



AAC AUDITING AND ACCOUNTING CO., LTD
An Independent member of PrimeGlobal

**QUANG NAM TRANSPORTATION
CONSTRUCTION JOINT STOCK
COMPANY**

Interim separate financial statements

For the first 6 months of 2026





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CONSTRUCTION JOINT STOCK
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REPORT OF THE MANAGEMENT

The Management of Quang Nam Transportation Construction Joint-Stock Company presents this report together with the reviewed interim separate financial statements for the first 6 months of 2026.

Overview

Quang Nam Transportation Construction Joint-Stock Company ("the Company") was incorporated on the basis of equitization of Quang Nam Road Management and Construction Company under Decision No. 5233/QD-UB dated 27/11/2003 of the People's Committee of Quang Nam Province (now merged into Da Nang City). The Company is an independent accounting entity, operating in accordance with Business Registration Certificate (now Enterprise Registration Certificate) No. 3303070058 dated 02/01/2004 of Quang Nam Province Planning and Investment Department (now the Department of Finance of Da Nang City), the Enterprise Law, the Company's Charter and other relevant regulations. Since the establishment date, the Enterprise Registration Certificate has been amended 9 times and the most recent amendment was made on 20/08/2025 with the enterprise code 4000390766.

Charter capital: VND27,000,000,000 of which the capital portion of State Capital Investment Corporation accounts for 53.8%.

The Company has listed its shares on Hanoi Stock Exchange with the ticker symbol QTC. The first trading date was 15/09/2014.

Charter capital: VND27,000,000,000

Paid-in capital 30/06/2026: VND27,000,000,000

Head office

- Address: 10 Nguyen Du Street, Tam Ky Ward, Da Nang City, Viet Nam
- Tel: (84) 0235.3851577
- Fax: (84) 0235.3852098
- Website: www.cotracoqna.vn

Employees

Members of the Board of Directors, Supervisory Board, Management and Chief Accountant during the period and up to this interim separate financial statements date are:

Board of Directors

- | | | |
|-----------------------|---------------|----------------------------|
| • Mr. Pham Ngoc Tien | Chairman | Appointed on 27/06/2024 |
| • Mr. Nguyen Van Sy | Member | Re-appointed on 26/06/2024 |
| • Mr. Nguyen Tuan Anh | Vice Chairman | Re-appointed on 27/06/2024 |
| • Mr. Le Van Xi | Member | Re-appointed on 26/06/2024 |
| • Mr. Nguyen Duc Hieu | Member | Re-appointed on 26/06/2024 |

Supervisory Board

- | | | |
|--------------------------|---------------------------|----------------------------|
| • Mr. Le Ngoc Hung | Head of Supervisory Board | Re-appointed on 26/06/2024 |
| • Ms. Nguyen Thi Ngoc Le | Member | Re-appointed on 26/06/2024 |

REPORT OF THE MANAGEMENT (cont'd)

- Mr. Doan Van Dung Member Appointed on 26/06/2024

Management and Chief Accountant

- Mr. Nguyen Tuan Anh General Director Re-appointed on 27/06/2024
- Mr. Nguyen Van Sy Vice General Director Re-appointed on 04/07/2024
- Mr. Nguyen Cao Cuong Vice General Director Re-appointed on 04/07/2024
- Mr. Dang Tho Chief Accountant Re-appointed on 04/07/2024

Independent auditor

These interim separate financial statements were reviewed by AAC Auditing and Accounting Co., Ltd (Head office: No. 218, 30th April Street, Hoa Cuong Ward, Da Nang City, Viet Nam; Tel: (84) 0236.3655886; Fax: (84) 0236.3655887; Website: www.aac.com.vn; Email: aac@dng.vnn.vn).

The Management's responsibility in preparation of the interim separate financial statements

The Management of the Company is responsible for true and fair preparation and presentation of these interim separate financial statements on the basis of:

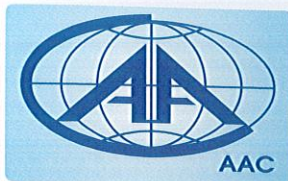
- Complying with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and other relevant regulations;
- Selecting suitable accounting policies and then applying them consistently;
- Making judgments and estimates that are reasonable and prudent;
- Preparing the interim separate financial statements on the going concern basis;
- Responsibility for such internal control as the Management determines is necessary to enable the preparation and presentation of the interim separate financial statements that are free from material misstatement, whether due to fraud or error.

The General Director, as the legal representative of the Company, hereby confirms that the accompanying interim separate financial statements including the interim statement of financial position, the interim income statement, the interim statement of cash flows and the notes thereto give a true and fair view of the financial position of the Company as at 30/06/2026 and of the results of its operations and its cash flows for the first 6 months of 2026 in accordance with the prevailing Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and statutory requirements relevant to preparation and presentation of interim financial statements.



Legal Representative
Nguyễn Tuan Anh
General Director

Da Nang City, 27 August 2026



AAC AUDITING AND ACCOUNTING CO., LTD.

AN INDEPENDENT MEMBER OF PRIMEGLOBAL

AUDITING - ACCOUNTING - FINANCE SPECIALITY

Head Office: No. 218, 30th April Street, Hoa Cuong Ward, Da Nang City

Tel: +84 (236) 3 655 886; **Fax:** +84 (236) 3 655 887; **Email:** aac@dng.vnn.vn; **Website:** <http://www.aac.com.vn>

No.: 912/2026/BCSX-AAC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **The Shareholders, Board of Directors and Management**
Quang Nam Transportation Construction Joint-Stock Company

We have reviewed the interim separate financial statements which were prepared on 27/08/2026 of Quang Nam Transportation Construction Joint-Stock Company ("the Company") as set out on pages 4 to 38, comprising the interim statement of financial position as at 30/06/2026, the interim income statement, the interim statement of cash flows for the first 6 months of 2026 and the notes thereto.

Management's Responsibility

The Company's Management is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of interim separate financial statements, and for such internal control as the Management determines is necessary to enable the preparation and presentation of interim separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity".

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not present fairly, in all material respects, the financial position of the Company as at 30/06/2026, and its financial performance and its cash flows for the first 6 months of 2026, in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the interim separate financial statements.

AAC Auditing and Accounting Co., Ltd.



Lam Quang Tu – Deputy General Director

Audit Practicing Registration Certificate

No. 1031-2023-010-1

Da Nang City, 27 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Form B 01 - DN

Issued under Circular No. 99/2025/TT - BTC
dated 27/10/2025 by the Ministry of Finance

ASSETS	Code	Note	30/06/2026 VND	01/01/2026 VND
A. CURRENT ASSETS	100		39,112,562,586	42,494,257,683
I. Cash and cash equivalents	110		1,727,013,159	3,662,481,199
1. Cash	111	5	1,727,013,159	3,662,481,199
2. Cash and cash equivalents	112		-	-
II. Short-term financial investments	120		17,112,352,504	6,884,603,309
1. Short-term held-to-maturity investments	123	6.a	17,112,352,504	6,884,603,309
2. Allowance for short-term held-to-maturity investments	124	6.a	-	-
III. Short-term receivables	130		9,004,233,960	17,445,291,398
1. Short-term trade receivables	131	7	9,379,857,296	17,968,792,244
2. Short-term prepayments to suppliers	132	8	411,687,580	288,337,490
3. Other short-term receivables	135	9.a	383,149,328	358,621,908
4. Allowance for short-term doubtful debts	136	10	(1,170,460,244)	(1,170,460,244)
IV. Inventories	140	11	11,040,838,923	14,381,346,482
1. Inventories	141		11,040,838,923	14,381,346,482
2. Allowance for decline in value of inventories	142		-	-
V. Short-term biological assets	150		-	-
VI. Other current assets	160		228,124,040	120,535,295
1. Short-term prepaid expenses	161	14.a	228,124,040	65,109,027
2. Taxes and other amounts receivable from the State	163	17	-	55,426,268
B. LONG-TERM ASSETS	200		19,251,290,376	20,301,306,449
I. Long-term receivables	210		3,760,127,188	3,760,127,188
1. Other long-term receivables	215	9.b	3,760,127,188	3,760,127,188
2. Allowance for long-term doubtful debts	216		-	-
II. Fixed assets	220		11,921,469,112	13,117,023,990
1. Tangible fixed assets	221	12	11,677,382,869	12,872,447,837
- Cost	222		74,461,296,968	74,415,296,968
- Accumulated depreciation	223		(62,783,914,099)	(61,542,849,131)
2. Intangible fixed assets	227	13	244,086,243	244,576,153
- Cost	228		258,293,600	258,293,600
- Accumulated amortization	229		(14,207,357)	(13,717,447)
III. Long-term biological assets	230		-	-
IV. Investment property	240		-	-
V. Long-term assets in progress	250		-	-
VI. Long-term financial investments	260		3,000,000,000	3,000,000,000
1. Investments in subsidiaries	261	6.b	3,000,000,000	3,000,000,000
2. Allowance for loss in other long-term investments	264	6.b	-	-
VII. Other long-term assets	270		569,694,076	424,155,271
1. Long-term prepaid expenses	271	14.b	274,191,115	424,155,271
2. Deferred income tax assets	272	15	295,502,961	-
TOTAL ASSETS	280		58,363,852,962	62,795,564,132

