

HO CHI MINH CITY INFRASTRUCTURE INVESTMENT JOINT STOCK COMPANY

12th Floor, 152 Dien Bien Phu, Thanh My Tay Ward, Ho Chi Minh City

Tel: 028.36221025 Fax: 028.36367100

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SEPARATE FINANCIAL STATEMENTS

QUARTER 2/2026

July 2026

**HO CHI MINH CITY INFRASTRUCTURE INVESTMENT
JOINT STOCK COMPANY**

**SEPARATE FINANCIAL STATEMENTS
QUARTER 2/2026**

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SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

ASSETS	Codes	Notes	Closing balance	Unit: VND
				Opening balance (As restated)
A. CURRENT ASSETS	100		15,508,558,602,852	14,010,656,307,560
I. Cash and cash equivalents	110	V.1	477,075,886,091	306,131,456,775
1. Cash	111		109,404,901,845	292,880,537,323
2. Cash equivalents	112		367,670,984,246	13,250,919,452
II. Short-term financial investments	120	V.9	11,374,109,964,177	9,488,440,971,390
1. Trading securities	121	9.a	405,630,441,264	-
2. Short-term held-to-maturity investments	123	9.b	10,997,065,982,749	9,497,639,222,753
3. Provision for short-term held-to-maturity investments	124	9.b	(28,586,459,836)	(9,198,251,363)
III. Short-term receivables	130		3,642,947,956,602	4,207,280,982,692
1. Short-term trade receivables	131	V.2	2,726,045,963,504	3,549,785,684,349
2. Short-term advances to suppliers	132	V.3	340,258,974,496	5,783,264,441
3. Other short-term receivables	135	V.4	579,940,817,044	655,009,832,344
4. Provision for short-term doubtful	136	V.5	(3,297,798,442)	(3,297,798,442)
IV. Other short-term assets	160		14,424,795,982	8,802,896,703
1. Short-term deferred expenses	161		12,327,210,666	7,163,531,823
2. Value added tax deductibles	162		1,893,180,392	1,412,135,069
3. Taxes and other receivables from the State budget	163	V.11	98,121,184	73,121,184
4. Other short-term assets	165		106,283,740	154,108,627

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

ASSETS	Codes	Notes	Closing balance	Unit: VND
				Opening balance (As restated)
B. NON-CURRENT ASSETS	200		5,966,432,764,099	4,409,196,353,387
I. Long-term receivables	210		6,000,000	6,733,000,000
1. Other long-term receivables	215	V.4	6,000,000	6,733,000,000
II. Fixed assets	220		67,984,686,168	69,007,836,436
1. Tangible fixed assets	221	V.6	67,944,686,168	68,947,836,436
- Cost	222		76,231,598,690	76,231,598,690
- Accumulated depreciation	223		(8,286,912,522)	(7,283,762,254)
2. Intangible fixed assets	227	V.7	40,000,000	60,000,000
- Cost	228		1,059,080,204,896	1,059,080,204,896
- Accumulated amortization	229		(1,059,040,204,896)	(1,059,020,204,896)
III. Investment property	240	V.8	59,899,402,241	61,054,922,766
- Cost	241		67,108,989,145	67,108,989,145
- Accumulated depreciation	242		(7,209,586,904)	(6,054,066,379)
IV. Long-term assets in progress	250		19,398,383,539	11,947,976,909
1. Construction in progress	252		19,398,383,539	11,947,976,909
V. Long-term financial investments	260	V.9	5,819,144,292,151	4,258,967,617,276
1. Investments in subsidiaries	261	9.c	2,933,883,041,847	2,931,652,009,764
2. Investments in joint-ventures, associates	262	9.d	1,336,168,324,046	1,336,168,324,046
3. Equity investments in other entities	263	9.e	315,322,989,350	245,022,989,350
4. Provision for impairment of long-term investments in other entities	264	9.f	(363,950,898,805)	(253,875,705,884)
5. Long-term held-to-maturity investments	265	9.b	1,597,720,835,713	-
VI. Other long-term assets	270		-	1,485,000,000
1. Long-term deferred expenses	271		-	1,485,000,000
TOTAL ASSETS (280 = 100 + 200)	280		21,474,991,366,951	18,419,852,660,947

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

RESOURCES	Codes	Notes	Unit: VND	
			Closing balance	Opening balance (As restated)
C. LIABILITIES	300		12,744,662,120,675	10,444,031,754,951
I. Current liabilities	310		3,532,621,524,666	3,908,016,337,151
1. Short-term trade payables	311		24,750,000	4,957,200,000
2. Short-term advances from customers	312		1,613,874,873	1,613,874,873
3. Dividends and profit payable	313	V.10	4,745,852,556	4,745,852,556
4. Short-term taxes and amounts payable to the State budget	314	V.11	943,480,283	1,604,092,529
5. Payables to employees	315		10,000,000,000	7,668,000,000
6. Short-term accrued expenses	316		1,748,328,240	1,173,328,240
7. Other current payables	320	V.12	384,992,118,454	342,842,419,751
8. Short-term loans and obligations under finance leases	321	V.13	3,091,266,141,823	3,506,243,933,786
9. Bonus and welfare funds	323		37,286,978,437	37,167,635,416
II. Long-term liabilities	330		9,212,040,596,009	6,536,015,417,800
1. Other long-term payables	338	V.12	1,934,006,000,000	1,952,378,000,000
2. Long-term loans and obligations under finance leases	339	V.13	4,020,554,996,630	3,031,959,129,020
3. Convertible bonds	340	V.14	3,257,479,599,379	1,551,678,288,780
D. EQUITY	400	V.15	8,730,329,246,276	7,975,820,905,996
1. Owner's contributed capital	411		6,719,852,910,000	6,254,504,210,000
- Ordinary shares carrying voting	411a		6,719,852,910,000	6,254,504,210,000
2. Bond conversion option	413		1,221,428,199,644	942,961,555,395
3. Investment and development fund	418		26,754,731,531	26,754,731,531
4. Retained earnings	420		762,293,405,101	751,600,409,070
- Retained earnings accumulated to the prior period end	420a		734,541,274,090	410,826,850,640
- Retained earnings of current period	420b		27,752,131,011	340,773,558,430
TOTAL RESOURCES				
(440 = 300 + 400)	440		21,474,981,366,951	18,419,852,660,947


