

CMH VIETNAM GROUP JOINT STOCK COMPANY

Address: 12th Floor, Intracom 2 Office Building, No. 33 Cau Dien, Xuan Phuong Ward, Hanoi City, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

The Second Quarter of Fiscal Year Ended December 31, 2026

CONSOLIDATED FINANCIAL STATEMENTS

THE SECOND QUARTER OF THE FISCAL YEAR ENDED DECEMBER 31, 2026

**JOINT STOCK COMPANY
CMH VIETNAM GROUP**

CMH
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GROUP

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CONSOLIDATED FINANCIAL STATEMENTS

The Second Quarter of Fiscal Year Ended December 31, 2026

CONSOLIDATED FINANCIAL STATEMENT

As of June 30, 2026

Unit: VND

Criteria	Code	Note	Ending balance	Beginning balance
ASSETS				
A- SHORT-TERM ASSETS	100		556.358.631.917	563.173.100.871
I. Cash and cash equivalents	110	V.1	7.756.125.230	11.951.147.863
1. Money	111		7.756.125.230	11.951.147.863
2. Cash equivalents	112		0	0
II. Short-term financial investment	120		12.029.703.376	14.401.848.850
1. Trading securities	121	V.2(a)	0	0
2. Provision for depreciation of trading securities (*)	122		0	0
3. Investments held to short-term maturity	123	V.2(b)	12.029.703.376	14.401.848.850
4. Provision for investment held to short-term maturity (*)	124		0	0
5. Other short-term investments	125		0	0
6. Provision for losses of other short-term investments (*)	126		0	0
III. Short-term receivables	130		425.342.367.900	462.027.468.342
1. Short-term receivables of customers	131	V.3(a)	57.073.316.809	88.625.089.774
2. Short-term seller upfront	132		37.854.437.084	22.357.684.100
3. Short-term internal receivables	133		0	0
4. Receivables according to the construction contract schedule	134		0	0
5. Other short-term receivables	135	V.4(a)	375.370.492.254	396.000.572.715
6. Provision for short-term bad debts (*)	136	V.6	-44.955.878.247	-44.955.878.247
7. Pending shortage of assets	137		0	0
IV. Inventory	140		100.853.430.350	68.447.503.273
1. Inventory	141	V.7	100.853.430.350	68.447.503.273
2. Provision for inventory discounts (*)	142		0	0
V. Short-Term Biological Assets	150		0	0
1. Pets take short-term one-time products	151		0	0
2. Seasonal crops or short-term one-off products	152		0	0
3. Provision for short-term biological asset losses (*)	153		0	0

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Criteria	Code	Note	Ending balance	Beginning balance
VI. Other short-term assets	160		10.377.005.061	6.345.132.543
1. Short-term allocation waiting costs	161	V.14(a)	453.892.348	334.574.200
2. Deductible VAT	162		5.014.847.136	1.615.728.927
3. Taxes and other amounts receivable by the State	163		4.788.265.577	4.261.496.082
4. Repurchase and sale of government bonds	164		0	0
5. Other short-term assets	165	V.16(a)	120.000.000	133.333.334
B. LONG-TERM ASSETS	200		76.731.105.719	78.206.925.491
I. Long-term receivables	210		59.179.527.084	58.951.215.691
1. Long-term receivables of customers	211	V.3(b)	59.026.027.084	58.797.715.691
2. Pay long-term sellers upfront	212		0	0
3. Business capital in affiliated units	213		0	0
4. Long-term internal receivables	214		0	0
5. Other long-term receivables	215		153.500.000	153.500.000
6. Provision for long-term bad debts (*)	216		0	0
II. Fixed assets	220		12.901.898.252	15.260.876.894
1. Tangible fixed assets	221	V.9	12.822.383.252	15.175.661.894
- Historical cost	222		168.983.962.252	168.983.962.252
- Cumulative wear value (*)	223		-156.161.579.000	-153.808.300.358
2. Fixed assets lease finance	224	V.11	0	0
- Historical cost	225		0	0
- Cumulative wear value (*)	226		0	0
3. Intangible fixed assets	227	V.10	79.515.000	85.215.000
- Historical cost	228		361.455.000	361.455.000
- Cumulative wear value (*)	229		-281.940.000	-276.240.000
III. Long-term biological assets	230	V.12	0	0
1. Pet Animals for Periodic Products	231		0	0
a) Livestock for periodic products that have not reached the adult stage	232		0	0
b) Livestock for periodic products up to the adult stage	233		0	0
- Historical cost	234		0	0
- Cumulative wear value (*)	235		0	0
2. Pets take long-term one-time products	236		0	0
3. Seasonal crops or long-term one-time products	237		0	0
4. Provision for long-term biological asset losses (*)	238		0	0

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Criteria	Code	Note	Ending balance	Beginning balance
IV. Investment real estate	240	V.13	0	0
- Historical cost	241		0	0
- Cumulative wear value (*)	242		0	0
V. Long-term unfinished assets	250	V.8	3.336.680.713	3.336.680.713
1. Long-term unfinished production and business expenses	251		0	0
2. Unfinished capital construction costs	252		3.336.680.713	3.336.680.713
VI. Long-term financial investment	260	V.2(c)	0	0
1. Invest in subsidiaries	261		0	0
2. Investment in joint venture or associate companies	262		0	0
3. Investment in capital contribution to other units	263		0	0
4. Provision for long-term investment losses in other units (*)	264		0	0
5. Investments held to long-term maturity	265		0	0
6. Provision for investment held to long-term maturity (*)	266		0	0
VII. Other long-term assets	270		1.312.999.670	658.152.193
1. Long-term allocation waiting costs	271	V.14(b)	1.312.999.670	346.600.243
2. Deferred income tax assets	272		0	0
3. Long-term equipment, supplies, spare parts	273		0	0
4. Other long-term assets	274	V.16(b)	0	0
5. Goodwill	279	V.15	0	311.551.950
TOTAL ASSETS	280		633.089.737.636	641.380.026.362

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RESOURCES

Criteria	Code	Note	Ending balance	Beginning balance
C. LIABILITIES	300		335.634.701.135	333.186.479.944
I. Short-term debt	310		171.892.843.107	169.951.001.555
1. Payable to short-term sellers	311	V.18(a)	39.962.360.915	29.673.557.112
2. Buyer pays in advance for a short term	312		35.791.240.512	23.542.290.147
3. Dividends and profits must be paid	313	V.19	62.480.000	62.480.000
4. Taxes and short-term payables to the State	314	V.20	5.436.819.307	9.987.830.532
5. Payables to employees	315		2.190.316.546	2.211.657.245
6. Short-term expenses	316	V.21(a)	13.191.113.302	23.559.951.192
7. Short-term internal payables	317		0	0
8. Payable according to the schedule of short-term construction contracts	318		0	0
9. Revenue pending short-term allocation	319	V.23(a)	0	0
10. Other short-term payables	320	V.22(a)	5.069.133.914	3.447.805.379
11. Short-term financial loans and leases	321	V.17(a)	54.393.714.710	61.669.766.047
12. Provision for short-term payables	322	V.26(a)	10.767.708.198	10.767.708.198
13. Reward and welfare funds	323		5.027.955.703	5.027.955.703
14. Price Stabilization Fund	324		0	0
15. Repurchase and sale of government bonds	325		0	0
II. Long-term debt	330		163.741.858.028	163.235.478.389
1. Payable to long-term sellers	331	V.18(b)	14.110.883.004	10.248.503.365
2. Buyers pay in advance for the long term	332	V.17(b)	0	0
3. Taxes and long-term payables to the State	333		0	0
4. Long-term expenses	334	V.21(b)	0	0
5. Internal payables for business capital	335		0	0
6. Long-term internal payables	336		0	0
7. Revenue pending long-term attribution	337	V.23(b)	0	0
8. Other long-term payables	338	V.22(b)	0	0
9. Long-term financial loans and leases	339	V.17(b)	148.036.000.000	151.392.000.000
10. Convertible Bonds	340	V.24	0	0
11. Preferred Stocks	341	V.25	0	0
12. Deferred income tax payable	342	V.27	1.594.975.024	1.594.975.024
13. Long-term payable provisions	343	V.26(b)	0	0

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Criteria	Code	Note	Ending balance	Beginning balance
14. The Scientific and Technological Development Fund	344		0	0
D. OWNER'S EQUITY	400	V.28	297.455.036.501	308.193.546.418
1. Owner's equity	411		254.525.000.000	254.525.000.000
- Voting common shares	411a		254.525.000.000	254.525.000.000
- Preferred shares	411b		0	0
2. Shares premiums	412		-441.950.000	-441.950.000
3. Bond Conversion Options	413		0	0
4. Other capital of the owner	414		0	0
5. Own redemption shares (*)	415		0	0
6. Asset revaluation difference	416		0	0
7. Exchange Rate Differences	417		0	0
8. Development investment funds	418		438.281.768	438.281.768
9. Other funds belonging to the owner's equity	419		0	0
10. Undistributed after-tax profit	420		26.699.609.805	37.441.824.550
- Accumulated undistributed profit by the end of the previous period	420a		24.715.574.550	5.928.789.710
- Undistributed profit for this period	420b		1.984.035.255	31.513.034.840
11. Interests of non-controlling shareholders	429		16.234.094.928	16.230.390.100
TOTAL RESOURCES	440		633.089.737.636	641.380.026.362

Prepared by



Dinh Thi Thuy

Chief Accountant



Dinh Thi Thuy

Approval Date 29/07/2026

General Director



Kim Ngoc Nhan

CMH VIETNAM GROUP JOINT STOCK COMPANY

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CONSOLIDATED INCOME OF BUSINESS*Accounting period Quarter 2 of 2026*