INTERIM STATEMENT OF FINANCIAL POSITION (cont'd)

As at 30 June 2026

RESOURCES	Code	Note	30/06/2026 VND	01/01/2026 VND
C. LIABILITIES	300		16,212,277,030	21,955,157,324
I. Current liabilities	310		16,212,277,030	21,955,157,324
1. Short-term trade payables	311	16	1,956,613,899	3,027,313,956
2. Short-term advances from customers	312	17	1,280,105,106	691,834,608
3. Short-term taxes and amounts payable to the State budget	314	18	2,378,118,621	1,583,602,286
4. Payables to employees	315		865,360,346	1,712,014,638
5. Short-term accrued expenses	316	19	145,220,356	150,088,247
6. Other short-term payables	320	20	2,320,834,974	2,300,992,455
7. Short-term loans and finance lease liabilities	321	21	2,800,000,000	8,396,807,776
8. Provision for short-term payables	322	22	3,324,119,683	3,462,665,278
9. Bonus and welfare fund	323		1,141,904,045	629,838,080
II. Long-term liabilities	330		-	-
D. EQUITY	400		42,151,575,932	40,840,406,808
1. Share capital	411	23	27,000,000,000	27,000,000,000
- Common shares with voting rights	411a		27,000,000,000	27,000,000,000
- Preferred shares	411b		-	-
2. Other owners' capital	414		8,379,414,871	8,379,414,871
3. Investment and development fund	418	23	2,561,777,617	2,561,777,617
4. Undistributed profit after tax	420	23	4,210,383,444	2,899,214,320
- Undistributed profit after tax brought forward	420a	23	1,758,222,383	1,758,222,383
- Undistributed profit after tax for the current period	420b	23	2,452,161,061	2,899,214,320
TOTAL RESOURCES	440		58,363,852,962	62,795,564,132



Nguyễn Tuấn Anh
General Director

Da Nang City, 27 August 2026

Dang Tho
Chief Accountant

Vo Thi Minh Loan
Preparer

INTERIM INCOME STATEMENT
For the first 6 months of 2026

Form B 02 - DN
Issued under Circular No. 99/2025/TT - BTC
dated 27/10/2025 by the Ministry of Finance

ITEMS	Code	Note	First 6 months of 2026 VND	First 6 months of 2025 VND
1. Revenue from sales and service provision	01	25	33,228,705,523	20,062,329,017
2. Revenue deductions	02		-	-
3. Net revenue from sales and service provision	10		33,228,705,523	20,062,329,017
4. Cost of goods sold	11	26	27,581,869,453	17,411,082,429
5. Gross profit from sales and service provision	20		<u>5,646,836,070</u>	<u>2,651,246,588</u>
6. Gains/losses from sales, disposals of investment property	21		-	-
7. Financial income	22	27	319,727,050	143,191,557
8. Financial expenses	23	28	216,437,283	252,290,473
<i>In which: Borrowing costs</i>	24		206,336,888	96,634,554
9. Selling expenses	25		-	-
10. Administrative expenses	26	29	2,126,290,651	2,819,796,431
11. Operating profit	30		<u>3,623,835,186</u>	<u>(277,648,759)</u>
12. Other income	31		87,272,730	645,117,175
13. Other expenses	32		458,352,168	47,614,127
14. Other profit	40		<u>(371,079,438)</u>	<u>597,503,048</u>
15. Accounting profit before tax	50		<u>3,252,755,748</u>	<u>319,854,289</u>
16. Current corporate income tax expense	51	30	1,096,097,648	105,384,309
17. Deferred corporate income tax expense	52		(295,502,961)	-
18. Profit after tax	60		<u><u>2,452,161,061</u></u>	<u><u>214,469,980</u></u>



Nguyen Tuan Anh
General Director

Da Nang City, 27 August 2026

Dang Tho
Chief Accountant

Vo Thi Minh Loan
Preparer

**INTERIM STATEMENT
OF CASH FLOWS**
For the first 6 months of 2026

Form B 03 - DN

Issued under Circular No. 99/2025/TT - BTC
dated 27/10/2025 by the Ministry of Finance

ITEMS	Code	Note	First 6 months of 2026 VND	First 6 months of 2025 VND
I. Cash flows from operating activities				
1. Profit before tax	01		3,252,755,748	319,854,289
2. Adjustments for				
- Depreciation and amortization of fixed assets and investment property	02	12,13	1,241,554,878	1,333,014,021
- Allowances and provisions	03		(138,545,595)	394,531,453
- Gains/losses from investing, financing activities	05	27	(317,673,853)	(737,036,002)
- Borrowing costs	06	28	206,336,888	96,634,554
3. Operating profit before changes in working capital	08		4,244,428,066	1,406,998,315
- Increase/decrease in receivables	09		8,496,483,706	2,814,076,662
- Increase/decrease in inventories	10		3,340,507,559	(8,124,455,506)
- Increase/decrease in payables (excluding loan interest and corporate income tax payable)	11		(1,031,114,190)	(721,289,674)
- Increase/decrease in prepaid expenses	12		(13,050,857)	108,613,136
- Borrowing costs paid	14		(211,204,779)	(183,753,896)
- Corporate income tax paid	15	18	(579,708,455)	(327,010,746)
- Other payments for operating activities	17		(628,925,972)	(1,000,000)
Net cash flows from operating activities	20		13,617,415,078	(5,027,821,709)
II. Cash flows from investing activities				
1. Payments for purchases, construction of fixed assets and other long-term assets	21		(46,000,000)	(5,735,887,002)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	593,844,445
3. Payments for granting loans, purchase of debt instruments of other entities	23		(10,000,000,000)	(9,049,093,151)
4. Proceeds from collecting loans, sales of debt instruments of other entities	24		-	13,049,093,151
5. Received loan interest, dividends, profits	27		89,924,658	337,957,997
Net cash flows from investing activities	30		(9,956,075,342)	(804,084,560)
III. Cash flows from financing activities				
1. Proceeds from borrowings	33		2,800,000,000	6,580,122,715
2. Payments to settle loan principals	34		(8,396,807,776)	(6,813,176,604)
Net cash flows from financing activities	40		(5,596,807,776)	(233,053,889)
Net cash flows for the period	50		(1,935,468,040)	(6,064,960,158)
Cash and cash equivalents at the beginning of the period	60	5	3,662,481,199	7,615,181,604
Impacts of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the period	70	5	1,727,013,159	1,550,221,446


Legal Representative
Nguyen Tuan Anh
General Director


Dang Tho
Chief Accountant


Vo Thi Minh Loan
Preparer

Da Nang City, 27 August 2026

The notes on pages 8 to 38 are an integral part of these financial statements

NOTES TO THE INTERIM FINANCIAL STATEMENTS

(These notes form part of and should be read in conjunction
with the accompanying interim financial statements)

Form B 09a - DN

Issued under Circular No. 99/2025/TT - BTC
dated 27/10/2025 by the Ministry of Finance

1. Nature of operations

1.1. Ownership structure

Quang Nam Transportation Construction Joint-Stock Company ("the Company") was incorporated on the basis of equitization of Quang Nam Road Management and Construction Company under Decision No. 5233/QD-UB dated 27/11/2003 of the People's Committee of Quang Nam Province (now merged into Da Nang City). The Company is an independent accounting entity, operating in accordance with Business Registration Certificate (now Enterprise Registration Certificate) No. 3303070058 dated 02/01/2004 of Quang Nam Province Planning and Investment Department (now the Department of Finance of Da Nang City), the Enterprise Law, the Company's Charter and other relevant regulations. Since the establishment date, the Enterprise Registration Certificate has been amended 9 times and the most recent amendment was made on 20/08/2025 with the enterprise code 4000390766.

The Company has listed its shares on Hanoi Stock Exchange with the ticker symbol QTC. The first trading date was 15/09/2014.

1.2. Scope of business: Construction and stone mining.

1.3. Operating activities:

- Construction of other civil engineering projects: Construction of civil projects, road traffic projects, irrigation projects, hydropower projects, public projects;
- Management consultancy activities: Management, operation and maintenance of road traffic projects;
- Architectural and engineering activities and related technical consultancy: Preparation of projects, preparation of technical design documents and cost estimates for construction and traffic projects; Supervision of road projects;
- Mining and quarrying n.e.c: Exploration, exploitation and production of materials for repair and construction of road traffic systems.

