CONSOLIDATED FINANCIAL STATEMENTS

THE THIRD QUARTER OF FISCAL YEAR ENDED DECEMBER 31, 2026

JOINT STOCK COMPANY
CMH VIETNAM GROUP

CÔNG TY CỔ PHẦN TẬP ĐOÀN CMH VIỆT NAM

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CONSOLIDATED FINANCIAL STATEMENT

As at September 30, 2026

Unit: VND

Criteria	Code	Note	Ending Balance	Beginning Balance
ASSETS				
A- SHORT-TERM ASSETS	**100**		**309.583.060.001**	**290.303.776.622**
I. Cash and cash equivalents	**110**	**V.1**	**4.620.577.826**	**11.951.147.863**
1. Money	111		4.620.577.826	11.951.147.863
2. Cash equivalents	112		0	0
II. Short-term financial investment	**120**		**57.496.876.390**	**40.871.644.470**
1. Trading securities	121	V.2(a)	0	0
2. Provision for depreciation of trading securities (*)	122		0	0
3. Investments held to short-term maturity	123	V.2(b)	57.496.876.390	40.871.644.470
4. Provision for investment held to short-term maturity (*)	124		0	0
5. Other short-term investments	125		0	0
6. Provision for losses of other short-term investments (*)	126		0	0
III. Short-term receivables	**130**		**155.607.469.134**	**162.688.348.473**
1. Short-term receivables of customers	131	V.3(a)	65.806.616.723	88.625.089.774
2. Short-term seller upfront	132		57.464.659.919	22.357.684.100
3. Short-term internal receivables	133		0	0
4. Receivables according to the construction contract schedule	134		0	0
5. Other short-term receivables	135	V.4(a)	76.719.514.843	96.661.452.846
6. Provision for short-term bad debts (*)	136	V.6	-44.383.322.351	-44.955.878.247
7. Pending shortage of assets	137		0	0
IV. Inventory	**140**		**82.977.522.219**	**68.447.503.273**
1. Inventory	141	V.7	82.977.522.219	68.447.503.273
2. Provision for inventory discounts (*)	142		0	0
V. Short-Term Biological Assets	**150**		0	**0**
1. Pets take short-term one-time products	151		0	0
2. Seasonal crops or short-term one-off products	152		0	0
3. Provision for short-term biological asset losses (*)	153		0	0

Criteria	Code	Note	Ending Balance	Beginning Balance
VI. Other short-term assets	**160**		**8.880.614.432**	**6.345.132.543**
1. Short-term allocation waiting costs	161	V.14(a)	482.251.537	467.907.534
2. Deductible VAT	162		3.787.489.458	1.615.728.927
3. Taxes and other amounts receivable by the State	163		4.610.873.437	4.261.496.082
4. Repurchase and sale of government bonds	164		0	0
5. Other short-term assets	165	V.16(a)	0	0
B. LONG-TERM ASSETS	**200**		**315.252.108.045**	**351.076.249.740**
I. Long-term receivables	**210**		**59.099.111.111**	**58.951.215.691**
1. Long-term receivables of customers	211	V.3(b)	58.945.611.111	58.797.715.691
2. Pay long-term sellers upfront	212		0	0
3. Business capital in affiliated units	213		0	0
4. Long-term internal receivables	214		0	0
5. Other long-term receivables	215		153.500.000	153.500.000
6. Provision for long-term bad debts (*)	216		0	0
II. Fixed assets	**220**		**11.725.374.098**	**15.260.876.894**
1. Tangible fixed assets	221	V.9	11.648.709.098	15.175.661.894
- Historical cost	*222*		*168.983.962.252*	*168.983.962.252*
- Cumulative wear value (*)	*223*		*-157.335.253.154*	*-153.808.300.358*
2. Fixed assets lease finance	224	V.11	0	0
- Historical cost	*225*		*0*	*0*
- Cumulative wear value (*)	*226*		*0*	*0*
3. Intangible fixed assets	227	V.10	76.665.000	85.215.000
- Historical cost	*228*		*361.455.000*	*361.455.000*
- Cumulative wear value (*)	*229*		*-284.790.000*	*-276.240.000*
III. Long-term biological assets	**230**	**V.12**	**0**	**0**
1. Pet Animals for Periodic Products	231		0	0
a) Livestock for periodic products that have not reached the adult stage	232		0	0
b) Livestock for periodic products up to the adult stage	233		0	0
- Historical cost	*234*		*0*	*0*
- Cumulative wear value (*)	*235*		*0*	*0*
2. Pets take long-term one-time products	236		0	0
3. Seasonal crops or long-term one-time products	237		0	0

Criteria	Code	Note	Ending Balance	Beginning Balance
4. Provision for long-term biological asset losses (*)	238		0	0
IV. Investment real estate	**240**	**V.13**	**0**	**0**
- Historical cost	241		*0*	*0*
- Cumulative wear value (*)	242		*0*	*0*
V. Long-term unfinished assets	**250**	**V.8**	**3.336.680.713**	**3.336.680.713**
1. Long-term unfinished production and business expenses	251		0	0
2. Unfinished capital construction costs	252		3.336.680.713	3.336.680.713
VI. Long-term financial investment	**260**	**V.2(c)**	**239.969.324.249**	**272.869.324.249**
1. Invest in subsidiaries	261		0	0
2. Investment in joint venture or associate companies	262		0	0
3. Investment in capital contribution to other units	263		0	0
4. Provision for long-term investment losses in other units (*)	264		0	0
5. Investments held to long-term maturity	265		239.969.324.249	272.869.324.249
6. Provision for investment held to long-term maturity (*)	266		0	0
VII. Other long-term assets	**270**		**1.121.617.874**	**658.152.193**
1. Long-term allocation waiting costs	271	V.14(b)	1.121.617.874	346.600.243
2. Deferred income tax assets	272		0	0
3. Long-term equipment, supplies, spare parts	273		0	0
4. Other long-term assets	274	V.16(b)	0	0
5. Goodwill	279	V.15	0	311.551.950
TOTAL ASSETS	**280**		**624.835.168.046**	**641.380.026.362**

Criteria	Code	Note	Ending Balance	Beginning Balance
C. LIABILITIES	**300**		**327.613.593.141**	**333.186.479.944**
I. Short-term debt	**310**		**214.691.526.018**	**169.951.001.555**
1. Payable to short-term sellers	311	V.18(a)	40.594.793.952	29.673.557.112
2. Buyer pays in advance for a short term	312		34.382.896.200	23.542.290.147
3. Dividends and profits must be paid	313	V.19	70.907.925	62.480.000
4. Taxes and short-term payables to the State	314	V.20	3.041.850.437	9.987.830.532
5. Payables to employees	315		3.545.707.825	2.211.657.245
6. Short-term expenses	316	V.21(a)	4.614.051.486	23.559.951.192
7. Short-term internal payables	317		0	0
8. Payable according to the schedule of short-term construction contracts	318		0	0
9. Revenue pending short-term allocation	319	V.23(a)	0	0
10. Other short-term payables	320	V.22(a)	6.061.613.866	3.447.805.379
11. Short-term financial loans and leases	321	V.17(a)	106.584.040.425	61.669.766.047
12. Provision for short-term payables	322	V.26(a)	10.767.708.198	10.767.708.198
13. Reward and welfare funds	323		5.027.955.703	5.027.955.703
14. Price Stabilization Fund	324		0	0
15. Repurchase and sale of government bonds	325		0	0
II. Long-term debt	**330**		**112.922.067.124**	**163.235.478.389**
1. Payable to long-term sellers	331	V.18(b)	15.564.067.124	10.248.503.365
2. Buyers pay in advance for the long term	332	V.17(b)	0	0
3. Taxes and long-term payables to the State	333		0	0
4. Long-term expenses	334	V.21(b)	0	0
5. Internal payables for business capital	335		0	0
6. Long-term internal payables	336		0	0
7. Revenue pending long-term attribution	337	V.23(b)	0	0
8. Other long-term payables	338	V.22(b)	0	0
9. Long-term financial loans and leases	339	V.17(b)	97.358.000.000	151.392.000.000
10. Convertible Bonds	340	V.24	0	0
11. Preferred Stocks	341	V.25	0	0
12. Deferred income tax payable	342	V.27	0	1.594.975.024