Unit: VND

Criteria	Code	Note	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
1. Revenue from sales and provision of services	01	VI.1	93.352.775.383	79.425.508.041	162.662.874.908	136.737.120.111
2. Revenue deductions	02		0	0	0	0
3. Net revenue from sales and service provision	10	VI.2	93.352.775.383	79.425.508.041	162.662.874.908	136.737.120.111
4. Cost of goods sold	11	VI.3	90.085.528.193	76.293.938.453	153.360.075.556	127.764.420.763
5. Gross profit on sales and service provision	20		3.267.247.190	3.131.569.588	9.302.799.352	8.972.699.348
6. Profit/loss of sale and liquidation of investment real estate	21	VI.4	0	0	0	0
7. Revenue from financial activities	22	VI.5	65.532.860	247.975.365	209.340.463	386.046.561
8. Financing costs	23	VI.6	1.646.170.275	5.341.028.875	2.544.509.406	8.754.341.322
- <i>Borrowing costs</i>	24		1.646.170.275	5.341.028.875	1.804.126.437	8.754.341.322
9. Cost of sales	25	VI.9.b	0	0	0	0
10. Business management expenses	26	VI.9.a	4.328.586.322	4.217.884.499	8.117.959.594	8.075.392.006
11. Profit or loss in a joint venture or associate company	27		0	0	0	0
12. Net profit from business activities	30		-2.641.976.547	-6.179.368.421	-1.150.329.185	-7.470.987.419
13. Other incomes	31	VI.7	2.184.967.209	8.099.793.748	4.346.499.852	12.500.393.712
14. Other expenses	32	VI.8	205.406.198	83.470.550	436.956.845	164.836.935
15. Other Profits	40		1.979.561.011	8.016.323.198	3.909.543.007	12.335.556.777
16. Total pre-tax accounting profit	50		-662.415.536	1.836.954.777	2.759.213.822	4.864.569.358
17. Current CIT expenses	51	VI.11	-131.876.388	490.358.654	771.473.739	1.304.465.973

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Criteria	Code	Note	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
18. Deferred CIT expenses	52		0	0	0	0
19. Profit after corporate income tax	60		-530.539.148	1.346.596.123	1.987.740.083	3.560.103.385
20. Profit after tax of the parent company	61		-598.458.890	1.431.112.205	1.984.035.255	3.724.180.411
21. After-tax profit of non-controlling shareholders	62		67.919.742	-84.516.082	3.704.828	-164.077.026
22. Basic earnings per share ^(*)	70	VI.12	-24	56	78	146
23. Declining interest on stocks ^(*)	71	VI.12	-24	56	78	146

Prepared by



Dinh Thi Thuy

Chief Accountant



Dinh Thi Thuy

Approved, Date 29/07/2026

General Director



Kim Ngoc Nhan

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CONSOLIDATED CASH FLOW STATEMENT*(According to the indirect method)**Accounting period from 01/01/2026 to 30/06/2026*

Unit: VND

Criteria	Code	Note	Accumulated to this quarter of this year	Accumulated to this quarter of the previous year
I. Cash flow from business activities				
1. Profit before tax	01		2.759.213.822	4.864.569.358
2. Adjustments to				
- Depreciation of fixed assets and investment property	02		2.358.978.642	3.116.748.022
- Contingencies	03		0	0
- Gain and loss on exchange rate differences due to revaluation of currency items of foreign currency origin	04		0	0
- Profits and losses from investment and financial activities	05		0	0
- Borrowing costs	06	VI.6	0	1.492.419.018
- Other Adjustments	07		70.340.445	0
3. Profit from business activities before changes in working capital	08		5.188.532.909	9.473.736.398
- Increase and decrease of receivables	09		32.260.918.030	-127.487.651.302
- Increase or decrease inventory	10		-32.267.333.231	45.240.572.964
- Increase or decrease of payables (excluding payable loan interest and payable corporate income tax)	11		18.021.744.869	-2.866.139.496
- Increase and decrease the cost of waiting for allocation	12		-1.072.384.241	998.921.333
- Increase and decrease of trading securities	13		0	0
- Borrowing costs paid	14		0	-1.508.407.979
- Paid corporate income tax	15	V.19	-5.681.556.611	-1.913.948.685
- Other proceeds from business activities	16		0	49.154.850
- Other expenses for business activities	17		-352.985.315	0
Net cash flow from business activities	20		16.096.936.410	-78.013.761.917
II. Cash flow from investment activities				
1. Money spent on procurement and construction of fixed assets and other long-term assets	21	V.8	0	0
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets	22		0	0

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Criteria	Code	Note	Accumulated to this quarter of this year	Accumulated to this quarter of the previous year
3. Expenses for loans and purchase of debt instruments of other units	23		-10.186.598.000	-2.385.274.700
4. Proceeds from recovery of loans and resale of debt instruments of other units	24		12.670.067.439	1.136.000.000
5. Expenditures on capital contribution to other units	25		0	0
6. Money recovered from investment in capital contribution to other units	26		0	0
7. Proceeds from loan interest, dividends and profits to be distributed	27		0	481.995.496
Net cash flow from investment activities	30		2.483.469.439	-767.279.204
III. Cash flow from financial activities				
1. Proceeds from the issuance of stocks or receipt of capital contributions from owners	31		0	0
2. Money for return of contributed capital to owners and repurchase of issued stocks	32		0	0
3. Proceeds from borrowing	33		57.714.076.224	139.325.751.269
4. Repayment of loan principal	34		-68.407.230.131	-50.659.103.280
5. Repayment of principal of financial lease	35		0	0
6. Dividends and profits paid to owners	36		-12.082.274.575	0
Net cash flow from financial activities	40		-22.775.428.482	88.666.647.989
Net Cash Flow in the Period	50		-4.195.022.633	9.885.606.868
Cash and cash equivalents at the beginning of the period	60		11.951.147.863	8.437.777.299
Effects of changes in foreign currency exchange rates	61		0	0
Cash and cash equivalents at the end of the period	70		7.756.125.230	18.323.384.167

Prepared by



Dinh Thi Thuy

Chief Accountant



Dinh Thi Thuy

Approval Date 29/07/2026

General Director



Kim Ngoc Nhan

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CONSOLIDATED FINANCIAL STATEMENTS

The Second Quarter of Fiscal Year Ended December 31, 2026

EXPLANATORY NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**The Second Quarter of Fiscal Year Ended December 31, 2026****I. OPERATIONAL CHARACTERISTICS****1. Forms of capital ownership**

CMH Vietnam Group Joint Stock Company (hereinafter referred to as "the Company" or "Parent Company") is a Joint Stock Company.

2. Business Areas

The Company's business is trading, service and construction business.

3. Business Scope

The Company's main business: Construction.

4. Normal production and business cycle

The Company's normal production and business cycle does not exceed 12 months.

5. Group Structure

The Group consists of the Parent Company and 04 subsidiaries under the control of the Parent Company. All subsidiaries are incorporated in this Consolidated Financial Statements.

5a. Information on Group Restructuring

During the year, the Company did not incur additional purchases, liquidations or divestments in subsidiaries.

5b. List of Incorporated Subsidiaries

Company Name	Head Office Address	Main Business Activities	Benefit Ratio		Voting Rights Ratio	
			Ending balance	Beginning balance	Ending balance	Number of Heads year
CM Investment and Trading Joint Stock Company	Plot 60, Land Title Zone, 3Ha Land, Phuc Dien Ward, Bac Tu Liem District, Hanoi City	Commercial	100%	100%	100%	100%
Environmental Construction Joint Stock Company	Village 11, Nhan Co Commune, Dak R'Lap District, Dak Nong Province	Construction and mining activities	68,44%	68,44%	68,44%	68,44%
CM Construction Co., Ltd. ^(*)	No. 14, Dang Thuy Tram Street, Co Nhue 1 Ward, Bac Tu Liem District, Hanoi City	Construction & Commercial	100%	100%	100%	100%
CM Thanh Dong Joint Stock Company ^(*)	Cong Hoa Street, Kinh Mon Town, Kinh Mon District, Hai Duong City, Hai Duong Province	Construction & Commercial	79,69%	79,69%	69,67%	69,67%

(*) These 02 companies are subsidiaries of CM Investment and Trading Joint Stock Company, whereby they are indirect subsidiaries of CMH Vietnam Group Joint Stock Company.

5c. Operating situation of subsidiaries in the year

<u>Company Name</u>	<u>Activity situation in the year</u>
CM Investment and Trading Joint Stock Company	Dissolution procedures are underway

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Company Name	Activity situation in the year
Environmental Construction Joint Stock Company	Downsizing the scale of operations ^(*)
CM Construction Co., Ltd.	Dissolution procedures are underway
CM Thanh Dong Joint Stock Company	Dissolution procedures are underway

(*) During the year, Environmental Construction Joint Stock Company is still coordinating with the Project Management Boards of Vietnam Coal and Mineral Industry Group (the Investor) to complete the settlement dossiers of works by Nhan Co Environmental Construction Company - Vinacomin / Nhan Co Construction - Environment Co., Ltd. - TKV / Environmental Construction Joint Stock Company - TKV implemented before the time of equitization on the principle of ensuring the value of the Company's equity before the Group's initial share offering.

6. Statement of Comparability of Information on Consolidated Financial Statements

The corresponding figures of the previous year are comparable to this year's figures.

7. Employees

At the end of the financial year, there were 103 employees working at companies in the Group (the number at the beginning of the year was 125 employees).

II. FINANCIAL AND MONETARY UNITS USED IN ACCOUNTING**1. Finances**

The Group's financial affairs commenced on January 1 and ended on December 31 every year.

