**

Other short-term payables to related parties: *Details are presented in Note 35.2.*

(i) Proceeds received from the 2026 private placement of shares. As at 30 June 2026, the Corporation was in the process of amending its Enterprise Registration Certificate.

23.2 OTHER LONG-TERM PAYABLES

	Closing balance (VND)	Opening balance (VND)
- Dong Nai Bridge Investment and Construction JSC (i)	502,259,675,532	502,954,075,532
- Others	39,103,494,944	38,469,600,194
Total	**541,363,170,476**	**541,423,675,726**

Other long-term payables to related parties: *Details are presented in Note 35.2.*

(i) Includes toll fees collected and held on behalf relating to Dong Nai Bridge project.

24. LOAN AND FINANCE LEASE OBLIGATIONS

	Closing balance (VND)	During the period (VND) Increases	Decreases	Opening balance (VND)
Short-term loans and finance lease liabilities payable to other organisations and individuals				
Short-term bank loans (1)	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 - Ho Chi Minh City Branch*	*1,364,685,953,100*	*1,249,959,243,379*	*1,468,093,890,256*	*1,582,820,599,977*
- *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*
- *Saigon-Hanoi Commercial Joint Stock Bank - Ho Chi Minh 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 - Thu Thiem Branch*	*626,410,974,560*	*707,388,953,498*	*750,079,052,777*	*669,101,073,839*
- *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*
- *Joint Stock Commercial Bank for Foreign Trade of Vietnam - Sai Gon West 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*
- *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*
- *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*
- *Tien Phong Commercial Joint Stock Bank - Ho Chi Minh City Branch*	*6,760,318,398*	*3,837,154,595*	*16,341,959,662*	*19,265,123,465*
- *Vietnam Prosperity Joint Stock Commercial Bank - Head Office*	*24,389,327,216*	*24,389,327,216*	*26,865,304,621*	*26,865,304,621*
- *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*
- *Agricultural and Rural Development Bank - Hanoi Branch*	*68,052,740,436*	*68,052,740,436*	-	-
- *Indovina Bank Ltd. - Cho Lon Branch*	*585,971,674,254*	*585,971,674,254*	-	-
Current portion of long-term loans	87,109,680,812	31,115,825,655	29,083,907,328	85,077,762,485
Current portion of finance lease liabilities (2)	6,900,742,442	7,641,788,629	6,073,892,647	5,332,846,460
Other short-term bank loans (3)	18,670,023,841	1,000,000,000	17,834,430,954	35,504,454,795
Total	**4,491,315,376,243**	**4,844,540,389,769**	**5,207,899,779,111**	**4,854,674,765,585**

24. LOAN AND FINANCE LEASE OBLIGATIONS (CONT'D)

	Closing balance (VND)	During the period (VND)		Closing balance (VND)
		Increases	Decreases	
Long-term loans and finance lease liabilities payable to other organisations and individuals				
Long-term bank loans - VND	263,107,150,000	-	160,713,000	263,267,863,000
- *Viet Capital Commercial Joint Stock Bank - South Sai Gon Branch (4)*	*767,863,000*	-	-	*767,863,000*
- *Nam A Commercial Joint Stock Bank - Ham Nghi branch*	*262,500,000,000*	-	-	*262,500,000,000*
Long-term bank loans - USD (6)	1,278,031,280,894	14,131,341,473	43,968,109,786	1,307,868,049,207
Finance lease liabilities	11,701,897,299	7,764,970,000	4,616,630,728	8,553,558,027
- *BIDV - SuMi TRUST Leasing Company Limited - Ho Chi Minh City Branch*	*1,140,600,649*	-	*465,690,726*	*1,606,291,375*
- *Vietnam Joint Stock Commercial Bank for Industry and Trade Financial Leasing One Member Company Limited*	*10,561,296,650*	*7,764,970,000*	*4,150,940,002*	*6,947,266,652*
Total	**1,552,840,328,193**	**21,896,311,473**	**48,745,453,514**	**1,579,689,470,234**

