

No: 21/CBTT-CDC

Ha Noi, 20 April, 2026

REGULAR DISCLOSURE OF FINANCIAL STATEMENTS

To: - The State Securities Commission of Vietnam
- Ho Chi Minh Stock Exchange

In compliance with Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, CDC Construction Joint Stock Company hereby discloses its Quarter 4 – 2025 financial statements as follows:

1. Organization Name: CDC Construction Joint Stock Company

- Stock symbol: CCC
- Address: LK 18-24, Galaxy 8, Ngan Ha Van Phuc Residential Area, 69 To Huu Street, Ha Dong Ward, Hanoi City.
- Contact Number: 024.3943.0888
- Email: info@cdcxd.com.vn

2. Content of Disclosure:

- Q4 2025 Financial Statements
- Separate Financial Statements (The company has no subsidiaries or subordinate accounting entities);
- Consolidated Financial Statements (The company has subsidiaries);
- Combined Financial Statements (The company has subordinate accounting units with independent accounting structures).

- Cases requiring explanatory notes:

• Post-tax profit in the income statement for the reporting period changes by 10% or more compared to the same period last year.

Yes No

Explanatory document in case of "Yes":

Yes No

• Post-tax profit for the reporting period shows a loss, transitioning from a profit in the same period last year or vice versa:

Yes No

Explanatory document in case of "Yes":

Yes No



This information has been published on the company's website on 20/4/2026 at the link: <https://cdcxd.com.vn/thong-tin-tai-chinh/>.

We commit that the disclosed information above is true and take full legal responsibility for its content.

Recipients:

- As stated above;
- Archived: Office, Legal Department.



LEGAL REPRESENTATIVE

DANG THANH TRANG



No.: 22/2026/CBTT-CDC

Ha Noi, 20 April, 2026

EXPLANATION OF PROFIT VARIANCE

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 guiding information disclosure on the securities market;
- Pursuant to the business performance results for the fourth quarter of 2025 of CDC Construction Joint Stock Company;

CDC Construction Joint Stock Company hereby provides explanation for the fluctuation in business results of the fourth quarter of 2025 compared to the same period of the previous year as follows:

The main reasons for the decrease in profit after tax in the fourth quarter of 2025 compared to the same period of the previous year are as follows:

Currency: million

Quota	Quarter IV/2025	Quarter IV/2024	Uneven	% increase/ (decrease)
Profit after corporate income tax	11.445	13.098	-1.654	-12,63%

- (1) Revenue from business operations in Q4/2025 decreased by 2.3% compared to the same period of the previous year;
- (2) Financial income in Q4/2025 recorded a loss of VND 2.7 billion, whereas in the same period last year, financial activities recorded a profit of VND 3.8 billion;
- (3) Other income in Q4/2025 recorded a loss of VND 1.6 billion, whereas in the same period last year, this activity recorded a profit of VND 780 million;
- (4) Total administrative expenses in Q4/2025 also increased compared to the same period of the previous year.

The above constitutes the explanation for the profit fluctuation in the Financial Statements for the fourth quarter of 2025 compared to the same period in 2024.

Sincerely!

CDC CONSTRUCTION
JOINT STOCK COMPANY



TỔNG GIÁM ĐỐC
Dương Thanh Trang

CDC CONSTRUCTION JOINT STOCK COMPANY

AUDITED FINANCIAL STATEMENTS
Quarter IV, 2025



Hanoi, April 2026

TABLE OF CONTENTS

CONTENTS	PAGES
BALANCE SHEET	2 - 3
INCOME STATEMENT	4
CASH FLOW STATEMENT	5
NOTES TO THE FINANCIAL STATEMENTS	6 - 27

11
C
C
A
C
N

CDC CONSTRUCTION JOINT STOCK COMPANY

BALANCE SHEET
As at March 31, 2026

FORM B01 - DN
Unit: VND

ASSETS	Codes	Notes	31/03/2026	01/04/2025
A - CURRENT ASSETS	100		2.414.907.394.103	1.895.197.292.109
I. Cash and cash equivalents	110	5	250.194.063.138	257.554.863.200
1. Cash	111		250.194.063.138	257.554.863.200
II. Short-term financial investments	120		348.499.986.537	53.000.000.000
3. Invesments held to maturity	123	6	348.499.986.537	53.000.000.000
III. Short-term receivables	130		1.160.941.322.457	1.042.665.109.971
1. Short-term receivables from customers	131	8	897.546.087.915	930.896.095.948
2. Short-term advances to suppliers	132	9	245.991.811.977	109.378.667.097
5. Short-term loan receivables	135		8.000.000.000	-
6. Other receivables	136	10	9.403.422.565	3.849.971.568
7. Provision for doubtful debts	137	9	-	(1.459.624.642)
IV. Inventories	140	11	649.492.693.160	541.626.825.319
1. Inventories	141		649.492.693.160	541.626.825.319
V. Other current assetsc	150		5.779.328.811	350.493.619
1. Short-term prepaid expenses	151	12	5.727.774.063	298.938.871
2. Value added tax deductibles	152		51.554.748	51.554.748
B - NON-CURRENT ASSETS	200		181.097.005.858	188.654.803.167
II. Fixed assets	220		82.296.185.427	76.481.562.288
1. Tangible fixed assets	221	14	73.047.359.268	68.136.996.876
- Cost	222		114.087.868.144	104.530.370.816
- Accumulated depreciation	223		(41.040.508.876)	(36.393.373.940)
3. Intangible fixed assets	227	13	9.248.826.159	8.344.565.412
- Cost	228		9.690.898.759	8.615.898.759
- Accumulated amortization	229		(442.072.600)	(271.333.347)
IV. Long-term assets in progress	240		280.500.000	280.500.000
2. Construction in progress	242		280.500.000	280.500.000
V. Long-term financial investments	250		94.240.000.000	96.500.000.000
2. Investments in associates	252	7	69.240.000.000	66.500.000.000
5. Investments held to maturity	255	6	25.000.000.000	30.000.000.000
VI. Other long-term assets	260		4.280.320.431	15.392.740.879
1. Long-term prepayments	261	12	4.280.320.431	15.392.740.879
TOTAL ASSETS	270		2.596.004.399.961	2.083.852.095.276