 Nguyen Van Bich Ngoc
Preparer


 Ly Huynh Truc Giang
Chief Accountant


 Le Quoc Binh
Legal Representative
Approved, 15th July 2026

SEPARATE INCOME STATEMENT
For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Q2/2026		From 01/01/2026 to 30/06/2026		Unit: VND
			Current period	Prior period (As restated)	Current period	Prior period (As restated)	
1. Gross revenue from goods sold and services rendered	01	VI.1	2,947,294,382	9,947,319,738	5,900,851,697	12,990,702,796	
2. Deductions	02		-	-	-	-	
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		2,947,294,382	9,947,319,738	5,900,851,697	12,990,702,796	
4. Cost of sales	11	VI.2	5,764,917,573	9,972,113,706	9,600,251,947	13,101,382,380	
5. Gross loss from goods sold and services rendered (20 = 10 - 11)	20		(2,817,623,191)	(24,793,968)	(3,699,400,250)	(110,679,584)	
6. Gain from the sale, liquidation of investment properties	21		-	-	-	-	
7. Financial income	22	VI.3	403,831,910,782	416,707,498,306	689,616,472,568	696,148,632,651	
8. Financial expenses	23	VI.4	358,145,524,751	219,631,067,535	622,021,844,293	469,889,968,087	
- In which: Borrowing costs	24		229,611,578,322	205,435,438,889	446,502,807,921	353,453,227,771	
9. Selling expenses	25		-	-	-	-	
10. General and administration expenses	26	VI.5	25,949,080,317	16,645,529,497	36,209,001,216	23,398,372,615	
11. Operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		16,919,682,523	180,406,107,306	27,686,226,809	202,749,612,365	
12. Other income	31		43,914,907	61,714	84,823,998	61,714	
13. Other expenses	32		18,919,796	106,774,471	18,919,796	8,736,134,759	
14. Profit/(loss) from other activities (40 = 31 - 32)	40		24,995,111	(106,712,757)	65,904,202	(8,736,073,045)	
15. Accounting profit before tax (50 = 30 + 40)	50		16,944,677,634	180,299,394,549	27,752,131,011	194,013,539,320	
16. Current corporate income tax expense	51	VI.6	-	191,535,886	-	191,535,886	
17. Deferred corporate tax expense	52		-	38,761,122	-	38,761,122	
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		16,944,677,634	180,069,097,541	27,752,131,011	193,783,242,312	



Nguyen Van Bich Ngoc
Preparer



Ly Huynh Truc Giang
Chief Accountant



Le Quoc Binh
Legal Representative

Approved, 15th July 2026

SEPARATE CASH FLOW STATEMENT
(Indirect method)
For the period from 01 January 2026 to 30 June 2026

Unit: VND

ITEMS	Codes	Current period	Prior period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	27,752,131,011	194,013,539,320
2. Adjustments for:			
Depreciation and amortisation of fixed assets and investment properties	02	2,178,670,793	2,034,999,748
Provisions	03	129,463,401,394	(16,114,007,638)
Gain from investing, financing activities	05	(571,531,570,981)	(685,431,300,067)
Borrowing costs	06	446,502,807,921	394,422,671,795
3. Foreign exchange profit/(loss) before movements in working capital	08	34,365,440,138	(111,074,096,842)
Increase in receivables	09	(287,712,674,672)	(4,645,390,935)
Decrease in inventories	10	-	4,997,020,580
Increase/(decrease) in payables (excluding accrued loan interest and corporate income tax payable)	11	19,867,197,296	(8,241,322)
Decrease/(increase) in deferred expenses	12	1,111,212,126	(258,417,185)
(Increase)/decrease in trading securities	13	(405,630,441,264)	110,760,631,138
Borrowing costs paid	14	(496,974,502,440)	(405,180,943,055)
Corporate income tax paid	15	-	(59,506,810)
Other cash outflows	17	(16,939,791,959)	(9,866,342,021)
Net cash used in operating activities	20	(1,151,913,560,775)	(415,333,286,452)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(17,141,864,126)	(29,192,846,518)
2. Cash outflow for lending, buying debt instruments of other entities	23	(3,753,607,838,688)	(3,832,792,131,060)
3. Cash recovered from lending, selling debt instruments of other entities	24	1,706,504,369,880	3,602,667,237,508
4. Equity investments in other entities	25	(1,440,540,000,000)	(860,000,000,000)
5. Cash recovered from investments in other entities	26	1,394,880,960,000	593,250,000,000
6. Interest earned, dividends and profits received	27	357,684,189,819	219,875,712,678
Net cash used in investing activities	30	(1,752,240,183,115)	(306,192,027,392)

SEPARATE CASH FLOW STATEMENT (continued)
(Indirect method)
For the period from 01 January 2026 to 30 June 2026

Unit: VND

ITEMS	Codes	Current period	Prior period
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from share issue and owners' contributed capital	31	278,466,644,249	-
2. Proceeds from borrowings	33	5,676,546,252,657	4,701,631,238,697
3. Repayment of borrowings	34	(2,879,914,723,700)	(3,499,353,041,870)
4. Dividends and profit distributions paid	36	-	(159,552,530,575)
Net cash from financing activities	40	3,075,098,173,206	1,042,725,666,252
Net increase in cash and cash equivalents (50 = 20 + 30 + 40)	50	170,944,429,316	321,200,352,408
Cash and cash equivalents at the beginning of the period	60	306,131,456,775	73,650,217,788
Cash and cash equivalents at the end of the period (70 = 50 + 60)	70	477,075,886,091	394,850,570,196


 Nguyen Van Bich Ngoc
Preparer


 Ly Huynh Truc Giang
Chief Accountant


 Le Quoc Binh
Legal Representative
Approved, 15th July 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the period from 01 January 2026 to 30 June 2026***L GENERAL INFORMATION****Structure of ownership**

Ho Chi Minh City Infrastructure Investment Joint Stock Company (hereinafter referred to as "the Company") operates under the Enterprise Registration Certificate No. 0302483177, initially issued by the Department of Finance (formerly known as the Department of Planning and Investment) of Ho Chi Minh City dated 24 December 2001, and its amendments with the latest 42nd amendment dated 12 March 2026 on increasing of the Company's charter capital.

The charter capital of the Company is VND 6,719,852,910,000, equally divided into 671,985,291 ordinary shares with a par value of VND 10,000.

The head office of the Company is located at the 12th Floor, 152 Dien Bien Phu, Thanh My Tay Ward, Ho Chi Minh City.