Additional information on loans

(1) These are short-term loans from commercial banks, with maturities ranging from 4 months to 12 months, bearing interest rates from 6.9% per annum to 12.7% per annum. The borrowings are used to supplement working capital. They are secured by transportation vehicles, as well as future receivables arising from the Corporation's projects, the Corporation's shares in a member company, shares of member companies previously owned by a third party, and shares of the Corporation owned by individual shareholders

(2) 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 fourth month onwards is based on the ceiling interest 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 finance lease liability has a term of 60 months and bears an interest rate of 9.5% per annum during the first three months. From the fourth month onward, the interest rate is adjusted every three months and is determined as the 12-month VND savings deposit rate applicable to individual customers announced by Joint Stock Commercial Bank for Investment and Development of Vietnam at the time of adjustment, plus a margin of 3% per annum.

24. LOAN AND FINANCE LEASE OBLIGATIONS (CONT'D)

(3) This loan had a term of 11 months and bore interest at 7% per annum from Hinokiya Twgroup Company Limited. The loan was unsecured. The borrowing was intended to finance the completion of legal procedures and the development of technical infrastructure for the Hanh Phuc Residential Area Project. However, the loan agreement was terminated pursuant to Contract Liquidation Minutes No. 1512/2021/BBTL/HTW-CC1 dated 19 January 2022. Under the liquidation agreement, overdue amounts are subject to an interest rate of 15% per annum, calculated based on the number of days overdue.

(4) This is a loan with a term of 84 months and an interest rate of 10.3%/year for the first 5 months. Thereafter, the interest rate is adjusted every 3 months to equal the base rate of Viet Capital Bank plus a margin of 4%/year. The loan was used to finance the acquisition of fixed assets – transportation vehicles during the year. The loan is secured by the fixed assets formed from the borrowed funds.

(5) 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 month onwards with the interest rate equal to the base medium-term interest rate of Nam A Commercial Joint Stock Bank at the time of adjustment plus an interest margin of 1.7%/year. This loan is used to finance the Hanh Phuc Project, purchase materials and is secured by rights and interests of the Head Office arising from the compensation for land clearance at the Hanh Phuc Project.

(6) This is a borrowing authorised by the Ministry of Finance through the Vietnam Development Bank under Loan Agreements No. 3240 – VIE and 3242 – VIE (SF), intended to finance the Corporation's projects and construction works and those of other units. The loan has a term of 25 years and bears interest at 6-month USD LIBOR plus a margin of 0.6%/year, less a reduction of 0.1%/year and a term insurance fee of 0.2%/year. From 01 December 2022, the Vietnam Development Bank replaced LIBOR with SOFR pursuant to Official Letter No. 326/NHPT-VNN dated 18 March 2022, as notified by the Vietnam Development Bank and the Ministry of Finance. The loan is secured by the Corporation's deposit contracts, 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 toll collection rights of the BOT Dong Nai Bridge project. As at 30 June 2026, long-term debt was USD 48,613,583.97 and the current portion of long-term debt was USD 1,893,947.10

25. OWNERS' EQUITY

25.1 MOVEMENTS IN OWNERS' EQUITY

Unit: VND

	Owners' contributed capital	Share premium	Treasury shares	Investment and development fund	Retained earnings	Total
As at 01/01/2025	**3,585,078,250,000**	**99,327,851,808**	**(4,796,760,000)**	**8,909,815,816**	**555,787,000,902**	**4,244,306,158,526**
- Profit for the year	-	-	-	-	247,315,921,120	247,315,921,120
- Profit distribution	393,982,750,000	-	-	44,405,546,011	(452,989,682,514)	(14,601,386,503)
+ Appropriation for the Board of Directors' and Audit Committee	-	-	-	-	*(3,500,000,000)*	*(3,500,000,000)*
+ 2024 share dividend distribution	*393,982,750,000*	-	-	-	*(393,982,750,000)*	-
+ Appropriation to the development investment fund	-	-	-	*44,405,546,011*	*(44,405,546,011)*	-
+ Appropriation to the bonus and welfare fund	-	-	-	-	*(11,101,386,503)*	*(11,101,386,503)*
- Reissuance of treasury shares during the period	-	5,475,213,713	4,796,760,000	-	-	10,271,973,713
As at 01/01/2026	**3,979,061,000,000**	**104,803,065,521**	-	**53,315,361,827**	**350,113,239,508**	**4,487,292,666,856**
- Profit for the period	-	-	-	-	59,981,262,000	59,981,262,000
- Profit distribution	-	-	-	15,000,000,000	(35,640,000,000)	(20,640,000,000)
+ Appropriation for the Board of Directors' and Audit Committee(*)	-	-	-	-	*(5,640,000,000)*	*(5,640,000,000)*
+ Appropriation to the development investment fund (*)	-	-	-	*15,000,000,000*	*(15,000,000,000)*	-
+ Appropriation to the bonus and welfare fund (*)	-	-	-	-	*(15,000,000,000)*	*(15,000,000,000)*
As at 30/06/2026	**3,979,061,000,000**	**104,803,065,521**	-	**68,315,361,827**	**374,454,501,508**	**4,526,633,928,856**

