Form No. 01-B

CNC CAPITAL VIET NAM JOINT STOCK COMPANY

No: 1408B /2026/CNC-CBTT

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, August 14, 2026

CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM

Digitally signed by CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM
DN: C=VN, S=Hà Nội, O=CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM, CN=CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM, OID.0.9.2342.19200300.100.1.1=MST:0101971512
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PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 issued by the Ministry of Finance, providing guidance on information disclosure in the securities market, CNC Capital Vietnam Joint Stock Company hereby discloses the reviewed semi-annual financial statements for 2026 to the Hanoi Stock Exchange as follows:

1. Name of organization: CNC Capital Viet Nam Joint Stock Company

- Stock code: KSQ
- Address: No. 65, Alley 54, Le Quang Dao Street, Tu Liem Ward, Hanoi City, Viet Nam
- Tel: (84.24) 3564 3689- 08 5514 3689
- Email: ksq.jsc@gmail.com

2. Disclosed Information:

- Reviewed Semi-Annual Financial Statements for 2026

☑ Separate Financial Statements (applicable to listed entities without subsidiaries and to superior accounting entities having dependent units);

☐ Consolidated Financial Statements (applicable to listed entities with subsidiaries);

☐ Combined Financial Statements (applicable to listed entities having dependent accounting units with separate accounting organizations).

- Cases subject to explanation of causes:

+ Profit after corporate income tax as presented in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

☑ Yes ☐ No

Explanatory Statement in case of "Yes" selection:

☑ Yes ☐ No

+ Profit after tax in the reporting period records a profit, changing from a loss in the same period of the previous year to a profit in the current period, or vice versa.

☑ Yes ☐ No

Explanatory Statement in case of "Yes" selection:

☑ Yes ☐ No

This information has been disclosed on the Company's website on August 14, 2026 at the following link: http:// cnccapital.com.vn/bao-cao-tai-chinh.html

We hereby certify that the information disclosed above is true and accurate, and we take full responsibility before the law for the contents of the disclosed information.

Attached documents:

- Reviewed Semi-Annual Financial Statements for 2026

Explanatory Statement accompanying the Reviewed Semi-Annual Financial Statements for 2026

CNC CAPITAL VIET NAM JOINT STOCK COMPANY

Legal Representative / Authorized Person for Information Disclosure

(Sign, full name, title, and affix the Company's seal)

M.S.D.N: 0101971512 C.T.C.P
CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM
THÀNH PHỐ HÀ NỘI

CHỦ TỊCH HĐQT

Nguyễn Công Cường

CNC CAPITAL VIET NAM JOINT STOCK COMPANY

Reviewed interim financial statements
For the six-month period ended June 30, 2026

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REPORT OF THE MANAGEMENT

The Board of General Directors of CNC Capital Viet Nam Joint Stock Company (hereinafter called "the Company") presents this report together with the interim financial statements of the Company for the six-month period ended June 30, 2026.

GENERAL INFORMATION

CNC Capital Viet Nam Joint Stock Company (hereinafter referred to as "the Company") is a Joint Stock Company established and operating in Vietnam under Enterprise Registration Certificate No. 0101971512, first registered on 05 January 2009 issued by the Department of Planning and Investment of Ha Noi City, and amended for the 12th time on 09 January 2026 issued by the Department of Finance of Ha Noi City.

THE MEMBERS OF THE BOARD OF MANAGEMENT, THE BOARD OF SUPERVISORS AND THE MANAGEMENT

The members of the Board of Management, the Board of Supervisors and the Management of the Company during the period and up to the date of this report are as follows:

The Board of Management

Full name	Position
Mr. Nguyen Cong Cuong	Chairman
Mr. Tran Nhat Duc	Member
Mr. Nguyen Hong Quang	Member

The Board of Supervisors

Full name	Position
Mr. Le Van Chien	Head of the Board of Supervisors
Mr. Trinh Van Binh	Member
Mr. Le Van Tung	Member

The Management

Full name	Position
Mr. Tran Nhat Duc	General Director

Legal representative

The legal representative of the Company during the period and up to the date of this report is Mr. Nguyen Cong Cuong – Chairman of the Board of Management.

EVENTS ARISING AFTER THE END OF THE ACCOUNTING PERIOD

No significant events have occurred since the end of the accounting period which would require adjustment or disclosure in the selected notes to the financial statements.

AUDITORS

International Auditing and Valuation Company Limited has been appointed to review the interim financial statements for the six-month period ended June 30, 2026 of the Company.

REPORT OF THE MANAGEMENT (Continued)

DISCLOSURE OF THE MANAGEMENT'S RESPONSIBILITIES FOR THE INTERIM FINANCIAL STATEMENTS

The Management of the Company is responsible for preparing the interim financial statements which give a true and fair view of the financial position, the results of operations and the cash flows of the Company during the period. In preparing these interim financial statements, the Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim financial statements so as to minimise errors and frauds.

The Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position and the operations of the Company, and that the accounting records comply with the applicable accounting regime. The Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and for compliance with the legal regulations relating to the preparation and presentation of the interim financial statements.

The Management confirms that it has complied with the above requirements in preparing these interim financial statements.

COMMITMENT ON INFORMATION DISCLOSURE

The Management confirms that the Company has complied with Decree No. 155/2020/ND-CP dated 31/12/2020, as amended and supplemented by Decree No. 245/2025/ND-CP dated 11/09/2025 of the Government, elaborating a number of articles of the Law on Securities, and that the Company has not breached its information disclosure obligations under Circular No. 08/2026/TT-BTC amending and supplementing a number of articles of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Minister of Finance guiding the disclosure of information on the securities market, as amended and supplemented by Circular No. 68/2024/TT-BTC dated 18/09/2024 and Circular No. 18/2025/TT-BTC dated 26/04/2025 amending and supplementing a number of articles of the circulars regulating securities trading on the securities trading system; clearing and settlement of securities transactions; operations of securities companies and disclosure of information on the securities market.

REPORT OF THE MANAGEMENT (CONTINUED)

APPROVAL OF THE INTERIM FINANCIAL STATEMENTS

The Management approves the accompanying interim financial statements. The interim financial statements give a true and fair view of the financial position of the Company as at June 30, 2026, and of its results of operations and its cash flows for the accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime and the legal regulations relating to the preparation and presentation of interim financial statements.

For and on behalf of the Company,

M.S.D.N: 0101971512-C.T.C.P
CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM
THÀNH PHỐ HÀ NỘI

Nguyen Cong Cuong
Chairman
Ha Noi, 12 August 2026

No:1606/2026/BCSX/IAV

REVIEW REPORT
ON INTERIM FINANCIAL INFORMATION

To: **The Shareholders**
The Board of Management, the Board of Supervisors and the Management
CNC Capital Viet Nam Joint Stock Company

We have reviewed the accompanying interim financial statements of **CNC Capital Viet Nam Joint Stock Company** (hereinafter called "the Company"), prepared in Ha Noi on 12 August 2026, as set out from page 06 to page 26, comprising the interim statement of financial position as at 30/06/2026, the interim statement of income, the interim statement of cash flows for the six-month accounting period then ended and the accompanying selected notes to the interim financial statements.

The Management's Responsibility

The Management of the Company is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime and the legal regulations relating to the preparation and presentation of interim financial statements, and for such internal control as the Management determines is necessary to enable the preparation and presentation of interim 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 interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 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 Auditing Standards 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.

Basis for Disclaimer of Conclusion

As at 30/06/2026, the accumulated loss of the Company was VND 30,337,328,793 and the short-term advance to supplier due from Thai Ha Bridge BOT Joint Stock Company amounted to VND 260,213,460,391, representing 95.31% of the Company's total assets. The Company's ability to continue as a going concern depends significantly on its ability to recover the receivable from Thai Ha Bridge BOT Joint Stock Company and on its ability to generate future profits and cash flows from its business activities. However, we were unable to obtain appropriate evidence regarding these operating plans in order to assess recoverability. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. Accordingly, we are unable to determine whether the preparation of the Company's interim financial statements by the Management on a going concern basis is appropriate.

REVIEW REPORT
ON INTERIM FINANCIAL INFORMATION (Continued)

In 2023, the Company entered into an investment cooperation contract with Tien Dai Phat Company Limited in the amount of VND 152,000,000,000 for the investment, construction and commercial operation of the project "VIWASEEN Ha Dinh mixed-use residential apartment and office-for-lease complex". The two parties agreed to terminate the business cooperation contract before its term under Minutes No. 2803/2024/BBT/TDP-CNC dated 28/03/2024. Accordingly, Tien Dai Phat Company Limited is obliged to refund the capital contributed by the Company under the contract of VND 152,000,000,000 before 31/12/2025 together with interest of VND 7,378,038,356. During the period, the Company recorded the receipt of interest in cash in the amount of VND 1,728,038,356. We have not been able to obtain sufficient appropriate audit evidence to confirm the existence and completeness of the interest received in cash, nor the effect of this transaction on the related items in the financial statements. Accordingly, we are unable to determine whether any adjustments to the related items in the financial statements are necessary.

Disclaimer of Conclusion

Because of the significance of the matters described in the "Basis for Disclaimer of Conclusion" paragraph, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for a review conclusion. Accordingly, we do not express a review conclusion on the accompanying interim financial statements.