BALANCE SHEET (Continued)
As at March 31, 2026

FORM B01 - DN
Unit: VND

SOURCE OF CAPITAL	Codes	Notes	31/03/2026	01/04/2025
C - LIABILITIES	300		1.975.503.069.055	1.495.788.291.328
I. Current liabilities	310		1.932.449.795.102	1.435.954.678.228
1. Trade accounts payables	311	15	472.495.709.043	609.069.802.112
2. Short-term advance from customers	312	16	617.431.187.718	520.239.174.150
3. Taxes and amounts payable to State	313	17	5.426.477.464	5.314.145.392
4. Payables to employees	314		8.427.394.447	5.617.534.942
5. Short-term accrued expenses	315	18	5.103.937.260	14.493.640.639
9. Other current payables	319	19	4.736.823.138	3.585.684.678
10. Short-term loans and obligations under	320	20	813.453.380.787	273.528.466.010
12. Bonus and welfare funds	322		5.374.885.245	4.106.230.305
II. Long-term Liabilities	330		43.053.273.953	59.833.613.100
1. Long-term trade payables	331	15	37.081.590.086	28.174.797.437
8. Long-term loans and obligations under	338	20	2.939.516.641	25.111.474.109
12. Long-term provisions	342		3.032.167.226	6.547.341.554
D - EQUITY	400		620.501.330.906	588.063.803.948
I. Owners' equity	410	21	620.501.330.906	588.063.803.948
1. Owners' contributed capital	411		410.549.870.000	402.500.000.000
- Ordinary shares with voting rights	411a		410.549.870.000	402.500.000.000
2. Share premium	412		18.041.760.000	18.041.760.000
8. Investment and development fund	418		3.583.256.830	2.737.486.870
11. Retained earnings	421		188.326.444.076	164.784.557.078
- Undistributed earnings accumulated to the	421a		146.570.262.178	122.496.059.075
- Undistributed earnings of the current year	421b		41.756.181.898	42.288.498.003
TOTAL RESOURCES	440		2.596.004.399.961	2.083.852.095.276

Ha Noi, 20 April 2026

Preparer



Nguyen Thi Hong Nhung

Chief Accountant



Nguyen Thi Thuy

General Director



Dang Thanh Trang

INCOME STATEMENT
Quarter IV/2025

FORM B02 - DN
Unit: VND

ITEMS	Codes	Notes	Quý IV		Cumulative from the beginning of	
			This year	Last year	This year	Last year
1. Revenue from services rendered	01	22	703.579.864.941	719.822.525.129	2.694.340.220.907	2.189.074.369.779
3. Net revenue from services rendered	10		703.579.864.941	719.822.525.129	2.694.340.220.907	2.189.074.369.779
4. Cost of services rendered	11	23	667.540.013.419	694.954.057.527	2.583.856.494.558	2.104.444.079.663
5. Gross profit from services rendered	20		36.039.851.522	24.868.467.602	110.483.726.349	84.630.290.116
6. Financial income	21	24	10.226.342.313	7.253.585.288	27.856.485.775	27.314.612.856
7. Financial expenses	22	25	12.913.157.243	3.451.378.917	31.267.334.400	17.014.424.335
- Of which: Loan interest charged	23		12.781.508.481	3.415.552.208	31.135.685.638	16.950.436.325
8. Selling expenses	25		-	-	-	-
9. General and administration expenses	26	26	17.223.704.510	12.964.353.150	56.882.839.090	41.990.175.283
10. Operating profit	30		16.129.332.082	15.706.320.823	50.190.038.634	52.940.303.354
11. Other income	31	27	874.488.737	661.275.508	5.097.293.453	736.573.972
12. Other expenses	32	28	2.476.715.362	(118.727.360)	2.523.616.739	275.348.641
13. Profit from other activities	40		(1.602.226.625)	780.002.868	2.573.676.714	461.225.331
14. Accounting profit before tax	50		14.527.105.457	16.486.323.691	52.763.715.348	53.401.528.685
15. Current corporate income tax	51	30	3.082.591.833	3.387.988.356	11.007.533.450	11.113.030.682
16. Net profit after corporate income tax	60		11.444.513.624	13.098.335.335	41.756.181.898	42.288.498.003
17. Earning per share	70	31	281	325	992	1.050

Ha Noi, 20 April 2026

Preparer



Nguyen Thi Hong Nhung

Chief Accountant



Nguyen Thi Thuy

General Director



Dang Thanh Trang

CASH FLOW STATEMENT

(Indirect Method)

As at March 31, 2026

FORM B03 - DN

Unit: VND

ITEMS	Codes	Cumulative from the beginning of the year to the end of this quarter	
		This year	Last year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	52.763.715.348	53.401.528.685
2. Adjustment for		12.863.760.462	13.555.777.205
- Depreciation and amortization of fixed assets	02	8.015.146.915	8.015.938.945
- Provisions	03	(3.515.174.328)	8.006.966.196
- (Gain)/Loss from investing activities	05	(22.771.897.763)	(19.417.564.261)
- Interest expenses	06	31.135.685.638	16.950.436.325
3. Operating profit before movements in working capital	08	65.627.475.810	66.957.305.890
- Increase/decrease in receivables	09	(104.170.313.455)	(285.292.917.705)
- Increase/decrease in inventory	10	(107.865.867.841)	(12.336.227.154)
- Increase/decrease in payables (exclude interest expenses, CIT)	11	(42.918.532.878)	317.495.401.587
- Increase/decrease in prepayments and others	12	5.683.585.256	1.311.781.306
- Interest paid	14	(30.094.563.548)	(16.927.226.993)
- Corporate income tax paid	15	(10.924.005.078)	(11.358.148.831)
Net cash from operating activities	20	(224.662.221.734)	59.849.968.100
II. CASH FLOWS FROM INVESTING ACTIVITIES		-	-
1. Acquisition of fixed assets and other long-term assets	21	(46.834.827.832)	(1.712.044.787)
2. Proceeds from disposals of fixed assets and	22	35.600.000.000	8.400.000
3. Cash outflow for lending, buying debt intrusments of other entities	23	(303.499.986.537)	(104.953.678.631)
4. Cash recoverd from lending, selling debt intrusments of other entities	24	5.000.000.000	255.269.744.336
5. Investments in other entities	25	(2.740.000.000)	(66.500.000.000)
7. Interest earned, dividend and profit received	27	20.073.278.732	22.354.941.637
Net cash from investing activities	30	(292.401.535.637)	104.467.362.555
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from issuing stocks, receiving capital	31	-	70.875.000.000
3. Proceeds from borrowings	33	1.632.507.618.703	1.043.652.309.192
4. Repayments of borrowings	34	(1.114.754.661.394)	(1.110.427.725.311)
6. Dividends and profits paid	36	(8.050.000.000)	(8.050.000.000)
Net cash from financing activities	40	509.702.957.309	(3.950.416.119)
Net decrease in cash during the period	50	(7.360.800.062)	160.366.914.536
Cash and cash equivalents at the beginning of the period	60	257.554.863.200	97.187.948.664
Cash and cash equivalents at the end of the	70	250.194.063.138	257.554.863.200

Preparer



Nguyen Thi Hong Nhung

Chief Accountant



Nguyen Thi Thuy

Hà Nội, 20 April 2026

General Director



Dang Thanh Trang

1. GENERAL INFORMATION**1.1. Structure of ownership**

CDC Construction Joint Stock Company (previously known as Hanoi Construction Design Consultancy and Supervision Joint Stock Company, renamed on 15 March 2017) operates under the Business Registration Certificate No. 0105283073 issued by the Hanoi Department of Planning and Investment, initially granted on 27 April 2011, and amended for the 16th time on 12 June 2024.