25. OWNERS' EQUITY (CONT'D)

25.1 MOVEMENTS IN OWNERS' EQUITY (CONT'D)

(*) Pursuant to the Resolution of the 2026 Annual General Meeting of Shareholders No. 32/NQ-ĐHĐCĐ.TN dated 30 July 2026, the General Meeting of Shareholders approved the profit distribution and dividend payment plan for 2025 as follows:
- Directors' and Audit Committee remuneration: VND 5,640,000,000;
- Appropriation to the development investment fund: VND 15,000,000,000;
- Appropriation to the bonus and welfare fund: VND 15,000,000,000.

25.2 DETAILS OF OWNERS' INVESTMENT CAPITAL

	Closing balance (VND)	Opening balance (VND)
- Mr. Nguyen Van Huan	438,673,670,000	438,673,670,000
- CC1 Holdings Joint Stock Company	397,943,700,000	397,943,700,000
- Other shareholders	3,142,443,630,000	3,142,443,630,000
Total	**3,979,061,000,000**	**3,979,061,000,000**

25.3 SHARES

	Closing balance	Opening balance
- Number of shares authorised for issuance	474,656,100	397,906,100
- Number of shares issued to the public	474,656,100	397,906,100
+ *Ordinary shares*	*474,656,100*	*397,906,100*
- Number of shares outstanding	397,906,100	397,906,100
+ *Ordinary shares*	*397,906,100*	*397,906,100*
Par value per share (VND/share): VND 10,000		

During the period, the Corporation completed the private placement of shares. A total of 76,750,000 shares were successfully sold, bringing the total number of shares sold to the public to 474,656,100 shares. As at 30 June 2026, the Corporation was carrying out the procedures for amending its Enterprise Registration Certificate.

26. OFF-STATEMENT OF FINANCIAL POSITION ITEMS

	Closing balance	Opening balance
- US Dollar (USD)	2,801,250.32	4,044,744.16

27. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Current period (VND)	Prior period (VND)
- Revenue from sale of goods	1,732,930,942,099	1,193,827,543,128
- Revenue from rendering of services	79,966,053,397	78,262,134,038
- Revenue from construction services	4,508,085,966,939	3,446,372,204,108
- Revenue from realestate business	-	33,601,655,618
Total	**6,320,982,962,435**	**4,752,063,536,892**

Revenue from sales of goods and rendering of services to related parties: *Details are presented in Note 35.1*

28. COST OF GOODS SOLD AND SERVICES RENDERED

	Current period (VND)	Prior period (VND)
- Cost of goods sold	1,716,044,275,984	1,184,690,598,164
- Cost of services rendered	30,506,035,437	31,030,535,724
- Cost of construction activities	4,559,768,266,589	3,261,059,155,277
- Cost of real estate business	-	32,020,375,632
Total	**6,306,318,578,010**	**4,508,800,664,797**

29. FINANCIAL INCOME

	Current period (VND)	Prior period (VND)
- Interest income from term deposits and loans	57,216,873,562	133,281,980,869
- Dividends and profit distributions	14,682,955,000	2,520,000,000
- Foreign exchange gains	362,781,991	47,204,795
- Foreign exchange gains arising from revaluation of monetary items denominated in foreign currencies	3,683,053,495	-
- Interest income from deferred payment and instalment sales	273,187,297	1,304,153,709
- Gain on transferring investment	324,000,000,000	-
Total	**400,218,851,345**	**137,153,339,373**