The Company's international name is Ho Chi Minh City Infrastructure Investment Joint Stock Company and its abbreviated name is CII.

The Company's shares are officially listed on the Ho Chi Minh City Stock Exchange with stock code as CII.

The total number of employees of the Company as at the end of the period and at the beginning of the period was 49 and 42, respectively.

Business sector

The Company operates in various business sectors.

Operating industries and principal activities

The operating industries of the Company comprise construction, investment and operation in infrastructure sectors under form of Build - Operate - Transfer (B.O.T); Build - Transfer (BT); real estate business; implementation of toll collection; manufacturing and trading in specialized equipment of tolling and construction; construction of civil, industrial, transport works, water supply pipes work.

The Company's principal activities during the period include investing in subsidiaries and associates; mobilizing and rotating financial resources among subsidiaries and associates within the group; operation in real estate.

Normal production and business cycle

The production and business cycle of the Company is normally carried out in a period not exceeding 12 months.

The operational characteristics of the Company during the period affecting the interim separate financial statements*Transactions related to increases in charter capital*

During the period, the Company converted the number of 4,653,487 of CII424002 convertible bonds, with a total par value of VND 465,348,700,000, into 46,534,870 ordinary shares. All of these shares have been additionally listed on the Stock Exchange.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the period from 01 January 2026 to 30 June 2026***I. GENERAL INFORMATION (continued)****The operational characteristics of the Company during the period affecting the interim separate financial statements (continued)***Significant business combination and restructuring activities during the period*

On 6 February 2026, CII Public-Private Partnership Co., Ltd. ("PPP") was established to invest in infrastructure projects. The Company and CII Invest (a wholly owned subsidiary of the Company) registered their capital contribution proportions at 99% and 1%, respectively. As at the date of this report, the Company has contributed VND 1,035.54 billion to PPP Company.

Pursuant to the Board of Directors' Resolution No. 143/NQ-HĐQT (term 2022-2027) dated 25 July 2025, the Company completed the dissolution of Sai Gon Long Khanh Green City Co., Ltd., a subsidiary of the Company, on 22 June 2026.

During the period, the Company continued its corporate restructuring through transactions such as transferring capital/shares in directly held subsidiaries to other subsidiaries within the Group, recovering investments, and increasing/decreasing charter capital in certain subsidiaries. However, these transactions did not change the Group's ownership interests in these subsidiaries, as the primary objective was to restructure the investment portfolio without affecting the Group's control over these subsidiaries. Detailed information of the restructuring activities is presented in Note V.9. This restructuring has led to changes in the direct and indirect ownership ratios in subsidiaries as presented in the Company's structure section below:

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***I. GENERAL INFORMATION** (continued)**The Company's structure**

Details of the Company's subsidiaries and associates as at 30 June 2026 were as follows:

Direct investments

Name of companies	Closing balance			Opening balance			Operating industry and principal activity	
	Proportion of voting rights (%)	Proportion of ownership interest		Proportion of voting rights (%)	Proportion of ownership interest			
		Total (%)	Direct interest (%)		Indirect interest (%)	Total (%)		Direct interest (%)
Subsidiaries								
1. Cili Bridges and Roads Investment JSC. ("Cil B&R") (i)	54.87%	54.87%	47.29%	7.58%	54.84%	47.81%	7.03%	Investing in bridge and road infrastructure projects
2. 577 Investment Corporation ("NBB") (ii)	79.79%	79.79%	21.95%	57.84%	79.79%	21.95%	57.84%	Operating in real estate sector
3. Khu Bac Thu Thiem Co., Ltd. ("KBTT")	100%	100%	100%	0.00%	100%	100%	-	Performing B.T project of development of technical infrastructure in Thu Thiem New Urban and development of real estate projects
4. Dien Bien Phu Building Investment Co., Ltd. ("OBI")	100%	100%	100%	0.00%	100%	100%	-	Operating in real estate sector
5. Cili Trading Investment Co., Ltd. ("Cil Invest") (iii)	100%	100%	12.15%	87.85%	100%	9.33%	90.67%	Operating in real estate sector
6. Binh Trieu Road Bridge Construction and Investment JSC.	96.72%	96.72%	96.72%	0.00%	96.72%	96.72%	-	Infrastructure investment
7. Sai Gon Bridge Construction Co., Ltd. ("SGBC")	100%	100%	100%	0.00%	100%	100%	-	Infrastructure investment
8. BOT Saigon - My Thuan Expressway Co., Ltd. (iv)	55.00%	55.00%	40.00%	15.00%	55.00%	40.00%	15.00%	Investing in the B.O.T project of Saigon - My Thuan Expressway
9. Cili Public-Private Partnership Co.,Ltd. ("Cil-PPP") (v)	100%	100%	99.00%	1.00%	-	-	-	Investment in transport infrastructure
10. Sai Gon Long Khanh Green City Co., Ltd.	-	-	-	-	95.00%	95.00%	-	Operating in real estate sector

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***I. GENERAL INFORMATION** (continued)**The Company's structure** (continued)**Direct investments** (continued)

Name of companies	Closing balance			Opening balance		
	Proportion of ownership interest			Proportion of ownership interest		
	Proportion of voting rights (%)	Direct interest (%)	Indirect interest (%)	Total (%)	Direct interest (%)	Indirect interest (%)
Associate						
1. Ha Noi Highway Construction and Investment JSC. (vi)	100%	76.98%	49.00%	27.98%	100%	76.97%
				49.00%	27.97%	Investing in the B.O.T project of Ha Noi Highway expansion

(i) The Company holds directly a proportion of 47.29% of the voting right power in this subsidiary and holds indirectly a proportion of 4.99% and 2.59% through CII Invest and CII Service, respectively.

(ii) The Company holds directly a proportion of 21.95% of the voting right power in this subsidiary and holds indirectly a proportion of 45.06% and 12.78% through CII Invest and CII Service, respectively.

(iii) The Company holds directly a proportion of 12.15% of the voting right power in this subsidiary and holds indirectly a proportion of 87.85% through KBTT (see the note below).

(iv) The Company holds directly a proportion of 40% of the voting right power in this subsidiary and holds indirectly a proportion of 15% through CII Service.

(v) The Company holds directly a proportion of 99% of the voting right power in this subsidiary and holds indirectly a proportion of 1% through CII Invest.