M.S.D.N:0106299213-C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN VÀ ĐỊNH GIÁ QUỐC TẾ
THÀNH PHỐ HÀ NỘI

HOANG KIM THUY
Deputy Director
Audit Practising Registration Certificate
No: 1464-2023-283-1
INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED
Ha Noi, 12 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

	ASSETS	Code	Note	Closing balance	Opening balance (Restated)
				VND	*VND*
A.	**SHORT-TERM ASSETS**	**100**		**272,990,276,094**	**272,599,160,614**
I.	**Cash and cash equivalents**	**110**		**4,496,319,924**	**1,761,871,649**
1.	Cash	111	**4.1**	4,496,319,924	1,761,871,649
II.	**Short-term receivables**	**130**		**267,817,858,908**	**270,110,911,162**
1.	Short-term trade receivables	131	4.2	376,398,517	881,615,215
2.	Short-term advances to suppliers	132	4.3	260,445,460,391	260,564,960,391
3.	Other short-term receivables	135	4.4	7,106,000,000	8,664,335,556
4.	Allowance for doubtful short-term receivables	136	4.5	(110,000,000)	-
III.	**Inventories**	**140**		**259,685,847**	**259,685,847**
1.	Inventories	141	**4.6**	259,685,847	259,685,847
IV.	**Other short-term assets**	**160**		**416,411,415**	**466,691,956**
1.	Short-term prepaid expenses	161	4.7	16,169,080	23,522,939
2.	Value added tax deductibles	162		400,242,335	443,169,017
B.	**LONG-TERM ASSETS**	**200**		**17,781,753**	**21,300,273**
I.	**Fixed assets**	**220**		**17,781,753**	**21,300,273**
1.	Tangible fixed assets	221	4.8	17,781,753	21,300,273
	- Cost	222		35,185,185	35,185,185
	- Accumulated depreciation	223		(17,403,432)	(13,884,912)
	TOTAL ASSETS (280 = 100 + 200)	**280**		**273,008,057,847**	**272,620,460,887**

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at June 30, 2026

	RESOURCES	Code	Note	Closing balance	Opening balance (Restated)
				VND	*VND*
C.	**LIABILITIES**	**300**		**2,245,061,493**	**1,903,957,230**
I.	**Current liabilities**	**310**		**2,245,061,493**	**1,903,957,230**
1.	Short-term trade payables	311	4.9	1,547,777,120	1,194,617,120
2.	Taxes and amounts payable to the State budget	314	4.10	248,596,763	248,596,763
3.	Payables to employees	315		25,615,761	44,468,298
4.	Other short-term payables	320	4.11	6,796,800	-
5.	Bonus and welfare funds	323		416,275,049	416,275,049
II.	**Long-term liabilities**	**330**		**-**	**-**
D.	**OWNERS' EQUITY**	**400**	**4.12**	**270,762,996,354**	**270,716,503,657**
1.	Owners' contributed capital	411		300,000,000,000	300,000,000,000
	- Ordinary shares with voting rights	411a		300,000,000,000	300,000,000,000
2.	Share premium	412		(148,500,000)	(148,500,000)
3.	Investment and development fund	418		1,248,825,147	1,248,825,147
4.	Undistributed profit after tax	420		(30,337,328,793)	(30,383,821,490)
	- Accumulated undistributed profit after tax to the end of the prior period	420a		(30,383,821,490)	(36,304,781,395)
	- Undistributed profit after tax of the current period	420b		46,492,697	5,920,959,905
	TOTAL RESOURCES (440 = 300 + 400)	**440**		**273,008,057,847**	**272,620,460,887**

CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM
M.S.D.N: 0101971512 - C.T.C.P
THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	Chairman
Le Thi Thanh Nga	**Le Thi Thanh Nga**	**Nguyen Cong Cuong**
		Ha Noi, Viet Nam
		12 August 2026

INTERIM STATEMENT OF INCOME

For the six-month accounting period ended June 30, 2026

	ITEMS	Code	Note	Current period VND	Prior period VND
1.	**Gross sales of goods and services**	**01**	**5.1**	**7,856,806,679**	**320,477,529**
2.	Deductions	02		-	-
3.	**Net sales of goods and services (10 = 01 - 02)**	**10**		**7,856,806,679**	**320,477,529**
4.	Cost of goods sold	11	5.2	7,122,883,206	263,616,790
5.	**Gross profit from sales of goods and services (20 = 10 - 11)**	**20**		**733,923,473**	**56,860,739**
6.	Gain/(loss) from sale and disposal of investment property	21		-	-
7.	Financial income	22	5.3	7,533	14,795
8.	Financial expenses	23	5.4	-	1,569,452,055
	- In which: Borrowing costs	24		-	*1,569,452,055*
9.	Selling expenses	25		-	-
10.	General and administration expenses	26	5.5	681,446,170	2,710,131,903
11.	**Net operating profit {30 = 20 + (22 - 23) - (25 + 26)}**	**30**		**52,484,836**	**(4,222,708,424)**
12.	Other income	31		-	-
13.	Other expenses	32	5.6	5,992,139	606,052
14.	**Other profit/(loss) (40 = 31 - 32)**	**40**		**(5,992,139)**	**(606,052)**
15.	**Total accounting profit before tax (50 = 30 + 40)**	**50**		**46,492,697**	**(4,223,314,476)**
16.	Current corporate income tax expense	51	5.7	-	-
17.	Deferred corporate income tax expense	52		-	-
18.	**Net profit after corporate income tax (60 = 50 - 51 - 52)**	**60**		**46,492,697**	**(4,223,314,476)**
19.	Basic earnings per share	70	5.8	2	(141)
20.	Diluted earnings per share	71	5.8	2	(141)