30. FINANCIAL EXPENSES

	Current period (VND)	Prior period (VND)
- Borrowing costs	235,108,435,155	183,662,393,227
- Foreign exchange losses	61,208,623	185,490,546
- Foreign exchange losses arising from revaluation of monetary items denominated in foreign currencies	-	37,977,393,246
- Others	-	3,521,954,448
Total	**235,169,643,778**	**225,347,231,467**

31. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period (VND)	Prior period (VND)
- Employee expenses	88,853,487,866	59,310,992,641
- Office supplies expenses	1,563,917,272	3,714,264,101
- Depreciation of fixed assets	1,601,254,038	1,179,121,810
- Reversal of provision for doubtful receivables	(6,067,429,766)	-
- Purchased services	13,257,846,504	10,451,798,769
- Other expenses	10,716,203,752	4,876,830,972
Total	**109,925,279,666**	**79,533,008,293**

32. OTHER INCOME

	Current period (VND)	Prior period (VND)
- Gain on disposal of fixed assets	109,090,909	9,090,909
- Compensation income	1,452,090,200	594,587,832
- Others	20,008,964,591	34,086,118
Total	**21,570,145,700**	**637,764,859**

33. OTHER EXPENSES

	Current period (VND)	Prior period (VND)
- Penalties for breach of contracts	-	37,505,162,611
- Others	411,279,816	1,581,252,367
Total	**411,279,816**	**39,086,414,978**

34. CURRENT CORPORATE INCOME TAX

		Current period (VND)	Prior period (VND)
-	Accounting profit before tax	90,947,178,210	35,650,659,364
-	Accounting loss before tax of dependent branches	(290,462,771)	(527,058,818)
-	Adjustments:	-	-
+	*Non-taxable income (dividends)*	*(14,682,955,000)*	*(2,520,000,000)*
+	*Non-deductible expenses*	*78,855,820,609*	*2,596,631,723*
-	Taxable income for the current period	154,829,581,048	35,200,232,269
-	Corporate income tax expense (*)	30,965,916,210	7,040,046,454

(*) Corporate income tax expense for the interim accounting period is estimated based on taxable income and may be subject to adjustments following tax authorities' inspections.

35. RELATED PARTIES INFORMATION

No.	Related party	Relationship
1	Branch of Construction Corporation No. 1 - JSC in Hanoi	Branch
2	Branch of Construction Corporation No. 1 - JSC in the Central Region	Branch
3	Branch of Construction Corporation No. 1 - JSC in Cambodia	Branch
4	Branch of Construction Corporation No. 1 - JSC in Dong Thap Province	Branch
5	Branch of Construction Corporation No. 1 - JSC in Phu Yen Province	Branch
6	Branch of Construction Corporation No. 1 - JSC in Soc Trang Province	Branch
7	Branch of Construction Corporation No. 1 - JSC in Dong Nai Province	Branch
8	Branch of Construction Corporation No. 1 - JSC in Dak Lak Province	Branch
9	Branch of Construction Corporation No. 1 - JSC in Dak Nong Province	Branch
10	Branch of Construction Corporation No. 1 - JSC in Bac Ninh Province	Branch
11	CC1 Holdings Joint Stock Company	Major shareholders
12	Viet Quang Construction No.1 Joint Stock Company	Subsidiaries
13	VINA-PSMC Precast Concrete Company Limited	Subsidiaries
14	CC1 Construction and Equipment Joint Stock Company	Subsidiaries
15	Dong Nai Bridge Investment and Construction JSC	Subsidiaries
16	Saigon Sunflower Company Limited	Associates
17	No. 1 Viet Hung Construction Joint Stock Company	Associates
18	CC1 Trading and Services Joint Stock Company	Associates
19	Mien Trung Construction and Manufacture Building	Associates
20	No.1 Viet Tong Construction Joint Stock Company	Associates
21	CC1 Cat Lai Co., Ltd	Associates
22	Nhan Phuc Duc Investment Joint Stock Company	Company with common key management personnel
23	Cam Lo - Tuy Loan BT Investment Company Limited	Company with common key management personnel
24	Dai Ngai Industrial Park Company Limited	Previous associates (divested)