Criteria	Code	Note	Ending Balance	Beginning Balance
13. Long-term payable provisions	343	V.26(b)	0	0
14. The Scientific and Technological Development Fund	344		0	0
D. EQUITY	**400**	**V.28**	**297.221.574.905**	**308.193.546.418**
1. Owner's contributed capital	411		254.525.000.000	254.525.000.000
- Voting common shares	411a		*254.525.000.000*	*254.525.000.000*
- Preferred stock	411b		*0*	*0*
2. Capital surTotal	412		-441.950.000	-441.950.000
3. Bond Conversion Options	413		0	0
4. Other capital of the owner	414		0	0
5. Own redemption shares (*)	415		0	0
6. Asset revaluation difference	416		0	0
7. Exchange Rate Differences	417		0	0
8. Development investment funds	418		346.844.732	438.281.768
9. Other funds belonging to the owner's equity	419		0	0
10. Undistributed after-tax profit	420		28.466.842.416	37.441.824.550
- Accumulated undistributed profit by the end of the previous period	*420a*		*24.715.574.550*	*5.928.789.710*
- Undistributed profit for this period	*420b*		*3.751.267.866*	*31.513.034.840*
11. Interests of non-controlling shareholders	429		14.324.837.757	16.230.390.100
TOTAL RESOURCES	**440**		**624.835.168.046**	**641.380.026.362**

Approval, October 29, 2026

Prepared by	Chief Accountant	General Director
Dinh Thi Thuy	Dinh Thi Thuy	Kim Ngoc Nhan

CONSOLIDATED INCOME OF BUSINESS

Accounting period Quarter 3 of 2026

Unit: VND

Criteria	Code	Note	This quarter this year	This period was last year	Accumulated to this period this year	Accumulated to this period last year
1. Revenue from sales and provision of services	01	VI.1	83.591.687.595	66.907.194.695	248.951.892.410	203.644.314.806
2. Revenue deductions	02		0	0	2.697.329.907	0
3. Net revenue from sales and service provision	10	VI.2	83.591.687.595	66.907.194.695	246.254.562.503	203.644.314.806
4. Cost of goods sold	11	VI.3	76.532.634.231	59.859.048.407	229.999.615.657	187.623.469.170
5. Gross profit on sales and service provision	**20**		**7.059.053.364**	**7.048.146.288**	**16.254.946.846**	**16.020.845.636**
6. Profit/loss of sale and liquidation of investment real estate	21	VI.4	0	0	0	0
7. Revenue from financial activities	22	VI.5	2.267.480.282	138.407.712	6.811.325.781	524.454.273
8. Financing costs	23	VI.6	1.425.941.152	686.518.079	3.970.450.558	2.178.937.097
- Borrowing costs	*24*		*524.176.443*	*686.518.079*	*3.068.685.849*	*2.178.937.097*
9. Cost of sales	25	VI.9(b)	0	0	0	0
10. Business management expenses	26	VI.9(a)	4.605.599.243	3.755.157.339	12.723.558.837	11.830.549.345
11. Profit or loss in a joint venture or associate company	27		0	0	0	0
12. Net profit from business activities	**30**		**3.294.993.251**	**2.744.878.582**	**6.372.263.232**	**2.535.813.467**
13. Other incomes	31	VI.7	522	4.275.580.470	11.995.338	9.766.106.673
14. Other expenses	32	VI.8	795.439.858	193.490.493	1.185.699.959	358.327.428
15. Other Profits	40		-795.439.336	4.082.089.977	-1.173.704.621	9.407.779.245
16. Total pre-tax accounting profit	**50**		**2.499.553.915**	**6.826.968.559**	**5.198.558.611**	**11.943.592.712**
17. Current CIT expenses	51	VI.11	2.345.940.040	1.482.752.557	3.117.413.779	2.837.629.489
18. Deferred CIT expenses	52		-1.594.975.024	0	-1.594.975.024	0

Criteria	Code	Note	This quarter this year	This period was last year	Accumulated to this period this year	Accumulated to this period last year
19. Profit after corporate income tax	**60**		**1.748.588.899**	**5.344.216.002**	**3.676.119.856**	**9.105.963.223**
20. Profit after tax of the parent company	61		1.827.441.737	5.408.532.600	3.751.267.866	9.334.356.847
21. After-tax profit of non-controlling shareholders	62		-78.852.838	-64.316.598	-75.148.010	-228.393.624
22. Basic earnings per share(*)	70	VI.12	72	212	147	367
23. Declining interest on stocks(*)	71	VI.12	72	212	147	367

Approved, October 29, 2026

Prepared by	Chief Accountant	General Director
Dinh Thi Thuy	Dinh Thi Thuy	Kim Ngoc Nhan

CONSOLIDATED CASH FLOW STATEMENT

(According to the indirect method)

Accounting period from 01/01/2026 to 30/09/2026

Unit: VND

Criteria	Code	Note	Accumulated from the beginning of the year to the end of this period this year	Accumulated from the beginning of the year to the end of this period last year
I. Cash flow from business activities				
1. Profit before tax	**01**		**5.198.558.611**	**11.943.592.712**
2. Adjustments to				
- Depreciation of fixed assets and investment property	02		3.535.502.796	4.206.071.886
- Contingencies	03		0	0
- Gain and loss on exchange rate differences due to revaluation of currency items of foreign currency origin	04		51.930.385	0
- Profits and losses from investment and financial activities	05		-6.508.026.520	-6.258.982.976
- Borrowing costs	06	VI.6	3.068.685.849	2.178.937.097
- Other Adjustments	07		0	0
3. Profit from business activities before changes in working capital	**08**		**5.346.651.121**	**12.069.618.719**
- Increase and decrease of receivables	09		33.030.605.857	19.105.859.269
- Increase or decrease inventory	10		-14.530.018.946	-33.717.795.270
- Increase or decrease of payables (excluding payable loan interest and payable corporate income tax)	11		18.421.090.490	0
- Increase and decrease the cost of waiting for allocation	12		-789.361.634	-1.117.789.519
- Increase and decrease of trading securities	13		0	0
- Borrowing costs paid	14		-3.065.275.039	-2.143.250.352
- Paid corporate income tax	15	V.19	-8.689.006.198	-1.905.857.776
- Other proceeds from business activities	16		0	0
- Other expenses for business activities	17		-18.137.660.609	-103.285.642.649
Net cash flow from business activities	***20***		***11.587.025.042***	***-110.994.857.578***
II. Cash flow from investment activities				
1. Money spent on procurement and construction of fixed assets and other long-term assets	21	V.8	0	0

Criteria	Code	Note	Accumulated from the beginning of the year to the end of this period this year	Accumulated from the beginning of the year to the end of this period last year
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets	22		0	0
3. Expenses for loans and purchase of debt instruments of other units	23		0	0
4. Proceeds from recovery of loans and resale of debt instruments of other units	24		8.379.051.000	12.906.000.000
5. Expenditures on capital contribution to other units	25		0	0
6. Money recovered from investment in capital contribution to other units	26		0	0
7. Proceeds from loan interest, dividends and profits to be distributed	27		551.895.054	524.263.349
Net cash flow from investment activities	***30***		***8.930.946.054***	***13.430.263.349***
III. Cash flow from financial activities				
1. Proceeds from the issuance of stocks or receipt of contributed capital from owners	31		0	0
2. Money for return of contributed capital to owners and repurchase of issued stocks	32		0	0
3. Proceeds from borrowing	33		77.647.904.915	158.886.416.698
4. Repayment of loan principal	34		-93.466.101.858	-64.599.884.515
5. Repayment of principal of financial lease	35		0	0
6. Dividends and profits paid to owners	36		-12.082.274.575	0
Net cash flow from financial activities	***40***		***-27.900.471.518***	***94.286.532.183***
Net Cash Flow in the Period	**50**		**-7.382.500.422**	**-3.278.062.046**
Cash and cash equivalents at the beginning of the period	**60**		**11.951.147.863**	**8.437.777.299**
Effects of changes in foreign currency exchange rates	61		51.930.385	**0**
Cash and cash equivalents at the end of the period	**70**		**4.620.577.826**	**5.159.715.253**

Approval, October 29, 2026

Prepared by	Chief Accountant	General Director
Dinh Thi Thuy	Dinh Thi Thuy	Kim Ngoc Nhan

EXPLANATORY NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

The Third Quarter of Fiscal Year Ended December 31, 2026

I. OPERATIONAL CHARACTERISTICS

1. Forms of capital ownership

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

2. Business Areas

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

3. Business Scope

The Company's main business: Construction.