(vi) The Company holds directly a proportion of 49% of the voting right power in this subsidiary and holds indirectly a proportion of 51% through CII B&R (see the note below).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***I. GENERAL INFORMATION** (continued)**The Company's structure** (continued)**Indirect investments**

In addition to its direct investments, the Company also holds indirect investments in other entities through its subsidiaries as follows:

Name of companies	Closing balance			Opening balance			Operating industry and principal activity			
	Proportion of ownership interest			Proportion of ownership interest						
	Proportion of voting rights (%)	Total (%)	Direct interest (%)	Indirect interest (%)	Proportion of voting rights (%)	Total (%)		Direct interest (%)	Indirect interest (%)	Places of incorporation and operation
Subsidiaries Invested through CII B&R										
1. BOT Trung Luong - My Thuan JSC.	89.00%	89.00%	-	89.00%	89.00%	89.00%	-	89.00%	Ho Chi Minh City & Dong Thap Province	Investing in the B.O.T project of Trung Luong - My Thuan expressway
2. Ha Noi Highway Construction and Investment JSC.	51.00%	27.98%	-	27.98%	51.00%	27.97%	-	27.97%	Ho Chi Minh City	Investing in Ha Noi Highway expansion B.O.T project
3. BOT Ninh Thuan Province Co., Ltd.	100%	54.87%	-	54.87%	100%	54.84%	-	54.84%	Ho Chi Minh City & Khanh Hoa Province	Investing in The National Road 1 expansion BOT project, section through Ninh Thuan Province
4. Ninh Thuan Investment and Construction Development JSC.	99.99%	54.87%	-	54.87%	99.99%	54.83%	-	54.83%	Ho Chi Minh City & Khanh Hoa Province	Investing in The National Road 1 expansion BOT project, section through Phan Rang - Thap Cham
5. Rach Mieu BOT Co., Ltd. ("BOTRM")	50.36%	27.63%	-	27.63%	50.36%	27.62%	-	27.62%	Vinh Long Province	Investing in the project of B.O.T Rach Mieu Bridge and upgrade National Highway 60
6. Co Chien Investment Co., Ltd.	50.53%	27.72%	-	27.72%	50.53%	27.71%	-	27.71%	Ho Chi Minh City	Investing for B.O.T project of Co Chien Bridge
7. Hien An Binh Roads Bridges One Member Company Limited (formerly Hien An Binh Bridges and Roads	100%	54.87%	-	54.87%	100%	54.84%	-	54.84%	Ho Chi Minh City	Investing in bridges and roads projects

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***I. GENERAL INFORMATION (continued)****The Company's structure (continued)****Indirect investments (continued)**

Name of companies	Closing balance			Opening balance			Operating Industry and principal activity			
	Proportion of voting rights (%)	Proportion of ownership interest		Proportion of voting rights (%)	Proportion of ownership interest					
		Total (%)	Direct interest (%)		Indirect interest (%)	Total (%)		Direct interest (%)	Indirect interest (%)	
Subsidiaries invested through CII B&R (continued)										
8. VRG Infrastructure Investment Co., Ltd. ("VRG")	100%	54.87%	-	54.87%	100%	54.84%	-	54.84%	Ho Chi Minh City	Investing for B.O.T project of DT 741 road expansion
9. CII Bridge and Road Management Operation Services Joint Stock Company ("CIIBR OMT") (i)	66.67%	36.58%	-	36.58%	66.67%	36.56%	-	36.56%	Ho Chi Minh City	Rendering infrastructure services
Subsidiaries invested through NBB										
1. Hung Thanh Construction - Trading - Services - Production Co.,Ltd.	95.00%	75.80%	-	75.80%	95.00%	75.80%	-	75.80%	Ho Chi Minh City	Operating in real estate sector
2. Quang Ngai Mineral Investment Joint Stock Company	90.00%	71.81%	-	71.81%	90.00%	71.81%	-	71.81%	Quang Ngai Province	Exploiting, producing and selling products of soil and rock
3. Huong Tra Co., Ltd.	99.00%	78.99%	-	78.99%	99.00%	78.99%	-	78.99%	Quang Ngai Province	Exploiting products of soil and rock
Associate invested through NBB										
1. Tam Phu Investment & Construction Co., Ltd	49.00%	39.10%	-	39.10%	49.00%	39.10%	-	39.10%	Quang Ngai Province	Exploiting, producing and selling products of soil and rock

(i) Currently, the Company indirectly holds a portion of 66.67% in CII Bridge and Road Management Operation Services Joint Stock Company through CII B&R and indirectly holds a portion of 18.33% of the voting right power in this subsidiary through CII Service.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***I. GENERAL INFORMATION (continued)****The Company's structure (continued)****Indirect investments (continued)**

Name of companies	Closing balance			Opening balance				Operating industry and principal activity
	Proportion of voting rights (%)	Proportion of ownership interest		Proportion of voting rights (%)	Proportion of ownership interest			
		Total (%)	Direct interest (%)		Indirect interest (%)	Total (%)	Direct interest (%)	
Subsidiaries invested through KBTT								
1. CII Trading Investment Limited Liability Company ("CII Invest")	87.85%	87.85%	-	87.85%	90.67%	-	90.67%	Operating in real estate sector
2. CII Engineering & Construction JSC. ("CII E&C")	96.23%	96.23%	-	96.23%	96.23%	-	96.23%	Operating in engineering and construction sectors
Subsidiaries Invested through CII Invest								
1. CII Services and Investment One Member Limited Liability Company ("CII Service")	100%	100%	-	100%	100%	-	100%	Rendering toll collection & infrastructure services
2. Trung Bo Infrastructure Co., Ltd. ("HTTB")	100%	100%	-	100%	100%	-	100%	Operating in real estate sector
3. 577 Investment Corporation ("NBB")	57.84%	50.81%	-	50.81%	52.45%	-	52.45%	Operating in real estate sector
Subsidiaries Invested through CII E&C								
1. CII Construction Engineering Co., Ltd.	100.00%	96.23%	-	96.23%	0.00%	-	0.00%	Operating in engineering and construction sectors

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***I. GENERAL INFORMATION** (continued)**Disclosure of information comparability in the interim separate financial statements**

The comparative figures are presented in the audited separate financial statements for the financial year ended 31 December 2025 and the audited interim separate financial statements for the six-month period ended 30 June 2025.