1.4. Normal course of business cycle: The Company's normal course of business cycle is 12 months.

1.5. Business structure:

Subsidiary:

- Road Construction and Repair No. 1 Co., Ltd.

Address: 10 Nguyen Du Street, Tam Ky Ward, Da Nang City, Viet Nam

Voting rights ratio of the parent company: 100%

Ownership ratio of the parent company: 100%

Equity interest of the parent company: 100%

1.6. Number of employees: As at 30/06/2026, the Company had 63 employees.

1.7. Comparability of information presented in the financial statements:

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Corporate Accounting System (effective from 01/01/2026 and applicable to

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

accounting periods beginning on or after 01/01/2026), replacing Circular No. 200/2014/TT-BTC dated 22/12/2014 and its subsequent amendments.

Except for items for which Circular No. 99/2025/TT-BTC requires retrospective application, the Company applies all other items in the accompanying financial statements prospectively. Significant changes in the Company's accounting policies and their impact on the financial statements, if any, are presented in the following notes to the financial statements:

Held-to-maturity investments (Note 4.2.a)

Receivables (Note 4.3)

Borrowing costs (Note 4.11)

2. Accounting period, currency used in accounting

The Company's annual accounting period starts on 1 January and ends on 31 December. These interim financial statements were exclusively prepared for the first 6 months of 2026 (starting from 01/01/2026 and ending on 30/06/2026).

Financial statements and accounting transactions are expressed in Vietnamese Dong (VND).

3. Applied accounting standards and accounting system

The Company applies the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System as guided under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance.

As at 30/06/2026, the Company has a subsidiary. Users should read the interim separate financial statements of the parent company together with the interim consolidated financial statements for the first 6 months of 2026 in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Company.

4. Accounting policies, accounting estimates and relevant applicable regulations

4.1 Cash and cash equivalents

Cash comprises cash on hand and bank demand deposit.

Cash equivalents are short-term investments with original maturities of three months or less from the investment date that are readily convertible to known amounts of cash and are subject to an insignificant risk upon conversion into cash at the end of the accounting period.

Demand deposits and cash equivalents are recognized in item "Cash and cash equivalents" only when the Company is not subject to any restrictions on the use of such amounts.

4.2 Financial investments

a) Held-to-maturity investments

Held-to-maturity investments are investments held to maturity for the purpose of earning periodic interest, comprising: term deposits, valuable papers (treasury bills, promissory notes, certificates of deposit), bonds, preference shares classified as financial liabilities, loans, and other held-to-maturity investments or investments of a similar nature, excluding derivative instruments.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Held-to-maturity investments are initially recognized at the actual amount paid to acquire the investment. Where a discount or premium arises on acquisition, the Company amortizes such discount or premium to financial income using the straight-line method/the effective interest method, as appropriate over the term of the investment. Where the periodic amortized premium of a held-to-maturity investment exceeds the periodic income at the nominal interest rate of that investment, the difference is recognized in financial expenses.

An allowance for held-to-maturity investments is made at the reporting date where there is an indication or evidence that a held-to-maturity investment of the Company may be impaired.

b) Investment in subsidiary

Subsidiary is an enterprise controlled by the Company. The subsidiary relationship is often reflected by the fact that the Company holds (directly or indirectly) over 50% voting rights and has the power to govern the financial and operating policies of the subsidiary in order to obtain economic benefits from its activities.

Investments in the subsidiary is stated at cost (comprising the purchase price and directly attributable acquisition costs) less allowance. Dividends and profits received in money or non-monetary asset for the period before the investment date shall be recorded as a decrease in value of investment.

Allowance

Allowance for investments in the subsidiary is made if these investments are impaired or result in loss, which leads to the loss of equity of the Company.

With regards to the subsidiaries who are required to prepare the consolidated financial statements, the impairment allowance is made based on the consolidated financial statements. For other cases, the allowance is made based on the financial statements of the subsidiaries.

4.3 Receivables

Receivables comprise: trade receivables and other receivables.

- Trade receivables are trade-related amounts arising from buying-selling transactions between the Company and its customers;
- Other receivables are non-trade amounts which are not related to buying-selling, intra-company transactions.

Receivables are recognized at no more than their recoverable amount, determined as cost less allowance for doubtful debts. The allowance for doubtful debts represents the estimated loss as at the end of the reporting period for receivables that are overdue, or not yet due but for which there is evidence that the receivable may be impaired because the debtor has died, disappeared, absconded, or is unlikely/unable to settle the debt; has become bankrupt; is undergoing bankruptcy or dissolution proceedings; is being prosecuted, detained or tried; is undergoing judgment enforcement; is suffering from a serious illness; enforcement of judgment has been requested but cannot be carried out; a debt-recovery lawsuit has been filed but proceedings have been suspended; or for other reasons,....

For overdue receivables, the Company estimates the allowance based on an ageing analysis, as follows:

- 30% of the value of receivables overdue from 6 months to under 1 year.
- 50% of the value of receivables overdue from 1 year to under 2 years.
- 70% of the value of receivables overdue from 2 years to under 3 years.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- 100% of the value of receivables overdue for 3 years or more.

Receivables are monitored in detail by principal term, remaining term at the end of the accounting period, by original currency and by debtor.

4.4 Inventories

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories comprises: costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition.

Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

The quantity and value of inventories issued are determined on a transaction-by-transaction basis based on the value of ending inventories and accounted for using the weighted average method.

An allowance for decline in the value of inventories is recognized for each inventory item where its net realizable value is lower than its cost.

4.5 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets to the location and condition necessary for it to be capable of operating in the manner intended by the Company.

The costs incurred after the initial recognition of tangible fixed asset shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from the use of those assets beyond its originally assessed standard of performance. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses.

Depreciation

Depreciation of tangible fixed assets is calculated on a straight-line basis over their estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. Details are as follows:

<u>Kinds of asset</u>	<u>Depreciation period (years)</u>
Buildings, architectures	15 – 25
Machinery, equipment	5 - 12
Motor vehicles	4 - 10
Office equipment	5

4.6 Intangible fixed assets

Cost

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of intangible fixed assets comprises all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the condition necessary for it to be capable of operating in the manner intended by the Company.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Land use rights

Intangible fixed assets are land use rights including:

- The land use right allocated by the State with land use fee or receiving the transfer of legal land use right (including term and non-term land use right);
- The right to use the leased land before the effective date of the Land Act 2003 but the rent has been paid for the leasing time or paid in advance for many years but the remaining land lease term paid is at least 05 years and granted with certificate of land use right by the competent authority.

The cost of land use rights is the amount paid by the Company to lawfully obtain the land use rights (including amounts paid to the transferor, compensation and site clearance costs, ground levelling costs, registration fees, etc.).

Subsequent costs relating to intangible assets that can be measured reliably and increases the economic benefits generated by the intangible assets beyond those originally assessed is recognized as an increase in the cost of the intangible assets. Other subsequent costs relating to intangible fixed assets are recognized as production and business expenses.

Amortization

Intangible fixed assets being land use rights with indefinite term are not amortized. For land use rights with definite term, the amortization period is the period in which the Company is allowed to use the land.

Other intangible fixed assets are amortized in accordance with the straight-line method. Amortization rate is based on their cost and estimated useful lives. Amortization period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance.

The amortization period of intangible fixed assets of the Company is as follows:

<u>Kind of asset</u>	<u>Amortization period (years)</u>
Term land use rights	35

4.7 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses. These are expenditures that have been incurred but relate to the operations of more than one accounting period and are therefore allocated to the respective accounting periods on an appropriate basis. The Company's primary prepaid expenses comprise:

- Costs of tools and instruments being put into use are amortized in accordance with the straight-line method for a maximum period of no more than 3 years.
- Other prepaid expenses: The Company selects appropriate method and criteria of allocation over the period in which economic benefits are expected to be received based on the nature and extent of the prepaid expenses.

4.8 Asset leases

Operating leases are leases of fixed assets under which substantially all the risks and rewards incidental to ownership of the assets lie with the lessor. Lease payments under operating leases are recognized in the income statement on a straight-line basis over the lease term.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.9 Payables

Payables comprise: trade payables and other payables.

- Trade payables are trade-related amounts, arising from buying-selling transactions between the Company and its suppliers;
- Other payables are non-trade amounts, which are not related to buying-selling, intra-company transactions.

Payables are recognized at cost, which is not less than the amount required to settle the obligation, and are classified as short-term and long-term based on their remaining term as at the reporting date.

Payables are monitored in detail according to their creditors, principal terms, remaining terms and original currencies.

4.10 Accrued expenses

Accrued expenses are recognized for amounts to be paid in the future relating to goods or services already received from suppliers, or already supplied to customers, during the reporting period but not yet actually paid because the required supporting documents and accounting records are not yet available.

4.11 Loans and finance lease liabilities

Loans and finance lease liabilities are recorded at cost and classified into current and non-current liabilities based on the remaining terms at the end of the accounting period.