4. Normal production and business cycle

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

5. Group Structure

The Group consists of the Parent Company and 01 subsidiary under the control of the Parent Company (at the beginning of this year, there are 04 Companies). All subsidiaries are consolidated in this Consolidated Financial Statement.

5a. Information on Group Restructuring

During the year, the Company incurred liquidation/divestment at CM Investment and Trading Joint Stock Company.

5b. List of Incorporated Subsidiaries

Company Name	Head Office Address	Main Business Activities	Benefit Ratio		Voting Rights Ratio	
			Ending Balance	Beginning Balance	Ending Balance	Number of Heads year
Environmental Construction Joint Stock Company	Village 11, Nhan Co Commune, Dak R'Lap District, Dak Nong Province	Construction and mining activities	68,44%	68,44%	68,44%	68,44%

5c. Operating situation of subsidiaries in the year

Company Name	Activity situation in the year
Environmental Construction Joint Stock Company	Downsizing the scale of operations(*).

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

6. Statement of Comparability of Information on Consolidated Financial Statements

The corresponding figures of the previous year are comparable with the figures of this period.

During the period, for the first time, the Company applied the Vietnamese Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance ("Circular 99") replacing Circular No. 200/2014/TT-BTC dated December 22, 2014 ("Circular 200"). Accordingly, some items on the Financial Statements have been reclassified and renamed according to the new regulations. The data in the "Year Number" column and the "Previous Period" column on the Financial Statements have been represented according to the new classifications and names of Circular 99 to ensure comparability. These changes do not affect the total value of assets, total liabilities, equity and profit after tax of the Company.

7. Number of employees

As of September 30, 2026, the Company has 99 employees working in Group companies (as of January 1, 2026, 114 employees).

8. Other Information

The Company's shares have been listed on the Hanoi Stock Exchange (HNX) with the stock code "CMS" according to Decision No. 839/QD-SGDHN dated September 24, 2010 of the Hanoi Stock Exchange. The first trading day is November 29, 2010. The number of shares listed at the end of the accounting period is 25,452,500 shares, with a par value of VND 10,000/share.

II. FINANCIALAND MONETARY UNITS USED IN ACCOUNTING

1. Finances

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

2. Currency used in accounting

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

III. APPLICABLE ACCOUNTING STANDARDS AND REGIMES

1. Applicable accounting regime

The Company applies Vietnamese accounting standards, the Vietnamese Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 ("Circular 99") and circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of financial statements.

Applying the new corporate accounting regime

The fiscal year ending December 31, 2026 is the first year that the Company applies the corporate accounting regime according to Circular 99 and replaces Circular No. 200/2014/TT-BTC dated December 22, 2014.

The conversion to Circular 99 shall be carried out by the following methods:

- For changes in accounting policies for which Circular 99 has specific guidance on transformation, the Company shall comply with such guidance.

- For changes in accounting policies for which Circular 99 does not stipulate that adjustments must be made retroactively or simply retroactively, the Company applies the non-retrospective method.

2. Statement on Compliance with Accounting Standards and Accounting Regimes

The Company has applied Vietnamese Accounting Standards and guiding documents issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard, circulars guiding the implementation of standards and current accounting regimes.

The Board of Directors of the Company ensures that it has complied with the requirements of Vietnamese accounting standards, the Vietnamese corporate accounting regime issued under Circular 99 as well as the circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Establishments for preparation of consolidated financial statements

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

2. Consolidatedfacilities

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

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

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

Balances of accounts on the Balance Sheet between companies within the same Group, internal transactions, unrealized internal gains arising from these transactions must be completely excluded. Unrealized losses arising from internal transactions are also excluded unless the costs incurred in such losses are not recoverable.

Non-controlling shareholders' interests represent the share of gains or losses in the results of business and net assets of the subsidiary not held by the Group and are presented in a separate item on the Consolidated Statement of Income and on the Consolidated Balance Sheet (of equity). Non-controlling shareholders' interests include the value of non-controlling shareholders' interests at the date of the initial business combination and the non-controlling shareholder's share of equity

fluctuations since the date of the business combination. Losses incurred at the subsidiary are allocated in proportion to the non-controlling shareholder's equity, even if such loss is greater than the non-controlling shareholder's equity in the subsidiary's net assets.

3. Cash and cash equivalents

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

4. Financial Investments

Investments held to maturity

Investments held to maturity include investments that the Company intends and is likely to hold to maturity. Investments held to maturity include: term bank deposits (including bills and promissory notes), bonds, preferred shares that the issuer is required to redeem at a certain time in the future, and loans held to maturity for the purpose of earning periodic interest and other investments held to maturity.

Investments held to maturity are recognized starting from the date of purchase and are determined at the initial value according to the purchase price and expenses associated with the purchase of investments. Interest income from investments held to maturity after the purchase date is recorded on the Statement of Business Operating Results on a revenue basis. Interest earned before the Company holds it is recorded as a deduction from the original price at the time of purchase.

Investments held to maturity are determined by the original price minus the provision for bad debts.

Provisions for bad debts of investments held to maturity shall be set aside in accordance with current accounting regulations.

An investment is classified as holding to maturity when the Company intends and has the ability to hold to maturity. Investments held to maturity only include term bank deposits. Interest income from term bank deposits is recorded on the Statement of Business Results on a revenue basis.

Loans are determined at the cost minus bad debt provisions. Bad debt provisions of loans are made on the basis of the expected level of possible losses.

5. Receivables

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

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

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

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

- For overdue receivables:

- 30% of the value of receivables overdue from 6 months to less than 1 year
- 50% of the value of overdue receivables from 1 year to less than 2 years
- 70% of the value of overdue receivables from 2 years to less than 3 years
- 100% of the value of overdue receivables for more than 3 years

- For receivables that are not yet overdue but are difficult to recover: based on the estimated loss level to make provisions.

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

6. Inventory

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

The original price of inventory is determined as follows:

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

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

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

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

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

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

Provisions for inventory price reduction shall be made for each inventory item with a large original price andnet realizable value. Increase or decrease of the balance of inventory price reduction provisions that need to be set aside at the end of the fiscal year shall be recorded in the cost of goods sold.

7. Tangible fixed assets

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

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

Tangible fixed assets aredepreciated according to the straight-linemethod based on the estimated useful life. The depreciation amounts of newly purchased tangible fixed assets are as follows:

Types of fixed assets	Number of year
Machinery and equipment	04 – 08
Means of transportation and transmission	06 – 10
Management equipment and tools	03 – 06

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

8. Intangible fixed assets

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

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

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

The Group's intangible fixed assets include:

Computer Software Programs

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

Trademarks, trade names

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

9. Business Cooperation Contract

A business cooperation contract ("BCC") is a contractual agreement by two or more parties to carry out economic activities but does not form an independent legal entity. The determination of the accounting method applied is based on the actual nature of each contract, especially the existence or not of the right of co-control. Co-control is determined when decisions related to the main activities of the BCC require the consensus of all parties with common control, regardless of the capital contribution ratio or the legal form of the contract.

In any event, when the Company is the recipient of money or assets of other parties contributing to BCC, this receipt is recorded as a liability, not recorded in equity.

In case the Company participates in the BCC but does not have the right to co-control, this participation is recorded as a financial investment and is classified as short-term or long-term depending on the remaining term at the end of the accounting period. The profit divided from the BCC is recorded in the revenue from financial activities when the Company has the right to receive it. The loss provision (if any) is set aside in accordance with the regulations on provision for investment losses and other units.

In case the BCC stipulates that the parties are entitled to fixed benefits regardless of the business results of the BCC, the Company shall perform accounting according to the economic nature of the contract, specifically:

- In case the nature of the BCC contract is to lease assets: If the Company is the party that performs accounting and tax finalization for BCC, the transaction is accounted as leasing assets, if the Company is not the party performing accounting and tax finalization for BCC, the transaction is accounted as leasing assets.

- In case the nature of the BCC contract is a loan: If the Company is the party that performs accounting and finalization for BCC, the transaction is accounted as borrowing capital, if the Company is not the party performing accounting and tax finalization for BCC, the transaction is accounted as a capital loan.