Charter Capital: 402,500,000,000 VND, equivalent to 42,500,000 shares with a par value of VND 10,000 per share.

The Company's shares are officially traded on the Ho Chi Minh City Stock Exchange (HOSE) from 21 April 2025 with the stock code as CCC according to Decision No. 145/QD-SGDHCM dated 20 March 2025.

Total employees of the Company as at 31 March 2026 was 388 (at 31 March 2025 was 318).

The Company's head office is located at LK 18-24, Galaxy 8, Van Phuc Urban Area, 69 To Huu Street, Ha Dong Ward, Hanoi City, Viet Nam.

On September 19, 2025, the company opened an additional Southern branch: CDC Construction Joint Stock Company – Southern Branch

1.2. Operating industry and principal activities

- Construction of various types of buildings;
- Construction of other civil engineering works;
- Leasing machinery, equipment, and other tangible assets;
- Wholesale of construction materials and other installation equipment;
- Architectural activities and related technical consulting.

1.3. Normal production and business cycle

The Company's normal course of business cycle is no more than 12 months.

1.4. The Company's structure

As at 31 December 2025, the Company's structure comprises the Head Office located at LK 18-24, Galaxy 8, Van Phuc Urban Area, 69 To Huu Street, Ha Dong Ward, Ha Noi City and the following dependent branches:

No	Branch name	Address
1.	CDC Construction Joint Stock Company - Southern Branch	No. 42, Dinh Thi Thi Street, Van Phuc Urban Area, Hiep Binh Ward, Ho Chi Minh City
2.	Southern Branch - CDC Hanoi Construction Joint Stock Company <i>(temporarily stopped operating from 12 September 2025 to 12 September 2026)</i>	Lot 8, 10th Floor – VCN Tower, No. 02 To Huu Street, VCN Urban Area, Nam Nha Trang Ward, Khanh Hoa Province

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

The Company's fiscal year begins on 1 April and ends on 31 March of the next year.

The currency unit used in accounting period is Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The financial statements are expressed in Vietnamese Dong (VND) and prepared under the accounting principles in conformity with the Vietnamese corporate accounting system issued in pursuance of

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 of Ministry of Finance, Vietnamese Accounting Standards, and the relevant statutory requirements applicable to financial reporting.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these financial statements, are as follows:

4.1. Basis of preparation of financial statements

The financial statements are prepared on the accrual basis (except for the information related to cash flows), under historical cost principle, based on the assumption of going concern.

4.2. Estimates

The preparation of financial statements in conformity with Vietnamese accounting standards, the Vietnamese corporate accounting system, and the relevant statutory requirements applicable to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. The actual number incurred may differ from the estimates and assumptions.

4.3. Cash and cash equivalent

Cash reflects the full existing amount of the Company at the end of the accounting period, comprising cash on hand, demand deposits and cash in transit.

Cash equivalents include short-term investments with maturity less than 03 months since the date of investment, which can be converted easily into a certain amount of cash without any risk in conversion into cash at the reporting date and recorded following Vietnamese Accounting Standard No. 24 - Cash flow statement.

4.4. Held to maturity investment

Investments held to maturity

Reflecting the investments that the Company has intention and ability to hold to maturity with remaining maturity not exceeding 12 months (short-term) and more than 12 months (long-term) from the reporting date (except trading securities), including time deposits (including treasury bills, promissory notes), bonds, commercial papers, preference stocks which the issuer is obliged to buy at a certain time in the future, held-to-maturity loans for the purpose of collecting periodic interest, other kinds of debt securities (e.g. investment in buying bad debts, etc.) and other held-to-maturity investments, not including those already presented in the items such as "cash equivalents", "receivables from short-term borrowings" and "receivables from long-term borrowings".

Held-to-maturity investments are initially recognized at cost, including purchase price and expenses related to the purchase of investments such as brokerage fees, transaction, advisory, tax fees and bank charges ... After initial recognition, these investments are recorded at recoverable value.

Interest incurred after the date of purchase of held-to-maturity investments, profit upon disposals or sale of held-to-maturity investments are recorded in financial income. Interest received before the investment date is deducted from the cost at the date of purchase.

The Company bases on the remaining term from the reporting date to classify held-to-maturity investments as long-term or short-term.

When having strong evidence indicating part or all of the investments may not be recoverable and the losses can be measured reliably, these losses are recorded in financial expenses in the year and reduced directly to the value of the investments. Provision for held-to-maturity investments is similar to receivables unlikely to recover, is made similarly to bad debts according to note No. 4.5.

Investment in associates

This reflects investments in which the Company holds directly or indirectly from 20% to less than 50% of the voting rights of the investee (associate company) without other contractual agreements.

An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control over those policies.

Equity investments in other entities are initially recognized at cost, which includes the purchase price or capital contribution plus any directly attributable investment costs (if any), such as brokerage, transaction, consulting, audit fees, levies, taxes, and bank charges, etc. In the case of investments made using non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of the transaction.

Dividends and profits from periods prior to the acquisition of the investment are accounted for as a reduction in the carrying amount of the investment. Dividends and profits from periods after the acquisition date are recognized as financial income at their fair value on the date the right to receive them arises. In the case of stock dividends, the Company only discloses the increase in the number of shares in the notes to the financial statements and does not recognize an increase in the value of the investment or financial income.

Provision for impairment losses on investments in joint ventures and associates is the excess of the original cost over the Company's ownership proportion in the actual equity of the investee, recognized in accordance with the prevailing enterprise accounting system.

4.5. Receivables and provision for doubtful debts

Receivables are monitored detailed under the original terms, remaining terms at the reporting date, the receivable objects, receivable foreign currencies and other factors for the Company's management purpose. The classification of receivables comprised of trade receivables, and other receivables shall comply with the principles:

- Trade receivables include commercial receivables incurred from purchase-sale transactions, including receivables from sale of exported goods under the trust for other entities;
- Other receivables include non-commercial or non-trading receivables, including: receivables from loan interests, deposit interests, amount paid on behalf of another party; receivables which the export trustor must collect from the trustee; receivables from penalties, compensation; advances; pledges, collaterals, deposits, assets lending...

The company bases on the remaining term at the reporting date receivables to classify as long-term or short-term.

Receivables are recognized at no more than their recoverable value. Provision for doubtful debts is made in accordance with the prevailing enterprise accounting system.