2. Currency used in accounting

The currency used in accounting is the Vietnam Dong (VND) because the majority of transactions are carried out in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIMES**1. Applicable accounting regime**

The Group applies the Vietnamese corporate accounting regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance, Circular No. 43/2026/TT-BTC dated April 20, 2026 guiding the preparation and presentation of consolidated financial statements and other circulars guiding the implementation of accounting standards of the Ministry of Finance in preparation and presentation of consolidated financial statements.

Company

2. Statement on Compliance with Accounting Standards and Accounting Regimes

The Board of Directors ensures that it has complied with the requirements of Vietnam Accounting Standards, the Vietnamese Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025, Circular No. 43/2026/TT-BTC dated April 20, 2026 as well as other circulars guiding the implementation of accounting standards of the Ministry of Finance in the formulation and presented the Consolidated Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES**1. Establishments for preparation of consolidated financial statements**

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Consolidated financial statements are prepared on the basis of accrual accounting (except for information related to cash flows).

2. Consolidated facilities

Consolidated financial statements include the Parent Company's Financial Statements and the Financial Statements of its subsidiaries. A subsidiary is a unit under the control of the parent company. Control exists when the Parent Company has the ability to directly or indirectly control the financial policies and operations of the subsidiary in order to derive economic benefits from these activities. When determining control, take into account the potential voting rights arising from call options or debt instruments and capital instruments convertible into common stock at the end of the financial year.

The results of business of subsidiaries acquired or sold during the year are presented in the Consolidated Income Statement from the date of purchase or until the date of sale of the investment in that subsidiary.

The financial statements of the parent company and its subsidiaries used for the consolidation are prepared for the same accounting period and apply uniform accounting policies to transactions and events of the same type under similar circumstances. In case the accounting policies of the subsidiary are different from the accounting policies applied uniformly within the Group, the financial statements of the subsidiary will be appropriately adjusted before being used for the preparation of the consolidated financial statements.

Balances of accounts on the Balance Sheet between companies in the same Group, internal transactions, unrealized internal interests arising from these transactions must be completely excluded. Unrealized losses arising from internal transactions are also eliminated unless the cost of incurring that loss is not recoverable.

Non-controlling shareholder interests represent the share of gains or losses in the results of business and the net assets of the subsidiary that are not held by the Group and are presented in a separate item on the Consolidated Statement of Income and on the Consolidated Balance Sheet (of equity). Non-controlling shareholder interests include the value of non-controlling shareholders' interests at the date of the original business combination and the non-controlling shareholder's share of interest in equity fluctuations since the date of business combination. Losses incurred at the subsidiary are allocated in proportion to the ownership of the non-controlling shareholder, even if such loss is greater than the ownership of the non-controlling shareholder in the net assets of the subsidiary.

3. Cash and cash equivalents

Money includes cash and demand bank deposits. Cash advances are short-term investments with a payback period of no more than 3 months from the date of investment, are easily convertible into a specified amount of money, and there is no risk of converting into cash at the time of reporting.

4. Financial Investments

Investments held to maturity

An investment is classified as holding to maturity when the Group has the intention and ability to hold to maturity. Investments held to maturity only include term bank deposits. Interest income from term bank deposits shall be recorded on the report on business results on the basis of revenue estimates.

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Loans

Loans are determined by the cost minus bad debt provisions. The provision for bad debts of loans is made on the basis of the estimated level of possible losses.

5. Receivables

Receivables are presented according to the book value minus the provisions for bad debts.

The classification of receivables as customer receivables and other receivables shall comply with the following principles:

- Customer receivables reflect commercial receivables arising from transactions of a buying and selling nature between the Group and the buyer who is an independent unit of the Group.
- Other receivables reflect receivables that are not commercial and not related to purchase and sale transactions.

A provision for bad debts shall be made for each bad debt after it has been cleared against the liabilities (if any). The level of appropriation is based on the estimated level of possible loss.

Increase or decrease in the balance of provisions for bad debts that need to be set aside at the end of the fiscal year shall be recorded in enterprise management expenses.

6. Inventory

Inventory is recorded at a lower price between the original price and the net realizable value.

The original price of inventory is determined as follows:

- Raw materials and goods: including purchase costs and other directly related costs incurred to obtain inventory in the current location and state.
- Unfinished production and business expenses include the cost of main raw materials, labor costs and other directly related costs. Unfinished production and business expenses at the end of the period of each work are determined as follows:

$$\begin{array}{ccccccc} \text{Unfinished} & & \text{Unfinished} & & \text{Production and} & & \\ \text{production and} & & \text{production and} & & \text{business expenses} & & \\ \text{business expenses} & = & \text{business expenses} & + & \text{incurred in the} & - & \text{Carryover cost in} \\ \text{at the end of the} & & \text{at the beginning of} & & \text{period} & & \text{the period } (^*) \\ \text{period} & & \text{the period} & & & & \end{array}$$

(*) The carry-forward cost price in the period is determined as follows:

$$\begin{array}{ccccccc} & & \text{Unfinished} & & \text{Production and} & & \\ & & \text{production and} & & \text{business expenses} & & \\ & & \text{business expenses} & + & \text{incurred in the period} & & \\ & & \text{at the beginning of} & & & & \\ & & \text{the period} & & & & \\ \text{Carryover cost in} & = & \text{-----} & + & \text{Value of output} & \times & \text{Revenue in} \\ \text{the period} & & \text{The value of} & & \text{implemented in the} & & \text{the period} \\ & & \text{unfinished} & & \text{period} & & \\ & & \text{output at the} & & & & \\ & & \text{beginning of the} & & & & \\ & & \text{period} & & & & \end{array}$$

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Ex-warehousing prices are calculated according to the weighted average method and are accounted according to the regular declaration method.

Net realizable value is the estimated selling price of inventory during the normal production and business period minus the estimated cost of completion and the estimated cost necessary for their consumption.

Provisions for inventory discounts shall be made for each inventory item with a large original price and a net realizable value. An increase or decrease in the provision balance for inventory price reduction that needs to be set aside at the end of the fiscal year shall be recorded in the cost of goods sold.

7. Upfront Costs

Prepaid expenses include actual expenses incurred but related to the results of production and business activities of many accounting periods. These upfront costs are allocated over the upfront payment period or the time corresponding economic benefits are generated from these costs.

Tools, tools

Tools and instruments that have been put into use shall be allocated to the cost according to the straight-line method with an allocation period of not more than 36 months.

Other Upfront Costs

Other upfront costs are allocated to the cost according to the useful life of the cost.

8. Operating Lease Assets

A lease is classified as an operating lease if the majority of the risks and benefits associated with ownership of the property lie with the lessor. Operating lease costs are reflected in straight-line costs for the entire lease term, regardless of the method of rent payment.

9. Tangible fixed assets

Tangible fixed assets are expressed at historical cost minus accumulated wear and tear. The historical cost of a tangible fixed asset includes all expenses incurred by the Group to acquire the fixed asset up to the time of putting the asset into a state of readiness for use. Expenses incurred after the initial recognition shall only be recorded as an increase in the historical cost of a fixed asset if these costs are certain to increase the future economic benefits resulting from the use of such asset. Expenses incurred that do not satisfy the above conditions shall be recorded as production and business expenses in the year.

When tangible fixed assets are sold or liquidated, the historical cost and accumulated depreciation value are written off and the gains and losses arising from the liquidation are recorded in income or expenses for the year.

Tangible fixed assets are depreciated according to the straight-line method based on the estimated useful life. The depreciation amount of newly purchased tangible fixed assets is as follows:

<u>Types of fixed assets</u>	<u>Number of Nm</u>
Machinery and equipment	4 – 8
Means of transportation and transmission	6 – 10
Management equipment and tools	3

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For used assets, the depreciation period is calculated according to the estimated remaining useful life.

10. Intangible fixed assets

Intangible fixed assets are expressed at historical cost minus accumulated wear and tear.

Historical cost of intangible fixed assets includes all expenses incurred by the Group to acquire fixed assets up to the time of putting such assets into a state of readiness for use. Expenses related to intangible fixed assets incurred after initial recognition shall be recognized as production and business expenses in the period unless these expenses are associated with a specific intangible fixed asset and increase the economic benefits from these assets.

When intangible fixed assets are sold or liquidated, the historical cost and accumulated depreciation value are wiped out and the profits and losses arising from the liquidation are recorded as income or expenses for the year.

The Group's intangible fixed assets include:

Computer Software Programs

The costs associated with computer software programs are not a part tied to the relevant hardware that is capitalized. The historical cost of computer software is all the costs that the Group has spent up to the time of putting the software into use. Computer software is depreciated according to the straight-line method for 03 years.

Trademarks, trade names

The historical cost of the trademark and trade name includes the purchase price, non-refundable purchase tax and registration costs. Trademarks and trade names are depreciated according to the straight-line method for 10 years.

11. Business Consolidation and Goodwill

The business consolidation is accounted for using the purchase method. The price of the business combination fee includes: the fair value at the date of the exchange of the assets exchanged, liabilities incurred or acknowledged and capital instruments issued by the Group in exchange for control of the acquired party and expenses directly related to the business combination. Assets purchased, identifiable liabilities and potential liabilities incurred in the business combination are recognized at fair value at the date of acquisition of control.

For a multi-stage business combination, the business combination fee price is calculated as the sum of the investment fee price on the date of acquiring control of the subsidiary Total the investment fee price of previous exchanges that have been revalued at fair value on the date of acquiring control of the subsidiary. The difference between the revaluation price and the original price of the investment is recorded in the result of business if before the date of acquiring control the Group did not have a significant influence on the subsidiary and the investment is presented according to the cost price method. If, prior to the date of acquiring control, the Group has significant influence and the investment is presented under the equity method, the difference between the revaluation price and the value of the investment under the equity method is recorded in the results of business operations and the difference between the value of the investment by the capital method the owner and the original price of the investment are recorded directly in the "Undistributed after-tax profit" item on the Consolidated Balance Sheet.