The Company has applied Circular No. 99/2025/TT-BTC ("Circular 99"), issued by the Ministry of Finance on 27 October 2025, in the preparation and presentation of its interim separate financial statements from 1 January 2026. The Company has applied the changes in accounting policies required by Circular 99 that are applicable to the Company on a prospective basis. The Company has also restated the corresponding comparative information for certain line items in accordance with the requirements of Circular 99 (details are disclosed in Note VII.4). Accordingly, the information presented in the interim separate financial statements is comparable.

II. ACCOUNTING CONVENTION AND FINANCIAL YEAR**Accounting convention**

The accompanying interim separate financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim separate financial statements.

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

Financial year

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

The interim accounting period commences on 01 January and ends on 30 June annually.

III. APPLIED ACCOUNTING STANDARDS AND ACCOUNTING REGIME**Application of new guidance on the accounting regime for enterprises**

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99"), providing guidance on the accounting regime for enterprises. Circular 99 is effective for financial years beginning on or after 1 January 2026. Circular 99 replaces the accounting regime for enterprises previously issued under Circular No. 200/2014/TT-BTC issued on 22 December 2014 by the Ministry of Finance.

Applied accounting standards and accounting regime

The Company's Board of Management ensures compliance with the requirements of Vietnamese Accounting Standards, the Vietnamese Accounting Regime for enterprises promulgated under the Circular 99, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of these interim separate financial statements.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

Estimates

The preparation of interim separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim separate financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim separate financial statements and the reported amounts of revenues and expenses during the period. Although these accounting estimates are based on the Board of Management' best knowledge, actual results may differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and are not restricted in use.

Financial investments***Trading securities***

Trading securities are securities held by the Company for trading purposes. Trading securities are recognised from the date on which the Company obtains ownership rights and are initially measured at the fair value of the consideration paid at the transaction date. Transaction costs related to the acquisition of trading securities (if any), such as brokerage fees, transaction fees, information service fees, taxes, bank charges, etc., are recognised as financial expenses in the period.

Cash dividends received from trading securities for the period after the acquisition date are recognised as finance income in the interim separate statement of income. Dividends receivable relating to the period prior to the acquisition date are deducted from the carrying amount of the investment.

Subsequent to initial recognition, trading securities are measured at cost less any provision for impairment of trading securities.

Provision for impairment of trading securities is recognised when there is objective evidence that the market value of the securities has declined below their carrying amount:

- For listed trading securities or securities with a determinable fair value, the provision is determined based on the market value of the securities at the end of the reporting period;
- For trading securities whose fair value cannot be reliably determined at the end of the reporting period, the provision is determined based on the losses incurred by the investee.

Upon disposal, sale or exchange of trading securities (on a security-by-security basis), the cost is determined using the weighted average cost method. Gains or losses arising from the disposal or sale of trading securities are recognised in the interim separate statement of income in the period.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****Financial investments (continued)*****Held-to-maturity investments***

Held-to-maturity investments are investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments include: term deposits at banks, valuable papers (including treasury bills, promissory notes, certificates of deposit), bonds, loans held to maturity for the purpose of earning periodic interest, other held-to-maturity investments or those of a similar nature, and excluding derivative instruments.

Held-to-maturity investments are initially recognised at cost, including the principal amount less (-) any interest received in advance for multiple periods (in the case of held-to-maturity investments with interest received in advance), plus (+) any premium or less (-) any discount.

Subsequent to initial recognition, any discounts and/or premiums are amortised using the straight-line method consistent with the term of the investment, as follows:

- The discount on held-to-maturity investments is amortised over the term of the investment and recognised as finance income in each period;
- The premium on held-to-maturity investments is amortised over the term of the investment and reduces finance income in each period.

The discount or premium is allocated evenly and recognised in the interim separate statement of income on a straight-line basis over the term of the investment. Interest received at maturity or periodically is recognised as finance income in the relevant interest periods.

Held-to-maturity investments are measured at cost less provision for held-to-maturity investments.

Provision for held-to-maturity investments is recognised when there is any indication or objective evidence that part or all of the Company's held-to-maturity investments may not be recoverable.

Investments in subsidiary, associate, and equity investment in other entity***Investment in subsidiary***

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise to obtain benefits from its activities.

Investment in associate

An associate is an entity over which the Company has significant influence but is not a subsidiary or joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Equity investment in other entity

Investments in other entities comprises investments in equity instruments of other entities that the Company does not have control, joint control or significant influence over the investees and investments in business cooperation contracts ("BCC contracts") that the Company does not have joint control over the activities but is entitled to share of profit or loss of the BCC contracts.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Financial investments** (continued)***Investments in subsidiary, associate, and equity investment in other entity*** (continued)

The Company initially recognises investments in subsidiaries, associates and other entities at cost, including the purchase price and directly attributable costs of the investment such as legal advisory fees, valuation fees, information service fees, brokerage and transaction costs incurred in connection with the investment. The Company recognises as income in the interim separate statement of income its share of accumulated net profits of the investees arising after the acquisition date. Any distributions received by the Company other than the aforementioned profit distributions are considered a recovery of the investment and are recognised as a reduction of the carrying amount of the investment. When the investors receive stock dividends, they only record the number of additional shares, not recording an increase in the value of investments and income from stock dividends.

Investments in subsidiaries, associates and other entities are presented in the interim separate statement of financial position at cost less any provision for impairment (if any).

Provisions for impairment of investments in subsidiaries, associates and other entities

Provisions for impairment of investments in subsidiaries, associates and equity investments in other entities are made when the investee suffers a loss which may cause the Company losing its investment capital or when there is reliable evidence of diminution in value of those investments on the balance sheet date. If the investee prepares consolidated financial statements, the basis for making provision is the loss presented in the consolidated financial statements.

An increase or decrease in allowance for diminution in value of investments in subsidiaries, associates and other entities at closing date is recognized as financial expense for the period.

Presentation of fair value of subsidiaries, associates and equity investments in other entities

The fair value of subsidiaries, associates and equity investments in other entities is just measured for disclosure purposes, not for recognition in the interim separate financial statements, due to the requirements of Vietnamese accounting standards and the prevailing regime. Accordingly, the fair value of listed companies is determined by the closing price of shares at the closing date. The remaining investments' fair value will be measured using valuation methods and techniques based on the asymptotic application of international financial reporting standards and international practices. In some cases, when information and transactions about investments are not available, fair values shall not be measured for disclosure in the interim separate financial statements.