4.6. Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises purchase price, processing cost and other direct attributable expenses that have been incurred in bringing the inventories to their present location and condition. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution. Inventories are determined using the weighted average method.

Work in progress includes costs for construction activities that have not been completed and accepted for payment at the end of the fiscal year. The value of work in progress is determined corresponding to the cost of direct materials; direct labor costs; costs of using construction machinery; general production costs and subcontracting costs incurred but not yet accepted by the investor.

The provision for the devaluation of inventories is the excess of the inventories' cost over their net realizable value at the accounting year end and made in accordance with prevailing corporate

accounting system.

4.7. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Tangible fixed assets are recognized under the historical cost.

The costs of tangible fixed assets arising from purchases and self-constructions comprise all costs of bringing the tangible fixed assets to their working condition for their intended use. Fixed assets that are formed as part of an investment project through bidding or self-construction and production are represented by the final settlement price of the completed construction works according to current investment and construction management regulations, plus other directly related costs and registration fees (if any). In cases where a project has been completed and put into use but the final settlement has not been approved, the cost of the fixed asset is recorded at a provisional cost based on the actual expenses incurred to obtain the fixed asset. The provisional cost will be adjusted according to the final settlement approved by the competent authorities.

Costs incurred after initial recognition are recorded as increase in the historical cost of assets if they actually improve the current status in comparison with the initial standard status of that assets.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives in accordance with Circular No. 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance. The estimated useful lives are as follows:

	Years
Buildings and structures	25
Machinery and equipment	03 - 08
Transportation vehicles	05 - 09
Management device	03 - 05
Others	03 - 05

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between proceed from sales or disposals of assets and their residual values and is recognized in the income statement.

4.8. Intangible assets and amortisation

Intangible fixed assets are presented at cost less accumulated amortization, reflecting the value of computer software and the value of long-term land use rights. Computer software is initially recognized at purchase cost and is amortized on a straight-line basis over 5 years. The Company does not record amortization for long-term land use rights.

4.9. Construction in progress

The construction in progress is recorded at cost, including expenses directly related to (including borrowing costs by the Company's accounting policy) properties in the course of construction for production, equipment installed for the purpose of manufacturing, rental and management as well as related expenses to repairs of fixed assets. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

4.10. Prepaid expenses

Prepaid expenses include costs for tools and equipment used, repair costs for fixed assets, and other prepaid expenses serving the production and business activities over multiple accounting periods. Specifically:

- The value of tools and equipment used is allocated on a straight-line basis over a period of no more than 3 years (long-term) and no more than 1 year (short-term);
- Costs for improving and repairing fixed assets are allocated to the profit or loss account on a straight-

line basis over a period not exceeding 3 years.

The Company classifies prepaid expenses as either short-term or long-term based on the duration specified in the contract or the allocation period of each type of cost and does not reclassify at the reporting date.

4.11. Payables

The payables are monitored detailed under the original terms, the remaining terms at the reporting date, the payable objects, type of payables denominated in foreign currency and other factors according to the Company's management purpose. The classification of payables such as trade payables, other payables must be implemented the following principles:

- Trade payables include commercial payables incurred from purchase-sale transactions, including payables when imported goods under the trust;
- Other payables include non-commercial or non-trading payables, including: payables for loan interest, dividend and earning payables; payables for financial investments; amount paid for the third party; amount which the trustor receives from relevant parties to pay under the entrusted import-export transactions; asset borrowings; payables for penalties, compensation; surplus assets without reason; payables for social insurance, medical insurance, unemployment insurance, trade union; collaterals, deposits received, etc.

The company bases on the remaining terms of payables at the reporting date to classify as long-term or short-term.

The payables are recorded not less than the payment obligations. In the case of there is evidence that a loss likely occurs, the Company recognizes immediately a payable under the prudent principle.

4.12. Accrued Expenses

Accrued expenses are amounts owed for goods and services received from sellers or provided by buyers within the year but not yet paid, as well as other costs such as interest expenses payable, which are recognized as production and business expenses in the year incurred.

Recognition of accrued expenses as part of production and business expenses is carried out according to the principle of matching revenues with expenses incurred within the year. The accrued expenses will be settled against actual incurred costs. The difference between the estimated amounts and actual expenses is recognized as an addition or reversal in the Statement of Profit or Loss.

4.13. Provisions

Provisions are recognized only when all of the following conditions are met:

- The Company has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of economic benefits will be required to settle the obligation; and
- A reliable estimate can be made of the amount of the obligation.

Provisions are recognized based on the best estimate of the expenditure required to settle the present obligation as of the end of the reporting period.

4.14. Loans and finance lease liabilities

The loans and finance lease liabilities are monitored detailed for each loan object, loan agreement, and loan asset; for the term of loan and finance lease liabilities and type of foreign currency (if any). The loans and finance lease liabilities with the remaining term more than 12 months from the reporting date are presented as long-term loans and finance lease liabilities. The due loans and finance lease liabilities within the next 12 months from the reporting date are presented as short-term loans and finance lease liabilities.

4.15. Borrowing costs

Borrowing costs include interests and other costs incurred directly related to the loans.

Borrowing cost is charged to operating expenses during the period when incurred, except for borrowing costs directly attributable to the construction or production of qualifying assets with appropriate time (more than 12 months) to put into use for the intended purposes or sales, which recorded in the value of capitalized assets whether it is subject to the fulfillment of certain conditions of Vietnamese Accounting Standard No. 16 - Borrowing cost. Borrowing costs directly attributable to the construction of fixed assets, investment properties can be capitalized even though the construction is less than 12 months.

4.16. Revenue recognition

Revenue from the sale of goods shall be recognized if it simultaneously meets the following conditions:

- (a) The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- (b) The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- (c) revenue has been determined with relative certainty. When contracts define that buyers are entitled to return products, goods purchased under specific conditions, the Company shall only record turnovers if such specific conditions no longer exist and buyers are not entitled to return products, goods (unless the customer is entitled to return the goods under the form of exchange for other goods or services);
- (d) The Company has gained or will gain economic benefits from the good sale transaction; and
- (e) It is possible to determine the costs related to the goods sale transaction.

Revenue recognition from services rendered if simultaneously satisfying the following conditions:

- (a) Revenue is measured reliably. When the contracts define that the customers are entitled to return service purchased under specific conditions, the Company shall only record revenue if such specific conditions do not exist and the customers are not entitled to return services provided;
- (b) The Company received or will receive economic benefits from the sale transactions;
- (c) The completed work is determined at the reporting date; and
- (d) Incurred costs for the transaction and the costs to complete the transaction of providing such services is determined.