35. RELATED PARTIES INFORMATION (CONT'D)

35.1 TRANSACTIONS WITH RELATED PARTIES

	Current period (VND)	Prior period (VND)
Revenue from goods and services	**2,069,967,231**	**2,039,262,423**
- CC1 Construction and Equipment Joint Stock Company	81,958,848	106,860,177
- Viet Quang Construction No.1 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
Purchase of goods and services	**2,596,847,476**	**2,781,601,141**
- CC1 Trading Services Joint Stock Company	45,000,000	90,000,000
- CC1 Investment Joint Stock Company	-	78,000,000
- CC1 Construction Joint Stock Company	-	90,000,000
- Southern Infrastructure and Energy Joint Stock Company	-	90,000,000
- No.1 Viet Hung Construction Joint Stock Company	2,329,847,476	2,433,601,141
- Saigon Sunflower Company Limited	72,000,000	-
- CC1 Holdings Joint Stock Company	150,000,000	-
Transfer of investment	**324,000,000,000**	-
- CC1 Holdings Joint Stock Company	324,000,000,000	-
Purchasing goods and services through subcontracting	**2,031,105,432,807**	**902,005,810,483**
- Branch of Construction Corporation No. 1 - JSC in Dong Nai Province	13,052,862,495	20,782,315,261
- Branch of Construction Corporation No. 1 - JSC in Dak Nong Province	6,311,757,960	2,805,766,460
- Branch of Construction Corporation No. 1 - JSC in Dong Thap Province	-	12,641,141,470
- Branch of Construction Corporation No. 1 - JSC in Phu Yen Province	-	15,524,238,920
- Branch of Construction Corporation No. 1 - JSC in Soc Trang Province	1,200,870,000	7,152,086,867
- CC1 Trading Services Joint Stock Company	1,647,540,015,955	596,265,729,235
- Viet Quang Construction No.1 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

35. RELATED PARTIES INFORMATION (CONT'D)

35.1 TRANSACTIONS WITH RELATED PARTIES (CONT'D)

	Current period (VND)	Prior period (VND)
Interest income from loans and loan management fees	**627,946,816**	**36,666,981,358**
- Chuong Duong Joint Stock Company	-	1,135,123,278
- Hai Phong Coastal Road Investment Co., Ltd.	-	34,496,115,000
- No. 1 Viet Hung Construction Joint Stock	627,946,816	1,035,743,080
Interest income from subcontractors	**-**	**142,225,000**
- No. 1 Viet Hung Construction Joint Stock	-	142,225,000
Interest on defferred sales	**127,553,984**	**607,237,190**
- No. 1 Viet Hung Construction Joint Stock	127,553,984	607,237,190
Capital contributions	**488,375,457,000**	**478,343,557,000**
- No. 1 Viet Hung Construction Joint Stock Company	680,000,000	-
- Saigon Sunflower Company Limited	350,000,000,000	420,850,000,000
- CC1 Trading Services Joint Stock Company	136,500,000,000	-
- CC1 Cat Lai Co., Ltd	602,000,000	-
- Cam Lo - Tuy Loan BT Investment Company Limited	593,457,000	-
- Chuong Duong Joint Stock Company	-	57,493,557,000
Dividend received	**14,682,955,000**	**2,520,000,000**
- 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	-

35.2 BALANCES WITH RELATED PARTIES

	Closing balance (VND)	Opening balance (VND)
Short-term trade receivables	**106,515,073,189**	**108,522,429,931**
- No. 1 Viet Hung Construction Joint Stock Company	4,888,792,386	2,245,003,128
- Viet Quang Construction No.1 Joint Stock Company	73,430,514,761	73,430,514,761
- Central Region Construction and Construction Materials Exploitation Joint Stock Company	4,004,737,951	4,004,737,951
- CC1 Construction and Equipment Joint Stock Company	1,075,751,764	1,075,751,764
- Cam Lo - Tuy Loan BT Investment Company Limited	22,884,276,327	27,634,422,327
- CC1 Holdings Joint Stock Company	231,000,000	132,000,000