The Company monitors loans and finance lease liabilities according to their creditors, loan agreements, principal terms, remaining terms and original currencies.

Borrowing costs

Before 01/01/2026, borrowing costs (comprising interest expense and other costs directly attributable to borrowings) were recognized as operating expenses in the period in which they were incurred.

From 01/01/2026, borrowing costs directly attributable to a loan (other than interest payable), such as appraisal fees, audit fees, loan documentation costs and loan arrangement fees, are amortized over the term of the loan.

Capitalization of borrowing costs

Borrowing costs are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs."

Borrowing costs relating to specific borrowings used solely for the investment in, construction of, or creation of a specific asset of the Company are capitalized as part of the cost of that asset. For general borrowings, the amount of borrowing costs eligible for capitalization during the accounting period is determined by applying a capitalization rate to the weighted average cumulative expenditure incurred on the investment in, construction of, or production of that asset.

Capitalization of borrowing costs is suspended during periods in which active development of a qualifying asset is interrupted, unless such interruption is a necessary part of the process. Capitalization ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Borrowing costs relating to loans used to invest in subsidiaries, joint ventures, associates, etc. are not capitalized.

4.12 Provision for payables

Provision for payables is a present obligation (legal or constructive) of the Company as a result of past events and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. A provision is recognized when a reliable estimate can be made on the amount of the obligation.

Provisions for payables are recognized at the end of the reporting period. If the provision required for the current reporting period exceeds the unused balance of the provision recognized in the previous reporting period, the add is recognized in the current period's operating expenses. Conversely, if the provision required for the current reporting period is lower than the unused balance of the provision recognized in the previous reporting period, the difference is reversed and recognized as a reduction of the current period's operating expenses. The Company's provisions comprise:

- Provision for construction warranty costs is recognized for certain construction projects based on construction service revenue recognized during the period multiplied by the applicable provision rate. The provision rate is 3% or 5%, based on the assessment of the Company's technical department;
- Provision for environmental restoration is recognized based on the estimated environmental restoration costs in accordance with the Company's environmental restoration plan;
- Provision for severance allowance is recognized at the end of each reporting period for employees who have worked continuously for the Company for 12 months or more. The provision is calculated at one-half of a month's salary for each year of qualifying service in accordance with the Labor Law and relevant implementing regulations. The average monthly salary used to calculate severance allowance is adjusted at the end of each reporting period based on the average salary of six consecutive months preceding the reporting date. Increases or decreases in the provision, except for actual payments to employees, are recognized in the income statement. This accrued severance allowance is used to pay severance benefits to employees upon termination of their employment contracts.

4.13 Deferred corporate income tax

Deferred corporate income tax is determined for temporary differences at the end of the accounting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax is recognized for all temporary differences, except for temporary differences arising from the initial recognition of an asset or liability in a transaction that does not affect either accounting profit or taxable profit (tax loss) at the time of the transaction.

Deferred tax liabilities are recognized for all taxable temporary differences, while deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which deductible temporary differences, unused tax losses and unused tax incentives can be utilized. The carrying amount of deferred tax assets is reviewed at the end of the accounting period to ensure that sufficient taxable profit will be available to enable part or all of the deferred tax asset to be utilized. Previously unrecognized deferred tax assets are reviewed at the end of the accounting period and are recognized to the extent that it has become probable that future taxable profit will allow such previously unrecognized deferred tax assets to be utilized.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Deferred tax is measured at the tax rates that are expected to apply in the year the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted as at the end of the accounting period.

Deferred tax assets and deferred tax liabilities are offset when the taxable temporary differences and deductible temporary differences relate to the same taxable entity and are settled with the same tax authority.

4.14 Owners' equity

Share capital

Share capital represents the amount of capital actually contributed by shareholders.

Profit distribution

Undistributed post-tax profit reflects the Company's operating results (profit or loss) after corporate income tax and the distribution of profits or treatment of losses.

Profit after corporate income tax is available for appropriation to funds and to shareholders as provided for in the Company's Charter or the General Shareholders' Meeting Resolution.

The dividend to be paid to the shareholders shall not exceed the undistributed profit after tax and with consideration of non-monetary items in undistributed post-tax profits that may affect cash flow and ability to pay dividends.

4.15 Revenue and other income

- Revenue from the sale of goods and the rendering of services is recognized when the Company has obtained, or will obtain, economic benefits, the amount of revenue can be reliably measured, and the following conditions are also met:
 - ✓ Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer and there is no significant uncertainty regarding the sale price or the possibility of return of the goods;
 - ✓ Revenue from the rendering of services is recognized when the services have been completed. Where services are rendered over multiple accounting periods, revenue for each period is recognized based on the stage of completion of the services at the end of the reporting period.
- Revenue from operating leases of assets is recognized in the income statement on a straight-line basis over the lease term.
- Financial income is recognized when the amount of income can be reliably measured and it is probable that economic benefits will flow to the Company from the transaction.
 - ✓ Interest income is recognized on a time-proportion basis using the effective interest rate;
 - ✓ Dividends on shares deposited with the Vietnam Securities Depository and Clearing Corporation (VSDC) are recognized on the record date. Dividends and profits distributed by other companies are recognized when the Company's right to receive the dividends or profits is established.
 - ✓ Share dividends are not recognized as financial income. Dividends received relating to the period before the investment date are recorded as a reduction in the carrying amount of the investment.
- Other income comprises income arising from activities other than the Company's operating activities and is recognized when it can be reliably measured and it is probable that economic benefits will flow the Company.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.16 Cost of goods sold

Cost of products, goods sold and services rendered is recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

Costs of inventories and services rendered which are incurred in excess of the ordinary level are charged out to cost of goods sold in the period, not to the production cost of goods and services.

The value of inventory shortages and losses, net of any compensation received, is recognized in cost of goods sold for the period.

4.17 Financial expenses

Financial expenses reflect expenses incurred in financial activities, including expenses or losses relating to financial investments, costs of purchasing trading securities, borrowing costs that are not eligible for capitalization, losses on disposal of financial investments, transaction costs on the sale of financial investments; the excess of the early redemption price of issued bonds over their carrying amount; the allowance for diminution in value of trading securities and the allowance for impairment of investments in other entities; foreign exchange losses arising on the sale of foreign currency or on the retranslation of period-end monetary items denominated in foreign currency; settlement discounts granted to buyers, etc..

4.18 Selling expenses and administrative expenses

Selling expenses reflect the expenses actually incurred in the sale of products and goods and the rendering of services.

Administrative expenses reflect the expenses actually incurred in connection with the general administration of the Company.

4.19 Corporate income tax expense

Corporate income tax expense comprises current tax income expense and deferred income tax expense.

Current corporate income tax expense comprises current CIT expense determined in accordance with the Law on Corporate Income Tax, and top-up tax expense determined in accordance with the global minimum tax rules.

Deferred corporate income tax expense is the amount of corporate income tax payable in future periods arising from the recognition of a deferred tax liability during the period or the reversal of a deferred tax asset recognized in prior periods.

4.20 Financial instruments

Initial recognition

Financial assets

A financial asset is recognized initially at cost plus transaction costs directly attributable to the acquisition of the asset. The Company's financial assets comprise cash on hand, short-term deposits, trade receivables, other receivables and financial investments.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Financial liabilities

A financial liability is recognized initially at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities include loans, trade payables, accrued expenses and other payables.

Subsequent measurement

Currently, there has been no requirement for subsequent measurement of financial instruments.

4.21 Tax rates and charges paid to the State Budget that the Company is applying

- Value Added Tax (VAT): A VAT rate of 10% is applicable to construction activities, construction stone products.

From 01/07/2025 to 31/12/2026, VAT rate for construction activities reduced to 8% according to the Government's Decree No. 174/2025/ND-CP dated 30/06/2025.

- Corporate Income Tax (CIT): The Company is subject to a CIT rate of 20%.
- Other taxes and charges are paid in accordance with the prevailing regulations.

4.22 Related parties

Parties are considered to be related if one party has the ability (directly or indirectly) to control the other party or exercise significant influence over the other party in making financial or operational decisions.