Construction Contracts

Construction contracts stipulate that the contractor is to be paid based on the value of the completed work. When the results of the construction contract can be reliably determined and are confirmed by the customer, both the revenue and costs related to the contract are recognized according to the portion of work completed and confirmed by the customer during the period reflected on the issued invoice.

When the results of the construction contract cannot be reliably estimated, then:

- Revenue is recognized equivalent to the costs incurred for the contract that are relatively certain to be recovered;
- The costs of the contract are recognized as expenses when incurred.

The difference between the total recognized cumulative revenue of the construction contract and the cumulative amounts billed according to the planned progress of the contract is recognized as receivable or payable according to the planned progress of the construction contracts.

Revenue from financial activities includes: comprises deposit interest, profit from bond investment, profit from financial investment cooperation contract, discounted payments, gains from foreign exchange differences and others (if any).

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

Interest on deposits is recognized on an accrual basis, determined based on the balances of deposit accounts, and applied interest rates as notified by the bank.

Other income reflects income arising from the events or separate transactions with normal business operations of the Company, besides the above revenue.

4.17. Taxation

Corporate income tax represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on differences between the carrying amounts of assets and liabilities and its tax base in the financial statements and is recognized using the balance sheet method. Deferred tax liability should be recognized for all taxable temporary differences, and deferred tax asset shall be recognized when it is probable that taxable profit will be available against so that temporary differences are deductible.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realized. Deferred tax is recognized in the income statement, and recognized in the equity only when it relates to items charged or credited directly to equity.

Deferred tax assets and liabilities are offset when the company has a legally enforceable right to set off current tax assets against current tax liabilities, and when the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the taxes borne by the Corporation is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4.18. Financial Instruments

Initial Recognition

Financial Assets

According to Circular No. 210/2009/TT-BTC dated November 6, 2009, issued by the Ministry of Finance, financial assets are classified appropriately for disclosure in the financial statements, including financial assets recognized at fair value through profit or loss, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The Company determines the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are determined at cost plus any directly attributable transaction costs related to the purchase of the financial asset. The Company's financial assets include cash and cash equivalents, trading securities, held-to-maturity investments, accounts receivable, loans receivable, and other receivables.

Financial Liabilities

According to Circular No. 210/2009/TT-BTC dated November 6, 2009, issued by the Ministry of Finance, financial liabilities are classified appropriately for disclosure in the financial statements, including financial liabilities recognized at fair value through profit or loss and financial liabilities determined at amortized cost. The Company determines the classification of these financial liabilities at the time of initial recognition.

At the time of initial recognition, financial liabilities are determined at cost plus any directly attributable

transaction costs related to the issuance of that financial liability. The Company's financial liabilities include accounts payable, accrued expenses, other payables, loans, and finance leases.

Subsequent Measurement

The value of financial instruments after initial recognition is reflected at fair value. If there are no regulations on re-evaluating the fair value of financial instruments, they are presented at their carrying amounts.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset, and the net value is presented on the balance sheet only if the Company has the legal right to offset the recognized amounts and intends to settle on a net basis, or to realize the asset and settle the liability simultaneously.

The Company has not presented disclosures related to financial instruments at the end of the accounting period, as Circular No. 210 and current regulations do not provide specific guidance on determining the fair value of financial assets and financial liabilities.

4.19. Related parties

The parties are regarded as related parties of the Company if they have the ability to control or exercise significant influence over the Company in making financial and operating. The Company's related parties include:

- Enterprises that directly or indirectly control the Company or are controlled by the Company, or are under common control with the Company, including parent companies, subsidiaries, and associated companies;
- Individuals who directly or indirectly have voting rights at the Company and exert significant influence over the Company, including key management personnel of the Company and close family members of these individuals;
- Enterprises that are controlled directly or indirectly by the individuals mentioned above, who hold a significant portion of voting rights or exert significant influence over these enterprises.

In reviewing each relationship of related parties for the preparation and presentation of financial statements, the Company focuses on the nature of the relationship rather than the legal form of those relationships.

5. CASH AND CASH EQUIVALENTS

	31/03/2026	01/04/2025
	VND	VND
Cash on hand	1.348.409.179	2.484.584.563
Cash at bank	248.845.653.959	255.070.278.637
Total	250.194.063.138	257.554.863.200

6. FINANCIAL INVESTMENTS

	31/03/2026	01/04/2025
	VND	VND
Short-term	348.499.986.537	53.000.000.000
Deposit	325.400.000.000	53.000.000.000
Certificate of deposit	23.099.986.537	
Long-term	25.000.000.000	30.000.000.000
Bond	25.000.000.000	30.000.000.000
Total	373.499.986.537	83.000.000.000

7. INVESTMENTS IN ASSOCIATES

	31/03/2026		01/04/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
CDCLeasing Investment JSC (renamed to SIL Leasing Joint Stock Company)	69.240.000.000		66.500.000.000	
Total	69.240.000.000	-	66.500.000.000	-

During the period, the Company increased its capital contribution to SIL Leasing Joint Stock Company (formerly known as CDCLeasing Investment Joint Stock Company) with an amount of VND 2.74 billion according to the Extraordinary General Meeting of Shareholders' Resolution of SIL Leasing regarding the share offering to existing shareholders with the implementation period from 18 August 2025 to 30 November 2025. Accordingly, the total investment increased to VND 69.24 billion, representing 25% of the charter capital. Up to now, SIL Leasing is still in the process of capital contribution and has not yet completed the amendment of its business registration. SIL Leasing Joint Stock Company was established on 15 November 2024 and operates in the fields of real estate business, warehouse, factory, and office leasing. Up to now, this Company is in the construction and investment stage of its factory facilities.

8. SHORT-TERM RECEIVABLES FROM CUSTOMERS

	30/09/2025	01/04/2025
	VND	VND
Xuan Thuy Trade and Services JSC	23.212.505.262	123.156.462.599
Military Petrochemical JSC	147.583.553.361	122.728.449.129
Dong Do Peninsula Da Nang Limited Liability Company	86.885.904.921	119.820.415.443
A&T Binh Duong Urban Development Investment JSC	234.883.629.587	97.808.532.613
Quang Trung Group JSC	38.769.778.683	83.119.337.093
Century Real Estate Investment And Development JSC	-	43.345.088.885
BIDGROUP JSC	11.648.915.767	18.628.525.290
CGM Investment and Construction JSC	2.841.318.344	16.525.335.586
Thang Long Investment Development and Construction Joint Stock Company	66.630.436.081	12.229.334.003
Xuan Loc Tho Limited Liability Company	54.347.699.121	55.681.858.727
Others	230.742.346.788	237.852.756.580
Total	897.546.087.915	930.896.095.948