35. RELATED PARTIES INFORMATION (CONT'D)

35.2 BALANCES WITH RELATED PARTIES (CONT'D)

	Closing balance (VND)	Opening balance (VND)
Short-term advances to suppliers	**1,144,121,629,868**	**559,527,382,931**
- Nhan Phuc Duc Investment Joint Stock Company	303,852,521	295,527,521
- No. 1 Viet Hung Construction Joint Stock Company	649,717,732,625	393,004,705,996
- Viet Quang Construction No.1 Joint Stock Company	112,591,460,494	3,316,253,280
- No.1 Viet Tong Construction Joint Stock Company	39,143,753,135	39,143,753,135
- Mien Trung Construction and Construction Materials Exploitation Joint Stock Company	66,680,543,502	66,680,543,502
- CC1 Construction and Equipment Joint Stock Company	274,684,325,191	57,086,599,497
- VINA-PSMC Precast Concrete Co., Ltd.	999,962,400	-
Short-term held-to-maturity investments	**13,999,694,468**	**12,531,305,703**
- No. 1 Viet Hung Construction Joint Stock Company	13,999,694,468	12,531,305,703
Long-term held-to-maturity investments	**7,620,644,099**	**9,163,880,722**
- No. 1 Viet Hung Construction Joint Stock Company	7,620,644,099	9,163,880,722
Other short-term receivables	**446,948,414,443**	**21,407,227,603**
- CC1 Holdings Joint Stock Company	351,074,398,679	74,398,679
- CC1 Trading Services Joint Stock Company	60,280,838,880	2,520,000,000
- No. 1 Viet Hung Construction Joint Stock Company	114,442,000	114,442,000
- Viet Quang Construction No.1 Joint Stock Company	496,734,614	496,734,614
- No.1 Viet Tong Construction Joint Stock Company	466,667,000	466,667,000
- CC1 Construction and Equipment Joint Stock Company	31,432,772,849	14,652,424,889
- VINA-PSMC Precast Concrete Co., Ltd.	3,082,560,421	3,082,560,421
Other long-term receivables	**510,232,404,158**	**509,626,228,543**
- No. 1 Viet Hung Construction Joint Stock	6,165,070,599	5,558,894,984
- Dong Nai Bridge Investment and Construction Joint Stock Company	504,067,333,559	504,067,333,559
Short-term trade payables	**557,221,159,434**	**101,726,660,075**
CC1 Trading Services Joint Stock Company	557,221,159,434	101,726,660,075

35. RELATED PARTIES INFORMATION (CONT'D)

35.2 BALANCES WITH RELATED PARTIES (CONT'D)

	Closing balance (VND)	Opening balance (VND)
Long-term trade payables	**113,147,618,060**	**107,583,396,279**
- No. 1 Viet Hung Construction Joint Stock	31,752,634,466	34,549,838,773
- Viet Quang Construction No.1 Joint Stock Company	75,512,620,267	66,147,522,706
- No.1 Viet Tong Construction Joint Stock Company	3,790,733,687	3,790,733,687
- CC1 Construction and Equipment Joint Stock Company	2,091,629,640	3,095,301,113
Short-term customer advances	**200,327,492,805**	**24,327,492,805**
- CC1 Trading Services Joint Stock Company	24,327,492,805	24,327,492,805
- Saigon Sunflower Company Limited	176,000,000,000	-
Other short-term payables	**417,600,000,000**	**288,600,000,000**
- Saigon Sunflower Company Limited	306,600,000,000	288,600,000,000
- CC1 Holdings Joint Stock Company	111,000,000,000	-
Other long-term payables	**502,259,675,532**	**502,954,075,532**
- Dong Nai Bridge Investment and Construction Joint Stock Company	502,259,675,532	502,954,075,532
Short-term intercompany receivables	**52,733,770,856**	**43,149,903,712**
- Branch of Construction Corporation No. 1 - JSC in Cambodia	281,500,000	281,500,000
- Branch of Construction Corporation No. 1 - JSC in Bac Ninh Province	197,010,769	-
- Branch of Construction Corporation No. 1 - JSC in Dak Lak Province	490,555,222	117,045,408
- Branch of Construction Corporation No. 1 - JSC in Dong Nai Province	5,288,184,175	3,411,070,083
- Branch of Construction Corporation No. 1 - JSC in Soc Trang Province	40,774,417,028	39,108,176,735
- Branch of Construction Corporation No. 1 - JSC	232,111,486	232,111,486
- Branch of Construction Corporation No. 1 - JSC in the Central Region	5,469,992,176	-
Operating capital in dependent units	**699,600,000**	**699,600,000**
- Branch of Construction Corporation No. 1 - JSC in Cambodia	699,600,000	699,600,000

