CDC CDC CONSTRUCTION JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom – Happiness**
No.:29/2026/CBTT-CDC	*Hanoi, 20 July 2026*

EXPLANATION OF PROFIT VARIANCE

- *Pursuant to Circular No. 96/2020/TT-BTC dated 16 November 2020 guiding information disclosure on the securities market;*
- *Pursuant to the operating results for the first quarter of 2026 of CDC Construction Joint Stock Company.*

CDC Construction Joint Stock Company hereby explains the changes in the operating results for the first quarter of 2026 compared with the same period of the previous year as follows:

The main reasons for the decrease in profit after corporate income tax in the first quarter of 2026 compared with the same period of the previous year are as follows:

Unit: Million

Description	Q1/2026	Q1/2025	Variance	%(Increase/Decrease)
Profit after Corporate Income Tax	8,828	10,861	-2,033	-18.72%

(1) Revenue in the first quarter of 2026 amounted to VND 516.3 billion, down 7.6% compared with the same period of 2025. The main reason for the decrease in revenue is that the Company mainly focused on construction activities, while trading activities were no longer prioritized in its business operations. Specifically, trading revenue in the first quarter of 2026 amounted to VND 2.9 billion, down 98.4% compared with the same period of the previous year, while construction revenue amounted to VND 511.3 billion, up 37.9% compared with the same period of the previous year.

(2) Financial income in Q1 2026 reached VND 14.9 billion, representing an increase of 122.4% compared to the same period last year. However, financial expenses in Q1 2026 amounted to VND 16.1 billion and increased compared to the same period last year, resulting in a loss of VND 1.2 billion from financial activities in Q1 2026, whereas a profit of VND 2.3 billion was generated from these activities in the corresponding period of the previous year.

(3) Administrative expenses in the first quarter of 2026 amounted to VND 13.98 billion, up 27.9% compared with the same period of the previous year.

The above is the explanation of the profit variance in the financial statements for the first quarter of 2026 compared with the same period of 2025..

Respectfully,

CDC CONSTRUCTION JOINT STOCK COMPANY

M.S.D.N: 0105283073-C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG CDC
P. HÀ ĐÔNG - TP. HÀ NỘI

TỔNG GIÁM ĐỐC

Đặng Thanh Trang

CDC CONSTRUCTION JOINT STOCK COMPANY

AUDITED FINANCIAL STATEMENTS
Quarter I,2026

Hanoi, July 2026

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BALANCE SHEET
As at June 30, 2026

FORM B01 - DN
Unit: VND

ASSETS	Codes	Notes	30/06/2026	01/04/2026
A - CURRENT ASSETS	**100**		**2.659.473.380.768**	**2.414.907.394.103**
I. Cash and cash equivalents	**110**	**5**	**210.001.263.137**	**250.194.063.138**
1. Cash	111		210.001.263.137	250.194.063.138
II. Short-term financial investments	**120**		**456.240.328.764**	**356.499.986.537**
3. Invesments held to maturity	123	6	456.240.328.764	356.499.986.537
III. Short-term receivables	**130**		**1.314.270.990.769**	**1.152.941.322.457**
1. Short-term receivables from customers	131	8	1.010.111.218.083	897.546.087.915
2. Short-term advances to suppliers	132	9	288.146.985.950	245.991.811.977
6. Other receivables	135	10	16.012.786.736	9.403.422.565
7. Provision for doubtful debts	136	9	-	-
IV. Inventories	**140**	**11**	**674.964.688.481**	**649.492.693.160**
1. Inventories	141		674.964.688.481	649.492.693.160
V. Other current assetsc	**160**		**3.996.109.617**	**5.779.328.811**
1. Short-term prepaid expenses	161	12	3.944.554.869	5.727.774.063
2. Value added tax deductibles	162		51.554.748	51.554.748
3. Other receivables from State Budget	163		-	-
B - NON-CURRENT ASSETS	**200**		**185.230.372.923**	**181.097.005.858**
II. Fixed assets	**220**		**83.785.721.489**	**82.296.185.427**
1. Tangible fixed assets	221	14	74.610.645.332	73.047.359.268
- Cost	222		117.885.794.070	114.087.868.144
- Accumulated depreciation	223		(43.275.148.738)	(41.040.508.876)
3. Intangible fixed assets	227	13	9.175.076.157	9.248.826.159
- Cost	228		9.690.898.759	9.690.898.759
- Accumulated amortization	229		(515.822.602)	(442.072.600)
IV. Long-term assets in progress	**250**	**0**	**280.500.000**	**280.500.000**
2. Construction in progress	252		280.500.000	280.500.000
V. Long-term financial investments	**260**		**94.240.000.000**	**94.240.000.000**
2. Investments in associates	262	7	69.240.000.000	69.240.000.000
5. Long-term held-to-maturity inestments	265	6	25.000.000.000	25.000.000.000
VI. Other long-term assets	**270**		**6.924.151.434**	**4.280.320.431**
1. Long-term prepaid expenses	271	12	6.924.151.434	4.280.320.431
TOTAL ASSETS	**280**		**2.844.703.753.691**	**2.596.004.399.961**