M.S.D.N: 0101971512-C.T.Y CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	Chairman
Le Thi Thanh Nga	**Le Thi Thanh Nga**	**Nguyen Cong Cuong**
		Ha Noi, Viet Nam
		12 August 2026

INTERIM STATEMENT OF CASH FLOWS

For the six-month accounting period ended June 30, 2026
(Indirect method)

	ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this quarter Current period *VND*	 Prior period *VND*
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**				
1.	***Profit before tax***	***01***		***46,492,697***	***(4,223,314,476)***
2.	***Adjustments for:***				
-	Depreciation of fixed assets and investment property	02		3,518,520	3,518,520
-	Provisions	03		110,000,000	(14,795)
-	(Gain)/loss from investing and financing activities	05		(7,533)	-
-	Borrowing costs	06		-	1,569,452,055
3.	***Operating profit before changes in working capital***	***08***		***160,003,684***	***(2,650,358,696)***
-	Increase/decrease in receivables	09		2,225,978,936	3,588,268,899
-	Increase/decrease in inventories	10		-	(1,471,830,966)
-	Increase/decrease in payables (excluding interest payable and corporate income tax payable)	11		341,104,263	21,682,112
-	Increase/decrease in prepaid expenses	12		7,353,859	1,085,855,928
	Net cash flows from operating activities	**20**		**2,734,440,742**	**573,617,277**
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**				
1.	Interest, dividends and profits received	27		7,533	14,795
	Net cash flows from investing activities	**30**		**7,533**	**14,795**
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**				
1.	Repayment of loan principal	34		-	(1,025,000,000)
	Net cash flows from financing activities	**40**		**-**	**(1,025,000,000)**
	Net cash flows during the period	**50**		**2,734,448,275**	**(451,367,928)**
	Cash and cash equivalents at the beginning of the period	**60**		**1,761,871,649**	**561,547,342**
	Cash and cash equivalents at the end of the period	**70**		**4,496,319,924**	**110,179,414**

M.S.D.N: 0101471512 - C.T.C.P. CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	Chairman
Le Thi Thanh Nga	**Le Thi Thanh Nga**	**Nguyen Cong Cuong**
		Ha Noi, Viet Nam
		12 August 2026

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended June 30, 2026

1.GENERAL INFORMATION

1.1 Structure of ownership

CNC Capital Viet Nam Joint Stock Company (hereinafter referred to as "the Company") is a Joint Stock Company established and operating in Vietnam under Enterprise Registration Certificate No. - 0101971512, first registered on 05 January 2009 issued by the Department of Planning and Investment of Ha Noi City, and amended for the 12th time on 09 January 2026 issued by the Department of Finance of Ha Noi City.

The charter capital of the Company is VND 300,000,000,000 (In words: Three hundred billion Vietnamese Dong), equivalent to 30,000,000 shares with a par value of VND 10,000 per share.

The total number of employees of the Company as at June 30, 2026 was 6 (as at December 31, 2025: 9).

1.2 Business area

The principal business area of the Company is: Construction, trading and services.

1.3 Business activities

The principal activities of the Company comprise:

- Wholesale of construction materials.

1.4 Normal production and business cycle

The normal production and business cycle of the Company does not exceed 12 months.

1.5 Nature of the Company's operations during the period affecting the interim financial statements

During the six-month accounting period ended 30/06/2026, there were no activities having a significant effect on the items presented in the interim financial statements of the Company.

1.6 Disclosure of information comparability in the interim financial statements

The figures presented in the interim financial statements for the six-month accounting period ended 30/06/2026 are comparable with the corresponding figures of the prior period.

2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

2.1 Basis of preparation of the interim financial statements

The accompanying interim financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime and the legal regulations relating to the preparation and presentation of interim financial statements.

The accompanying interim financial statements are not intended to present the interim financial position, the interim results of operations and the interim cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

2.2 Going concern assumption

There are no events causing significant doubt about the ability to continue as a going concern, and the Company neither intends nor is obliged to cease operations or to significantly curtail the scale of its operations.

2.3 Financial year

The Company's financial year begins on 01 January and ends on 31 December each year.

The Company's semi-annual accounting period begins on 01 January and ends on 30 June of the same year

2.4 Adoption of the new guidance on the enterprise accounting regime

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Enterprise Accounting Regime ("Circular 99"). Circular 99 replaces the previous guidance on the Enterprise Accounting Regime under Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") and the Circulars amending and supplementing Circular 200. Circular 99 is effective from 01 January 2026 and applies to annual accounting periods beginning on or after 01 January 2026.