35. RELATED PARTIES INFORMATION (CONT'D)

35.2 BALANCES WITH RELATED PARTIES (CONT'D)

	Closing balance (VND)	Opening balance (VND)
Short-term intercompany payables	**62,470,373,896**	**67,541,622,554**
- Branch of Construction Corporation No. 1 - JSC in Dak Nong Province	6,397,800,855	2,218,491,310
- Branch of Construction Corporation No. 1 - JSC in Dong Nai Province	2,677,222,102	5,364,667,074
- Branch of Construction Corporation No. 1 - JSC in Dong Thap Province	15,631,782,050	17,372,754,064
- Branch of Construction Corporation No. 1 - JSC in Phu Yen Province	32,996,658,791	33,609,749,184
- Branch of Construction Corporation No. 1 - JSC in Soc Trang Province	4,766,910,098	3,445,953,098
- Branch of Construction Corporation No. 1 - JSC in the Central Region	-	5,530,007,824
Long-term intercompany payables	**18,759,803,397**	**18,759,803,397**
- Branch of Construction Corporation No. 1 - JSC in the Central Region	18,287,668,136	18,287,668,136
- Branch of Construction Corporation No. 1 - JSC	472,135,261	472,135,261

35.3 REMUNERATION OF KEY MANAGEMENT PERSONNEL

Name	Position	Current period VND	Prior period VND
Phan Huu Duy Quoc	Chairman	1,229,150,000	926,620,000
Le Bao Anh	Vice Chairman	1,531,649,998	1,487,849,998
Nguyen Van Ngoc	Non-executive Vice Chairman Deputy General Director (Resigned on 16 May 2025) Audit Committee member (Resigned on 30 July 2026)	1,227,427,778	1,034,516,668
Phan Van Chinh	Non-executive Vice Chairman (Resigned on 21 April 2025) Audit Committee member (Resigned on 16 May 2025)	-	320,000,000
Pham Le Hao	Deputy General Director	1,128,700,000	1,128,850,000
Dinh Van Hung	Deputy General Director	1,340,516,668	1,307,016,668
Hoang Trung Thanh	Deputy General Director	863,405,556	-
Le Viet Hoai	Deputy General Director	1,032,700,000	-
Nguyen Van Tuan	Deputy General Director (Resigned on 21 February 2025)	-	198,950,000
La Thai Hiep	Deputy General Director (Appointed on 11 May 2026)	325,866,240	-
		8,679,416,240	**6,403,803,334**

36. EVENTS AFTER THE END OF THE REPORTING DATE

(i) Private placement of shares to investors

Pursuant to Resolution No. 17/NQ-HDQT dated 21 January 2026, the Board of Management of Construction Corporation No. 1 - JSC approved the plan for utilisation of proceeds raised from the private placement of shares to investors, in accordance with Resolution No. 11/NQ-DHDCD.BT of the Extraordinary General Meeting of Shareholders dated 09 January 2026. Specifically, the total number of shares expected to be issued is 100,000,000 shares, with total expected proceeds at the offering price of VND 1,110,000,000,000. The expected proceeds are to be allocated for the purpose of investment in the Corporation's infrastructure projects. Pursuant to Resolution No. 55/NQ-HDQT dated 18 June 2026 approving the results of the private placement of shares and the cancellation of the remaining undistributed shares, and Official Letter No. 5766/UBCK-QLCB dated 23 June 2026 of the State Securities Commission of Vietnam on the report of the results of the Corporation's private placement of shares, the Corporation successfully placed 76,750,000 shares out of 100,000,000 shares.