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The higher difference in the price of the business combination fee compared to the Group's share of ownership in the net fair value of assets, identifiable liabilities and contingent liabilities recognized at the date of acquisition of control of the subsidiary is recognized as goodwill. If the Group's share of ownership in the net fair value of assets, identifiable liabilities and contingent liabilities recognized at the date of acquisition of control of the subsidiary exceed the price of the business combination fee, the difference is recorded in the result of business.

Goodwill is allocated according to the straight-line method for 10 years. When there is evidence that the goodwill loss is greater than the amount of the allocation, the amount of allocation for the year is the amount of losses incurred.

The interests of non-controlling shareholders at the date of the initial business combination are determined on the basis of the proportion of non-controlling shareholders in the fair value of assets, liabilities and contingent liabilities recognized.

12. Liabilities and expenses payable

Liabilities and expenses payable are recorded for future amounts payable in relation to goods and services received. Expenses payable are recorded based on reasonable estimates of the amount payable.

The classification of payables as payables to sellers, payable expenses and other payables shall be carried out according to the following principles:

- Seller payables reflect accounts payable of a commercial nature arising from the purchase of goods, services, assets and the seller is an independent entity of the Group.
- Payable expenses reflect amounts payable for goods and services received from the seller or provided to the buyer but not yet paid because there are no invoices or insufficient accounting records and documents and amounts payable to the employee in terms of salary and leave, production and business expenses must be deducted in advance.
- Other payables reflect payables that are not commercial, not related to the purchase, sale or supply of goods and services.

Liabilities and expenses payable are classified as short-term and long-term on the Consolidated Balance Sheet based on the maturity remaining at the end of the fiscal year.

13. Equity

Owner's contributed capital

The owner's contributed capital is recorded according to the actual contributed capital of the Company's shareholders.

Equity surTotal

The surTotal of share capital is recorded according to the difference between the issue price and the par value of shares upon initial or additional issuance, the difference between the re-issuance price and the book value of treasury shares and the capital composition of convertible bonds at maturity. Direct expenses related to the additional issuance of shares and the re-issuance of treasury shares are recorded as a decrease in the share capital surTotal.

14. Profit distribution

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Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with the Company's Charter as well as the provisions of law and has been approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-monetary items included in undistributed after-tax profits that may affect cash flow and dividend payability such as interest from revaluation of assets to be contributed to capital, interest on revaluation of monetary items, etc financial instruments and other non-monetary items.

Dividends are recorded as liabilities when approved by the General Meeting of Shareholders.

15. Revenue and income recognition

Revenue from sales of goods

Revenue from the sale of goods is recorded when the following conditions are simultaneously satisfied:

- The group has transferred most of the risks and benefits associated with ownership of goods to buyers.
- The Group no longer holds the right to manage the goods as the owner of the goods or control of the goods.
- Revenue is determined relatively firmly. When the contract stipulates that the buyer is entitled to return the purchased goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer is not entitled to return the goods (except for cases where the customer has the right to return the goods in exchange for the goods, other services).
- The Group has or will gain economic benefits from the sale.

Revenue from service provision

Revenue from service provision is recognized when the following conditions are simultaneously satisfied:

- Revenue is determined relatively firmly. When the contract stipulates that the buyer is entitled to return the purchased service under specific conditions, the revenue is only recognized when those specific conditions no longer exist and the buyer is not entitled to return the service provided.
- The Group has or will gain economic benefits from the transaction of providing such services.
- Identify the part of work completed at the time of reporting.
- Identify the costs incurred for the transaction and the cost of completing the transaction to provide that service.

In case the services are performed in many periods, the revenue recorded in the period shall be based on the results of the completed work on the end of the accounting period.

Interest

Interest is recorded on the basis of time and actual interest rate for each period.

16. Construction Contract

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A construction contract is an agreed contract for the construction of a property or combination of assets that are closely related or interdependent in terms of their design, technology, function, or basic use.

When the results of the performance of the contract are reliably estimated, for construction contracts it is stipulated that the contractor is paid according to the value of the volume performed: the revenue and expenses related to the contract are recorded in proportion to the part of the completed work confirmed by the customer and reflected on the invoice made.

Increases and decreases in construction and installation volumes, compensation revenues and other revenues shall only be recorded when they are agreed upon with customers.

When the results of the performance of the construction contract cannot be reliably estimated: Revenue is only recorded as equivalent to the cost of the contract that has been incurred for which reimbursement is relatively certain. The cost of the contract is only recorded in the cost when it has been incurred.

17. Borrowing costs

Borrowing costs include interest on loans and other costs incurred directly related to loans. The cost of borrowing is recorded in the cost when it is incurred.

18. Expenses

Expenses are those that reduce the economic benefits recognized at the time the transaction arises or when there is a relative certainty that it will arise in the future, regardless of whether money has been spent or not.

The expenses and the revenues generated by it must be recognized simultaneously according to the appropriate principle. In the event that the principle of conformity conflicts with the principle of prudence, the cost shall be recorded based on the nature and provisions of accounting standards to ensure that the transaction is reflected in an honest and reasonable manner.

19. Corporate Income Tax

Corporate income tax expenses include applicable income tax and deferred income tax.

Applicable Income Tax

Applicable income tax is a tax calculated based on taxable income. The difference between taxable income and accounting profit is due to the adjustment of temporary differences between tax and accounting, non-deductible expenses as well as adjustments for non-taxable income and losses carried forward.

Deferred Income Tax

Deferred income tax is the amount of corporate income tax that will be payable or will be refunded due to the temporary difference between the carrying value of assets and liabilities for the purpose of preparing financial statements and the basis for calculating income tax. Deferred income tax payable is recorded for all taxable temporary differences. Deferred income tax assets are only recognized when there is a certainty in the future that there will be taxable gains to use these deductible temporary differences.

The carrying value of deferred corporate income tax assets is reviewed on the end of the financial year and will be recorded down to the extent that there is a certain certainty that there is sufficient

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taxable profit to allow the benefit of some or all of the deferred income tax assets to be used. Deferred corporate income tax assets that have not been previously recognized are reviewed on the end date of the fiscal year and are recognized when there is certain that there is sufficient taxable gain to be able to use these unrealized deferred income tax assets.

Deferred income tax assets and deferred income tax payable are determined at the estimated tax rate that will apply to the year in which the property is recovered or liabilities are paid based on the tax rates in effect at the end of the fiscal year. Deferred income tax is recorded in the Statement of Income of Business and is credited directly to equity only when it relates to items recorded directly in equity.

Deferred income tax assets and deferred income tax payable are offset when:

- The Group has the legal right to offset between the current income tax assets and the current income tax payable; and
- These deferred income tax and deferred income tax assets payable relate to corporate income tax administered by the same tax authority:
 - For the same taxable unit; or
 - The Group intends to pay applicable income tax payable and applicable income tax assets on a net or recovery basis at the same time as the payment of liabilities in each future period when material amounts of deferred income tax payable or deferred income tax assets are paid or recovered.

20. Stakeholders

Parties are considered involved if one party has the ability to control or have significant influence over the other party in decision-making of financial and operational policies. Parties are also considered stakeholders if they are jointly under common control or have a common significant influence.

In considering the relationship of the parties involved, the nature of the relationship is given more emphasis than the legal form.

21. Reporting by Department

A division by business sector is a separately identifiable part that is involved in the production or supply of products or services and has different economic risks and benefits than other business divisions.

A geographic division is a separately identifiable part that participates in the production or provision of products and services within a particular economic environment and has different economic risks and benefits than business units in other economic environments.

Divisional information is prepared and presented in accordance with the accounting policy applicable to the preparation and presentation of the Group's Consolidated Financial Statements.

The Group's activities are mainly construction and installation of works in a geographical area that is the territory of Vietnam, so the Report is not presented by division.

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V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE CONSOLIDATED BALANCE SHEET**1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash	5.474.394	5.474.394
Demand bank deposits	7.750.650.836	11.945.673.469
Cash equivalents (*)	0	0
Total	<u>7.756.125.230</u>	<u>11.951.147.863</u>

2. Financial Investments**2a. Trading securities****2b. Investments held to maturity**

The Group's financial investments are only held to short-term maturity dates.

Investments held to short-term maturity are deposits with a principal term of more than 03 months and the remaining term of 12 months or less at banks. In particular, the balance of deposits as of 30/06/2026, the amount of VND 11.929.703.376, is being used to pledge financial obligations at the bank.

2c. Investment in capital contribution to other units***Investment in a Business Cooperation Contract (BCC)***

According to the Framework Contract on Investment Cooperation No. 19/2022/HĐK/CMH-THPT dated 04/4/2022 ("Framework Contract No. 19/2022") between 03 parties, including shareholders of Tuan Huy Phu Tho Joint Stock Company (Party A), Tuan Huy Phu Tho Joint Stock Company (Party B) and Company (Party C), Party B and Party C will jointly establish a two-member limited liability company ("The transferee company project") for this Company to receive the transfer and implementation of the project of urban housing, culture and sports in Cam Khe district, Phu Tho province (the "Project"), with the capital contribution rate of Party B being 49% and Party C being 51%. Within 90 days after the Project is eligible for transfer as prescribed by law, the Project (currently being invested by Party B) will be transferred to the transferee.

According to Appendix No. 04 dated 01/06/2024, the implementation time has been adjusted as follows: Party B must complete the procedures to obtain permission from the competent State Agency to transfer the Project, complete the signing of the Project transfer contract, hand over the Project and register the transfer of the land use rights of the entire land area to the Company to receive transfer.