10. Business Consolidation and Goodwill

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

For a multi-stage business combination, the business combination fee price is calculated as the sum of the investment fee price on the date of acquisition of control of the subsidiary Total the price of the investment fee of previous exchanges that have been revalued at fair value on the date of acquisition of control of the subsidiary. The difference between the revaluation price and the cost price of an investment is recognized in the results of business operations if prior to the date of acquisition of control the Group had no significant effect on the subsidiary and the investment was presented under the cost method. If, prior to the date of acquisition of control, the Group had a significant influence and the investment was presented under the equity method, the difference between the revaluation price and the value of the investment under the equity method method is recorded in the result of business operations and the difference between the value of the investment under the equity method method and the original price of the investment is recorded directly in the item "Undistributed after-tax profit" on the consolidated balance sheet.

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

Goodwill is allocated on a 10-year straight-line basis. When there is evidence that goodwill suffers losses greater than the allocations, the allocation for the year is the amount of losses incurred.

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

11. Liabilities and expenses payable

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

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

- Seller payables reflect accounts payable of a commercial nature arising from the purchase of goods, services, assets and the seller is an independent entity of the Group.
- Payable expenses reflect amounts payable for goods and services received from sellers or provided to buyers but not yet paid due to lack of invoices or insufficient accounting records and documents and amounts payable to employees in terms of salaries and leave and production and business expenses that must be deducted in advance.
- Other payables reflect payables that are not commercial, not related to the purchase, sale or supply of goods and services.

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

12. Equity

Owner's contributed capital

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

Equity surTotal

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

13. Profit distribution

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

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

Dividends are recognized as liabilities when the General Meeting of Shareholders approves the payment of dividends to shareholders in accordance with the law on securities.

14. Revenue and income recognition

Revenue from sales of goods

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

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

Revenue from service provision

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

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

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

Construction Contract

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

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

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

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

Interest

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

Dividends and profits are distributed

Dividends and profits to be distributed are recognized when the Company is entitled to receive dividends or profits from investment activities. For investments in units registered and deposited centrally at the Vietnam Securities Depository and Clearing Corporation, the time of recognition is the last registration date. For investments and other units, the time of recognition is determined in accordance with the provisions of the Law on Enterprises and the Charter of the investee unit. Only dividends and profits in the period after the investment date are recorded in the revenue from financial activities, and the part in the period before the investment date is recorded as a reduction in the principal price of the investment. Dividends received in shares are only monitored for the number of additional shares, not revenue from financial activities and no increase in the price of the investment.

15. Borrowing costs

Borrowing costs include loan interest and other expenses incurred directly related to loans. Borrowing costs arerecorded in expenses when incurred.

16. Expenses

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

The expenses and the revenues generated by it must be recognized simultaneously according to the principle of conformity. The corresponding expenses include the expenses of the revenue-generating period and the expenses of the previous period or expenses payable but related to the revenue of that period. In case the principle of conformity conflicts with the principle of prudence, the expenses shall be recognized in accordance with the nature and regulations of accounting standards to ensure that the transaction is reflected in an honest and reasonable manner.

17. Corporate Income Tax

The Company's corporate income tax accounting policy is implemented in accordance with the provisions of the Law on Corporate Income Tax No. 67/2025/QH15 dated June 14, 2025, the Government's Decree No. 320/2025/ND-CP dated December 15, 2025 detailing a number of articles of the Law on Corporate Income Tax, guiding documents of the Ministry of Finance and other relevant legal provisions.

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

Applicable Income Tax

Applicable income tax is a tax calculated based on taxable income. Taxable income that differs from accounting profits is due to adjustments for temporary differences between taxes and accounting, non-deductible expenses, and adjustments for non-taxable income, and losses carried forward.

Deferred Income Tax

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

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

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

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

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

18. Stakeholders

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

Stakeholders with the Company include:

- Individuals who have direct or indirect voting decisions that result in significant influence on the Company, including members of the Board of Directors and close family members of these individuals.
- Key management members have the right and responsibility to plan, manage and control the Company's operations, including the Executive Board, other management members and close family members of these individuals.
- Businesses and individuals in the above groups hold a voting percentage (directly or indirectly) large enough to have a significant influence on such business, including businesses owned by key management members or major shareholders of the Company and enterprises that share key management members with the Company.

Close family members of an individual are those who can dominate or be dominated by that individual when dealing with the Company, including: father, mother, wife, spouse, child, brother, sister, sibling.

A transaction between related parties is the transfer of resources or obligations between related parties, regardless of whether or not a price is calculated.

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

19. Reporting by Department

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

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

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

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

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	Ending Balance	Beginning Balance
Cash	5.474.394	5.474.394
Demand bank deposits	4.615.103.432	11.945.673.469
Cash equivalents (*)	0	0

	Ending Balance	Beginning Balance
Total	**4.620.577.826**	**11.951.147.863**

2. Financial Investments

2a. Trading securities

2b. Investment Held to maturity

Short Term

	Ending Balance	Beginning Balance
Joint Stock Commercial Bank for Industry and Trade of Vietnam	6.067.886.596	14.779.139.023
- Time Deposit(*)	*6.034.105.376*	*14.401.848.850*
- Interest on term deposits	*33.781.220*	*377.290.173*
Tuan Huy Phu Tho Joint Stock Company	51.428.989.794	26.092.505.447
- Interest receivable related to contractual capital contribution 16/2024(**)	*7.605.106.850*	*3.706.301.370*
- Benefits from the deposit of the 19/2022 frame contract(***)	*12.923.882.944*	*22.386.204.077*
- Capital contribution for investment cooperation - Contract 16/2024(**)	*30.900.000.000*	*0*
Total	**57.496.876.390**	**40.871.644.470**

Long-term

	Ending Balance	Beginning Balance
Tuan Huy Phu Tho Joint Stock Company	51.428.989.794	26.092.505.447
- Capital contribution for investment cooperation - Contract 16/2024(**)	*7.605.106.850*	*3.706.301.370*
- Deposit the frame contract 19/2022(***)	*12.923.882.944*	*22.386.204.077*
Total	**57.496.876.390**	**40.871.644.470**

(*) Deposits with a principal term of more than 03 months and the remaining term of 12 months or less at banks. In which, the balance of deposits as of September 30, 2026, the amount of VND 6,034,105,376, is being used to secure financial obligations at the bank.

(**) It is a capital contribution under the Investment Cooperation Contract No. 16/2024/HDHTDT/CMH-THPT dated June 01, 2024 with Tuan Huy Phu Tho Joint Stock Company ("BCC Contract"). Accordingly, the Company has borrowed VND 230 billion from the bank, with a term of 48 months to pay on behalf of Tuan Huy Phu Tho Joint Stock Company the land use levy for the land plot of 13.8496 hectares according to the Notice dated December 31, 2024 of the Tax Department of Phu Tho province. This amount is included in the contributed capital under the BCC Contract and the entire contributed capital is used as collateral for the bank loan. Tuan Huy Phu Tho Joint Stock Company returns the contributed capital and loan interest to the Company based on the principal and interest that the Company must and/or have paid to the bank. Accordingly, the nature of the transaction and this capital contribution is presented in the item "Investment held to maturity" and classified short-term and long-term based on the expected recovery period. Due to the bank loan interest collected by the Company from Tuan Huy Phu Tho Joint Stock Company, the Company did

not record the corresponding loan interest income and borrowing expenses on the Business Operation Management Report and the Cash Flow Statement.

(***) According to the Framework Contract No. 19/2022/HDK/CMH-THPT dated April 04, 2022 with Tuan Huy Phu Tho Joint Stock Company and the Contract Appendices ("Framework Contract"), the Company makes a deposit to ensure the conclusion and implementation of contracts and transactions related to the Project of Urban Housing, Culture and Sports in Cam Khe District, Phu Tho Province (now Cam Khe Commune, Phu Tho Province) (the "Project"). During the implementation of the Framework Contract, the Company is entitled to a benefit of 7%/year calculated on the deposit amount, calculated from the date of disbursement to the date of return of the deposit. The entire deposit will be converted into investment cooperation capital when the Project is transferred from Tuan Huy Phu Tho Joint Stock Company to the Company receiving the project transfer. According to the nature of the transaction, this deposit is presented in the item "Investments held to maturity" and classified short-term and long-term based on the recovery period and expected benefits.