9. SHORT-TERM ADVANCES TO SUPPLIERS

	31/03/2026	01/04/2025
	VND	VND
CDC Mechanic and Electric JSC	10.190.913.715	29.339.294.709
Hanoi Viethouse Construction JSC	78.120.084.209	10.556.184.620
Tin Phuc Viet Nam JSC	3.610.217.206	10.494.276.664
Others	154.070.596.847	58.988.911.104
Total	245.991.811.977	109.378.667.097
<i>In which: Advances to related parties</i>	10.190.913.715	29.339.294.709

(Details in Note 32)

10. OTHER RECEIVABLES

	30/09/2025		01/04/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Advances	1.650.087.589	-	1.388.740.624	-
Deposit	234.116.080	-	100.000.000	-
Other receivables, among	7.519.218.896	-	2.361.230.944	-
Accrued interest receivables	7.163.763.833	-	2.069.745.891	-
Others	355.455.063	-	291.485.053	-
Total	9.403.422.565	-	3.849.971.568	-
In which:				
- Other receivables to related parties:	59.227.769		59.227.769	
(Details in Note 32)				

11. INVENTORIES

	31/03/2026		01/04/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	34.004.795.989	-	1.711.281.165	-
Work in process	597.170.597.944	-	492.886.013.851	-
Merchandises	18.317.299.227	-	47.029.530.303	-
Total	649.492.693.160	-	541.626.825.319	-

12. PREPAID EXPENSES

	31/03/2026	01/04/2025
	VND	VND
a. Short-term		
Tools and supplies	5.527.121.611	97.551.390
Others	200.652.452	201.387.481
Total	5.727.774.063	298.938.871
b. Long-term		
Tools and supplies	2.417.367.585	12.620.162.301
Cost of repairing	1.689.243.081	2.713.323.037
Chi phí bảo hiểm	37.630.965	
Others	173.709.765	59.255.541
Total	4.280.320.431	15.392.740.879

CDC CONSTRUCTION JOINT STOCK COMPANY**NOTES TO THE FINANCIAL STATEMENTS**

FORM B09 - DN

*These notes are an integral part of and should be read in conjunction with the accompanying financial statements***13. INTANGIBLE FIXED ASSETS**

	<u>Land use rights</u>	<u>Computer softwares</u>	<u>Total</u>
	VND	VND	VND
Cost			
As at 01/04/2025	8.215.898.759	400.000.000	8.615.898.759
- Purchasing		1.075.000.000	1.075.000.000
As at 31/03/2026	8.215.898.759	1.475.000.000	9.690.898.759
Accumulated Depreciation			
As at 01/04/2025	-	271.333.347	271.333.347
- Depreciation		170.739.253	170.739.253
As at 31/03/2026	-	442.072.600	442.072.600
Net book Value			
As at 01/04/2025	8.215.898.759	128.666.653	8.344.565.412
As at 31/03/2026	8.215.898.759	1.032.927.400	9.248.826.159

CDC CONSTRUCTION JOINT STOCK COMPANY

FORM B09 - DN

NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

14. TANGIBLE FIXED ASSETS

	VND					Total
	Buildings and Structures	Machinery and Equipments	Transportation Vehicles	Management device	Others	
Cost						
As at 01/04/2025	58.051.420.524	18.691.363.635	26.171.269.636	828.317.021	788.000.000	104.530.370.816
- Purchasing	-	9.900.000.000	1.869.057.091	307.212.963	678.500.000	12.754.770.054
- Liquidation, disposal						-
- Different reduction						-
As at 31/03/2026	58.051.420.524	28.591.363.635	28.040.326.727	1.135.529.984	1.466.500.000	117.285.140.870
Accumulated Depreciation						
As at 01/04/2025	6.975.433.657	13.192.392.806	15.309.247.531	675.840.544	240.459.402	36.393.373.940
- Depreciation	2.320.306.848	1.261.137.594	3.811.207.112	106.894.436	344.861.672	7.844.407.662
- Liquidation, disposal						-
- Different reduction						-
As at 31/03/2026	9.295.740.505	14.453.530.400	19.120.454.643	782.734.980	555.321.074	44.237.781.602
Net book Value						
As at 01/04/2025	51.075.986.867	5.498.970.829	10.862.022.105	152.476.477	547.540.598	68.136.996.876
As at 31/03/2026	48.755.680.019	14.137.833.235	8.919.872.084	352.795.004	881.178.926	73.047.359.268

CDC CONSTRUCTION JOINT STOCK COMPANY

FORM B09 - DN

NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

15. TRADE ACCOUNTS PAYABLE

	31/03/2026		01/04/2025	
	Value	Repayment capability amount	Value	Repayment capability amount
	VND	VND	VND	VND
Total	37.081.590.086	37.081.590.086	28.174.797.437	28.174.797.437
In which:				
- Short-term trade payable for related parties	19.052.111.539	19.052.111.539	29.739.164.743	29.739.164.743
- Long-term trade payable for related parties (Details in Note 32)	5.154.335.508	5.154.335.508	928.201.817	928.201.817

16. TAXES AND AMOUNTS PAYABLE TO STATE BUDGET

	01/04/2025		31/03/2026	
	Receivable	Payable	Receivable	Payable
	VND	VND	VND	VND
Value added tax	-	265.903.728	-	283.463.598
Corporate income tax	-	4.924.005.078	-	5.007.533.450
Personal income tax	-	124.236.586	-	135.480.416
Others	-	-	-	-
Total	-	5.314.145.392	-	5.426.477.464

17. ADVANCE FROM CUSTOMERS

	31/03/2026	01/04/2025
	VND	VND
a. Người mua trả tiền trước ngắn hạn		
Xuan Loc Tho Co.,Ltd	18.206.160.700	16.969.903.442
A&T Binh Duong Urban Development Investment JSC	62.892.101.806	136.585.006.009
Dong Da Investment and Development JSC	78.790.035.095	68.359.807.333
Thang Long Construction And Investment Development JSC	50.480.539.746	153.053.992.926
Thanh Xuan JSC	10.877.014.778	36.799.985.047
An Hung Urban Investment JSC	4.255.122.748	6.813.278.278
Phenikaa University	11.135.715.413	26.380.455.658
A&T Thuan An Urban Development Investment JSC	95.079.602.532	
Others	285.714.894.900	75.276.745.457
Total	617.431.187.718	520.239.174.150

18. SHORT-TERM ACCRUED EXPENSES

	31/03/2026	01/04/2025
	VND	VND
Accrued interest	1.415.746.772	374.624.682
Construction project accrued expense	2.011.485.642	13.744.132.983
Others	1.676.704.846	374.882.974
Total	5.103.937.260	14.493.640.639