According to Appendix No. 04 dated 01/06/2024, the implementation time has been adjusted as follows: Party B must complete the procedures to obtain permission from the competent State Agency to transfer the Project, complete the signing of the Project transfer contract, hand over the Project and register the transfer of the land use rights of the entire land area to the Company to receive transfer.

According to the Investment Cooperation Contract No. 16/2024/HDHTDT/CMH-THPT dated 01/06/2024 ("Investment Cooperation Contract No. 16/2024") between Tuan Huy Phu Tho Joint Stock Company (Party A) and Company (Party B), the two parties jointly contribute capital to cooperate in investment, construction and business in the "Project" on the land handed over phase 1 (area of 138,496 m2), with a total expected investment of 527,974,000,000 VND, Party A

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contributes 97,040,000,000 VND (equivalent to 18.38%), Party B contributes 430,934,000,000 VND (equivalent to 81.62%), of which, the contribution from Party B's equity is 73,588,000,000 VND (equivalent to 13.94%). Profit is profit after tax according to the actual proportion of capital contributed by each party to investment cooperation activities up to the time of profit distribution.

3. Client receivables**3a. Short-term receivables of customers**

	<u>Ending balance</u>	<u>Beginning balance</u>
Tuan Huy Phu Tho Joint Stock Company (*)	0	27.705.643.713
Southern Central City Co., Ltd.	3.782.883.700	9.804.000.000
LEMORE Phan Thiet Joint Stock Company	0	2.240.595.974
Ha Long Production Development Investment Co., Ltd.	14.764.059.295	708.299.518
Thanh Hoa Construction Consulting and Lighting Equipment Joint Stock Company	0	9.586.700.000
Management Board of Nhan Co Alumina Factory Project - Vinacomin	21.341.148.119	21.341.148.119
Lam Dong Aluminum Company Limited - TKV	4.794.082.289	4.794.082.289
Lam Dong Aluminum Bauxite Complex Project Management Board	4.450.581.401	4.450.581.401
Other Customers	7.940.562.005	7.994.038.760
Total	<u>57.073.316.809</u>	<u>88.625.089.774</u>

3b. Long-term receivables of customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Tuan Huy Phu Tho Joint Stock Company (*)	24.460.527.907	27.068.910.059
Deo Ca Construction Joint Stock Company	8.219.169.047	8.219.169.047
Song Da 10 Joint Stock Company - Song Da 10.5 Enterprise	8.649.084.807	7.753.612.547
Deo Ca Investment Joint Stock Company	5.318.516.224	6.649.125.023
Other Customers	12.378.729.099	9.106.899.015
Total	<u>59.026.027.084</u>	<u>58.797.444.691</u>

- (*) Receivables under the EPC General Contractor Contract No. 1102-1/2022/HDTT dated February 11, 2022 ("EPC General Contractor Contract 1102-1/2022") between the Company and Tuan Huy Phu Tho Joint Stock Company. cultural and sports complex in Cam Khe town, Cam Khe district, Phu Tho province.

3c. Receivables from related parties

	<u>Ending balance</u>	<u>Beginning balance</u>
Mien Trung South City Two Member Co., Ltd.s	3.782.883.700	9.804.000.000
LEMORE Phan Thiet Joint Stock Company	3.265.654.001	3.048.486.182
In which:		
Short Term	0	2.240.595.974
Long-term	3.265.654.001	807.890.208

4. Other receivables

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4a. Other short-term receivables

	Ending balance		Beginning balance	
	Values	Redundancy	Values	Redundancy
Receivables from related parties	21.144.672.458	0	30.187.189.465	0
Mr. Pham Minh Phuc - Advance	814.637.590	0	250.137.590	0
Mr. Kim Ngoc Nhan - Advance	658.000.000	0	300.000.000	0
Mr. Nguyen Ngoc Tu - Advance	3.645.984.665	0	13.639.808.809	0
Mr. Tran Van Trung - Advance	15.061.604.000	0	15.061.604.000	0
Ms. Dinh Thi Thuy - Advance	964.446.203	0	935.639.066	0
Receivables from other organizations and individuals	354.225.819.796	-39.850.706.013	365.691.112.486	-39.850.706.013
Estimate of interest on deposits and loans	71.600.746	0	377.290.17	0
Employee advances	11.245.149.426	0	3.924.892.017	0
Tuan Huy Phu Tho Joint Stock Company - deposit frame contract (*)	139.420.652.540	0	150.961.829.696	0
Tuan Huy Phu Tho Joint Stock Company - capital contribution for investment cooperation (**)	146.000.000.000	0	148.000.000.000	0
Tuan Huy Phu Tho Joint Stock Company - Profit from investment cooperation (***)	14.163.106.646	0	14.163.106.646	0
Deposits, deposits	164.500.000	0	21.000.000	0
Cavico Electricity and Resources Joint Stock Company	21.540.049.741	-21.540.049.741	21.540.049.741	-21.540.049.741
Cavico Mining and Construction Joint Stock Company	5.700.000.000	-5.700.000.000	5.700.000.000	-5.700.000.000
Cavico Vietnam Co., Ltd.	12.610.656.272	-12.610.656.272	12.610.656.272	-12.610.656.272
TDT Group Joint Stock Company	0	0	4.469.226.275	0
Other short-term receivables	3.310.104.425	0	4.045.332.430	0
Total	375.370.492.254	-39.850.706.013	396.000.572.715	-39.850.706.013

(*) According to the Framework Contract No. 19/2022 and the Contract Appendices, the Company will make a deposit to secure the conclusion and implementation of contracts and transactions related to the Project of urban housing, culture and sports in Cam Khe district, Phu Tho province (the "Project"). During the performance of the Contract, the Company will be entitled to another benefit corresponding to 7%/year calculated on the deposit amount and calculated annually. The deposit can be agreed against the payment obligation between the parties, or refunded by agreement.

(**) It is a bank loan to pay 50% of the land use levy for the land plot area of 138,496 m2 according to the Notice dated 31/12/2024 of the Tax Department of Phu Tho province on behalf of Tuan Huy Phu Tho Joint Stock Company. This amount is included in the capital contribution amount under the Investment Cooperation Contract No. 16/2024/HDHTDT/CMH-THPT dated 01/06/2024 ("Investment Cooperation Contract No. 16/2024"). The entire value of this capital contribution is guaranteed for a bank loan.

According to the Investment Cooperation Contract No. 16/2024 between Tuan Huy Phu Tho Joint Stock Company (Party A) and Company (Party B), the two parties jointly contribute capital to

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cooperate in investment, construction and business at the Project on the land handed over phase 1 (area of 138,496 m²), with a total expected investment of 527,974,000,000 VND. Party A contributes VND 97,040,000,000 (equivalent to 18.38%), Party B contributes VND 430,934,000,000 (equivalent to 81.62%), of which, the contribution from Party B's equity is VND 73,588,000,000 (equivalent to 13.94%). Profit is profit after tax according to the actual proportion of capital contributed by each party to investment cooperation activities up to the time of profit distribution.

(***) It is the profit divided in 2025 from the investment cooperation between the Company and Tuan Huy Phu Tho Joint Stock Company.

4b. Other long-term receivables**5. Pending Missing Assets****6. Bad debts**

The following bad debts have been set aside at a level equal to 100% of the original price:

	Ending balance		Beginning balance	
	Original price	Redundancy	Original price	Redundancy
Cavico Electricity and Resources Joint Stock Company	21.540.049.741	-21.540.049.741	21.540.049.741	-21.540.049.741
Cavico Vietnam Co., Ltd.	12.610.656.272	-12.610.656.272	12.610.656.272	-12.610.656.272
Cavico Vietnam Mining and Construction Joint Stock Company	5.700.000.000	-5.700.000.000	5.700.000.000	-5.700.000.000
Cavico Tunnel Bridge Construction Joint Stock Company	2.267.704.120	-2.267.704.120	2.267.704.120	-2.267.704.120
Cavico Hydropower Construction Joint Stock Company	704.446.925	-704.446.925	704.446.925	-704.446.925
Other Customers	2.133.021.189	-2.133.021.189	1.051.568.751	-2.133.021.189
Total	44.955.878.247	-44.955.878.247	43.874.425.809	-44.955.878.247

The situation of fluctuations in provisions for bad debts is as follows:

	This year	Previous year
Beginning balance	44.955.878.247	43.874.425.809
Setting up additional provisions	0	1.081.452.438
Ending balance	44.955.878.247	44.955.878.247

7. Inventory

	Ending balance		Beginning balance	
	Original price	Redundancy	Original price	Redundancy
Raw materials, materials	2.818.493.710	0	5.722.010.033	0
Unfinished production and business expenses	97.896.342.794	0	62.586.899.394	0
Merchandise	138.593.846	0	138.593.846	0
Total	100.853.430.350	0	68.447.503.273	0

Details of unfinished production and business expenses according to works and projects are as follows:

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	<u>Ending balance</u>	<u>Beginning balance</u>
Nam Nghiep Project, Laos	2.568.380.628	15.905.090.070
Cam Khe Central Park Project ^(*)	45.399.047.167	0
E'a Trang Project	1.317.147.596	10.190.405.087
Aeon Hoa Xuan Project, Da Nang	26.056.332.132	20.288.595.704
Lemore Phan Thiet Hotel Project ^(**)	3.145.610.622	293.574.880
Other works and projects ^(**)	19.409.824.649	16.312.642.313
Total	<u>97.896.342.794</u>	<u>62.990.308.054</u>

^(*) It is a project in which the Company acts as the general contractor under the EPC General Contractor Contract 1102-1/2022 with Tuan Huy Phu Tho Joint Stock Company and appendices, in which, the latest appendix effective is Appendix No. 09-1102-1/2022/HDTT dated 01/06/2024. The provisional contract value is 450.04 billion VND. The value of the accepted volume is 254.068 billion VND, which is expected to be completed in the forth quarter of 2026.