Unit: VND

5. Cash

Cash and cash equivalents not subject to restrictions on use	30/06/2026	01/01/2026
Cash on hand	73,251,964	585,888,035
Demand deposits	1,653,761,195	3,076,593,164
- At Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) - Quang Nam Branch	1,636,405,236	1,898,662,817
- At other financial institutions	17,355,959	1,177,930,347
Total	1,727,013,159	3,662,481,199

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

6. Financial investments

a. Short-term held-to-maturity investments

	30/06/2026			01/01/2026		
	Cost	Recoverable amount (i)	Allowance amount	Cost	Recoverable amount (i)	Allowance amount
Term deposits over 3 months and no more than 12 months	16,828,000,000	16,828,000,000	-	6,828,000,000	6,828,000,000	-
- At Vietcombank - Quang Nam Branch	5,500,000,000	5,500,000,000	-	5,500,000,000	5,500,000,000	-
- At Vietnam Maritime Commercial Joint Stock Bank (MSB) - Quang Nam Branch	3,000,000,000	3,000,000,000	-	-	-	-
- At Sai Gon - Ha Noi Commercial Joint Stock Bank (SHB) - Quang Nam Branch	7,000,000,000	7,000,000,000	-	-	-	-
- At other banks	1,328,000,000	1,328,000,000	-	1,328,000,000	1,328,000,000	-
Accrued interest income	284,352,504	284,352,504	-	56,603,309	56,603,309	-
- At Vietcombank - Quang Nam Branch	31,438,356	31,438,356	-	36,279,452	36,279,452	-
- At MSB - Quang Nam Branch	17,753,425	17,753,425	-	-	-	-
- At SHB - Quang Nam Branch	187,178,083	187,178,083	-	-	-	-
- At other banks	47,982,640	47,982,640	-	20,323,857	20,323,857	-
Total	17,112,352,504	17,112,352,504	-	6,884,603,309	6,884,603,309	-

(i) As at 30/06/2026, the Company's held-to-maturity investments are the deposits with the terms ranging from over 3 months to no more than 12 months at the banks. The Company assesses that these deposits are not subject to loss or impairment in value.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Investments in subsidiary

	Status of operation	% equity	30/06/2026			01/01/2026		
			Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
- Road Construction and Repair No. 1 Co., Ltd	Operating	100%	3,000,000,000	3,000,000,000	-	3,000,000,000	3,000,000,000	-
Total			3,000,000,000	3,000,000,000	-	3,000,000,000	3,000,000,000	-

Road Construction and Repair No. 1 Co., Ltd operates profitably and its equity is preserved. Therefore, the Company recognizes these investments at cost and does not recognize any allowance. As this is a wholly-owned (100%) subsidiary, the Company is able to control and recover the entire value of the investment.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

7. Short-term trade receivables

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
Administration of Road III	1,469,367,000	-	2,057,114,000	-
Da Nang Infrastructure Maintenance Board	3,168,700,000	-	10,568,912,000	-
Tam Ky Area Construction Investment Project Management Unit	1,027,873,000	-	1,027,873,000	-
Da Nang Traffic and Agricultural Works Construction Project Management Unit	1,793,818,000	-	1,793,818,000	-
Other customers	1,920,099,296	1,170,460,244	2,521,075,244	1,170,460,244
Total	9,379,857,296	1,170,460,244	17,968,792,244	1,170,460,244

8. Short-term prepayments to suppliers

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
Tuan Thinh Construction, Trading and Services Co., Ltd.	135,200,000	-	130,400,000	-
Thuan Phat Geological Exploration and Consulting Co., Ltd.	96,000,000	-	40,000,000	-
Thinh Phu Nguyen Co., Ltd	81,000,000	-	-	-
Other suppliers	99,487,580	-	117,937,490	-
Total	411,687,580	-	288,337,490	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)
(These notes form part of and should be read in conjunction with the accompanying financial statements)

9. Other receivables

a. Short-term

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
Advances to employees (*)	325,374,000	-	225,374,000	-
- Mr. Doan Van Dung	100,000,000	-	-	-
- Mr. Nguyen Thanh Tan	225,374,000	-	225,374,000	-
Deposits	13,473,400	-	13,473,400	-
- MSB - Quang Nam Branch	13,473,400	-	13,473,400	-
Dividends and profits receivable	-	-	119,774,508	-
Other receivables	44,301,928	-	-	-
Total	383,149,328	-	358,621,908	-

(*) These are amounts advanced by the Company to employees to carry out production and business activities. Such advances will be settled or recovered to the extent that they remain unspent upon completion of the assigned tasks.

Of which: Other short-term receivables from related parties

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
Dividend and profits receivable	-	-	119,774,508	-
- Road Construction and Repair No. 1 Co., Ltd	-	-	119,774,508	-
Total	-	-	119,774,508	-

b. Long-term

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
Deposits	3,760,127,188	-	3,760,127,188	-
- Quang Nam Environment Protection Fund (*)	3,760,127,188	-	3,760,127,188	-
Total	3,760,127,188	-	3,760,127,188	-

(*) This represents the environmental restoration and rehabilitation deposit made in accordance with Decision No. 1626/QĐ-UBND dated 08/05/2015 and Decision No. 2371/QĐ-UBND dated 07/08/2018 of the Chairman of the People's Committee of Quang Nam Province approving the Environmental Impact Assessment Report and the environmental restoration and rehabilitation plan for the stone quarry construction projects for common construction materials at An Trung Village, Duy Trung Commune, Duy Xuyen District. This deposit will be refunded on the basis that the Company has completed the

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

environmental restoration and rehabilitation content and the competent authority has approved the mine closure scheme of the mineral mining project; and has inspected the completion of the environmental restoration and rehabilitation plan during the stage of acceptance of the mine closure scheme's implementation results.

10. Bad debts

	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Reason for allowance	Cost	Recoverable amount	Reason for allowance
Trade receivables	1,170,460,244	-		1,170,460,244	-	
- Central Dai Viet Real Estate Joint Stock	939,694,244	-	Overdue	939,694,244	-	Overdue
- Other customers	230,766,000	-		230,766,000	-	
Total	1,170,460,244	-		1,170,460,244	-	

11. Inventories

	30/06/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
Materials, raw materials	908,145,858	-	553,765,435	-
Tools, instruments	56,851,909	-	534,817,074	-
Work in process	9,996,444,768	-	13,088,366,271	-
Finished products	79,396,388	-	204,397,702	-
Total	11,040,838,923	-	14,381,346,482	-

- There were no inventories which were pledged, mortgaged as security for debts as at the end of the period.
- There were no slow-moving, substandard, damaged, technically obsolete, or unsaleable inventories at the end of the period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

12. Tangible fixed assets

	Buildings, architectures	Machinery, equipment	Motor vehicles	Office equipment	Total
Cost					
Beginning balance	3,391,590,402	62,164,293,529	8,643,168,072	216,244,965	74,415,296,968
Newly-purchased	-	46,000,000	-	-	46,000,000
Sold, disposed	-	-	-	-	-
Ending balance	3,391,590,402	62,210,293,529	8,643,168,072	216,244,965	74,461,296,968
Accumulated depreciation					
Beginning balance	2,944,293,020	52,957,730,683	5,532,702,946	108,122,482	61,542,849,131
Charge for the period	45,016,765	840,357,197	334,066,510	21,624,496	1,241,064,968
Sold, disposed	-	-	-	-	-
Ending balance	2,989,309,785	53,798,087,880	5,866,769,456	129,746,978	62,783,914,099
Net book value					
Beginning balance	447,297,382	9,206,562,846	3,110,465,126	108,122,483	12,872,447,837
Ending balance	402,280,617	8,412,205,649	2,776,398,616	86,497,987	11,677,382,869

- As at 30/06/2026, tangible fixed assets with a carrying amount of VND9,087,512,330 were pledged as security for loans granted the Company.
- Cost of tangible fixed assets fully depreciated but still in active use at 30/06/2026 was VND51,318,478,518.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

13. Intangible assets

	Non-term land use rights (i)	Term land use rights (ii)	Total
Cost			
Beginning balance	224,000,000	34,293,600	258,293,600
Newly-purchased	-	-	-
Sold, disposed	-	-	-
Ending balance	224,000,000	34,293,600	258,293,600
Accumulated amortization			
Beginning balance	-	13,717,447	13,717,447
Charge for the period	-	489,910	489,910
Sold, disposed	-	-	-
Ending balance	-	14,207,357	14,207,357
Net book value			
Beginning balance	224,000,000	20,576,153	244,576,153
Ending balance	224,000,000	20,086,243	244,086,243

- (i) This represents non-term land use rights, covering an area of 200 m² in Thanh Ly Village, Thang Binh Commune, Da Nang City (formerly Thanh Ly Village, Binh Nguyen Commune, Thang Binh District, Quang Nam Province). The Company uses it to build warehouse, house for workers.
- (ii) This represents land use rights with a term of 35 years (until March 2047), covering an area of 692.8 m² in Thanh Ly Village, Thang Binh Commune, Da Nang City (formerly Thanh Ly Village, Binh Nguyen Commune, Thang Binh District, Quang Nam Province). The Company uses it to build warehouse, house for workers.
- As at 30/06/2026, intangible fixed assets with a carrying amount of VND244,086,243 were pledged as security for loans granted the Company.