BALANCE SHEET (Continued)
As at June 30, 2026

FORM B01 - DN
Unit: VND

SOURCE OF CAPITAL	Codes	Notes	30/06/2026	01/04/2025
C - LIABILITIES	**300**		**2.216.245.769.554**	**1.975.503.069.055**
I. Current liabilities	**310**		**2.170.408.930.276**	**1.932.449.795.102**
1. Trade accounts payables	311	15	397.374.498.755	472.495.709.043
2. Short-term advance from customers	312	16	934.469.443.481	617.431.187.718
3. Dividends and profits payable	313		1.690.000.000	1.690.000.000
4. Taxes and amounts payable to State Budget	314	17	5.811.957.451	5.426.477.464
5. Payables to employees	315		9.090.102.790	8.427.394.447
6. Short-term accrued expenses	316	18	12.369.510.341	5.103.937.260
10. Other current payables	320	19	4.242.891.246	3.046.823.138
11. Short-term loans and obligations under finance leases	321	20	799.985.640.967	813.453.380.787
13. Bonus and welfare funds	323		5.374.885.245	5.374.885.245
II. Long-term Liabilities	**330**		**45.836.839.278**	**43.053.273.953**
1. Long-term trade payables	331	15	40.261.419.877	37.081.590.086
9. Long-term loans and obligations under finance leases	339	20	2.711.366.638	2.939.516.641
13. Long-term provisions	343	0	2.864.052.763	3.032.167.226
D - EQUITY	**400**		**628.457.984.137**	**620.501.330.906**
I. Owners' equity	**410**	**21**	**628.457.984.137**	**620.501.330.906**
1. Owners' contributed capital	411		410.549.870.000	410.549.870.000
- Ordinary shares with voting rights	411a		410.549.870.000	410.549.870.000
2. Share premium	412		18.041.760.000	18.041.760.000
8. Investment and development fund	418		3.583.256.830	3.583.256.830
11. Retained earnings	421		8.827.620.754	41.756.181.898
- Undistributed earnings accumulated to the prior year end	421a		8.827.620.754	41.756.181.898
- Undistributed earnings of the current year	421b		8.827.620.754	41.756.181.898
TOTAL RESOURCES	**440**		**2.844.703.753.691**	**2.596.004.399.961**

Ha Noi, 20 July 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Hong Nhung	Nguyen Thi Thuy	Dang Thanh Trang

M.S.D.N: 0105283073 C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG CDC
P. HÀ ĐÔNG - TP. HÀ NỘI

INCOME STATEMENT
Quarter I/2026

FORM B02 - DN
Unit: VND

ITEMS	Codes	Notes	QI This year	QI Last year	Cumulative from the beginning of the This year	Cumulative from the beginning of the Last year
1. Revenue from services rendered	**01**	**22**	**516.294.362.028**	**558.644.074.316**	**516.294.362.028**	**558.644.074.316**
2. Deductions	02		-	-	-	-
3. Net revenue from services rendered	**10**		**516.294.362.028**	**558.644.074.316**	**516.294.362.028**	**558.644.074.316**
4. Cost of services rendered	**11**	**23**	**489.141.931.962**	**536.457.909.807**	**489.141.931.962**	**536.457.909.807**
5. Gross profit from services rendered	**20**		**27.152.430.066**	**22.186.164.509**	**27.152.430.066**	**22.186.164.509**
6. Financial income	21	24	14.984.243.499	6.738.034.872	14.984.243.499	6.738.034.872
7. Financial expenses	22	25	16.177.034.342	4.408.627.677	16.177.034.342	4.408.627.677
- Of which: Loan interest charged	23		16.177.034.342	4.408.627.677	16.177.034.342	4.408.627.677
8. Selling expenses	25		-	-	-	-
9. General and administration expenses	26	26	13.983.101.734	10.936.693.346	13.983.101.734	10.936.693.346
10. Operating profit	**30**		**11.976.537.489**	**13.578.878.358**	**11.976.537.489**	**13.578.878.358**
11. Other income	31	27	86.180.912	110.041.148	86.180.912	110.041.148
12. Other expenses	32	28	748.828.793	1.462.802	748.828.793	1.462.802
13. Profit from other activities	**40**		**(662.647.881)**	**108.578.346**	**(662.647.881)**	**108.578.346**
14. Accounting profit before tax	**50**		**11.313.889.608**	**13.687.456.704**	**11.313.889.608**	**13.687.456.704**
15. Current corporate income tax expense	51	30	2.486.268.854	2.826.360.860	2.486.268.854	2.826.360.860
16. Net profit after corporate income tax	**60**		**8.827.620.754**	**10.861.095.844**	**8.827.620.754**	**10.861.095.844**
17. Earning per share	**70**	**31**	**215**	**270**	**215**	**270**