^(**) In which, the remaining value of the completed and handed over works is waiting to be settled because the Project Management Board is carrying out settlement procedures with the investor (Vietnam Coal and Mineral Industry Group), the amount is 14,692,498,631 VND (the first number of the year is 14,692,498,631 VND).

^(***) It is a project in which the Company acts as the general contractor under Contract No. 01/2025/HDXD/LMPT-CMH signed on 15/08/2025 with Lemore Phan Thiet Joint Stock Company – a related company of Mr. Pham Minh Phuc, Chairman of the Board of Directors of the Company and appendices. The provisional contract value is VND 299 billion, expected to be completed in the forth quarter of 2026.

8. Long-term unfinished assets**8a. Long-term unfinished production and business expenses****8b. Unfinished capital construction costs**

	<u>Ending balance</u>	<u>Beginning balance</u>
Phu Tho Golf Project	1.377.548.650	1.377.548.650
Ben Tre Urban Area Project	1.083.202.808	1.083.202.808
Thuy Van Urban Area Project, Phu Tho	306.640.741	306.640.741
Kontum Urban Area Project	569.288.514	569.288.514
Total	<u>3.336.680.713</u>	<u>3.336.680.713</u>

9. Tangible fixed assets

	<u>Houses, Architectural objects</u>	<u>Machinery and equipment</u>	<u>Means of transport, transmission</u>	<u>Equipment, Management Tools</u>	<u>Total</u>
Historical cost					
Beginning balance	11.636.984.488	104.594.322.472	51.894.759.252	857.896.040	168.983.962.252
Purchase of the year	0	0	0	0	0
Ending balance	<u>11.636.984.488</u>	<u>104.594.322.472</u>	<u>51.894.759.252</u>	<u>857.896.040</u>	<u>168.983.962.252</u>

In which:

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	Houses, Architectural objects	Machinery and equipment	Means of transport, transmission	Equipment, Management Tools	Total
Depreciated but still in use	11.636.984.488	77.896.393.077	43.824.759.252	688.053.515	129.895.026.961
Wear value					
Beginning balance	11.636.984.488	94.372.508.625	47.033.235.058	765.572.187	153.808.300.358
Depreciation in the year	0	1.927.259.598	414.873.457	11.145.587	2.353.278.642
Ending balance	11.636.984.488	96.299.768.223	47.448.108.515	776.717.774	156.161.579.000
Residual value					
Beginning balance	0	11.301.069.970	5.063.274.194	92.323.853	15.175.661.894
Ending balance	0	8.294.554.249	4.446.650.737	81.178.266	12.822.383.252

10. Intangible fixed assets

	Trademarks, trade names	Computer Software Programs	Website, logo	Total
Historical cost				
Beginning balance	209.455.000	38.000.000	114.000.000	361.455.000
Ending balance	209.455.000	38.000.000	114.000.000	361.455.000
<i>In which:</i>				
Depreciated but still in use	209.455.000	38.000.000	0	247.455.000
Wear value				
Beginning balance	209.455.000	38.000.000	28.785.000	276.240.000
Depreciation in the year	0	0	5.700.000	5.700.000
Ending balance	209.455.000	38.000.000	34.485.000	281.940.000
Residual value				
Beginning balance	0	0	85.215.000	85.215.000
Ending balance	0	0	79.515.000	79.515.000

11. Financial leasing fixed assets**12. Biological Properties****13. Investment Real Estate Assets****14. Allocation pending costs****14a. Short-term allocation pending costs**

	Ending balance	Beginning balance
Tools, tools	90.090.790	56.848.027
Other allocation pending costs	363.801.558	277.726.173
Total	453.892.348	334.574.200

14b. Long-term attribution waiting costs

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	<u>Ending balance</u>	<u>Beginning balance</u>
Tools, tools	117.686.784	186.626.528
Other allocation pending costs	1.195.312.886	159.973.715
Total	1.312.999.670	346.600.243

15. Good Advantage

It is the amount incurred when buying a subsidiary - Environmental Construction Joint Stock Company.

	<u>This year</u>	<u>Previous year</u>
Beginning balance	311.551.950	934.655.849
Allocation to expenses during the year	311.551.950	-623.103.899
Ending balance	0	311.551.950

16. Other Assets**16a. Other Short-Term Assets****16b. Long-term other assets****17. Loans and financial leases****17a. Short-term loans**

	<u>Ending balance</u>	<u>Beginning balance</u>
Bank short-term loans	51.081.714.710	54.607.766.047
Joint Stock Commercial Bank for Industry and Trade of Vietnam - Thanh An Branch ⁽ⁱ⁾	51.081.714.710	54.607.766.047
Short-term loans for individuals⁽ⁱⁱ⁾	600.000.000	4.350.000.000
Long-term loans due (See Explanation No. V.16b)	2.712.000.000	35.612.000.000
Total	54.393.714.710	94.569.766.047

The Group has the ability to repay short-term loans.

- (i) Loan from Joint Stock Commercial Bank for Industry and Trade of Vietnam – Thanh An Branch to pay for the construction costs of Cam Khe Central Park Urban Area Project and Lemore Phan Thiet Hotel Project, the loan limit does not exceed VND 60 billion, the loan term according to each debt receipt does not exceed 6 months, interest rate of 6% - 7.7%/year according to each debt acceptance contract. The loan is secured by the Company's assets and 5,591,200 CMS shares owned by Mr. Pham Minh Phuc – Chairman of the Board of Directors.
- (ii) Personal loans under contracts to supplement working capital, interest rates from 0% - 8.5%/year. The loan has no collateral.

Details of short-term loans in the year are as follows:

	<u>Beginning balance</u>	<u>Loan amount incurred in the period</u>	<u>Carryover from long-term loans</u>	<u>Loan amount paid in the period</u>	<u>Ending balance</u>
Bank short-term loans	54.607.766.047	57.175.178.794	0	60.701.230.131	51.081.714.710
Short-term loans for individuals	4.350.000.000	600.000.000	0	4.350.000.000	600.000.000
Long-term loans due	2.712.000.000	-	1.356.000.000	1.356.000.000	2.712.000.000

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	Beginning balance	Loan amount incurred in the period	Carryover from long-term loans	Loan amount paid in the period	Ending balance
Ending balance	61.669.766.047	57.775.178.794	1.356.000.000	66.407.230.131	54.393.714.710

17b. Long-term loans

	Ending balance	Beginning balance
Joint Stock Commercial Bank for Industry and Trade of Vietnam - Thanh An Branch ⁽ⁱ⁾	148.036.000.000	151.392.000.000
<i>Investment in machinery and equipment</i>	2.036.000.000	3.392.000.000
<i>Investment cooperation in real estate projects</i>	146.000.000.000	148.000.000.000
Total	148.036.000.000	151.392.000.000

The group has the ability to repay long-term loans

(i) Loan from Joint Stock Commercial Bank for Industry and Trade of Vietnam - Thanh An Branch under the following contracts:

- The loan contract is dated 29/08/2022 and 14/6/2023 to pay for investment costs in machinery and equipment for production and business, with a floating interest rate, loan term of 60 months from the date of loan. This loan is secured by the Company's assets, which are machinery and equipment formed from the loan capital and 5,591,200 CMS shares owned by Mr. Pham Minh Phuc – Chairman of the Board of Directors.
- The loan contract is dated 04/09/2024, with a limit of VND 230 billion, to pay the investment costs of the Cam Khe Central Park Project under the Investment Cooperation Contract No. 16/2024 and amendments and supplements (if any), the interest rate is 8%/year applied within 12 months, the loan term is 48 months from the date of loan. This loan is secured by all rights and interests attached to or arising from the Investment Cooperation Contract No. 16/2024.

The long-term loan repayment term is as follows:

	Ending balance	Beginning balance
1 year or less	2.712.000.000	2.712.000.000
Over 1 year to 5 years	148.036.000.000	151.392.000.000
Total	150.748.000.000	154.104.000.000

Details of the long-term loan are as follows:

	This year	Previous year
Beginning balance	154.104.000.000	136.119.404.801
Loan amount incurred	0	99.984.595.199
Amount paid	-2.000.000.000	-43.700.000.000
Transfer number	-1.356.000.000	-38.300.000.000
Ending balance	150.748.000.000	154.104.000.000

18. Payable to the seller**18a. Payable to short-term sellers**

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	<u>Ending balance</u>	<u>Beginning balance</u>
Payable to short-term sellers at Environmental Construction Joint Stock Company	17.123.786.556	17.123.786.556
Payable to short-term sellers at CMH Vietnam Group Joint Stock Company	22.838.574.359	12.549.770.556
Total	<u>39.962.360.915</u>	<u>29.673.557.112</u>

18b. Payable to long-term sellers

	<u>Ending balance</u>	<u>Beginning balance</u>
Hop Luc Construction Joint Stock Company	1.817.607.700	1.783.222.000
10 Rural Construction and Development Joint Stock Company	1.905.828.450	1.905.828.450
TDT Group Joint Stock Company	1.443.879.220	1.127.966.350
Top Dec Construction Joint Stock Company	4.717.608.936	0
Other Providers	4.225.958.698	5.431.486.565
Total	<u>14.110.883.004</u>	<u>10.248.503.365</u>

19. Pay dividends and profits

	<u>Ending balance</u>	<u>Beginning balance</u>
Dividends payable	62.480.000	62.480.000
Profit payable	0	0
Total	<u>62.480.000</u>	<u>62.480.000</u>

20. Taxes and amounts payable to the State

	<u>Beginning balance</u>		<u>Amount arising in period</u>		<u>Ending balance</u>	
	<u>Must be submitted</u>	<u>Receivable</u>	<u>Payable amount</u>	<u>Amount payment</u>	<u>Must be submitted</u>	<u>Receivable</u>
VAT on goods sold domestically ^(*)	0	4.257.976.387	32.891.407	529.081.850	32.484.607	4.786.651.437
Corporate Income Tax	8.106.674.596	0	771.473.739	5.681.556.611	3.195.811.724	0
Personal Income Tax	1.881.155.936	0	1.101.989.673	775.402.633	2.208.522.976	0
Natural resource tax	0	0	0	0	0	0
Environmental protection fee	0	1.614.140	0	0	0	1.614.140
Fees, charges and other payables	0	1.905.555	1.905.555	0	0	1.905.555
Total	<u>9.987.830.532</u>	<u>4.261.496.082</u>	<u>1.908.260.374</u>	<u>6.986.041.094</u>	<u>4.453.204.453</u>	<u>4.788.265.577</u>

(*) In which, the tax paid in the year with the amount of 529.081.850 VND is current tax paid in the locality where the construction work is located. Value-added tax on construction activities carried out in provinces other than the head office shall be paid at the rate of 1% of the turnover exclusive of VAT. The value-added tax amount already paid in the locality where the construction work is located shall be offset against the value-added tax amount payable at the head office.