Recoverable Value

For term deposits, the recoverable value is determined by the cost price.

The Company has not determined the recoverable value of investments held to another maturity date because there are no specific instructions on how to determine the recoverable value of these amounts.

2c. Investment in a Business Cooperation Contract (BCC)

Ongoing contracts

- ✓ ***Framework Contract No. 19/2022***

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

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

According to Appendix No. 05 dated 15/07/2024, the parties agreed: Before establishing the Company receiving the transfer of the Project, Tuan Huy Phu Tho Joint Stock Company (the project investor) can sell part of the project's products when it meets the conditions prescribed by law.

- ✓ ***Investment Cooperation Contract No. 16/2024***

According to the Investment Cooperation Contract No. 16/2024/HDHTDT/CMH-THPT dated 01/06/2024 ("Investment Cooperation Contract No. 16/2024") between Tuan Huy Phu Tho Joint Stock Company (Party A) and Company (Party B), the two parties jointly contribute capital to cooperate in investment, construction and business in the "Project" on the land handed over phase 1

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

Pending contract

According to the Business Cooperation Contract No. 02/2025/HDHTKD/LD dated 28/05/2025 between KS Investment Joint Stock Company (Party A) and Company (Party B), the two parties participated in the cooperation to establish KS-CMH Vietnam Joint Venture to study and propose to be the investor, implement construction investment in case of being approved as the Investor of the Kim Son Industrial Cluster technical infrastructure construction investment project with a total expected investment of 1,288,362,308,000 VND, authorizing KS Investment Joint Stock Company to act as the representative of the Joint Venture. In case the Joint Venture is approved as the project investor, the two parties will establish a "Project Company" with a contributed capital of 193,254,346,100 VND, of which: Party A contributes 30% (57,976,303,860 VND), Party B contributes 70% (135,278,042,340 VND). Profits from the project are divided among the parties according to the proportion of contributed capital. At the end of the accounting period, this contract is still pending implementation.

3. Client receivables

3a. Short-term receivables of customers

	Ending Balance		Beginning Balance	
	Original price	Redundancy	Original price	Redundancy
Short-term receivables of related parties	***3.782.883.700***	***0***	***12.044.595.974***	***0***
Southern Central City Co., Ltd.	3.782.883.700	0	9.804.000.000	0
LEMORE Phan Thiet Joint Stock Company	0	0	2.240.595.974	0
Must shorten the ranks of other customers	***62.023.733.023***	***-4.199.953.483***	***76.580.493.800***	***-4.199.953.483***
Tuan Huy Phu Tho Joint Stock Company (*)	0	0	27.705.643.713	0
Ha Long Production Development Investment Co., Ltd.	19.404.734.380	0	708.299.518	0
Thanh Hoa Construction Consulting and Lighting Equipment Joint Stock Company	0	0	9.586.700.000	0
Management Board of Nhan Co Alumina Factory Project - Vinacomin	21.341.148.119	0	21.341.148.119	0
Lam Dong Aluminum Company Limited - TKV	4.794.082.289	0	4.794.082.289	0
Lam Dong Aluminum Bauxite Complex Project Management Board	4.450.581.401	0	4.450.581.401	0
Other Customers	12.033.186.834	-4.199.953.483	7.994.038.760	-4.199.953.483

Total	**65.806.616.723**	**-4.199.953.483**	**88.625.089.774**	**-4.199.953.483**

3b. Long-term receivables of customers

	Ending Balance		Beginning Balance	
	Original price	Redundancy	Original price	Redundancy
Long-term receivables from related parties	***3.265.654.001***	***0***	***807.890.208***	***0***
Southern Central City Co., Ltd.	0	0	0	0
LEMORE Phan Thiet Joint Stock Company	3.265.654.001	0	807.890.208	0
Long-term receivables of other customers	***55.679.957.110***	***0***	***57.989.825.483***	***0***
Tuan Huy Phu Tho Joint Stock Company (*)	24.460.527.907	0	27.068.910.059	0
Deo Ca Construction Joint Stock Company	8.219.169.047	0	8.219.169.047	0
Song Da 10.5 Enterprise - Song Da 10 Joint Stock Company Branch	8.409.190.607	0	7.753.612.547	0
Deo Ca Investment Joint Stock Company	5.318.516.224	0	6.649.125.023	0
Other Customers	9.272.553.325	0	8.299.008.807	0
Total	**58.945.611.111**	**0**	**58.797.715.691**	**0**

(*) Receivables under the EPC General Contractor Contract No. 1102-1/2022/HDTT dated February 11, 2022 ("EPC General Contractor Contract 1102-1/2022") between the Company and Tuan Huy Phu Tho Joint Stock Company. According to this Contract, the Company undertakes the implementation of EPC General Contractor: Design, supply of materials and equipment and construction of work items under the project of Urban Housing and Cultural and Sports Complex in Cam Khe Town, Cam Khe District, Phu Tho Province.

4. Other receivables

4a. Other short-term receivables

	Ending Balance		Beginning Balance	
	Original price	Redundancy	Original price	Redundancy
Receivables from related parties	***20.458.578.513***	***0***	***30.187.189.465***	***0***
Mr. Pham Minh Phuc - Advance	814.637.590	0	250.137.590	0
Mr. Kim Ngoc Nhan - Advance	658.000.000	0	300.000.000	0
Mr. Nguyen Ngoc Tu - Advance	2.965.000.000	0	13.639.808.809	0
Mr. Tran Van Trung - Advance	15.061.604.000	0	15.061.604.000	0
Ms. Dinh Thi Thuy - Advance	959.336.923	0	935.639.066	0
Receivables from other organizations and individuals	***56.260.936.330***	***-39.850.706.013***	***66.474.263.381***	***-39.850.706.013***
Employee advances	7.179.191.426	0	3.924.892.017	0
Tuan Huy Phu Tho Joint Stock Company - Profit from investment cooperation (*)	8.663.106.646	0	14.163.106.646	0
Deposits, deposits	276.000.000	0	174.500.000	0

	Ending Balance		Beginning Balance	
	Original price	Redundancy	Original price	Redundancy
Cavico Electricity and Resources Joint Stock Company	21.540.049.741	-21.540.049.741	21.540.049.741	-21.540.049.741
Cavico Mining and Construction Joint Stock Company	5.700.000.000	-5.700.000.000	5.700.000.000	-5.700.000.000
Cavico Vietnam Co., Ltd.	12.610.656.272	-12.610.656.272	12.610.656.272	-12.610.656.272
TDT Group Joint Stock Company	0	0	4.469.226.275	0
Other short-term receivables	291.932.245	0	3.891.832.430	0
Total	**76.719.514.843**	**-39.850.706.013**	**96.661.452.846**	**-39.850.706.013**

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

4b. Other long-term receivables

5. Pending Missing Assets

6. Bad debts

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

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

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

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

7. Inventory

	Ending Balance		Beginning Balance	
	Original price	Redundancy	Original price	Redundancy
Raw materials, materials	3.791.341.517	0	5.722.010.033	0
Unfinished production and business expenses	79.186.180.702	0	62.586.899.394	0

	Ending Balance		Beginning Balance	
	Original price	Redundancy	Original price	Redundancy
Merchandise	0	0	138.593.846	0
Total	**82.977.522.219**	**0**	**68.447.503.273**	**0**

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

	Ending Balance	Beginning Balance
Cam Khe Central Park Project(*)	54.313.065.213	15.905.090.070
E'a Trang Project	0	10.190.405.087
Aeon Hoa Xuan Project, Da Nang	5.213.254.866	20.288.595.704
Lemore Phan Thiet Hotel Project(***)	0	293.574.880
Other works and projects(**)	19.659.860.623	16.312.642.313
Total	**79.186.180.702**	**62.990.308.054**

(*) It is a project in which the Company acts as the general contractor under the EPC General Contract 1102-1/2022 with Tuan Huy Phu Tho Joint Stock Company and appendices, in which, the latest appendix effective is Appendix No. 09-1102-1/2022/HDTT dated 01/06/2024. The provisional contract value is 450.04 billion VND. The value of the accepted volume is 254.068 billion VND, expected to be completed in the 4th quarter of 2026.