Ha Noi, 20 July 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Hong Nhung	Nguyen Thi Thuy	Dang Thanh Trang

CÔNG TY CỔ PHẦN XÂY DỰNG CDC
P. HÀ ĐÔNG - TP HÀ NỘI

CASH FLOW STATEMENT

(Indirect Method)
As at June 30, 2026

FORM B03 - DN
Unit: VND

ITEMS	Codes	This year	Last year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	**01**	**11.313.889.608**	**13.687.456.704**
2. Adjustment for		**4.904.499.803**	**1.523.192.437**
- Depreciation and amortization of fixed assets	02	2.308.389.864	1.936.141.223
- Provisions	03	(168.114.463)	(332.919.808)
- (Gain)/Loss from investing activities	05	(13.412.809.940)	(4.488.656.655)
- Interest expenses	06	16.177.034.342	4.408.627.677
3. Operating profit before movements in working capital	**08**	**16.218.389.411**	**15.210.649.141**
- Increase/decrease in receivables	09	(160.038.121.459)	(69.211.425.312)
- Increase/decrease in inventory	10	(25.471.995.321)	(50.283.339.797)
- Increase/decrease in payables (exclude interest expenses, CIT)	11	248.224.815.001	25.892.983.320
- Increase/decrease in prepayments and others	12	(860.611.809)	2.452.622.029
- (Increase)/(Deacrease) Trading securities	13	-	-
- Interest paid	14	(16.301.238.505)	(4.352.527.448)
- Corporate income tax paid	15	(3.676.994.283)	(2.701.398.942)
Net cash from operating activities	**20**	**58.094.243.035**	**(82.992.437.009)**
II. CASH FLOWS FROM INVESTING ACTIVITIES		-	-
1. Acquisition of fixed assets and other long-term assets	21	3.027.925.927	(62.500.000)
2. Proceeds from disposals of fixed assets and other long-term assets	22	-	-
3. Cash outflow for lending, buying debt intrusments of other entities	23	(234.000.000.000)	(2.000.000.000)
4. Cash recoverd from lending, selling debt intrusments of other entities	24	136.211.219.417	-
7. Interest earned, dividend and profit received	27	10.169.701.443	4.117.695.015
Net cash from investing activities	**30**	**(84.591.153.213)**	**2.055.195.015**
III. CASH FLOWS FROM FINANCING ACTIVITIES			
3. Proceeds from borrowings	33	519.689.902.969	319.887.325.627
4. Repayments of borrowings	34	(533.385.792.792)	(305.496.552.024)
Net cash from financing activities	**40**	**(13.695.889.823)**	**14.390.773.603**
Net decrease in cash during the period	**50**	**(40.192.800.001)**	**(66.546.468.391)**
Cash and cash equivalents at the beginning of the period	**60**	**250.194.063.138**	**257.554.863.200**
Cash and cash equivalents at the end of the	**70**	**210.001.263.137**	**191.008.394.808**

Ha Noi, 20 July 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Hong Nhung	Nguyen Thi Thuy	Dang Thanh Trang

M.S.D.N: 0105883... C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG CDC
P. HÀ ĐÔNG - TP. HÀ NỘI

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 18th time on 30 Jannuary 2026.

Charter Capital: 410.549.870.000 VND, equivalent to 41.054.987 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 30 June 2026 was 346 (at 30 June 2025 was 345).