Receivables

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

Provision for doubtful debts is made for: overdue receivables stated in economic contracts, loan agreements, contractual commitments or debt commitments, and outstanding receivables which are doubtful of being recovered. Provision for overdue receivables is made based on overdue days in payment of principals following the initial economic contract, exclusive of the debts rescheduling between contracting parties, provision for outstanding receivables is made when the debtor is in bankruptcy or is doing procedures to dissolve, missing, escaped.

An increase or decrease in provision for doubtful debts at the closing date is recognized in expenses for the period.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost, accumulated depreciation and net book value.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by management.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs, and any directly attributable costs of bringing the assets to their working condition and location required for them to be capable of operating as intended.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Car parking	30
Motor vehicles	7 - 11
Machinery and equipment	3 - 7

Loss or gain resulting from sales and disposals of tangible fixed assets is recognized in the interim separate statement of income.

Intangible assets and amortization

Intangible assets are stated at cost less accumulated amortization.

Intangible assets are the value of toll collection right which stated at cost less accumulated amortization. Toll collection right obtained from B.O.T contracts signed between the Company and the authorized body of the State is recorded at the settlement value on the basis of directly attributable costs paid by the Company in the project.

The costs of accounting software present its purchase price and any directly attributable costs of bringing the assets to its working condition and location for its intended use. Computer software is amortized using the straight-line method within 3 years.

Investment properties

Investment properties, which are composed of land used rights, buildings and structures held by the Company to earn rentals or for capital appreciation or both. Investment properties held to earn rentals are stated at cost less accumulated depreciation. Investment properties held for capital appreciation are stated at cost less impairment. The cost of purchased investment properties comprises its purchase price and any directly attributable expenditures, such as professional fees for legal services, registration tax and other related transaction costs. The costs of self-constructed investment properties are finally accounted construction or development costs of properties.

Investment properties such as shopping malls and other structures are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Shopping malls	22 - 30
Office building for lease	35
Utility areas	30

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****Investment properties (continued)**

According to current regulations, no depreciation is charged on land use rights with an indefinite term. No depreciation is charged on investment properties held for capital appreciation. Where there is evidence that investment property held for appreciation has declined in value and the impairment can be measured reliably, the impairment loss of the property shall be recognized in cost of sales for the period.

Only in the following cases shall an owner-occupied property be transferred into an investment property or shall an investment property be transferred into an owner-occupied property or an inventory:

- An investment property is transferred into an owner-occupied property when the owner starts to use the property;
- An investment property is transferred into an inventory when the owner starts to hold the property for sale;
- An owner-occupied property is transferred into an investment property when the owner ceases to use the property;
- An inventory is transferred into an investment property when the owner starts to lease the property to another party;
- A property under construction is transferred into an investment property when its construction is complete and the property is used for lease.

The transfer of using purposes between investment property and owner-occupied property or inventory does not change the book value of the transferred asset and the cost of the property for their evaluation or for the preparation of interim separate financial statements.

An investment property should be derecognized on disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Revenue from the sale of the investment property should be recognized at fair value of the proceeds received or to be received. Cost to sell and net book value of the investment property are recognized as cost of the sale of the investment property in interim separate statement of income.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost includes costs that are necessary and unavoidable to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their use.

Deferred expenses

Deferred expenses are actual expenses incurred but related to the results of production and business activities of many accounting periods. Deferred expenses mainly comprise management costs, bond custody and other deferred expenses.

Bond management and depository fees are the annual fees for issued bonds. These expenses shall be charged to the statement of income during the term of bonds.

Other types of deferred expenses comprise office relocation and repair costs, the cost of small tools and supplies, and other deferred expenses which are expected to provide future economic benefits to the Company. These expenditures are allocated to the interim separate statement of income using the method in accordance with the current prevailing accounting regulations.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****Trade and other payables**

Accounts payable are monitored in detail by payable terms, debtors, original currency and other factors depending on the Company's managerial requirements. Accounts payable to suppliers include trade payables arising from buying-selling transactions and payables for import through entrustees (in import entrustment transactions). Other payables include non-trade payables, not related to buying-selling transactions. Accounts payable are classified as short-term and long-term in the interim separate statement of financial position based on the remaining year of these payables at the reporting date.

Dividends payable

Dividends payable represent dividends payable to shareholders. Dividends payable are recognised when the Company no longer has the right to avoid the obligation to make such dividends distributions to shareholders in accordance with applicable laws and regulations.

Accrued expenses

Accrued expenses comprise amounts payable for goods and services received by the Company but not yet paid due to the absence of sufficient supporting documentation, and are recognised in the separate statement of income in the accounting period.

Payable provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the management's best estimate of the consideration required to settle the present obligation at the end of accounting period.

Loans and obligations under finance leases

These include borrowings and finance lease liabilities, excluding borrowings in the form of issued bonds or preferred shares with mandatory redemption clauses requiring the issuer to repurchase them at a specific point of time in the future. The Company accounts the details of each borrowing by lender/creditor and classifies them into short-term and long-term based on the repayment schedule.

Borrowings and finance lease liabilities are recognized at cost, which consists of the proceeds received from the borrowings less costs directly attributable to the borrowings.

Costs directly attributable to the borrowings are amortized on a straight-line basis over the maturity period of the borrowings.

Bonds issued***Straight bond issued***

Bonds are issued as long-term borrowings.

At the date of initial recognition, ordinary bonds are measured at cost, representing the proceeds received from the issuance of bonds less successful issuance costs. Issuance costs are allocated to both successful and unsuccessful bond issuances based on the number of bonds issued. Issuance costs allocated to unsuccessful bond issuances are recognised as financial expenses in the period.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Bonds issued** (continued)***Straight bond issued*** (continued)

Carrying value of the straight bond is recorded on net basis, equal to the bonds' nominal amount less (-) Bond discount plus (+) Bond premium.

The Company accounts for the issued bonds' discount and premium individually and recognizes their amortization for the purpose of determining borrowing costs which are recorded as expenses or capitalized during each period, as follows:

- Bond discount is amortized gradually during bonds' life, accounted for as borrowing costs;
- Bond premium is amortized gradually during the bonds' life, reducing borrowing costs;

Discount or premium is amortized by using the straight-line method during the bond term.

Costs directly attributable to the issuance of a straight bond are initially recorded as a deduction from the principal of the straight bond. Periodically, such costs are allocated under the straight-line method over the term of the bond by increasing the principal and corresponding borrowing cost.