19. OTHER PAYABLES

	31/03/2026	01/04/2025
	VND	VND
- Trade union	1.269.596.119	950.472.119
- Insurance	739.197.500	554.054.797
- Nhận ký quỹ, ký cược ngắn hạn	100.267.270	-
- Dividends payable	1.690.000.000	1.690.000.000
- Others	1.038.029.519	391.157.762
Total	4.736.823.138	3.585.684.678

CDC CONSTRUCTION JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

FORM B09 - DN

20. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	01/04/2025		During the year		31/03/2026	
	Value	Repayment capability amount	Increase	Decrease	Value	Repayment capability amount
	VND	VND	VND	VND	VND	VND
a. Short-term loans						
- Short-term loans	268.970.334.866	268.970.334.866	1.631.251.818.703	1.088.124.126.908	812.098.026.661	812.098.026.661
Military Commercial Joint Stock Bank - Dien Bien Phu Branch	132.102.319.453	132.102.319.453	830.147.605.735	561.666.063.719	400.583.861.469	400.583.861.469
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch	51.478.391.471	51.478.391.471	430.764.140.017	261.125.117.705	221.117.413.783	221.117.413.783
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch	70.689.623.942	70.689.623.942	232.420.704.536	193.844.801.792	109.265.526.686	109.265.526.686
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ha Thanh Branch			130.619.368.415	54.788.143.692	75.831.224.723	75.831.224.723
Personal loans	14.700.000.000	14.700.000.000	7.300.000.000	16.700.000.000	5.300.000.000	5.300.000.000
- Long-term debt due for payment	4.558.131.144	4.558.131.144	3.299.537.468	6.502.314.486	1.355.354.126	1.355.354.126
Shinhan Bank Vietnam Limited - Ha Noi Branch	1.158.131.144	1.158.131.144	936.754.122	1.158.131.148	936.754.118	936.754.118
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch	3.400.000.000	3.400.000.000	2.362.783.346	5.344.183.338	418.600.008	418.600.008
Total	273.528.466.010	273.528.466.010	1.634.551.356.171	1.094.626.441.394	813.453.380.787	813.453.380.787
b. Long-term loans						
- Long-term loans	25.111.474.109	25.111.474.109	1.420.466.664	23.592.424.132	2.939.516.641	2.939.516.641
Shinhan Bank Vietnam Limited - Ha Noi Branch	3.283.254.109	3.283.254.109	164.666.664	1.101.420.786	2.346.499.987	2.346.499.987
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch	21.828.220.000	21.828.220.000	1.255.800.000	22.491.003.346	593.016.654	593.016.654
Total	25.111.474.109	25.111.474.109	1.420.466.664	23.592.424.132	2.939.516.641	2.939.516.641

CDC CONSTRUCTION JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS
FORM B09 - DN
These notes are an integral part of and should be read in conjunction with the accompanying financial statements
Owner's equity details:

	31/03/2026	Tỷ lệ	01/04/2025	Tỷ lệ
	VND	%	VND	%
Mr. Nguyen Tien Dat	98.358.600.000	23,96%	96.430.000.000	23,96%
CDC Holding Joint Stock Company	76.500.000.000	18,63%	75.000.000.000	18,63%
Mr. Le Hong Linh	32.794.020.000	7,99%	32.200.000.000	8,00%
Mr. Ngo Tan Long	32.844.000.000	8,00%	32.200.000.000	8,00%
Mr. Tran Van Truong	32.844.000.000	8,00%	32.200.000.000	8,00%
Mrs. Dang Thanh Trang	32.844.000.000	8,00%	32.200.000.000	8,00%
Mr. Le Van Quang	17.187.000.000	4,19%	17.500.000.000	4,35%
Others	87.178.250.000	21,23%	84.770.000.000	21,06%
Total	410.549.870.000	100,00%	402.500.000.000	100,00%

Capital transactions with owners and distribution of dividends and profits:

	From 01/04/2025 to 31/03/2026	From 01/04/2024 to 31/03/2025
	VND	VND
Owner's equity		
- Opening balance	402.500.000.000	350.000.000.000
- Increase during the period	8.049.870.000	52.500.000.000
- Closing balance	410.549.870.000	402.500.000.000

Shares:

	31/03/2026	01/04/2025
	VND	VND
Authorised shares	41.054.987	40.250.000
The number of shares issued and fully contributed.	41.054.987	40.250.000
- <i>Common shares</i>	41.054.987	40.250.000
Outstanding shares	41.054.987	40.250.000
- <i>Common shares</i>	41.054.987	40.250.000
Par value of an outstanding share (VND/share)	10.000	10.000

22. REVENUE

	Q IV/2025	Q IV/2024
	VND	VND
Revenue from goods sold	16.506.147.322	176.431.288.945
Revenue from construction	685.977.906.419	542.171.072.684
Revenue from service rendered	1.095.811.200	1.220.163.500
Total	703.579.864.941	719.822.525.129

CDC CONSTRUCTION JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

FORM B09 - DN

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

23. COST OF SALES

	Q IV/2025	Q IV/2024
	VND	VND
Cost of merchandise sold	16.346.351.185	173.457.582.731
Cost of construction	650.875.138.485	520.944.545.377
Cost of service rendered	318.523.749	551.929.419
Total	667.540.013.419	694.954.057.527

24. FINANCIAL INCOME

	Q IV/2025	Q IV/2024
	VND	VND
Bank interest, bond interest	10.146.150.703	2.943.276.237
Interest income from late payments under the contract	80.191.610	4.310.309.051
Total	10.226.342.313	7.253.585.288

25. FINANCIAL EXPENSES

	Q IV/2025	Q IV/2024
	VND	VND
Interest expense	12.781.508.481	3.415.552.208
Others	131.648.762	35.826.709
Total	12.913.157.243	3.451.378.917

26. ADMINISTRATIVE EXPENSES

	Q IV/2025	Q IV/2024
	VND	VND
Material and tools	382.884.326	398.480.725
Labor cost	12.388.314.302	8.118.838.422
Depreciation expense	1.669.948.944	1.528.788.472
Taxes, fees, and charges	540.000	4.519.497
Outsourced expense	2.767.917.841	2.461.504.554
Others	14.099.097	452.221.480
Total	17.223.704.510	12.964.353.150

27. OTHER INCOME

	Q IV/2025	Q IV/2024
	VND	VND
Reconcile warranty costs	827.481.525	-
Others	47.007.212	661.275.508
Total	38.396.019.994	661.275.508

28. OTHER EXPENSES

	Q IV/2025	Q IV/2024
	VND	VND
Fines, late payment	10.390.958	(118.729.508)
Liquidation of fixed assets	39.007.280.000	-
Others	41.073.055	2.148
Total	39.058.744.013	(118.727.360)