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

(***) It is a project in which the Company acts as the general contractor under Contract No. 01/2025/HDXD/LMPT-CMH signed on 15/08/2025 with Lemore Phan Thiet Joint Stock Company – a related company of Mr. Pham Minh Phuc, Chairman of the Board of Directors of the Company and appendices. The provisional contract value is VND 299 billion, expected to be completed in the 4th quarter of 2026.

8. Long-term unfinished assets

8a. Long-term unfinished production and business expenses

8b. Expenses for unfinished capital construction

	Ending Balance	Beginning Balance
Phu Tho Golf Project	1.377.548.650	1.377.548.650
Ben Tre Urban Area Project	1.083.202.808	1.083.202.808
Thuy Van Urban Area Project, Phu Tho	306.640.741	306.640.741
Kontum Urban Area Project	569.288.514	569.288.514
Total	**3.336.680.713**	**3.336.680.713**

9. Tangible fixed assets

	Houses, Architectural objects	Machinery and equipment	Means of transport, transmission	Equipment, Management Tools	Total
Historical cost					
Beginning Balance	11.636.984.488	104.594.322.472	51.894.759.252	857.896.040	168.983.962.252
Purchase of the year	0	0	0	0	0
Ending Balance	**11.636.984.488**	**104.594.322.472**	**51.894.759.252**	**857.896.040**	**168.983.962.252**
In which:					
Depreciated but still in use	11.636.984.488	77.896.393.077	43.824.759.252	688.053.515	129.895.026.961
Wear value					
Beginning Balance	11.636.984.488	94.372.508.625	47.033.235.058	765.572.187	153.808.300.358
Depreciation in the year	0	2.894.111.369	625.722.222	7.119.205	3.526.952.796
Ending Balance	**11.636.984.488**	**97.266.619.994**	**47.658.957.280**	**772.691.392**	**157.335.253.154**
Residual value					
Beginning Balance	0	11.301.069.970	5.063.274.194	92.323.853	15.175.661.894
Ending Balance	**0**	**7.327.702.478**	**4.235.801.972**	**85.204.648**	**11.648.709.098**

10. Intangible fixed assets

	Trademarks, trade names	Computer Software Programs	Website, logo	Total
Historical cost				
Beginning Balance	209.455.000	38.000.000	114.000.000	361.455.000
Ending Balance	**209.455.000**	**38.000.000**	**114.000.000**	**361.455.000**
In which:				
Depreciated but still in use	209.455.000	38.000.000	0	247.455.000
Wear value				
Beginning Balance	209.455.000	38.000.000	28.785.000	276.240.000
Depreciation in the year	0	0	8.550.000	8.550.000
Ending Balance	**209.455.000**	**38.000.000**	**37.335.000**	**284.790.000**
Residual value				
Beginning Balance	0	0	85.215.000	85.215.000
Ending Balance	**0**	**0**	**76.665.000**	**76.665.000**

11. Financial leasing fixed assets

12. Biological Properties

13. Investment Real Estate Assets

14. Allocation pending costs

14a. Short-term allocation pending costs

	Ending Balance	Beginning Balance
Tools, tools	118.449.979	56.848.027
Other allocation pending costs	363.801.558	277.726.173
Total	**482.251.537**	**334.574.200**

14b. Long-term attribution waiting costs

	Ending Balance	Beginning Balance
Tools, tools	117.686.784	186.626.528
Other allocation pending costs	1.003.931.090	159.973.715
Total	**1.121.617.874**	**346.600.243**

15. Good Advantage

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

	This year	Previous year
Beginning Balance	311.551.950	934.655.849
Allocation to expenses during the year	311.551.950	-623.103.899
Ending Balance	**0**	**311.551.950**

16. Other Assets

16a. Other short-term assets

16b. Other long-term assets

17. Loans and financial leases

17a. Short-term loans

	Ending Balance	Beginning Balance
Bank short-term loans	***58.772.040.425***	***54.607.766.047***
Joint Stock Commercial Bank for Industry and Trade of Vietnam - Thanh An Branch(i)	58.772.040.425	54.607.766.047
Short-term loans for individuals (ii)	***100.000.000***	***4.350.000.000***
Long-term loans due (See Explanation No. V.16b)	***47.712.000.000***	***35.612.000.000***
Total	**106.584.040.425**	**94.569.766.047**

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

(i) Loan from Joint Stock Commercial Bank for Industry and Trade of Vietnam – Thanh An Branch to pay for construction costs of Cam Khe Central Park Urban Area Project and Lemore Phan Thiet Hotel Project, loan limit not exceeding VND 60 billion, loan term according to each debt receipt not more than 6 months, interest rate 6% - 7.7%/year according to each debt acceptance contract. The loan is secured by the Company's assets and 5,591,200 CMS shares owned by Mr. Pham Minh Phuc – Chairman of the Board of Directors.

(ii) Personal loans under contracts to supplement working capital, interest rates from 0% - 8.5%/year. Loans without collateral.

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

	Beginning Balance	Loan amount incurred in the period	Carryover from long-term loans	Loan amount paid in the period	Ending Balance
Bank short-term loans	54.607.766.047	77.047.904.915	0	-72.883.630.537	58.772.040.425
Short-term loans for individuals	4.350.000.000	600.000.000	0	-4.850.000.000	100.000.000
Long-term loans due	2.712.000.000	0	47.084.000.000	-2.084.000.000	47.712.000.000
Ending Balance	**61.669.766.047**	**77.647.904.915**	**47.084.000.000**	**-79.817.630.537**	**106.584.040.425**

17b. Long-term loans

	Ending Balance	Beginning Balance
Joint Stock Commercial Bank for Industry and Trade of Vietnam - Thanh An Branch (i)	97.358.000.000	151.392.000.000
Investment in machinery and equipment	*1.408.000.000*	*3.392.000.000*
Investment cooperation in real estate projects	*95.950.000.000*	*148.000.000.000*
Total	**97.358.000.000**	**151.392.000.000**

The group has the ability to repay long-term loans

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

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

The long-term loan repayment term is as follows:

	Ending Balance	Beginning Balance
1 year or less	47.712.000.000	2.712.000.000
Over 1 year to 5 years	97.358.000.000	151.392.000.000
Total	**145.070.000.000**	**154.104.000.000**

Details of the long-term loan are as follows:

	This year	Previous year
Beginning Balance	154.104.000.000	139.105.404.801
Loan amount incurred	0	99.984.595.199
Amount paid	-9.034.000.000	-2.986.000.000
Transfer number	-47.712.000.000	-40.334.000.000

	This year	Previous year
Ending Balance	**97.358.000.000**	**195.770.000.000**

18. Payable to the seller

18a. Payable to short-term sellers

	Ending Balance	Beginning Balance
Payable to short-term sellers at XLMT Joint Stock Company	17.123.786.556	17.123.786.556
Payable to short-term sellers at CMH Vietnam Joint Stock Company	23.471.007.396	12.549.770.556
Total	**40.594.793.952**	**29.673.557.112**

18b. Payable to long-term sellers

	Ending Balance	Beginning Balance
Hop Luc Construction Joint Stock Company	1.817.607.700	1.783.222.000
10 Rural Construction and Development Joint Stock Company	1.905.828.450	1.905.828.450
TDT Group Joint Stock Company	1.511.630.750	1.127.966.350
Top Dec Construction Joint Stock Company	5.236.616.900	0
Other Providers	5.092.383.324	5.431.486.565
Total	**15.564.067.124**	**10.248.503.365**

19. Pay dividends and profits

	Ending Balance	Beginning Balance
Dividends payable	70.907.925	62.480.000
Profit payable	0	0
Total	**70.907.925**	**62.480.000**

20. Taxes and amounts payable to the State

	Beginning Balance		Numbers incurred in the year		Ending Balance	
	Must be submitted	Receivables	Payable amount	Amount submitted	Must be submitted	Receivables
VAT on goods sold domestically(*)	0	4.257.976.387	37.808.330	389.091.240	0	4.609.259.297
Corporate Income Tax	8.106.674.596	0	3.117.413.779	8.689.006.198	2.534.302.177	0
Personal Income Tax	1.881.155.936	0	1.170.207.451	2.917.669.552	134.473.835	0
Natural resource tax	0	0	0	0	0	0
Environmental protection fee	0	1.614.140	0	0	0	1.614.140
Fees, charges and other payables	0	1.905.555	374.979.980	0	373.074.425	0
Total	**9.987.830.532**	**4.261.496.082**	**4.700.409.540**	**11.995.766.990**	**3.041.850.437**	**4.610.873.437**

(*) In which, the tax amount paid in the year in the amount of VND 351,282,910 is current tax paid in the locality where the construction work is located. The VAT on construction activities carried out in provinces other than the head office must be paid at the rate of 1% of the turnover exclusive of VAT. The VAT amount paid in the locality where the construction work is located will be offset against the VAT amount payable at the head office.