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 30 June 2026, 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 *(temporarily stopped operating from 12 September 2025 to 12 September 2026)*	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

Circular No. 99/2025/TT-BTC dated 27 October 2025, 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

Invesments 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 diffirence between proceed from sales or disposals of assets and their residual valuwes 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 truster 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).

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

	30/06/2026	01/04/2026
	VND	VND
Cash on hand	1.913.180.450	1.348.409.179
Cash at bank	208.088.082.687	248.845.653.959
Cash and cash equivalents	-	-
Total	**210.001.263.137**	**250.194.063.138**

6. FINANCIAL INVESTMENTS

	30/06/2026	01/04/2026
	VND	VND
Short-term	**456.240.328.764**	**356.499.986.537**
Deposit	448.240.328.764	325.400.000.000
Certificate of deposit	-	23.099.986.537
Lending	8.000.000.000	8.000.000.000
Long-term	25.000.000.000	25.000.000.000
Bond	25.000.000.000	25.000.000.000
Total	**481.240.328.764**	**381.499.986.537**

7. INVESTMENTS IN ASSOCIATES

	30/06/2026		01/04/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
CDCLeasing Investment JSC (renamed to SIL Leasing Joint Stock Company)	69.240.000.000		69.240.000.000	
Total	**69.240.000.000**	-	**69.240.000.000**	-

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

	30/06/2026	01/04/2026
	VND	VND
Xuan Thuy Trade and Services JSC	56.518.677.507	23.212.505.262
Military Petrochemical JSC	164.880.472.682	147.583.553.361
Dong Do Peninsula Da Nang Limited Liability Company (Receive the project transfer from Dong Do Group JSC)	120.616.626.930	86.885.904.921
A&T Binh Duong Urban Development Investment JSC	158.578.209.172	234.883.629.587
Quang Trung Group JSC	33.194.620.703	38.769.778.683
BIDGROUP JSC	11.648.915.767	11.648.915.767
CGM Investment and Construction JSC	2.841.318.344	2.841.318.344
Thang Long Investment Development and Construction	66.630.436.081	66.630.436.081
Xuan Loc Tho Limited Liability Company	66.530.197.365	54.347.699.121
Others	328.671.743.532	230.742.346.788
Total	**1.010.111.218.083**	**897.546.087.915**

9. SHORT-TERM ADVANCES TO SUPPLIERS

	30/06/2026	01/04/2026
	VND	VND
CDC Mechanic and Electric JSC	19.239.138.381	10.190.913.715
Hanoi Viethouse Construction Joint Stock Company (renamed to VCCONS Joint Stock Company)	93.443.297.825	78.120.084.209
Tin Phuc Viet Nam JSC	12.017.818.328	3.610.217.206
Others	163.446.731.416	154.070.596.847
Total	**288.146.985.950**	**245.991.811.977**
In which: Advances to related parties (Details in Note 32)	19.239.138.381	10.190.913.715

10. OTHER RECEIVABLES

	30/06/2026		01/04/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Advances	2.683.244.257	-	1.650.087.589	-
Deposit	237.116.080	-	234.116.080	-
Other receivables, among them:	**13.092.426.399**	**-**	**7.519.218.896**	**-**
Accrued interest receivables	8.455.310.686	-	7.163.763.833	-
Others	4.637.115.713	-	355.455.063	-
Total	**16.012.786.736**	**-**	**9.403.422.565**	**-**
In which:				
- Other receivables to related parties:	59.227.769		59.227.769	
(Details in Note 32)				

11. INVENTORIES

	30/06/2026		01/04/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Raw materials	11.991.588.159	-	34.004.795.989	-
Work in process (*)	662.973.100.322	-	597.170.597.944	-
Merchandises	-	-	18.317.299.227	-
Total	**674.964.688.481**	**-**	**649.492.693.160**	**-**

12. PREPAID EXPENSES

	30/06/2026	01/04/2026
	VND	VND
a. Short-term		
Tools and supplies	3.697.602.402	5.527.121.611
Others	246.952.467	200.652.452
Total	**3.944.554.869**	**5.727.774.063**
b. Long-term		
Tools and supplies	5.016.820.084	2.417.367.585
Cost of repairing	1.683.908.837	1.689.243.081
Others	223.422.513	173.709.765
Total	**6.924.151.434**	**4.280.320.431**