Convertible bonds

Convertible bonds that are convertible into an unspecified number of shares at maturity, or that carry a right to be converted into shares of an entity other than the issuer (the Company), are accounted for in the same manner as ordinary bonds.

Convertible bonds that are convertible into a fixed number of ordinary shares of the same issuer in accordance with the terms and conditions specified in the issuance plan are, upon initial recognition, separated into a liability component, representing the principal debt, and an equity component, representing the option to convert the bonds into shares. The liability component of the convertible bonds is recognised as a liability, while the equity component is recognised as equity.

At the date of issuance, the liability component of the convertible bonds is measured by discounting the nominal value of future payments (including both principal and interest) to their present value using the prevailing market interest rate for similar non-convertible bonds at the time of transaction or the prevailing market borrowing rate at which the Company could issue a non-convertible debt instrument with similar terms (amend appropriately if there is no prevailing market rate for similar non-convertible bonds)]. Subsequent to initial measurement, the carrying amount of the liability component is increased by the difference between the bond interest calculated using the effective interest rate and the bond interest based on the nominal interest rate.

The equity component (the option to convert the bonds into shares) of a convertible bond is determined as the difference between the total proceeds from the issuance of the convertible bond and the value of its liability component at the date of issuance. The carrying amount of the equity component is not subsequently remeasured. At the maturity date of the convertible bonds, the equity component represents the conversion option of convertible bond to be transferred to share premium, regardless of whether the bondholders exercise their conversion option or not.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Bonds issued** (continued)**Convertible bonds** (continued)

Transaction costs that relate to the issuance of the successful convertible bonds are allocated to the liability and equity components in proportion to the allocation of the gross proceeds to each component:

- Transaction costs relating to the liability component are deducted from the carrying amount of the liability component and are subsequently amortised over the term of the bonds using the straight-line method and recognised as financial expenses.
- Transaction costs relating to the equity component are recognised directly in equity.

At the maturity date of convertible bonds, in case the bondholder does not exercise the conversion option, the principal of the convertible bonds is deducted by the amount corresponding to the payment amount of the principal of the convertible bonds. In case the bondholder exercises the conversion option, the principal of the convertible bonds is deducted and equity is credited by the same amount corresponding to the value of additional stocks. The excess of the principal of the convertible bonds over the value of additional stocks measured by par value is recorded as share premium.

Borrowing costs

Borrowing costs comprise interest expense and other costs directly attributable to the Company's borrowings. Other costs directly attributable to the Company's borrowings include appraisal fees, audit fees, loan documentation fees and loan arrangement fees, ... which are amortised on a straight-line basis over the term of the borrowings.

Borrowing costs are recognised in profit or loss in the year/period in which they are incurred, except for borrowing costs that are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalized as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Any income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Borrowing costs incurred during the toll collection period of B.O.T projects are allocated by the proportion of tolling revenue if the Company is the initial investor of the project or recognized at actual cost incurred where projects are acquired from another party by the Company.

Equity**Ordinary shares**

Ordinary shares with voting rights are recognised at par value. Shares issued to increase charter capital or shareholders' contributed capital are recognised based on the actual proceeds received corresponding to the par value of successfully issued shares. Share capital is recognised as an increase in the statement of financial position only when the Company is granted an Enterprise Registration Certificate for the increase in its charter capital in accordance with applicable laws.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****Equity (continued)***Share premium*

Share premium represents the difference between the par value and the issuance price of ordinary shares, net of costs directly attributable to the share issuance.

Costs directly attributable to the share issuance are allocated between successfully issued shares and unsuccessfully issued shares as follows:

- The portion allocated to successfully issued shares is offset against share premium.
- The portion related to unsuccessfully issued shares is recognised as financial expenses for the period.

Bond conversion option

The convertible option of bonds, which presents the difference between total proceeds from issuance and debt component, is recorded in other owners' equity at the initial recognition.

Investment and development fund

Investment and development fund is deducted from profits after corporate income tax of the Company to be used to invest in expanding the scale of production, business or in-depth investment of the enterprise. The appropriation and use of the investment and development fund are carried out in accordance with the Resolution of the General Meeting of Shareholders and applicable regulations.

Bonus and welfare fund

Bonus and welfare fund is deducted from the profit after corporate income tax of the Company to be used for rewarding and encouraging physical benefits, serving the needs of the public, improving and enhancing mental and physical life of employees as approved by the resolution of the Company's Annual General Meeting of Shareholders. The appropriation and use of the bonus and welfare fund must comply with current prevailing accounting and financial regulations.

Profit distribution

Retained earnings is recognized by operating results less (-) current corporate income tax expense and adjustments due to the retrospective application of changes in accounting policies and the retrospective adjustments for material misstatements of prior periods.

The Company's net profit after tax is available for appropriation to shareholders as dividends upon approval by the Company's General Meeting of Shareholders.

Dividends are declared and paid from retained earnings based on the approval of shareholders at the Company's Annual General Meeting of Shareholders.

Recognition of revenue*Revenue from sales of real estate*

Revenue from sales of real estate of the Company being investors must satisfy five (5) following conditions:

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****Recognition of revenue (continued)***Revenue from sales of real estate (continued)*

- (a) The real estate has been completed and transferred to the buyers; the Company has transferred risks and benefits associated with ownership of the real estate to the buyers;
- (b) The Company no longer holds the right to manage the real estate as real estate's owners or the right to control the real estate;
- (c) The revenue is determined reliably;
- (d) The Company has received or will receive economic benefits from the sales of the real estate; and
- (e) Costs related to sales of the real estate may be determined.

For the real estate that the Company is an investor, customers have the right to complete the interior of the property and the Company shall complete the interior of the property in accordance with the design and requirements of customers, the Company recognizes revenue when the main construction work is completed, handed over to customers if all five (5) similar conditions as above are satisfied.

Revenue from services rendered

Revenue of a transaction involving the rendering of services is recognized when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably. Where the contract stipulates that the buyer is entitled to return the supplied services under specific conditions, revenue is recognized only when those specific conditions no longer exist, and the buyer is not entitled to return the services;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from leases of investment property

Revenue from leasing investment property includes rentals from office, commercial and other infrastructure under operating leases that are recognized on a straight-line basis over the lease term.

Financial income

Interest income from bank deposits, bonds and loan receivables is recognized on a time basis by reference to outstanding principals and applicable interest rates.

Dividends and profits from investments are recognized when the Company's right to receive payment has been established. When the investors receive stock dividends, they only record the number of additional shares, not recording the income from stock dividends.