Value Added Tax

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

Corporate Income Tax

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

The determination of corporate income tax payable by Group companies is based on the current tax regulations. However, these regulations change from time to time and the tax regulations for various types of transactions can be interpreted in different ways. Therefore, the tax amount presented on the Consolidated Financial Statements may change when inspected by the tax authorities.

Natural resource tax

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

Environmental protection fee

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

Other taxes

The Group declares and submits according to regulations.

21. Short-term expenses

	Ending Balance	Beginning Balance
Interest expenses payable	69.478.347	66.067.537
Deduction of construction costs in advance	4.544.573.139	23.698.698.469
Other expenses payable	0	60.000.000
Total	**4.614.051.486**	**23.824.766.006**

22. Other short-term payables

	Ending Balance	Beginning Balance
Payable to stakeholders	***0***	***0***
Remuneration of the Board of Directors and the Board of Directors and Management	0	0
Payable to other entities and individuals	***6.061.613.866***	***3.447.805.379***
Trade union funding	402.003.740	316.243.180
Social insurance, health insurance, unemployment insurance	162.497.270	8.887.374
Receive margins, short-term deposits	36.000.000	0
Other short-term payables	5.461.112.856	3.122.674.825

	Ending Balance	Beginning Balance
Total	**6.061.613.866**	**3.447.805.379**

23. Revenue pending attribution

24. Bonds issued

25. Preferred shares classified as liabilities

26. Contingency payable

	This year	Previous year
Provision payable to Vietnam Coal and Mineral Group(*)	0	10.767.708.198
Ending Balance	**0**	**10.767.708.198**

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

27. Assets Deferred Income Tax and Deferred Income Tax payable

Deferred income tax payable in relation to the temporary difference is deducted as a result of the consolidation of the financial statements. The details arising are as follows:

	This year	Previous year
Beginning Balance	0	1.594.975.024
Recognition in business results	0	0
Ending Balance	**0**	**1.594.975.024**

28. Equity

28a. Equity volatility comparison table

	Contributed capital of Owner	Capital surTotal Shares	Development Investment Fund	Profit after tax Distribution	Non-controlling shareholder interests	Total
Balance at the beginning of the previous year	254.525.000.000	-441.950.000	438.281.768	5.928.789.710	19.952.914.061	280.403.035.539
Profit in the previous year	0	0	0	31.513.034.840	-3.722.523.961	27.790.510.879
Balance at the end of the previous year	**254.525.000.000**	**-441.950.000**	**438.281.768**	**37.441.824.550**	**16.230.390.100**	**308.193.546.418**
Balance at the beginning of this year	254.525.000.000	-441.950.000	438.281.768	37.441.824.550	16.230.390.100	308.193.546.418
Dividend payment to shareholders of the parent company	0	0	0	-12.726.250.000	0	-12.726.250.000
Profit this year	0	0	0	3.751.267.866	-75.148.010	3.676.119.856
Other increases/decreases	0	0	-91.437.036	0	-1.830.404.333	-1.921.841.369

	Contributed capital of Owner	Capital surTotal Shares	Developmen t Investment Fund	Profit after tax Distribution	Non-controlling shareholder interests	Total
Balance at the end of this period	**254.525.000.000**	**-441.950.000**	**346.844.732**	**28.466.842.416**	**14.324.837.757**	**297.221.574.905**

28b. Stocks

	Ending Balance	Beginning Balance
Number of ordinary shares registered for issuance	25.452.500	25.452.500
Number of common shares issued	25.452.500	25.452.500
Number of common shares outstanding	25.452.500	25.452.500

Par value of outstanding shares: 10,000 VND.

29. Asset revaluation spreads

30. Exchange rate spreads

31. Benefits of Non-Controlling Shareholders

	This year	Previous year
Contributed capital of non-controlling shareholders	15.781.000.000	18.438.500.000
- At Environmental Construction Joint Stock Company	*15.781.000.000*	*15.781.000.000*
- At CM Thanh Dong Joint Stock Company	*0*	*2.657.500.000*
Development Investment Fund	159.956.653	159.956.653
Undistributed profit at the beginning of the period	-1.540.970.887	1.354.457.408
Profit in the period	-75.148.010	-3.722.523.961
Benefits of Non-Controlling Shareholders	**14.324.837.757**	**16.230.390.100**

32. Items outside the Consolidated Balance Sheet

32a. Foreign currencies of all kinds

	Ending Balance	Beginning Balance
US Dollar (USD)	200,99	21,17
Euro (EUR)	0,18	0,18

32b. Debt written off

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

	Ending Balance	Beginning Balance
Customer receivables		
Song Bac Hydropower Joint Stock Company	13.927.265.023	13.927.265.023
Merchant Prepayment		

	Ending Balance	Beginning Balance
Phoenix Construction and Equipment Co., Ltd.	264.820.000	264.820.000
Total	**14.192.085.023**	**14.192.085.023**
Payable Supplier		
Viet Capital Construction Joint Stock Company	1.321.590.557	1.321.590.557
Huy Hung General Trading Co., Ltd.	6.038.825.952	6.038.825.952
Toan Phat Construction Industry Joint Stock Company	1.120.314.660	1.120.314.660
Toan Thang Commercial Construction Co., Ltd.	316.088.850	316.088.850
Total	**8.796.820.019**	**8.796.820.019**

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sales and provision of services

	This time this year	This period was last year	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
Revenue from sale of goods and provision of services	58.000.590	4.743.110.631	1.839.935.682	5.811.132.276
Revenue from construction contracts	83.533.687.005	62.164.084.064	244.414.626.821	197.833.182.530
Total	**83.591.687.595**	**66.907.194.695**	**246.254.562.503**	**203.644.314.806**

2. Cost of goods sold

	This time this year	This period was last year	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
Cost of goods sold and provision of services	0	4.282.624.441	1.298.703.704	5.228.625.852
Cost of construction contracts	76.532.634.231	55.576.423.966	228.700.911.953	182.394.843.318
Total	**76.532.634.231**	**59.859.048.407**	**229.999.615.657**	**187.623.469.170**

3. Profit/loss of sale and liquidation of investment real estate

4. Revenue from financial activities

	This time this year	This period was last year	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
Interest on bank deposits	94.374.320	138.407.712	303.714.783	524.454.273
Loan interest	0	0	0	0
Return on financial investment	2.173.105.962	0	6.507.610.998	0
Total	**2.267.480.282**	**138.407.712**	**6.811.325.781**	**524.454.273**

5. Financing Costs

	This time this year	This period was last year	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
Interest expense	1.425.941.152	686.518.079	3.970.450.558	2.178.937.097
Provision for financial investment discounts	0	0	0	0
Total	**1.425.941.152**	**686.518.079**	**3.970.450.558**	**2.178.937.097**

6. Other income

	This time this year	This period was last year	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
Benefits from the deposit of Framework Contract No. 19/2022	0	2.156.705.337	0	6.258.982.976
Collection and liquidation of supplies, tools and tools	0	0	0	964.718.182
Other income	522	2.118.875.133	11.995.338	2.542.405.515
Total	**522**	**4.275.580.470**	**11.995.338**	**9.766.106.673**

7. Other expenses

	This time this year	This period was last year	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
Fines for administrative violations, tax fines, late payment of insurance	803.949.962	49.456.653	865.101.715	87.832.163

	This time this year	This period was last year	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
Other expenses	-8.510.104	144.033.840	320.598.244	270.495.265
Total	**795.439.858**	**193.490.493**	**1.185.699.959**	**358.327.428**