13. INTANGIBLE FIXED ASSETS

	Land use rights	Computer softwares	Total
	VND	VND	VND
Cost			
As at 01/04/2026	8.215.898.759	1.475.000.000	9.690.898.759
- Purchasing		-	-
As at 30/06/2026	8.215.898.759	1.475.000.000	9.690.898.759
Accumulated Depreciation			
As at 01/04/2026	-	442.072.600	442.072.600
- Depreciation	-	73.750.002	73.750.002
As at 30/06/2026	-	515.822.602	515.822.602
Net book Value			
As at 01/04/2026	8.215.898.759	1.032.927.400	9.248.826.159
As at 30/06/2026	8.215.898.759	959.177.398	9.175.076.157

14. TANGIBLE FIXED ASSETS

	Buildings and Structures	Machinery and Equipments	Transportation Vehicles	Management device	Others	Total
	VND	VND	VND	VND	VND	VND
Cost						
As at 01/04/2026	**58.051.420.524**	**25.394.090.909**	**28.040.326.727**	**1.135.529.984**	**1.466.500.000**	**114.087.868.144**
- Purchasing	-	3.465.925.926	-	-	332.000.000	3.797.925.926
- Liquidation, disposal						-
- Different reduction						-
As at 30/06/2026	**58.051.420.524**	**28.860.016.835**	**28.040.326.727**	**1.135.529.984**	**1.798.500.000**	**117.885.794.070**
Accumulated Depreciation						-
As at 01/04/2026	**9.295.740.505**	**11.256.257.674**	**19.120.454.643**	**782.734.980**	**585.321.074**	**41.040.508.876**
- Depreciation	580.076.712	624.225.595	853.777.577	36.053.499	140.506.479	2.234.639.862
- Liquidation, disposal						-
- Different reduction						-
As at 30/06/2026	**9.875.817.217**	**11.880.483.269**	**19.974.232.220**	**818.788.479**	**725.827.553**	**43.275.148.738**
Net book Value						
As at 01/04/2026	48.755.680.019	14.137.833.235	8.919.872.084	352.795.004	881.178.926	73.047.359.268
As at 30/06/2026	48.175.603.307	16.979.533.566	8.066.094.507	316.741.505	1.072.672.447	74.610.645.332

15. TRADE ACCOUNTS PAYABLE

	30/06/2026		01/04/2026	
	Value	Repayment capability amount	Value	Repayment capability amount
	VND	VND	VND	VND
a. Short-term trade accounts payable	397.374.498.755	397.374.498.755	472.495.709.043	472.495.709.043
b. Long-term trade accounts payable	40.261.419.877	40.261.419.877	37.081.590.086	37.081.590.086
Total	**437.635.918.632**	**437.635.918.632**	**509.577.299.129**	**509.577.299.129**
In which:				
- Short-term trade payable for related parties	7.515.214.451	7.515.214.451	19.052.111.539	19.052.111.539
- Long-term trade payable for related parties	3.449.771.660	3.449.771.660	5.154.335.508	5.154.335.508
(Details in Note 32)				

16. TAXES AND AMOUNTS PAYABLE TO STATE BUDGET

	01/04/2026		Payable amount	Paid amount	30/06/2026	
	Receivable	Payable			Receivable	Payable
	VND	VND	VND	VND	VND	VND
Value added tax	-	283.463.598	748.734.864	474.098.183	-	558.100.279
Corporate income tax	-	5.007.533.450	3.357.236.377	3.676.994.283	-	4.687.775.544
Personal income tax	-	135.480.416	610.727.215	180.126.003	-	566.081.628
Others	-	-	512.887.169	512.887.169	-	-
Total	**-**	**5.426.477.464**	**5.229.585.625**	**4.844.105.638**	**-**	**5.811.957.451**

17. ADVANCE FROM CUSTOMERS

	30/06/2026	01/04/2026
	VND	VND
Xuan Loc Tho Co.,Ltd	11.142.184.907	18.206.160.700
A&T Binh Duong Urban Development Investment JSC	43.466.684.227	62.892.101.806
Dong Da Investment and Development JSC	151.682.601.753	78.790.035.095
Thang Long Construction And Investment Development JSC	50.480.539.746	50.480.539.746
Thanh Xuan JSC	8.050.426.912	10.877.014.778
An Hung Urban Investment JSC	4.255.122.748	4.255.122.748
Phenikaa University	3.728.062.611	11.135.715.413
A&T Thuan An Urban Development Investment JSC	92.457.992.146	95.079.602.532
Military Petroleum Joint Stock Company	274.079.015.126	81.315.293.556
Others	295.126.813.305	204.399.601.344
Total	**934.469.443.481**	**617.431.187.718**