The Company has applied the relevant requirements of Circular 99 prospectively from 01 January 2026, except where Circular 99 provides otherwise.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Accounting estimates

The preparation of financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime and the legal regulations relating to the preparation and presentation of financial statements requires the Management to make estimates and assumptions that affect the reported amounts of liabilities and assets and the disclosure of contingent liabilities and assets at the date of the financial statements, as well as the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the Management's best knowledge, actual results may differ from those estimates and assumptions.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.3 Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for each doubtful receivable based on the ageing of the overdue balance or the expected loss, or for receivables where the debtor is unlikely to be able to pay due to liquidation, bankruptcy or similar difficulties.

3.4 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials, direct labour costs and production overheads, where applicable, incurred in bringing the inventories to their present location and condition.

Cost of inventories is determined using the weighted average method and accounted for under the perpetual method.

Net realisable value represents the estimated selling price less the estimated costs necessary to make the sale.

Allowance for decline in value of inventories is made in accordance with current prevailing accounting regulations, which allow provisions to be made for obsolete, damaged or sub-standard inventories and for inventories whose cost is higher than net realisable value at the balance sheet date.

3.5 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their working condition for their intended use.

The cost of self-constructed or self-manufactured tangible fixed assets comprises the actual construction or production costs incurred plus installation and test running costs (if applicable).

Type of fixed assets	Years
- Machinery and equipment	05 - 10 years

Gains or losses arising on the liquidation or sale of assets represent the difference between the proceeds from liquidation and the residual value of the assets and are recognised in the statement of income.

3.6 Business Cooperation Contract

Jointly controlled assets

The Company recognises in the financial statements the business cooperation contracts in the form of jointly controlled assets as follows:

- The share of the Company in the jointly controlled assets, classified according to the nature of the assets.
- The liabilities incurred separately by the Company.
- The share of jointly incurred liabilities borne together with the other joint venture parties arising from the operations of the joint venture.
- Income from the sale or use of the share of products/services distributed from the joint venture, together with the share of expenses incurred from the operations of the joint venture.
- The expenses of the Company incurred in relation to the joint venture capital contribution.

Fixed assets and investment property contributed to a business cooperation contract without transfer of ownership into the joint ownership of the joint venture parties are not derecognised. Where the Company receives assets contributed to the joint venture, such assets are monitored as assets held on behalf of others and are not recorded as an increase in assets and business capital.

Fixed assets and investment property contributed to a business cooperation contract with transfer of ownership and in the course of construction of jointly controlled assets are derecognised in the accounting books and their value is recorded in construction in progress. After the jointly controlled assets are completed and handed over for use, based on the value of the assets distributed, the Company records an increase in its assets in accordance with their intended use.

Jointly controlled operations

the Company recognises in the financial statements the business cooperation contracts in the form of jointly controlled operations as follows:

- The value of the assets that the Company currently owns.
- The liabilities that the Company has to bear.
- Revenue distributed from the sale of goods or rendering of services of the joint venture.

The expenses to be borne.

3.7 Prepaid expenses

Prepaid expenses comprise expenses actually incurred but relating to the results of production and business operations of more than one accounting period. Prepaid expenses of the Company comprise the following:

Tools and supplies put into use are allocated to expenses on a straight-line basis over an allocation period not exceeding 3 years.

3.8 Accounts payable and accrued expenses

Payables and accrued expenses are recognised for the amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables according to the following principles:

- Trade payables reflect payables of a commercial nature arising from transactions to purchase goods, services and assets where the seller is an entity independent of the Company.
- Accrued expenses reflect payables for goods and services received from suppliers or provided to buyers but not yet paid because invoices or sufficient accounting documents have not been received, as well as payables to employees for annual leave and production and business expenses to be accrued in advance. When such expenses are actually incurred, any difference from the amount accrued is recorded as an additional charge or a reduction of expenses corresponding to that difference.
- Other payables reflect payables of a non-commercial nature that are not related to purchase, sale or service transactions.

3.9 Owners' equity

Owners' contributed capital is recorded at the amount actually contributed by the shareholders.

3.10 Distribution of net profits

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and the provisions of law, and after approval by the General Meeting of Shareholders.
The distribution of profits to shareholders takes into consideration non-monetary items included in undistributed profit after tax that may affect cash flows and the ability to pay dividends, such as gains from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognised as a liability when approved by the General Meeting of Shareholders and when the list of shareholders entitled to receive dividends has been finalised.

3.11 Revenue and income recognition

Revenue from sales of merchandise goods and finished goods

Revenue from sales of merchandise goods and finished goods is recognised when all of the following conditions are simultaneously satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred in respect of the transaction can be measured reliably.

Financial income

Interest

Interest is recognised on an accrual basis, determined on the balances of deposit accounts and the actual interest rate applicable to each period.

Dividends and profits received

Dividends and distributed profits are recognised when the Company becomes entitled to receive dividends or profits from its capital contribution. For dividends received in shares, only the increase in the number of shares is monitored; the value of the shares received is not recognised or is recognised at par value.