14. Prepaid expenses

a. Short-term

	30/06/2026	01/01/2026
Repair costs	197,924,040	65,109,027
Others	30,200,000	-
Total	228,124,040	65,109,027

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Long-term

	30/06/2026	01/01/2026
Costs of tools, instruments pending amortization	50,000,000	75,000,000
Repair costs	200,661,444	320,759,666
Others	23,529,671	28,395,605
Total	274,191,115	424,155,271

15. Deferred income tax assets

	30/06/2026	01/01/2026
Tax rate used to measure deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	295,502,961	-
Deferred income tax assets	295,502,961	-

16. Short-term trade payables

	30/06/2026	01/01/2026
People's Committee of Dien Ngoc Commune	889,694,244	889,694,244
Others	1,066,919,655	2,137,619,712
Total	1,956,613,899	3,027,313,956

17. Short-term advances from customers

	30/06/2026	01/01/2026
Le Loc Phat Construction Co., Ltd	150,606,398	6,652,798
Quang Nam Road Traffic Construction and Management JSC	303,772,300	-
Other customers	825,726,408	685,181,810
Total	1,280,105,106	691,834,608

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)
(These notes form part of and should be read in conjunction with the accompanying financial statements)

18. Short-term taxes and amounts receivable from/payable to the State

	01/01/2026		Incurred	Paid	30/06/2026	
	Receivable	Payable			Receivable	Payable
VAT	-	1,188,186,027	1,961,338,729	2,721,840,883	-	427,683,873
CIT	-	349,172,771	1,104,845,212	579,708,455	-	874,309,528
Personal Income Tax	-	4,522,050	129,602,632	56,612,737	-	77,511,945
Natural resource tax	55,426,268	-	809,000,453	262,052,009	-	491,522,176
Land and house tax, land rent	-	-	999,118,764	999,118,764	-	-
Fees and charges	-	41,721,438	507,222,210	41,852,549	-	507,091,099
Total	55,426,268	1,583,602,286	5,511,128,000	4,661,185,397	-	2,378,118,621

The Company's tax returns would be subject to examination of the tax authority. The tax amounts reported in these financial statements could be changed under decision of the tax authority.

19. Short-term accrued expenses

	30/06/2026	01/01/2026
Accrued interest payable	-	4,867,891
Accrued expenses of Dien Nam-Dien Ngoc Urban Area Project	135,438,538	135,438,538
Other accruals	9,781,818	9,781,818
Total	145,220,356	150,088,247

20. Other short-term payables

	30/06/2026	01/01/2026
Trade union fee	23,259,502	61,858,507
Payable to construction teams	1,261,399,185	1,218,496,827
- Mr. Pham Ba Tuong	462,306,798	462,306,798
- Mr. Le Duc Hanh	167,780,577	159,242,577
- Others	631,311,810	596,947,452
Short-term deposits received	700,000,000	740,000,000
- 501 Construction and Investment JSC	70,000,000	70,000,000
- Others	630,000,000	670,000,000
Other payables	336,176,287	280,637,121
Total	2,320,834,974	2,300,992,455

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

21. Short-term loans and finance lease liabilities

	Beginning balance	Increase in the period	Decrease in the period	Ending balance
Short-term loans	8,396,807,776	7,024,797,749	12,621,605,525	2,800,000,000
- Vietcombank - Quang Nam Branch	5,396,807,776	4,224,797,749	9,621,605,525	-
(1)				
- Road Construction and Repair No. 1 Co., Ltd (Related party) (2)	3,000,000,000	2,800,000,000	3,000,000,000	2,800,000,000
Total	8,396,807,776	7,024,797,749	12,621,605,525	2,800,000,000

(1) Short-term loan from Vietcombank– Quang Nam Branch under Credit Facility Agreement No. 6500H1/240/25/045 dated 04/07/2025, with a credit limit of no more than VND16,000,000,000. The interest rate is determined at the time of loan disbursement based on the bank's lending interest rate notification applicable from time to time and is stated in each debt acknowledgment. The credit facility is maintained for 12 months from the signing date of the agreement. Purpose of the loan: financing working capital for the Company's production and business activities.

(2) Short-term loan from Road Construction and Repair No. 1 Co., Ltd. under Loan Agreement No. 01/2026/HDDVV dated 19/01/2026. The loan amount is VND 2,800,000,000, with a loan term of 365 days from 19/01/2026 to 19/01/2027, bearing an interest rate of 5.8% per annum. Purpose of the loan: financing the Company's production and business activities.

22. Provision for short-term payables

	Beginning balance	Increase	Decreases	Ending balance
Provision for environmental restoration (*)	1,523,480,703	-	138,545,595	1,384,935,108
Provision for severance allowance	923,765,575	-	-	923,765,575
Provision for construction warranty	1,015,419,000	-	-	1,015,419,000
Total	3,462,665,278	-	138,545,595	3,324,119,683

(*) This represents a provision for the costs of environmental renovation and restoration for the projects involving the exploitation of stone quarries for use as common construction materials in An Trung Village, Duy Trung Commune, Duy Xuyen District. As at the reporting date, the projects have reached the end of their exploitation period. The Company is currently carrying out mine closure and environmental restoration activities.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

23. Owners' equity

a. Statement of changes in owners' equity

	Share capital	Other owners' capital	Investment and development	Undistributed profit after tax	Total
As at 01/01/2025	27,000,000,000	8,379,414,871	2,561,777,617	2,248,925,972	40,190,118,460
Profit/(Loss) for the period	-	-	-	2,899,214,320	2,899,214,320
Distribution of profit	-	-	-	2,248,925,972	2,248,925,972
As at 31/12/2025	<u>27,000,000,000</u>	<u>8,379,414,871</u>	<u>2,561,777,617</u>	<u>2,899,214,320</u>	<u>40,840,406,808</u>
As at 01/01/2026	27,000,000,000	8,379,414,871	2,561,777,617	2,899,214,320	40,840,406,808
Profit/(Loss) for the period	-	-	-	2,452,161,061	2,452,161,061
Distribution of profit	-	-	-	1,140,991,937	1,140,991,937
As at 30/06/2026	<u>27,000,000,000</u>	<u>8,379,414,871</u>	<u>2,561,777,617</u>	<u>4,210,383,444</u>	<u>42,151,575,932</u>

b. Breakdown of share capital

	30/06/2026	01/01/2026
State Capital Investment Corporation	14,526,000,000	14,526,000,000
Other shareholders	12,474,000,000	12,474,000,000
Total	<u>27,000,000,000</u>	<u>27,000,000,000</u>

c. Capital transactions with owners and distribution of dividends and profits

	First 6 months of 2026	First 6 months of 2025
Share capital		
- Beginning balance	27,000,000,000	27,000,000,000
- Increase	-	-
- Decrease	-	-
- Ending balance	27,000,000,000	27,000,000,000
Dividends, profits received	-	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

d. Shares

	30/06/2026 Shares	01/01/2026 Shares
Number of shares registered for issuance	2,700,000	2,700,000
Number of shares sold to the public	2,700,000	2,700,000
- Common shares	2,700,000	2,700,000
- Preferred shares (classified as owners' equity)	-	-
Number of shares bought back (treasury shares)	-	-
- Common shares	-	-
- Preferred shares (classified as owners' equity)	-	-
Number of outstanding shares	2,700,000	2,700,000
- Common shares	2,700,000	2,700,000
- Preferred shares (classified as owners' equity)	-	-
Par value of outstanding shares: VND10,000 each		

e. Undistributed profit after tax

	First 6 months of 2026	First 6 months of 2025
Profit brought forward	2,899,214,320	2,248,925,972
Profit after CIT of current period	2,452,161,061	214,469,980
Distribution of profit	1,140,991,937	628,925,972
- Distribution of prior-period profit (*)	1,140,991,937	628,925,972
+ Appropriated to bonus and welfare fund	1,140,991,937	628,925,972
- Temporary distribution of current period profit	-	-
Undistributed profit after tax	4,210,383,444	1,834,469,980

(*) The 2025 profit was distributed in accordance with the 2026 Annual General Shareholders' Meeting Resolution No. 01/2026/DHCD dated 23/06/2026.

f. Dividends

The Annual General Shareholders' Meeting Resolution No. 01/2026/DHCD dated 23/06/2026 approved the plan to pay dividends from the 2025 profit after tax in cash at the rate of 4% of the charter capital (equivalent to VND1,080,000,000) and Issuance of shares to increase share capital from the Company's equity; the issuance ratio is 100:12 (shareholders holding 100 shares will receive 12 new shares). The Company finalized the list of shareholders entitled to receive dividends and Issuance of shares to increase share capital from the Company's equity on 30/07/2026. The cash payment date is 03/09/2026.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

24. Off-statement of financial position items

a. Leased assets

The Company has the following operating lease agreements:

- ✓ Land lease agreement No. 180/HDTD dated 22/04/2008 with the Department of Natural Resources and Environment of Quang Nam Province for the lease of land in An Trung Village, Duy Xuyen Commune, Da Nang City, for the construction of a medium-voltage power line and an asphalt concrete mixing plant. Leased area: 138 m²; lease term: until 29/02/2028; annual rental rate based on the tax authority's notification: VND1,410.5/m²/year in 2026;
- ✓ Land lease agreement No. 119/HDTD dated 26/11/2015 with the People's Committee of Quang Nam Province for the lease of land in An Trung Village, Duy Xuyen Commune, Da Nang City, for the construction of a construction stone processing facility and an explosives storage warehouse. Leased area: 23,201.2 m²; lease term: 50 years (from 19/10/2015 to 19/10/2065); annual rental rates based on the tax authority's notification: VND 6,600/m²/year for an area of 15,547.2 m² and VND5,490/m²/year for an area of 7,654 m² in 2026;
- ✓ Land lease agreement No. 55/HDTD dated 23/07/2018 with the People's Committee of Quang Nam Province for the lease of land at No. 10 Nguyen Du, Tam Ky Ward, Da Nang City, for the construction of the Company's office headquarters. Leased area: 6,337.8 m²; lease term: 50 years (from 05/06/2017 to 04/06/2067); annual rental rate based on the tax authority's notification: VND140,000/m²/year in 2026;
- ✓ Land lease agreement No. 183/HDTD dated 22/05/2008 with the Department of Natural Resources and Environment of Quang Nam Province for the lease of land at Thuan Yen Industrial Park, Ban Thach Ward, Da Nang City, for the construction of a reserve warehouse for materials used in provincial storm and flood prevention and control and a storage yard. Leased area: 3,870 m²; lease term: 50 years from March 2008 (until March 2058); annual rental rate based on the tax authority's notification: VND4,270/m²/year in 2026;
- ✓ Land lease agreement No. 78/HDTD dated 18/10/2016 with the People's Committee of Quang Nam Province for the lease of land in Hoi An Tay Ward, Da Nang City, for the construction of the Company's office headquarters. Leased area: 500 m²; lease term: until 21/09/2066; annual rental rate based on the tax authority's notification: VND79,100/m²/year in 2026.

	30/06/2026	01/01/2026
Total future minimum lease payments under non-cancellable operating lease contracts, by maturity	38,662,961,791	39,207,058,555
- Within 1 year	1,088,193,529	1,088,193,529
- Between 1 and 5 years	3,870,018,687	3,942,432,001
- Over 5 years	33,704,749,575	34,176,433,025

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Assets serving public-interest tasks assigned by the State and managed by the Company:

Pursuant to Decision No. 2712/QĐ-UB dated 29/06/2004 issued by the Chairman of the People's Committee of Quang Nam Province on the determination of the actual enterprise value at the date of official conversion from a State-owned enterprise into a joint stock company, the Company has assets serving public-interest tasks assigned by the State for management, use, operation, preservation, repair and depreciation in accordance with the State's regulations, including: fixed assets (historical cost of VND7,437,891,511; carrying amount of VND5,686,797,355) and reserve supplies for flood and storm prevention amounting to VND124,245,000.

Pursuant to Point 4, Article 1 of Circular No. 147/2016/TT-BTC dated 13/10/2016 issued by the Ministry of Finance, since 01/01/2016, the Company has not been required to charge depreciation for these assets but is only required to maintain detailed records of the annual accumulated depreciation of each asset and is not permitted to reduce the capital source used to finance the formation of such assets. To date, the Company has handed over certain assets to the State or liquidated them and remitted the proceeds to the State.

The value of these assets as at 30/06/2026 is as follows: fixed assets (historical cost of VND2,739,342,838 and accumulated depreciation of VND2,457,356,449) and reserve supplies for flood and storm prevention amounting to VND124,245,000.

c. Bad debts written off

	VND	Reason for write-off
- Hydropower Project 3 Project	122,466,653	Irrecoverable
- Engineering Construction & Investment JSC No. 134	55,810,300	Irrecoverable
- Quang Nam Province Traffic Project Management Unit	33,497,000	Irrecoverable
- Loc Ha JSC	377,876,597	Irrecoverable
- Others	78,100,000	Irrecoverable

25. Revenue from sales and service provision

	First 6 months of 2026	First 6 months of 2025
Construction revenue	12,299,012,036	5,386,930,016
Stone mining revenue	20,575,252,653	14,454,577,149
Other revenue	354,440,834	220,821,852
Total	33,228,705,523	20,062,329,017

26. Cost of goods sold

	First 6 months of 2026	First 6 months of 2025
Cost of construction activities	10,710,050,357	4,649,866,497
Cost of mining stone	16,675,668,645	12,546,925,848
Cost of others	196,150,451	214,290,084
Total	27,581,869,453	17,411,082,429

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

27. Financial income

	First 6 months of 2026	First 6 months of 2025
Deposit interest, loan interest	319,727,050	143,191,557
Total	319,727,050	143,191,557

28. Financial expenses

	First 6 months of 2026	First 6 months of 2025
Borrowing costs	206,336,888	96,634,554
Bank guarantee fees	10,100,395	155,655,919
Total	216,437,283	252,290,473

29. Administrative expenses

	First 6 months of 2026	First 6 months of 2025
Staff costs	874,418,885	1,636,191,939
Depreciation and amortization expenses	83,992,141	79,722,464
Others	1,167,879,625	1,103,882,028
Total	2,126,290,651	2,819,796,431

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

30. Current corporate income tax expense

	First 6 months of 2026	First 6 months of 2025
Accounting profit before tax	3,252,755,748	319,854,289
Adjustment to taxable income	1,612,791,495	207,067,254
- Increasing adjustments	1,612,791,495	207,067,254
+ Other non-deductible expenses	265,901,451	202,067,254
+ Tax arrears, fine, late payment and administrative fine	1,346,890,044	5,000,000
- Decreasing adjustments	-	-
Taxable income	4,865,547,243	526,921,543
Current corporate income tax expense	1,096,097,648	105,384,309
<i>Of which:</i>		
- Current CIT expense incurred in current period	973,109,449	105,384,309
- Adjustment of current CIT expense of previous period to current CIT expense of current period	122,988,199	-

31. Operating expenses by element

	First 6 months of 2026	First 6 months of 2025
Materials expenses	8,388,536,436	6,094,564,654
Labor costs	6,401,309,519	6,541,918,173
Depreciation and amortization expenses	1,503,904,632	961,462,629
Outside service expenses	7,059,742,564	2,279,705,170
Other cash expenses	6,354,666,953	4,353,228,234
Total	29,708,160,104	20,230,878,860

32. Risk management

a. Capital risk management

Through capital management, the Company considers and decides to maintain the appropriate balance of resources and liabilities in each period to ensure that it will be able to continue as a going concern while maximizing the return to the shareholders.

b. Financial risk management

Financial risks include market risk (including price risk, exchange rate risk and interest rate risk), credit risk and liquidity risk.

Market risk management: The Company's activities expose it primarily to the financial risks of significant changes in interest rates and prices.

Interest rate risk management

The Company's interest rate risks mainly derive from interest bearing loans which are arranged. To minimize these risks, the Company has estimated the impact of borrowing costs to its periodic

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

business results as well as making analysis and projection to select appropriate time to repay the loans. Therefore, the Management assesses that uncontrollable risks arising from fluctuations of interest rates are under control.

Price risk management

The Company purchases materials from domestic suppliers to serve its production and business activities, consequently it is exposed to the risks of changes in prices of input material. To mitigate these risks, the Company signs long-term, principle contracts with the main suppliers, in addition to diversifying the supply sources.

Credit risk management

Most of the construction projects that the Company has completed or is currently undertaking are funded by the State budget. At present, due to the impact of the administrative unit consolidation, the transfer of responsibilities, budget allocations, and the reallocation of resources between the former and newly formed administrative levels have caused delays in the collection of receivables from project management boards. To mitigate this risk, the Company assigns relevant departments to regularly reconcile information on receivables that are due or overdue in order to promptly follow up and implement appropriate collection measures. In addition, the Company strengthens negotiations for advance payments under contracts as well as progress-based advances during construction process. Therefore, the Management believes that credit risks with customers are at a controllable level.

Liquidity risk management

To ensure the availability of funds to meet present and future financial obligations, the Company manages liquidity risk by regularly monitoring and maintaining sufficient cash reserve, optimizing cash flows, making use of credit from customers and counterparties, controlling maturing liabilities in relative to maturing assets and the amount of funds that can be generated within that period,...