On 07 July 2026, the Department of Finance of Ho Chi Minh City issued the 18th amended Enterprise Registration Certificate, recording the Corporation's charter capital at VND 4,746,561,000,000.

(ii) Issuance of shares to pay dividends

Pursuant to Resolution No. 90/NQ-HDQT dated 07 August 2026, the General Meeting of Shareholders approved the implementation of the plan to issue shares to pay 2025 dividends to existing shareholders at an issuance ratio of 5% (exercise ratio 20:1) from Retained earnings determined as at 31 December 2025 based on the audited 2025 Consolidated Financial Statements. The issuance is expected to take place in the third quarter of 2026.

(iii) Capital contributions to CC1 Cat Lai Company Limited and CC1 Long Hung Company Limited

Pursuant to Resolution No. 93/NQ-HDQT dated 07 August 2026, the Board of Management approved the capital contribution to CC1 Cat Lai Company Limited for the implementation of the Cat Lai Bridge construction investment project with a total value of VND 673,960,939,288, and the capital contribution to CC1 Long Hung Company Limited for the implementation of the Long Hung Bridge construction investment project with a total value of VND 192,831,348,992.

(iv) Establishment of the Lam Dong Branch and the Hanoi Branch

Pursuant to Resolutions No. 88 and No. 87/NQ-HDQT dated 07 August 2026, the Board of Management of the Corporation approved the policy for establishing the Branch of Construction Corporation No. 1 – JSC in Hanoi City and the Branch of Construction Corporation No. 1 – JSC in Lam Dong Province. The principal business activity of these branches is the extraction of stone, sand, gravel and clay. As at the date of these financial statements, the Corporation is in the process of completing the establishment of the above-mentioned branches.

The Board of General Directors confirms that, except for the events mentioned above, there are no other events occurring after the end of the financial year that have a material impact requiring adjustment or disclosure in these financial statements.

37. GOING CONCERN

There are no events that give rise to significant doubt about the Corporation's ability to continue as a going concern, and the Corporation has neither the intention nor the necessity to cease operations or to significantly curtail the scale of its operations.

38. COMPARATIVE FIGURES

From 01 January 2026, the Corporation has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance guiding the Vietnamese Corporate Accounting System, replacing Circular No. 200/2014/TT-BTC applied for the 2025 financial year, resulting in a number of items in the financial statements of the Head Office of the Corporation being restated to conform to the presentation guided in Circular No. 99/2025/TT-BTC. Specifically as follows:

	Code	Reported figures as at 01/01/2026	Reclassified	Figures after reclassification as at 01/01/2026
Interim Statement of Financial Position				
ASSETS				
Cash equivalents	112	988,202,364,118	(241,477,865,654)	746,724,498,464
Short-term held-to-maturity investments	123	237,653,352,713	22,159,384,972	259,812,737,685
Short-term trade receivables	131	2,632,369,265,385	(216,913,754,089)	2,415,455,511,296
Other short-term receivables	135	589,742,307,334	(88,571,695,237)	501,170,612,097
Other current assets	165	-	243,331,842,792	243,331,842,792
Short-term loans receivable		19,675,233,128	(19,675,233,128)	-
Long-term loans receivable		30,595,663,524	(30,595,663,524)	-
Long-term trade receivables	211		256,254,605,352	256,254,605,352
Other long-term receivables	215	1,077,807,038,281	84,233,566,255	1,162,040,604,536
Long-term held-to-maturity investments	265	-	30,595,663,524	30,595,663,524
LIABILITIES				
Short-term advances from customers	312	1,271,632,220,314	39,340,851,263	1,310,973,071,577
Dividends and profits payable	313	-	117,376,700	117,376,700
Other short-term payables	320	572,804,845,392	(117,376,700)	572,687,468,692

The comparative figures in the interim financial statements of the Head Office of the Corporation for the period from 01 January 2026 to 30 June 2026 are the figures presented in the audited financial statements for the financial year ended 31 December 2025 and in the reviewed interim financial statements for the period from 01 January 2025 to 30 June 2025 of the Head Office of the Corporation.

Approved, 28 August 2026

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