3.12 Cost of goods sold

Cost of goods sold comprises the cost of products, merchandise goods and services provided during the year and is recognised in accordance with the revenue recognised during the year. Direct material costs consumed in excess of normal levels, labour costs and fixed production overheads not allocated to the value of products received into inventory are charged immediately to cost of goods sold (after deducting compensation, if any), even when the products or goods have not been determined as sold.

3.13 Selling expenses

Selling expenses reflect the actual expenses incurred in the process of selling goods and rendering services.

3.14 General and administration expenses

General and administration expenses reflect the actual expenses incurred in the general management of the Company, mainly comprising salaries of administrative staff; social insurance, health insurance, trade union fees and unemployment insurance for administrative staff; office supplies expenses; depreciation expenses; provision expenses; outside services and other expenses.

3.15 Taxation

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

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

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the statement of financial position liability method. Deferred tax liabilities are recognised for all temporary differences, while deferred tax assets are recognised only to the extent that it is probable that sufficient taxable profit will be available in the future against which the temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the year in which the asset is realised or the liability is settled. Deferred tax is charged or credited to the statement of income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

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

The determination of the Company's income tax is based on the current tax regulations. However, these regulations are subject to change from time to time and the ultimate determination of corporate income tax depends on the results of examinations by the competent tax authorities.

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

3.16 Related parties

Parties are considered to be related if one party has the ability to control or significantly influence the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering related party relationships, the substance of the relationship is emphasised more than the legal form

4. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

Cash and cash equivalents held by the enterprise but not restricted in use	Closing balance *VND*	Opening balance *VND*
Cash on hand	2,957,724,039	1,757,771,973
Demand deposits in banks	1,538,595,885	4,099,676
	4,496,319,924	**1,761,871,649**

4.2 Short-term trade receivables

	Closing balance		Opening balance	
	Book value *VND*	Allowance *VND*	Book value *VND*	Allowance *VND*
Viet Phat Construction Investment Company Limited		-	881,615,215	-
Hoa Phat Construction and Trading Investment Joint Stock Company	356,691,600	-		-
Other customers	19,706,917	-		-
	376,398,517	**-**	**881,615,215**	**-**

4.3 Short-term advances to suppliers

	Closing balance		Opening balance	
	Book value *VND*	Allowance *VND*	Book value *VND*	Allowance *VND*
Thai Ha Bridge BOT Joint Stock Company (*)	260,213,460,391	-	260,213,460,391	-
Other suppliers	232,000,000	110,000,000	351,500,000	
	260,445,460,391	**110,000,000**	**260,564,960,391**	**-**

(*) Pursuant to Resolution No. 1409/2025/NQ-HDQT dated 14/09/2025 on the termination of the Equipment Sale and Purchase Contract, CNC Capital Viet Nam Joint Stock Company shall return all goods, equipment and production lines to Thai Ha Bridge BOT Joint Stock Company and shall request the counterparty to refund 100% of the amount already paid.

4.4 Other receivables

4.4.1 Other short-term receivables

	Closing balance		Opening balance	
	Book value	Allowance	Book value	Allowance
	VND	*VND*	*VND*	*VND*
Deposits and collateral	6,000,000	-	717,097,200	-
Advances (*)	7,100,000,000	-	-	-
Other receivables	-	-	7,947,238,356	-
Tien Dai Phat Company Limited			*7,947,238,356*	
	7,106,000,000	**-**	**8,664,335,556**	**-**
Other short-term receivables from related parties (details in Note 6.3)	**7.100,000,000**	-	-	-

(*) Advance to Mr. Nguyen Cong Cuong for the purpose of seeking investment opportunities for the implementation of a real estate project.

4.5 Bad debts

	Closing balance			Opening balance		
	Original value of the debt *VND*	**Recoverable value** *VND*	**Overdue period**	**Original value of the debt** **VND**	**Recoverable value** *VND*	**Overdue period**
Dong Tien Paint and Construction Joint Stock Company	120,000,000	60,000,000	Under 2 years	-	-	-
Vinh Cuu Private Enterprise	100,000,000	50,000,000	Under 2 years	-	-	-
	220,000,000	**110,000,000**	**-**	**-**	**-**	**-**

4.6 Inventories

	Closing balance		Opening balance	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Merchandise goods	259,685,847	-	259,685,847	-
	259,685,847	**-**	**259,685,847**	**-**

4.7 Prepaid expenses

4.7.1 Short-term prepaid expenses

	Closing balance VND	Opening balance VND
Tools and supplies put into use	583,330	5,621,689
Other prepaid expenses	15,585,750	17,901,250
	16,169,080	**23,522,939**