Value Added Tax

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Companies in the Group pay value-added tax by the deduction method with tax rates of 8% and 10%.

Corporate Income Tax

Group Companies are required to pay corporate income tax on taxable incomes at the rate of 20%.

The determination of payable corporate income tax of companies in the Group is based on current tax regulations. However, these regulations change from time to time, and the tax regulations for various types of transactions can be interpreted in different ways. Therefore, the tax amount presented on the consolidated financial statements may change when the tax authority checks it.

Natural resource tax

The company must pay royalties on land exploited for leveling and construction of works at a taxable price of 60,000 VND/m³ x tax rate (7%) x output

Environmental protection fee

The company must pay an environmental protection fee for land exploited for leveling and construction at the rate of 2,000 VND/m³ x Output x Coefficient (1.1)

Other taxes

The Group declares and submits according to regulations.

21. Short-term expenses

	Ending balance	Beginning balance
Interest expenses payable	61.588.682	66.067.537
Deduction of construction costs in advance	13.129.524.620	23.698.698.469
Other expenses payable	0	60.000.000
Total	13.191.113.302	23.824.766.006

22. Other short-term payables

	Ending balance	Beginning balance
<i>Payable to stakeholders</i>	0	0
Remuneration of the Board of Directors and the Board of Directors and Management	0	0
<i>Payable to other entities and individuals</i>	5.069.133.914	3.447.805.379
Trade union funding	375.654.796	316.243.180
Social insurance, health insurance, unemployment insurance	219.065.216	8.887.374
Other short-term payables	4.474.413.902	3.122.674.825
Total	5.069.133.914	3.447.805.379

23. Revenue pending attribution**24. Bonds issued****25. Preferred shares classified as liabilities****26. Contingency payable**

	This year	Previous year
Provision payable to Vietnam Coal and Mineral Group ^(*)	10.767.708.198	10.767.708.198

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	<u>This year</u>	<u>Previous year</u>
Ending balance	10.767.708.198	10.767.708.198

(*) It is the reserve value payable for pre-calculated taxable income deducted after the settlement of contracts signed with Vietnam Coal and Minerals Group at Environmental Construction Joint Stock Company in the post-equitization period according to the State Audit Office's report.

27. Assets Deferred Income Tax and Deferred Income Tax payable

Deferred income tax payable in relation to the temporary difference is deducted as a result of financial statement consolidation. Details arise as follows:

	<u>This year</u>	<u>Previous year</u>
Beginning balance	1.594.975.024	1.594.975.024
Recognition in business results	0	0
Ending balance	1.594.975.024	1.594.975.024

28. Equity**28a. Equity volatility comparison table**

	<u>Owner's equity</u>	<u>Share premiums</u>	<u>Development Investment Fund</u>	<u>Profit after tax Distribution</u>	<u>Non-controlling shareholder interests</u>	<u>Total</u>
The beginning of the previous year balance	254.525.000.000	-441.950.000	438.281.768	5.928.789.710	19.952.914.061	280.403.035.539
Profit in the previous year	0	0	0	31.513.034.840	-3.722.523.961	27.790.510.879
The end of the previous year balance	254.525.000.000	-441.950.000	438.281.768	37.441.824.550	16.230.390.100	308.193.546.418
The beginning of this year balance	254.525.000.000	-441.950.000	438.281.768	37.441.824.550	16.230.390.100	308.193.546.418
Dividend Payment	0	0	0	-12.726.250.000	0	-12.726.250.000
Profit this year	0	0	0	1.984.035.255	3.704.828	1.987.740.083
The end of this year balance	254.525.000.000	-441.950.000	438.281.768	26.699.609.805	16.234.094.928	297.455.036.501

28b. Stocks

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of ordinary shares registered for issuance	25.452.500	25.452.500
Number of common shares issued	25.452.500	25.452.500
Number of common shares outstanding	25.452.500	25.452.500

Par value of outstanding shares: 10,000 VND.

29. Asset revaluation spreads**30. Exchange rate spreads****31. Benefits of Non-Controlling Shareholders**

<u>This year</u>	<u>Previous year</u>
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Contributed capital of non-controlling shareholders	18.438.500.000	18.438.500.000
- At Environmental Construction Joint Stock Company	15.781.000.000	15.781.000.000
- At CM Thanh Dong Joint Stock Company	2.657.500.000	2.657.500.000
Development Investment Fund	159.956.653	159.956.653
Undistributed profit at the beginning of the period	-2.368.066.553	1.354.457.408
Profit in the period	3.704.828	-3.722.523.961
Benefits of Non-Controlling Shareholders	16.234.094.928	16.230.390.100

32. Items outside the Consolidated Balance Sheet**32a. Foreign currencies of all kinds**

	<u>Ending balance</u>	<u>Beginning balance</u>
US Dollar (USD)	96.784,13	21,17
Euro (EUR)	0,18	0,18

32b. Debt written off

Debts that have been written off include receivables and payables related to the investor and subcontractors of the Song Bac Hydropower project, incurred for a long time, and so far the procedures for comparison and payment have not been carried out. Details include:

	<u>Ending balance</u>	<u>Beginning balance</u>
Customer receivables		
Song Bac Hydropower Joint Stock Company	13.927.265.023	13.927.265.023
Merchant Prepayment		
Phoenix Construction and Equipment Co., Ltd.	264.820.000	264.820.000
Total	14.192.085.023	14.192.085.023
Payable Supplier		
Viet Capital Construction Joint Stock Company	1.321.590.557	1.321.590.557
Huy Hung General Trading Co., Ltd.	6.038.825.952	6.038.825.952
Toan Phat Construction Industry Joint Stock Company	1.120.314.660	1.120.314.660
Toan Thang Commercial Construction Co., Ltd.	316.088.850	316.088.850
Total	8.796.820.019	8.796.820.019

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT**1. Revenue from sales and provision of services**

	<u>This period of this year</u>	<u>This period of the previous year</u>	<u>Accumulated to this period of this year</u>	<u>Accumulated to this period of the previous year</u>
Revenue from sale of goods and provision of services	57.649.870	542.852.042	1.781.935.092	1.068.021.645

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	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
Revenue from construction contracts	93.295.125.513	78.882.655.999	160.880.939.816	135.669.098.466
Total	93.352.775.383	79.425.508.041	162.662.874.908	136.737.120.111
2. Turnover deductions				
3. Cost of goods sold				
	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
Cost of goods sold and provision of services	0	475.169.673	1.298.703.704	946.001.411
Cost of construction contracts	90.085.528.193	75.818.768.780	152.061.371.852	126.818.419.352
Total	90.085.528.193	76.293.938.453	153.360.075.556	127.764.420.763
4. Profit/loss of sale and liquidation of investment real estate				
5. Revenue from financial activities				
	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
Interest on bank deposits	65.532.860	247.975.365	209.340.463	386.046.561
Loan interest	0	0	0	0
Dividends and profits are distributed	0	0	0	0
Total	65.532.860	247.975.365	209.340.463	386.046.561
6. Financing Costs				
	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
Interest expense	1.646.170.275	5.341.028.875	2.544.509.406	8.754.341.322
Provision for financial investment discounts	0	0	0	0
Total	1.646.170.275	5.341.028.875	2.544.509.406	8.754.341.322
7. Other income				

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	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
Benefits from the deposit of Framework Contract No. 19/2022	2.179.226.289	6.717.026.926	4.334.505.036	11.112.145.148
Collection and liquidation of supplies, tools and tools		964.718.182		964.718.182
Other income	5.740.920	418.048.640	11.994.816	423.530.382
Total	2.184.967.209	8.099.793.748	4.346.499.852	12.500.393.712

8. Other expenses

	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
Value of liquidated supplies, tools and tools	0	0	0	0
Fines for administrative violations, tax fines, late payment of insurance	9.616.943	20.291.530	61.151.753	38.375.510
Other expenses	195.789.255	63.179.020	375.805.092	126.461.425
Total	205.406.198	83.470.550	436.956.845	164.836.935

9. Business Management Expenses

	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
Expenses for employees	2.193.504.040	1.743.856.003	4.191.498.100	3.775.402.841
Material Cost Management	48.483.333	686.831	50.475.000	686.831
Office Supplies Cost	269.092.676	373.688.182	576.169.789	829.173.521
Fixed asset depreciation expense	213.797.142	206.973.069	427.594.284	413.946.138
Taxes, fees and charges	0	0	0	6.000.000
Cost of outsourced services	1.382.145.187	1.681.720.925	2.480.323.519	2.635.387.585
Other expenses	65.787.969	55.183.514	80.346.952	103.243.140
Provision for bad debts	0	0	0	
Goodwill allocation	155.775.975	155.775.975	311.551.950	311.551.950
Total	4.328.586.322	4.217.884.499	8.117.959.594	8.075.392.006

10. Production and business expenses by factor

	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
Raw material costs	28.752.784.615	12.369.609.491	46.585.685.026	23.020.633.792

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	This period of this year	This period of the previous year	Accumulated to this period of this year	Accumulated to this period of the previous year
Labor costs	5.510.961.558	8.232.383.543	10.655.346.519	12.277.965.268
Construction machine cost	1.929.850.518	8.283.694.701	3.105.308.306	13.703.881.728
Cost of outsourced services	62.463.099.953	22.525.764.499	126.840.845.354	35.204.959.962
Other expenses	36.967.618	4.453.169.286	1.950.212.909	5.842.446.920
Total	98.693.664.262	55.864.621.520	189.137.398.114	90.049.887.670

11. Corporate income tax expenses

The company must pay corporate income tax on taxable incomes at the tax rate of 20%.