29. PRODUCTION AND OPERATING COSTS BY NATURE

	Q IV/2025	Q IV/2024
	VND	VND
Material and consumables cost	142.458.675.826	265.022.001.309
Labor cost	36.528.696.313	16.299.141.083
Depreciation expense	2.104.298.397	4.140.458.575
Taxes, fees, and charges	540.000	1.519.497
Outsourced expense	499.841.661.787	70.514.531.324
Others	305.525.112	1.757.982.975
Warranty costs for the project	-	-
Total	681.239.397.435	357.735.634.763

30. CORPORATE INCOME TAX EXPENSE

	Q IV/2025	Q IV/2024
	VND	VND
Accounting profit before CIT	14.527.105.457	16.486.323.691
Adjustment items	885.853.706	453.618.090
- Costs are not deductible	40.243.396	(118.729.508)
- Depreciation exceeds regulations this quarter	455.558.310	444.347.598
- Tiền bảo hiểm ban TGD vượt quá 36tr (TK: 6428)	178.052.000	128.000.000
- Expenses over 5 million paid in cash from 16/12/2025	212.000.000	-
Taxable income	15.412.959.163	16.939.941.781
Total current corporate income tax expenses	3.082.591.833	3.387.988.356

31. EARNING PER SHARE

	Q III/2025	Q III/2024
	VND	VND
Profit allocated to holders of ordinary shares	11.444.513.624	13.098.335.335
Adjustment items:	-	-
- Cổ tức của cổ phiếu ưu đãi	-	-
- Reward, welfare fund and Executive Board reward fund	-	-
Profit used to calculate basic earning per share	11.444.513.624	13.098.335.335
Weighted average number of common shares during the year	40.795.602	40.250.000
Earning per share	281	325

CDC CONSTRUCTION JOINT STOCK COMPANY**NOTES TO THE FINANCIAL STATEMENTS**

FORM B09 - DN

*These notes are an integral part of and should be read in conjunction with the accompanying financial statements***32. RELATED PARTY TRANSACTIONS AND BALANCES**

Beside members of the Board of Directors and the Management, the Company has the following related parties:

Related parties	Relationship
CDC Holding Joint Stock Company	Major shareholder with shared members on the Board of Directors
Mr. Nguyen Tien Dat	Major shareholder
CDCLeasing Investment Joint Stock Company (renamed to SIL Leasing Joint Stock Company)	Association company
CDC Mechanic and Electric Joint Stock Company	Mr. Tran Van Truong is the Chairman of the Board of Directors of this company
CDC Nha Trang Investment Joint Stock Company	Having the same members of the Board of Directors
CDC Real Estate Investment Joint Stock Company	Mr. Ngo Tan Long is the Chairman of the Board of Directors of this company
HTI Investment and Trading Limited Company	Mr. Le Van Quang is the owner of this company
Binh Thuan Plastic Group Joint Stock Company	Mr. Le Van Quang is the Chairman of the Board of Directors of this company
Hanoi Viethouse Construction Joint Stock Company (renamed to VCCONS Joint Stock Company)	No longer a related party as of May 6, 2024

In addition to transactions and balances with related parties presented in other notes to the financial statement, during the year the Company also had transactions with the related parties as follows:

Balances with related parties:

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Receiving capital contribution	1.690.000.000	-
Mr. Tran Van Truong	644.000.000	
Mrs. Dang Thanh Trang	644.000.000	
Mr. Ngo Quy Nham	20.000.000	
Mr. Mai Dinh Chat	161.000.000	
Mr. Nguyen Khac Thinh	161.000.000	
Mr. Nguyen Van Tien	60.000.000	
Purchase of goods and services	35.920.650.325	7.453.413.799
CDC Mechanic and Electric JSC	35.920.650.325	7.453.413.799
Đầu tư góp vốn vào đơn vị khác	-	66.500.000.000
SIL Leasing Joint Stock Company	-	66.500.000.000
Other receivables	3.000.000.000	
CDC Holding Joint Stock Company	3.000.000.000	-

CDC CONSTRUCTION JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

FORM B09 - DN

These notes are an integral part of and should be read in conjunction with the accompanying financial statements

Transactions with related parties:

	<u>31/03/2026</u>	<u>01/04/2025</u>
	VND	VND
Short-term other receivables	59.227.769	59.227.769
CDC Holding JSC	59.227.769	59.227.769
Short-term other payables	1.690.000.000	1.690.000.000
CDC Holding JSC	1.690.000.000	1.690.000.000
Trade accounts payable	24.206.447.047	30.667.366.560
Short-term trade accounts payable	19.052.111.539	29.739.164.743
CDC Mechanic and Electric JSC	19.052.111.539	29.739.164.743
Long-term trade accounts payable	5.154.335.508	928.201.817
CDC Mechanic and Electric JSC	5.154.335.508	928.201.817
Short-term advances to suppliers	10.190.913.715	29.159.294.709
CDC Mechanic and Electric JSC	10.190.913.715	29.159.294.709

Remuneration of the Board of Directors and Management

Name	Position	From 01/01/2026	From 01/01/2025
		to 31/03/2026	to 31/03/2025
		VND	VND
Mr. Ngo Tan Long	Chairman	444.963.636	276.750.000
Mr. Tran Van Truong	Vice chairman (Appointed on 03/06/2024)	489.771.970	276.750.000
	General Director (Resigned on 03/06/2024)		
Mr. Le Van Quang	Member of the board (Resigned on 26/09/2025)		-
Ms. Dang Thanh Trang	Member of the board	584.788.068	288.625.000
	General Director (Appointed on 03/06/2024); Deputy General Director (Resigned on 03/06/2024)		
Mr. Mai Dinh Chat	Deputy General Director	381.875.000	225.750.000
Mr. Nguyen Khac Thinh	Deputy General Director	332.645.833	225.750.000
Mr. Nguyen Van Linh	Deputy General Director (Appointed on 11/07/2024)	368.625.000	180.370.056
Mr. Nguyen Huu Bang	Deputy General Director (Appointed on 16/09/2024, Resigned on 24/06/2025)	-	202.125.000
Mr. Trinh Ngoc Thang	Deputy General Director (Appointed on 18/03/2026,		
Mr Tran Gia Nguyen Tri	Vice chairman (Appointed on September 27, 2025)	-	-
Total		2.602.669.507	1.676.120.056

33. OTHER INFORMATION

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Remuneration of the Supervisory Board		
Total	-	-

Ha Noi, 20 April 2026

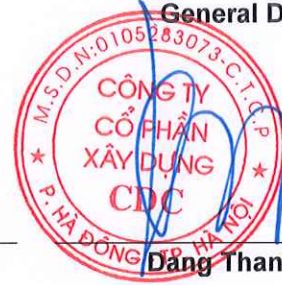
Preparer

Nguyen Thi Hong Nhung

Chief Accountant

Nguyen Thi Thuy

General Director



Dang Thanh Trang