4.8 Increases and decreases in tangible fixed assets

	Machinery and equipment VND	Total VND
COST		
Opening balance	**35,185,185**	**35,185,185**
Increase during the period	-	-
Decrease during the period	-	-
Closing balance	**35,185,185**	**35,185,185**
ACCUMULATED DEPRECIATION		
Opening balance	**13,884,912**	**13,884,912**
Increase during the period	3,518,520	3,518,520
- Depreciation charged during the period	*3,518,520*	*3,518,520*
Decrease during the period	-	-
Closing balance	**17,403,432**	**17,403,432**
NET BOOK VALUE		
At the beginning of the period	**21,300,273**	**21,300,273**
At the end of the period	**17,781,753**	**17,781,753**

4.9 Short-term trade payables

	Closing balance VND	Opening balance VND
Huong Linh Trade Promotion Company Limited	1,022,618,779	1,022,618,779
E&C Maxx Vietnam Joint Stock Company	156,998,341	156,998,341
T&C Industrial Distribution Joint Stock Company	353,160,000	-
Other suppliers	15,000,000	15,000,000
	1,547,777,120	**1,194,617,120**

4.10 Taxes receivable from / payable to the State budget

	Opening balance		Movement during the period		Closing balance	
	Taxes payable	Taxes receivable	Amount payable	Amount paid	Taxes payable	Taxes receivable
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Output value added tax	-	-	-	-	-	-
Corporate income tax	-	-	-	-	-	-
Other taxes	175,858,034	-	-	-	175,858,034	-
Fees, charges and other payables	72,738,729	-	-	-	72,738,729	-
	248,596,763	**-**	-	-	**248,596,763**	**-**

The Company's tax finalisation is subject to examination by the tax authorities. As the application of tax laws and regulations to many types of transactions may be interpreted in different ways, the tax amounts presented in the financial statements may be changed by decision of the tax authorities.

4.11 Other short-term payables

	Closing balance *VND*	Opening balance *VND*
Social insurance	5,416,200	-
Health insurance	955,800	-
Unemployment insurance	424,800	-
	6,796,800	**-**

4.12 Owners' equity

4.12.1 Reconciliation table of equity

	Contributed capital of owners	Share premium	Investment and development fund	Undistributed profit after tax	Total
	VND	*VND*	*VND*	*VND*	*VND*
Balance as at 01/01/2025	**300,000,000,000**	**(148,500,000)**	**1,248,825,147**	**(36,304,781,395)**	**264,795,543,752**
- Profit/(loss) for the period	-	-	-	*(4,223,314,476)*	*(4,223,314,476)*
Balance as at 30/06/2025	**300,000,000,000**	**(148,500,000)**	**1,248,825,147**	**(40,528,095,871)**	**260,572,229,276**
Balance as at 01/01/2026	**300,000,000,000**	**(148,500,000)**	**1,248,825,147**	**(30,383,821,490)**	**270,716,503,657**
- Profit for the period	-		-	*46,492,697*	*46,492,697*
Balance as at 30/06/2026	**300,000,000,000**	**(148,500,000)**	**1,248,825,147**	**(30,337,328,793)**	**270,762,996,354**

4.12.2 Details of owners' investment capital

	Closing balance		Opening balance	
	Paid-in capital	Ratio	Paid-in capital	Ratio
	VND	*%*	*VND*	*%*
Mdm. Nguyen Thi Dinh	64,472,000,000	21.49%	64,472,000,000	21.49%
Mdm. Nguyen Thi Phuong Chi	35,302,000,000	11.77%	35,302,000,000	11.77%
Mr. Ngo Tien Quang Huy	25,000,000,000	8.33%	25,000,000,000	8.33%
Others	175,226,000,000	58.41%	175,226,000,000	58.41%
	300,000,000,000	**100.00%**	**300,000,000,000**	**100.00%**

4.12.3 Capital transactions with owners

	Current period *VND*	Prior period *VND*
Owners' investment capital		
Contributed capital at the beginning of the period	300,000,000,000	300,000,000,000
Increase in contributed capital during the period	-	-
Decrease in contributed capital during the period	-	-
Contributed capital at the end of the period	300,000,000,000	300,000,000,000
Dividends and profits distributed		

4.12.4 Shares

	Closing balance *Shares*	Opening balance *Shares*
- Number of shares registered for issuance	30,000,000	30,000,000
- Number of shares issued to the public	30,000,000	30,000,000
+ *Ordinary shares*	*30,000,000*	*30,000,000*
+ *Preference shares*	-	-
- Number of shares repurchased/resold	-	-
+ *Ordinary shares*	-	-
+ *Preference shares*	-	-
- Number of outstanding shares	30,000,000	30,000,000
+ *Ordinary shares*	*30,000,000*	*30,000,000*
+ *Preference shares*	-	-

Par value per outstanding share: 10,000 VND/share.

5. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE STATEMENT OF INCOME

5.1 Gross sales of goods and services

	Current period *VND*	Prior period *VND*
Revenue from sales of goods	7,856,806,679	320,477,529
	7,856,806,679	**320,477,529**

5.2 Cost of goods sold

	Current period *VND*	Prior period *VND*
Cost of merchandise goods sold	7,122,883,206	263,616,790
	7,122,883,206	**263,616,790**

5.3 Financial income

	Current period *VND*	Prior period *VND*
Interest income from deposits and loans	7,533	14,795
	7,533	**14,795**

5.4 Financial expenses

	Current period *VND*	Prior period *VND*
Borrowing costs		1,569,452,055
	-	**1,569,452,055**

5.5 General and administration expenses

	Current period *VND*	Prior period *VND*
Labour costs	217,352,948	556,271,064
Office supplies expenses	850,000	4,860,000
Depreciation of fixed assets	3,518,520	3,518,520
Provision expenses	110,000,000	-
Outside service expenses	338,324,302	2,104,765,727
Other expenses in cash	11,400,400	40,716,592
	681,446,170	**2,710,131,903**

5.6 Other expenses

	Current period *VND*	Prior period *VND*
Penalties for late payment of taxes and insurance	515,941	606,052
Others	5,476,198	-
	5,992,139	**606,052**

5.7 Current corporate income tax expense

	Current period VND	Prior period VND
Accounting profit before tax	**46,492,697**	**(4,223,314,476)**
- Increasing adjustments	**515,941**	606,052
+) Non-deductible expenses	515,941	*606,052*
- Decreasing adjustments	-	-
Losses carried forward from prior years	***47,008,638***	
Losses carried forward from prior years	47,008,638	
Profit subject to corporate income tax	**-**	**(4,222,708,424)**
Income from business activities subject to the 20% tax rate	-	-
Estimated corporate income tax payable		
Corporate income tax expense on business activities subject to the 20% tax rate	-	-
Estimated corporate income tax payable	**-**	**-**

5.8 **Basic** earnings/(loss) per share

	Current period VND	Prior period VND
Accounting profit/(loss) after corporate income tax	46,492,697	(4,223,314,476)
Profit/(loss) attributable to ordinary shareholders	46,492,697	(4,223,314,476)
Weighted average number of ordinary shares outstanding during the period	30,000,000	30,000,000
Basic earnings per share	**2**	**(141)**
Diluted earnings per share	**2**	**(141)**

5.9 Production and business expenses by nature

	Current period VND	Prior period VND
Labour costs	217,352,948	556,271,064
Office supplies expenses	850,000	4,860,000
Depreciation of fixed assets	3,518,520	3,518,520
Provision expenses	110,000,000	-
Outside service expenses	338,324,302	2,104,765,727
Other expenses in cash	11,400,400	40,716,592
	681,446,170	**2,710,131,903**

6. OTHER INFORMATION

6.1. Contingent liabilities

There are no contingent liabilities arising from past events that could affect the information presented in the financial statements which the Company does not control or has not recognised.

6.2. Events arising after the end of the accounting period

The Management of the Company confirms that no unusual events have occurred after the end of the accounting period that would affect the financial position and operations of the Company and that would require adjustment or disclosure in these financial statements.

6.3. Transactions and balances with related parties

The related parties of the Company comprise key management personnel, individuals related to key management personnel and other related parties.

Transactions and balances with key management personnel and individuals related to key management personnel.

Key management personnel comprise the members of the Board of Management, the members of the Board of Supervisors and the members of the Management. Individuals related to key management personnel are close members of the families of key management personnel.

Transactions with other related parties

	Description	Closing balance *VND*	Opening balance *VND*
Advances			
Mr. Nguyen Cong Cuong	Advances	7,100,000,000	-
		7,100,000,000	**-**

Balances with other related parties

	Description	Closing balance *VND*	Opening balance *VND*
Advances			
Mr. Nguyen Cong Cuong	Advances	7,100,000,000	-
		7,100,000,000	**-**

Income of key management personnel

Total remuneration of the Management and the Board of Management during the period is as follows:

	Title	Current period VND	Prior period VND
The Board of Management			
Mr. Nguyen Cong Cuong	Chairman	13,198,750	-
		13,198,750	**-**

Transactions with key management personnel and individuals related to key management personnel.

The Company had no transactions relating to sales of goods and rendering of services to key management personnel and individuals related to key management personnel

6.4. Segment information

The Company does not prepare segment reports because it does not satisfy any one of the three conditions requiring the preparation of segment reports by business segment or geographical area as prescribed in Circular No. 20/2006/TT-BTC dated 20 March 2006 of the Ministry of Finance guiding the implementation of six (06) accounting standards issued under Decision No. 12/2005/QD-BTC dated 15 February 2005 of the Minister of Finance.

6.5. Comparative figures

The comparative figures are those presented in the Financial Statements for the financial year ended 31/12/2025 and in the Financial Statements for the accounting period from 01/01/2025 to 30/06/2025, which were audited and reviewed by International Auditing and Valuation Company Limited.

M.S.D.N: 0101971512-C.T.C.P
CÔNG TY CỔ PHẦN CNC CAPITAL VIỆT NAM
THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	Chairman
Le Thi Thanh Nga	**Le Thi Thanh Nga**	**Nguyen Cong Cuong**
		Ha Noi, Viet Nam
		12 August 2026