18. SHORT-TERM ACCRUED EXPENSES

	30/06/2026	01/04/2026
	VND	VND
a. Chi phí phải trả ngắn hạn		
Accrued interest	1.291.542.609	1.415.746.772
Construction project accrued expense	10.927.297.248	2.011.485.642
Others	150.670.484	1.676.704.846
Total	**12.369.510.341**	**5.103.937.260**

19. OTHER PAYABLES

	30/06/2026	01/04/2026
	VND	VND
- Trade union	1.352.686.119	1.269.596.119
- Insurance	1.259.382.500	739.197.500
- Others	1.630.822.627	1.038.029.519
Total	**4.242.891.246**	**3.046.823.138**

20. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	01/04/2026		During the year		30/06/2026	
	Value	Repayment capability amount	Increase	Decrease	Value	Repayment capability amount
	VND	VND	VND	VND	VND	VND
a. Short-term loans						
- Short-term loans	**812.098.026.661**	**812.098.026.661**	**519.689.902.969**	**532.991.610.003**	**798.796.319.627**	**798.796.319.627**
Military Commercial Joint Stock Bank - Dien Bien Phu Branch (1)	400.583.861.469	400.583.861.469	261.569.281.582	290.753.802.962	371.399.340.089	371.399.340.089
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch (2)	221.117.413.783	221.117.413.783	95.864.981.792	93.106.069.675	223.876.325.900	223.876.325.900
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (3)	109.265.526.686	109.265.526.686	43.658.085.231	60.600.512.643	92.323.099.274	92.323.099.274
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ha Thanh Branch (4)	75.831.224.723	75.831.224.723	106.397.554.364	75.831.224.723	106.397.554.364	106.397.554.364
Personal loans (5)	5.300.000.000	5.300.000.000	12.200.000.000	12.700.000.000	4.800.000.000	4.800.000.000
- Long-term debt due for payment	**1.355.354.126**	**1.355.354.126**	**228.150.003**	**394.182.789**	**1.189.321.340**	**1.189.321.340**
Shinhan Bank Vietnam Limited - Ha Noi Branch (6)	936.754.118	936.754.118	123.500.001	289.532.787	770.721.332	770.721.332
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch (2)	418.600.008	418.600.008	104.650.002	104.650.002	418.600.008	418.600.008
Total	**813.453.380.787**	**813.453.380.787**	**519.918.052.972**	**533.385.792.792**	**799.985.640.967**	**799.985.640.967**
b. Long-term loans						
- Long-term loans	**2.939.516.641**	**2.939.516.641**	-	**228.150.003**	**2.711.366.638**	**2.711.366.638**
Shinhan Bank Vietnam Limited - Ha Noi Branch (6)	2.346.499.987	2.346.499.987	-	123.500.001	2.222.999.986	2.222.999.986
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch (2)	593.016.654	593.016.654	-	104.650.002	488.366.652	488.366.652
Total	**2.939.516.641**	**2.939.516.641**	-	**228.150.003**	**2.711.366.638**	**2.711.366.638**

21. OWNERS' EQUITY

	Owner's equity	Share premium	Treasury stock	Investment and development fund	Undistributed earnings	Total
	VND	VND	VND	VND	VND	VND
Last year						
As at 01/04/2025	**402.500.000.000**	**18.041.760.000**	**-**	**2.737.486.870**	**164.784.557.078**	**588.063.803.948**
Profit/(Loss) from the previous year	-	-	-	-	10.861.095.844	10.861.095.844
As at 30/06/2025	**402.500.000.000**	**18.041.760.000**	**-**	**2.737.486.870**	**175.645.652.922**	**598.924.899.792**
This year						
As at 01/04/2026	**410.549.870.000**	**18.041.760.000**	**-**	**3.583.256.830**	**188.326.444.076**	**620.501.330.906**
Profit/(Loss) for this year	-	-	-	-	8.827.620.754	8.827.620.754
Different reduction	-	-	-	-	(870.967.523)	(870.967.523)
As at 30/06/2026	**410.549.870.000**	**18.041.760.000**	**-**	**3.583.256.830**	**196.283.097.307**	**628.457.984.137**

Owner's equity details:

	30/06/2026	Tỷ lệ	01/04/2026	Tỷ lệ
	VND	%	VND	%
Mr. Nguyen Tien Dat	98.358.600.000	23,96%	98.358.600.000	23,96%
CDC Holding Joint Stock	76.500.000.000	18,63%	76.500.000.000	18,63%
Mr. Le Hong Linh	32.794.020.000	7,99%	32.794.020.000	7,99%
Mr. Ngo Tan Long	32.844.000.000	8,00%	32.844.000.000	8,00%
Mr. Tran Van Truong	32.844.000.000	8,00%	32.844.000.000	8,00%
Mrs. Dang Thanh Trang	32.844.000.000	8,00%	32.844.000.000	8,00%
Mr. Le Van Quang	17.187.000.000	4,19%	17.187.000.000	4,19%
Others	87.178.250.000	21,23%	87.178.250.000	21,23%
Total	**410.549.870.000**	**100,00%**	**410.549.870.000**	**100,00%**

Capital transactions with owners and distribution of dividends and profits:

	From 01/04/2026 to 30/06/2026	From 01/04/2025 to 30/06/2025
	VND	VND
Owner's equity		
- Opening balance	410.549.870.000	402.500.000.000
- Closing balance	**410.549.870.000**	**402.500.000.000**

Shares:

	30/06/2026	01/04/2026
	VND	VND
Authorised shares	**41.054.987**	**41.054.987**
The number of shares issued and fully contributed.	41.054.987	41.054.987
- Common shares	*41.054.987*	*41.054.987*
Outstanding shares	41.054.987	41.054.987
- Common shares	41.054.987	41.054.987
Par value of an outstanding share (VND/share)	10.000	10.000

22. REVENUE

	Q I/2026	Q I/2025
	VND	VND
Revenue from goods sold	2.946.587.541	186.279.434.635
Revenue from construction	511.329.354.487	370.676.719.681
Revenue from service rendered	2.018.420.000	1.687.920.000
Total	**516.294.362.028**	**558.644.074.316**

23. COST OF SALES

	Q I/2026	Q I/2025
	VND	VND
Cost of merchandise sold	2.911.517.714	183.151.753.854
Cost of construction	485.626.401.617	352.936.877.137
Cost of service rendered	604.012.631	369.278.816
Total	**489.141.931.962**	**536.457.909.807**

24. FINANCIAL INCOME

	Q I/2026	Q I/2025
	VND	**VND**
Bank interest, bond interest	13.412.809.940	4.488.656.655
Interest income from late payments under the contract	1.571.433.559	2.249.378.217
Total	**14.984.243.499**	**6.738.034.872**

25. FINANCIAL EXPENSES

	Q I/2026	Q I/2025
	VND	**VND**
Interest expense	16.177.034.342	4.408.627.677
Total	**16.177.034.342**	**4.408.627.677**

26. ADMINISTRATIVE EXPENSES

	Q I/2026	Q I/2025
	VND	**VND**
Material and tools	436.677.103	406.794.545
Labor cost	9.498.118.919	7.518.946.215
Depreciation expense	1.560.657.790	1.526.807.907
Taxes, fees, and charges	8.862.819	-
Outsourced expense	2.387.297.117	1.434.998.865
Others	91.487.986	49.145.814
Total	**13.983.101.734**	**10.936.693.346**

27. OTHER INCOME

	Q I/2026	Q I/2025
	VND	**VND**
Others	86.180.912	110.041.148
Total	**86.180.912**	**110.041.148**

28. OTHER EXPENSES

	Q I/2026	Q I/2025
	VND	**VND**
Fines, late payment	710.521.754	-
Others	38.307.039	1.462.802
Total	**748.828.793**	**1.462.802**

29. PRODUCTION AND OPERATING COSTS BY NATURE

	Q I/2026	Q I/2025
	VND	**VND**
Material and consumables cost	278.450.172.325	182.293.991.137
Labor cost	29.177.653.623	24.158.552.538
Depreciation expense	2.320.789.863	1.951.666.223
Taxes, fees, and charges	8.862.819	-
Outsourced expense	259.729.239.695	213.144.092.807
Others	371.657.986	3.909.130.456
Warranty costs for the project	-	95.426.274
Total	**570.058.376.311**	**425.552.859.435**

30. CORPORATE INCOME TAX EXPENSE

	Q I/2026	Q I/2025
	VND	VND
Accounting profit before CIT	**11.313.889.608**	**13.687.456.704**
Adjustment items	1.117.454.664	444.347.598
- Costs are not deductible	710.521.754	-
- Depreciation exceeds regulations this quarter	401.532.910	444.347.598
- Expenses over 5 million paid in cash	5.400.000	
Taxable income	12.431.344.272	14.131.804.302
Total current corporate income tax expenses	**2.486.268.854**	**2.826.360.860**