8. Business Management Expenses

	This time this year	This period was last year	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
Expenses for employees	2.513.983.580	1.679.529.529	6.730.422.880	5.462.468.482
Material Cost Management	0	29.261.537	68.387.037	72.607.979
Office Supplies Cost	484.270.247	305.329.261	681.773.321	1.130.558.363
Fixed asset depreciation expense	213.797.142	206.973.069	649.683.094	624.624.207
Taxes, fees and charges	0	0	0	6.000.000
Cost of outsourced services	1.393.548.274	1.345.118.212	4.141.961.274	3.925.238.364
Other expenses	0	33.169.756	139.779.281	141.724.026
Provision for bad debts	0	0	0	0
Goodwill allocation	0	155.775.975	311.551.950	467.327.924
Total	**4.605.599.243**	**3.755.157.339**	**12.723.558.837**	**11.830.549.345**

9. Production and business expenses by factor

	This time this year	This period was last year	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
Raw material costs	27.914.369.097	7.316.545.226	74.500.054.123	30.336.492.187
Labor costs	5.555.122.312	5.344.632.795	16.210.468.831	13.847.195.222
Construction machine cost	981.594.011	1.521.732.916	4.086.902.317	13.982.494.985
Cost of outsourced services	22.555.970.849	50.133.143.802	149.396.816.203	85.338.103.764
Other expenses	815.415.870	893.710.039	2.765.628.779	3.991.526.234
Total	**57.822.472.139**	**65.209.764.778**	**246.959.870.253**	**147.495.812.392**

10. Corporate income tax expenses

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

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

	Accumulated from the beginning of the year to this period	
	This year	**Previous year**
Total accounting profit before tax	5.198.558.611	11.943.592.712
Corporate income tax rates	20%	20%
Adjustments to increase or decrease accounting profits to determine profits subject to corporate income tax:	1.945.466.489	2.244.554.733
- Upward adjustments	1.979.247.709	2.497.916.248
Penalty interest for late payment of taxes, social insurance, fines	*916.801.449*	*87.832.163*
Depreciation of fixed assets (automobiles)	*485.250.000*	*485.250.000*
Remuneration of the Board of Directors does not directly manage	*198.000.000*	*202.500.000*
Refund of interest on previous year's deposits	*377.290.173*	*359.019.124*
Other unreasonable and valid expenses	*1.906.087*	*1.363.314.961*
- Reduced adjustments	33.781.220	253.361.515
Estimated interest on term deposits at the end of the period	*33.781.220*	*243.300.404*
Other reduced adjustments (CIT calculation area that has been declared in the period of 2024)	*0*	*10.061.111*
Carrying forward losses in the previous period	*0*	*0*
Current Corporate Income Tax Expenses		
Expenses for enterprise income tax payable in the period	*1.530.353.345*	*2.837.629.489*
Payable corporate income tax expenses of previous periods	*1.587.060.434*	*0*
Current Corporate Income Tax Expenses	**3.117.413.779**	**2.837.629.489**

The determination of the Company's payable corporate income tax is based on current tax regulations. However, these regulations changeEach period and tax regulations for various types of transactions can be interpreted in different ways. Therefore, the amount of tax presented on the Financial Statements may change when inspected by the tax authorities.

11. Earnings per share

11a. Principal/impairment on stock

	Accumulated from the beginning of the year to this period this year	**Accumulated from the beginning of the year to this period of the previous year**
Accounting profit after corporate income tax of shareholders of the parent company	3.751.267.866	9.334.356.847
Adjustments to increase or decrease accounting profits to determine profits allocated to shareholders owning ordinary shares	0	0
Profit calculating basic interest per share	3.751.267.866	9.334.356.847
Weighted average number of outstanding ordinary shares in the year	25.452.500	25.452.500
Principal/impairment on stock	**147**	**367**

11b. Other Information

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

VII. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE CONSOLIDATED CURRENCY TRANSFER REPORT

Non-cash transactions

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

VIII. OTHER INFORMATION

1. Transactions and balances with related parties

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

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

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

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

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

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

Guarantee Commitment

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

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

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

Liabilities receivable to key management members and individuals related to key management members are unsecured and will be paid in cash. No provision for bad debts receivable to key management members and individuals related to key management members is not secured.

Income of key management members

Accumulated from the beginning of the year to this period this year		**Salary and other expenses**	**Remuneration**	**Add income**
Mr. Pham Minh Phuc	Chairman of the Board of Directors/ Member of the IA Committee	671.000.000	153.000.000	824.000.000
Mr. Kim Ngoc Nhan	Member of the Board of Directors/ General Director	715.000.000	31.500.000	746.500.000
Mr. Nguyen Huy Hoang	Independent Member of the Board of Directors/Chairman of the IA Committee	0	13.500.000	13.500.000
Mr. Nguyen Anh Tu	Member of the Board of Directors/Member of the IA Committee	0	13.500.000	13.500.000
Mr. Tran Van Trung	Member of the Board of Directors/ Deputy General Director	637.000.000	13.500.000	650.500.000
Ms. Dinh Thi Thuy	Chief Accountant	637.000.000	0	637.000.000
Hong Nguyen Ngoc Tu	Deputy General Director	637.800.000	0	637.800.000
Total		**3.297.800.000**	**225.000.000**	**3.522.800.000**

Accumulated from the beginning of the year to this period of the previous year		**Salary and other expenses**	**Remuneration**	**Add income**
Mr. Pham Minh Phuc	Chairman of the Board of Directors/ Member of the IA Committee	497.350.000	144.000.000	641.350.000
Mr. Kim Ngoc Nhan	Member of the Board of Directors/ General Director	541.350.000	22.500.000	563.850.000
Mr. Nguyen Duc Huong	Member of the Board of Directors	0	4.500.000	4.500.000
Mr. Nguyen Hoang Duy	Member of the Board of Directors	0	4.500.000	4.500.000
Ms. Nguyen Thi Bich Loc	Independent Member of the Board of Directors/Chairman of the IA Committee	0	4.500.000	4.500.000
Mr. Nguyen Huy Hoang	Independent Member of the Board of Directors/Chairman of the IA Committee	0	9.000.000	9.000.000
Mr. Nguyen Anh Tu	Member of the Board of Directors	0	9.000.000	9.000.000

Mr. Tran Van Trung	Deputy General Director	476.190.000	18.000.000	494.190.000
Ms. Dinh Thi Thuy	Deputy General Director/ Chief Accountant	478.350.000	9.000.000	487.350.000
Hong Nguyen Ngoc Tu	Deputy General Director	472.500.000	0	472.500.000
Mr. Nguyen Van Phi	Deputy General Director	372.050.000	0	372.050.000
Total		**2.837.790.000**	**225.000.000**	**3.062.790.000**

1b. Transactions and balances with other stakeholders

Other stakeholders with the Group include:

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

Transactions with other stakeholders are as follows:

Stakeholders	This time this year	This period was last year
Lemore Phan Thiet Joint Stock Company	115.685.704.173	0
Southern Central City Co., Ltd.	3.782.883.700	0

The transaction arising in the period with Lemore Phan Thiet Joint Stock Company is the value of the performance output of the Contract No. 01/2025/HDXD/LMPT-CMH signed on August 15, 2025 and the attached appendices on the construction, supply and installation of equipment of the Lemore Phan Thiet Hotel project are accepted and paid.

The transaction arising in the period with the City Central and South Co., Ltd. is the value of the implemented output of the Contract No. 01/2025/HDTC/MTNTP-CMH signed on November 12, 2025 and the attached appendices on the construction of the medium voltage power supply line from the city's 110kV substation to Aeon Mall Thanh Hoa

Debts with other stakeholders

Debts to other related parties are presented in Exhibits V.4(a); V.3(c); V.16(a) and V.17(a).

2. Key Partners

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

Dealing with important partners

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

	Accumulated from the beginning of the year to this period this year	Accumulated from the beginning of the year to this period of the previous year
EPC General Contractor Contract Revenue	3.626.091.183	133.548.640.520
Benefits from Deposits	6.537.678.867	17.906.658.704
Deposit Transfer Framework Contract	0	8.600.000.000
Capital contribution under investment cooperation contracts	0	99.984.595.199

Debts with important partners

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

3. Comparison Figures

No comparative figures were incurred during the reporting period.

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

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

Approval, October 29, 2026

Prepared by	Chief Accountant	General Director
Dinh Thi Thuy	Dinh Thi Thuy	Kim Ngoc Nhan