The enterprise income tax payable in the period is estimated as follows:

	Accumulated to this period of This year	Previous year
Total accounting profit before tax	2.759.213.822	4.864.569.358
Corporate income tax rates	20%	20%
Adjustments to increase or decrease accounting profits to determine profits subject to corporate income tax:	786.602.925	1.657.760.507
- Upward adjustments	869.941.926	1.859.655.029
<i>Penalty interest for late payment of taxes, social insurance, fines</i>	<i>61.151.753</i>	<i>38.375.510</i>
<i>Depreciation of fixed assets (automobiles)</i>	<i>323.500.000</i>	<i>323.500.000</i>
<i>Remuneration of the Board of Directors does not directly manage</i>	<i>108.000.000</i>	<i>117.000.000</i>
<i>Refund of interest on previous year's deposits</i>	<i>377.290.173</i>	<i>359.019.124</i>
<i>Other unreasonable and valid expenses</i>	<i>0</i>	<i>1.021.760.395</i>
- Reduced adjustments	83.339.001	201.894.522
<i>Estimated interest on term deposits at the end of the period</i>	<i>71.600.746</i>	<i>201.894.522</i>
<i>Carrying forward losses in the previous period</i>	<i>11.738.255</i>	<i>0</i>
Current Corporate Income Tax Expenses	771.473.739	1.304.465.973

The determination of the Company's payable corporate income tax is based on current tax regulations. However, these regulations change Periodic EO and tax regulations for various types of transactions can be interpreted in a variety of ways. Therefore, the tax amount presented on the Financial Statements may change when the tax authorities check it.

12. Earnings per share**12a. Principal/impairment on stock**

	Accumulated to this period of this year	Accumulated to this period of the previous year
Accounting profit after corporate income tax of shareholders of the parent company	1.984.035.255	3.724.180.411

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	Accumulated to this period of this year	Accumulated to this period of the previous year
Adjustments to increase or decrease accounting profits to determine profits allocated to shareholders owning ordinary shares	0	0
Profit calculating basic interest per share	1.984.035.255	3.724.180.411
Weighted average number of outstanding ordinary shares in the year	25.452.500	25.452.500
Principal/impairment on stock	78	146

12b. Other Information

No common stock transactions or potential common stock transactions will occur between the end of the financial year and the date of the publication of this Consolidated Financial Statements.

VII. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE CONSOLIDATED CURRENCY TRANSFER REPORT**Non-cash transactions**

	Accumulated to this period of this year	Accumulated to this period of the previous year
Interest on principal deposits	11.307.526	0

VIII. OTHER INFORMATION**1. Transactions and balances with related parties**

Stakeholders with the Group include: key management members, individuals related to key management members and other stakeholders.

1a. Transactions and balances with key management members and individuals related to key management members

Key management members include: members of the Board of Directors, the Audit Committee and members of the Executive Board (Board of Directors, Chief Accountant). Individuals who are related to key management members are close family members of key management members.

Transactions with key management members and individuals related to key management members

Transactions with key management members and related individuals with key management members are as follows:

	Accumulated to this period of this year	Accumulated to this period of the previous year
Advance for Mr. Pham Minh Phuc	564.500.000	200.000.000
Advance for Mr. Kim Ngoc Nhan	400.000.000	0
Advance for Mr. Tran Van Trung	0	0
Advance for Mr. Nguyen Ngoc Tu	0	1.139.000.000
Advance for Ms. Dinh Thi Thuy	50.000.000	1.010.000.000

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Guarantee Commitment

Mr. Pham Minh Phuc - Chairman of the Board of Directors used 5,591,200 shares of CMH Group Joint Stock Company (code CMS) owned by him to secure the Company's loan at Vietnam Commercial Bank for Industry and Trade, Thanh An branch.

Debts to key management members and related individuals to key management members

Debts to key management members and individuals related to key management members are presented in Explanation No. V.5a and V.15.

Debts receivable to key management members and related individuals with key management members are unsecured and will be paid in cash. No provision for bad debts has been made for liabilities receivable to key management members and individuals related to key management members.

Income of key management members

Accumulated from the beginning of the year to this period this year		Salary and other expenses	Remuneration	Add income
Mr. Pham Minh Phuc	Chairman of the Board of Directors/ Member of the Audit Committee	400.000.000	90.000.000	490.000.000
Mr. Kim Ngoc Nhan	Member of the Board of Directors/ General Director	430.000.000	9.000.000	439.000.000
Mr. Nguyen Huy Hoang	Independent Member of the Board of Directors/Chairman of the Audit Committee	0	9.000.000	9.000.000
Mr. Nguyen Anh Tu	Member of the Board of Directors/Member of the Audit Committee	0	9.000.000	9.000.000
Mr. Tran Van Trung	Member of the Board of Directors/ Deputy General Director	260.602.000	9.000.000	269.602.000
Ms. Dinh Thi Thuy	Chief Accountant	382.000.000	0	382.000.000
Hong Nguyen Ngoc Tu	Deputy General Director	382.000.000	0	382.000.000
Total		1.854.602.000	126.000.000	1.980.602.000

Accumulated from the beginning of the year to this period of the previous year		Salary and other expenses	Remuneration	Add income
Mr. Pham Minh Phuc	Chairman of the Board of Directors/ Member of the Audit Committee	330.900.000	90.000.000	420.900.000
Mr. Kim Ngoc Nhan	Member of the Board of Directors/ General Director	360.900.000	9.000.000	369.900.000
Mr. Nguyen Duc Huong	Member of the Board of Directors	0	4.500.000	4.500.000

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Mr. Nguyen Hoang Duy	Member of the Board of Directors	0	4.500.000	4.500.000
Ms. Nguyen Thi Bich Loc	Independent Member of the Board of Directors/Chairman of the Audit Committee	0	4.500.000	4.500.000
Mr Nguyen Huy Hoang	Independent Member of the Board of Directors/Chairman of the Audit Committee	0	4.500.000	4.500.000
Mr Nguyen Anh Tu	Member of the Board of Directors	0	4.500.000	4.500.000
Mr. Tran Van Trung	Deputy General Director	196.602.000	4.500.000	201.102.000
Ms. Dinh Thi Thuy	Deputy General Director/Chief Accountant	318.000.000	0	318.000.000
Hong Nguyen Ngoc Tu	Deputy General Director	318.900.000	0	318.900.000
Mr. Nguyen Van Phi	Deputy General Director	318.900.000	0	318.900.000
Total		1.844.202.000	126.000.000	1.970.202.000

1b. Transactions and balances with other stakeholders

Other stakeholders with the Group include:

Other Stakeholders	Relationship
Huy Phuong Investment Co., Ltd.	Together with key management members
Thanh Cong Group Co., Ltd.	Together with key management members
New Century Investment Group Joint Stock Company	Together with key management members
Mien Trung South City Two member Co., Ltd.	Together with key management members
Lemore Phan Thiet Joint Stock Company	Stakeholders of the Chairman of the Board of Directors

Transactions with other stakeholders are as follows:

Stakeholders	This period of this year	This period of the previous year
Lemore Phan Thiet Joint Stock Company	45.171.053.359	0
Mien Trung South City Two member Co., Ltd.	3.502.670.093	0

Transactions arising in the period with Lemore Phan Thiet Joint Stock Company are the value of the performance output of Contract No. 01/2025/HDXD/LMPT-CMH signed on August 15, 2025, which is accepted and paid.

Debts with other stakeholders

Debts with other related parties are presented in Exhibits No. V.4(a); V.3(c); V.16(a) and V.17(a).

2. Key Partners

An important partner of the Group is Tuan Huy Phu Tho Joint Stock Company. Information on contracts signed with important partners is presented in Exhibits V.2(c) and V.4(a).

Dealing with important partners

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During the year, the Company had transactions with Tuan Huy Phu Tho Joint Stock Company as follows:

	Accumulated to this period of this year	Accumulated to this period of the previous year
EPC General Contractor Contract Revenue	3.626.091.183	32.380.549.414
Benefits from Deposits	11.663.600.926	11.112.145.148
Deposit Transfer Framework Contract	0	6.900.000.000
Capital contribution under investment cooperation contracts	-2.000.000.000	99.984.595.199

Debts with important partners

Debts to important partners are presented in Exhibits V.2(c) and V.4(a).

3. Comparison Figures

No comparative figures were incurred during the reporting period.

4. Events that arise after the end of the fiscal year

There are no other material events arising after the end of the fiscal year that need to be adjusted or disclosed in the Consolidated Financial Statements.

Prepared by**Dinh Thi Thuy****Chief Accountant****Dinh Thi Thuy**

Approval, Date 29/07/2026

General Director**Kim Ngoc Nhan**