31. EARNING PER SHARE

	Q I/2026	Q I/2025
	VND	VND
Profit allocated to holders of ordinary shares	8.827.620.754	10.861.095.844
Adjustment items:	-	-
- Reward, welfare fund and Executive Board reward fund	-	-
Profit used to calculate basic earning per share	8.827.620.754	10.861.095.844
Weighted average number of common shares during the year	41.054.987	40.250.000
Earning per share	**215**	**270**

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 paries:

	From 01/04/2026 to 30/06/2026	From 01/04/2025 to 30/06/2025
	VND	VND
Settlement of advances	**48.015.000**	-
Mr. Trinh Ngoc Thang	48.015.000	
Revenue from sale of goods and provision of services	-	-
Hanoi Viethouse Construction JSC (*)	No longer a party involved since May 6, 2024.	No longer a party involved since May 6, 2024.
Purchase of goods and services	**19.332.122.131**	**9.977.666.766**
CDC Mechanic and Electric JSC	19.332.122.131	9.977.666.766
Other receivables	**25.295.000**	
Mr. Trinh Ngoc Thang	25.295.000	

Transactions with related parties:

	30/06/2026	01/04/2026
	VND	VND
Short-term other receivables	**59.227.769**	**59.227.769**
CDC Holding JSC	59.227.769	59.227.769
Advances	-	**48.015.000**
Mr. Trinh Ngoc Thang	-	48.015.000
Must pay dividends	**1.690.000.000**	**1.690.000.000**
CDC Holding JSC	1.690.000.000	1.690.000.000
Short-term other payables	-	**25.295.000**
Mr. Trinh Ngoc Thang	-	25.295.000
Trade accounts payable	**10.964.986.111**	**23.753.889.010**
Short-term trade accounts payable	***7.515.214.451***	***19.052.111.539***
CDC Mechanic and Electric JSC	7.515.214.451	19.052.111.539
Long-term trade accounts payable	***3.449.771.660***	***4.701.777.471***
CDC Mechanic and Electric JSC	3.449.771.660	4.701.777.471
Short-term advances to suppliers	**19.239.138.381**	**10.190.913.715**
CDC Mechanic and Electric JSC	19.239.138.381	10.190.913.715
Short-term accrued expenses	**597.688.329**	**1.818.549.385**
CDC Mechanic and Electric JSC	597.688.329	1.818.273.985

Remuneration of the Board of Directors and Management

Name	Position	From 01/04/2026 to 30/06/2026	From 01/04/2025 to 30/06/2025
		VND	VND
Mr. Ngo Tan Long	Chairman	273.600.000	231.200.001
Mr. Tran Van Truong	Vice chairman (Appointed on 03/06/2024) General Director (Resigned on 03/06/2024)	315.600.000	231.200.000
Mr. Le Van Quang	Member of the board (Resigned on 26/09/2025)		-
Ms. Dang Thanh Trang	Member of the board General Director (Appointed on 03/06/2024); Deputy General Director (Resigned on 03/06/2024)	359.100.000	294.600.000
Mr. Mai Dinh Chat	Deputy General Director	301.500.000	199.500.000
Mr. Nguyen Khac Thinh	Deputy General Director	-	199.500.000
Mr. Nguyen Van Linh	Deputy General Director (Appointed on 11/07/2024)	262.500.000	199.500.000
Mr. Nguyen Huu Bang	Deputy General Director (Appointed on 16/09/2024, Resigned on 24/06/2025)	-	73.500.000
Mr. Trinh Ngoc Thang	Deputy General Director (Appointed on 18/03/2026)	262.500.000	-
Mr Tran Gia Nguyen Tri	Vice chairman (Appointed on September 27, 2025)	-	-
Total		**1.774.800.000**	**1.429.000.001**

33. OTHER INFORMATION

	From 01/04/2026 to 30/06/2026	From 01/04/2025 to 30/06/2025
	VND	VND
Remuneration of the Supervisory Board		
Total	-	-

Ha Noi, 20 July 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Hong Nhung	Nguyen Thi Thuy	Dang Thanh Trang

CÔNG TY CỔ PHẦN XÂY DỰNG CDC
M.S.D.N: 0101283073-C.T.C.P
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