The Company's aggregate financial liabilities are categorized in accordance with their maturity as follows:

30/06/2026	Within 1 year	Over 1 year	Total
Trade payables	1,956,613,899	-	1,956,613,899
Accrued expenses	145,220,356	-	145,220,356
Loans and finance lease liabilities	2,800,000,000	-	2,800,000,000
Other payables	2,297,575,472	-	2,297,575,472
Total	7,199,409,727	-	7,199,409,727
01/01/2026	Within 1 year	Over 1 year	Total
Trade payables	3,027,313,956	-	3,027,313,956
Accrued expenses	150,088,247	-	150,088,247
Loans and finance lease liabilities	8,396,807,776	-	8,396,807,776
Other payables	2,239,133,948	-	2,239,133,948
Total	13,813,343,927	-	13,813,343,927

The Management assumes that the Company has no exposure to liquidity risk and believes that the Company can generate sufficient resources to meet its financial obligations as they fall due.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

The Company's available financial assets are drawn up on a net asset basis as follows:

30/06/2026	Within 1 year	Over 1 year	Total
Cash and cash equivalents	1,727,013,159	-	1,727,013,159
Held-to-maturity investments	17,112,352,504	-	17,112,352,504
Trade receivables	8,209,397,052	-	8,209,397,052
Other receivables	57,775,328	3,760,127,188	3,817,902,516
Total	27,106,538,043	3,760,127,188	30,866,665,231

01/01/2026	Within 1 year	Over 1 year	Total
Cash and cash equivalents	3,662,481,199	-	3,662,481,199
Held-to-maturity investments	6,884,603,309	-	6,884,603,309
Trade receivables	16,798,332,000	-	16,798,332,000
Other receivables	133,247,908	3,760,127,188	3,893,375,096
Total	27,478,664,416	3,760,127,188	31,238,791,604

33. Segment reporting

According to Vietnamese Accounting Standard No. 28 and the Circular guiding this Standard, the Company is required to have segment reporting. Accordingly, a segment is a distinguishable component of the Company that is engaged in providing related products or service (business segment) or providing goods or services in a specific economic environment (segment by geographical area) and that is subject to risks and returns that are different from those of other business segment. The Company's Management assesses that the Company operates in one main geographical area, that is Da Nang City, Vietnam, and in the following business sectors:

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Segment reporting by business sectors	Construction activities		Mining of stone		Other activities		Total	
	First 6 months of 2026	First 6 months of 2025	First 6 months of 2026	First 6 months of 2025	First 6 months of 2026	First 6 months of 2025	First 6 months of 2026	First 6 months of 2025
Segment revenue	12,299,012,036	5,386,930,016	20,575,252,653	14,454,577,149	354,440,834	220,821,852	33,228,705,523	20,062,329,017
Revenue deductions	-	-	-	-	-	-	-	-
Segment cost of sales	10,710,050,357	4,649,866,497	16,675,668,645	12,546,925,848	196,150,451	214,290,084	27,581,869,453	17,411,082,429
Selling expenses	-	-	-	-	-	-	-	-
Unallocated administrative expenses	-	-	-	-	-	-	-	-
Financial income	-	-	-	-	-	-	2,126,290,651	2,819,796,431
Financial expenses	-	-	-	-	-	-	319,727,050	143,191,557
Operating profit (loss)	-	-	-	-	-	-	216,437,283	252,290,473
	-	-	-	-	-	-	3,623,835,186	(277,648,759)
Other income	-	-	-	-	-	-	87,272,730	645,117,175
Other expenses	-	-	-	-	-	-	458,352,168	47,614,127
Other profit (loss)	-	-	-	-	-	-	(371,079,438)	597,503,048
Profit before tax	-	-	-	-	-	-	3,252,755,748	319,854,289
Current CIT expense	-	-	-	-	-	-	1,096,097,648	105,384,309
Deferred CIT expense	-	-	-	-	-	-	(295,502,961)	-
Profit after CIT	-	-	-	-	-	-	2,452,161,061	214,469,980
As at	30/06/2026	01/01/2026	30/06/2026	01/01/2026	30/06/2026	01/01/2026	30/06/2026	01/01/2026
Fixed assets	4,968,781,258	6,008,536,011	6,952,687,854	7,108,487,979	-	-	11,921,469,112	13,117,023,990
-Cost	33,364,480,611	35,421,925,954	41,355,109,957	39,251,664,614	-	-	74,719,590,568	74,673,590,568
-Accumulated depreciation	(28,395,699,353)	(29,413,389,943)	(34,402,422,103)	(32,143,176,635)	-	-	(62,798,121,456)	(61,556,566,578)
Trade receivables	9,149,957,844	17,900,596,244	156,413,052	38,196,000	73,486,400	30,000,000	9,379,857,296	17,968,792,244
Prepayment to suppliers	277,187,580	191,337,490	96,000,000	97,000,000	38,500,000	-	411,687,580	288,337,490
Trade payables	1,956,613,899	2,442,321,827	-	584,992,129	-	-	1,956,613,899	3,027,313,956

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

34. Information on related parties (other than information disclosed in the above sections):

a. Related parties

Related party	Relationship
Road Construction and Repair No. 1 Co., Ltd	Subsidiary

b. Significant transactions with related parties

Transactions	First 6 months of 2026	First 6 months of 2025
Road Construction and Repair No. 1 Co., Ltd		
Obtaining loan	2,800,000,000	3,000,000,000
Loan interest payable in the period	78,613,151	74,860,273

c. Income of key managing officers

Related parties	Position	First 6 months of 2026	First 6 months of 2025
Remuneration of the Board of Directors		46,500,000	46,500,000
Mr. Pham Ngoc Tien	Chairman	13,800,000	13,800,000
Mr. Nguyen Tuan Anh	Vice Chairman	12,000,000	12,000,000
Mr. Nguyen Van Sy	Member	6,900,000	6,900,000
Mr. Le Van Xi	Member	6,900,000	6,900,000
Mr. Nguyen Duc Hieu	Member	6,900,000	6,900,000
Remuneration of the Supervisory Board		24,000,000	42,000,000
Mr. Le Ngoc Hung	Head	12,000,000	36,000,000
Ms. Nguyen Thi Ngoc Le	Member	6,000,000	3,000,000
Mr. Doan Van Dung	Member	6,000,000	3,000,000
Income of the Management		559,300,000	484,068,000
Mr. Nguyen Tuan Anh	General Director	163,300,000	140,380,000
Mr. Nguyen Cao Cuong	Vice General Director	132,000,000	115,896,000
Mr. Nguyen Van Sy	Vice General Director	132,000,000	113,896,000
Mr. Dang Tho	Chief Accountant	132,000,000	113,896,000

35. Subsequent events

On 15 July 2026, the Company announced the record date of 30/07/2026 for the following purposes:

- Payment of the 2025 cash dividend at the rate of 4% of charter capital. The payment date is 03/09/2026.
- Issuance of shares to increase share capital from the Company's equity; the issuance ratio is 100:12 (shareholders holding 100 shares will receive 12 new shares).

On 06/08/2026, the Hanoi Stock Exchange issued a decision to maintain the warning status for the



NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)
(These notes form part of and should be read in conjunction with the accompanying financial statements)

Company's QTC shares because the paid-in charter capital as at 30/06/2026 was below VND30 billion.

On 22/08/2026, the Hanoi Stock Exchange issued Decision No. 1095/QD-SGDHN approving the change in the Company's listed share registration (due to an increase of 323,974 shares). Accordingly, the total number of listed QTC shares increased from 2,700,000 shares to 3,023,974 shares, and the total value of listed shares increased by VND3,239,740,000, (from VND27,000,000,000 to VND 30,239,740,000) from the effective date of the approval.

Apart from the above, There have been no significant events occurring after the reporting date which would require adjustments or disclosures to be made in the financial statements.

36. Corresponding figures

Corresponding figures of the interim statement of financial position were taken from the financial statements for the year ended 31/12/2025. Corresponding figures of the interim income statement and of the interim statement of cash flows were taken from the interim financial statements for the first 6 months of the year 2025. These financial statements were audited and reviewed by AAC. Certain items have been reclassified to conform with the regulations of Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance on the Corporate Accounting System as follows:

Statement of financial position	Code	As at 01/01/2026 (Restated) VND	As at 31/12/2025 VND	Difference VND
Short-term held-to-maturity investments	123	6,884,603,309	6,828,000,000	56,603,309
Other short-term receivables	135	358,621,908	415,225,217	(56,603,309)
Inventories	141	14,381,346,482	14,505,591,482	(124,245,000)
Tangible fixed assets	221	12,872,447,837	13,154,434,226	(281,986,389)
- Cost	222	74,415,296,968	77,154,639,806	(2,739,342,838)
- Accumulated depreciation	223	(61,542,849,131)	(64,000,205,580)	2,457,356,449
Other budget resources, funds		-	406,231,389	(406,231,389)
Budget resources		-	124,245,000	(124,245,000)
Resources financing fixed assets		-	281,986,389	(281,986,389)


Legal Representative
CÔNG TY
CP CÔNG TRÌNH
GIAO THÔNG VẬN TẢI
QUANG NAM
P. TAM KỲ, QU. Đ. NANG, TP. Đ. NANG

Nguyễn Tuấn Anh
General Director

Da Nang City, 27 August 2026


Dang Tho
Chief Accountant


Vo Thi Minh Loan
Preparer


CÔNG TY
CP CÔNG TRÌNH
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