Gain on the transfer of equity investments and trading securities is determined by the difference between selling price and cost of such investments and shall be recognized on the transaction completion date.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Cost of sales***Cost of real estate property sold*

The cost of real estate property sold is determined and recognized in profit or loss by reference to directly attributable cost and an allocation of overhead costs to the corresponding size of the properties sold.

Cost of other goods sold and services rendered

Cost of goods sold and services rendered are recorded at the actually incurred amount and aggregated by value and quantity of finished goods, merchandise and materials sold and services rendered to customers, conforming to the matching principle and the precautionary principle. The costs exceeded normal levels of inventory and services are recognized immediately in operating results in the period.

Cost of real estate property leased

Cost of leased real estate property is recognized in interim separate statement of income based on depreciation of real estate property and other costs directly related to the property leased.

Selling expenses

Selling expenses are expenses incurred that are directly related to the sale of products, merchandise and the rendering of services by the Company and are recognised as expenses in the period on an accrual basis.

General and administrative expenses

General and administrative expenses are expenses incurred in connection with the general administrative activities of the Company, which are not directly attributable to sales or production activities, and are recognised as expenses in the period on an accrual basis.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the date of interim separate statement of financial position are retranslated at the the average bank transfer buying and selling exchange rates of commercial bank where the Company usually transacts on the same date, except for demand deposits denominated in foreign currencies, which are translated at the average bank transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains such deposit accounts. Exchange differences arising from the translation of these accounts are recognised in the interim separate statement of income.

Investment cooperation agreement

Business cooperation agreements are agreements between the Company and its partners by contract to jointly carry out business activities but do not establish independent legal entities and are controlled by one of the parties. Profit sharing for partners is recorded in the interim separate statement of income.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**Taxation**

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

The tax currently payable includes current corporate income tax expenses in accordance with the Corporate Income Tax Law. The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the interim separate statement of income because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on significant differences between 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 balance sheet method. Deferred tax liabilities are generally recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realized. Deferred tax is charged or credited to profit or loss, 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 liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

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

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

Related parties

The enterprises, associates and individuals are considered to be related to the Company if one party has ability, directly or indirectly through one or more intermediaries, to control over the other party or is under the control of the Company, or joint control with the Company; the associates and individuals directly or indirectly holding the voting power over the Company that exercise significant influence over the Company. Related parties may be the key management personnel, directors and officers of the Company. Close family members of any individuals or associates herein or associates of these individuals are also considered as related parties.

In considering the relationship of each related party, the substance of the relationship is noted over the legal form.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION**1. Cash and cash equivalents**

	Closing balance VND	Opening balance VND
Cash on hand	324,078,061	240,009,937
Demand bank deposits	109,080,823,784	292,640,527,386
<i>Tien Phong Commercial Joint Stock Bank</i>	93,734,598,132	121,987,309,717
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam</i>	12,820,115,657	100,597,372,689
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade</i>	332,809,022	38,418,815,960
<i>Vietnam International Commercial Joint Stock Bank</i>	50,490,278	30,009,163,550
<i>Other banks</i>	2,142,810,695	1,627,865,470
Cash equivalents	367,400,000,000	13,200,000,000
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade</i>	200,000,000,000	-
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam</i>	140,000,000,000	-
<i>Vietnam Prosperity Joint Stock Commercial Bank</i>	27,400,000,000	13,200,000,000
Accrued interest receivable from bank deposits	270,984,246	50,919,452
Total	477,075,886,091	306,131,456,775

Cash equivalents comprise term deposits with original maturities not exceeding three (03) months.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**2. Trade receivables**

	Closing balance		Opening balance (As restated)	
	Carrying amount VND	Provision VND	Carrying amount VND	Provision VND
Receivables from related party (see details in Note VII.2)	2,649,858,775,874	-	3,509,838,496,719	-
Receivables from customers buying residential real estate properties	39,947,187,630	-	39,947,187,630	-
Other receivables	36,240,000,000	-	-	-
Total	2,726,045,963,504	-	3,549,785,684,349	-

The closing balance of related-party receivables represents the amount receivable from CII Trading Investment Limited Liability Company (hereinafter referred to as "CII Invest") for the transfer of investments. According to the Resolution of the Company's Board of Directors No. 99/NQ-HĐQT (2022-2027 term) dated 25 October 2024 regarding the policy of restructuring investment portfolios within the Group, the Company transferred a portion of its investments to CII Invest. The outstanding receivable bears an interest at a rate of 7.00% per annum in accordance with the agreement of the two parties herein.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**3. Short-term advances to suppliers**

	Closing balance VND	Opening balance VND
Receivables from related party (see details in Note VII.2)	330,000,000,000	-
Transport Engineering Design Incorporated	5,433,543,900	5,266,547,000
Other suppliers	4,825,430,596	516,717,441
Total	340,258,974,496	5,783,264,441

The balance of advances to related-party suppliers represents the advance payment to KBTT Company for the acquisition of 19,385,560 shares pertaining to the investment owned by KBTT Company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**4. Other receivables**

	Closing balance		Opening balance (As restated)	
	Carrying amount VND	Provision VND	Carrying amount VND	Provision VND
a. Other short-term receivables				
Dividend and profit receivables	537,819,021,422	-	544,650,853,731	-
Other receivables	42,121,795,622	(3,297,798,442)	110,358,978,613	(3,297,798,442)
Total	579,940,817,044	(3,297,798,442)	655,009,832,344	(3,297,798,442)
b. Other long-term receivables				
Deposits and mortgages	6,000,000	-	6,733,000,000	-
Total	579,946,817,044	(3,297,798,442)	661,742,832,344	(3,297,798,442)
Of which, amounts due from related parties (see details in Note VII.2)	537,819,021,422	-	608,902,120,631	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**5. Doubtful debts**

Items	Closing balance		Opening balance (As restated)	
	Cost VND	Recoverable amount VND	Cost VND	Recoverable amount VND
Loan receivables				
<i>Khanh An Commercial Beverages</i>				
<i>JSC. (i)</i>	347,850,439,034	319,263,979,198	(28,586,459,836)	319,263,979,198
				(9,198,251,363)
Other short-term receivables				
<i>District 5 Public Utility Service One</i>				
<i>Member Co., Ltd. (ii)</i>	35,006,593,829	31,708,795,387	(3,297,798,442)	31,708,795,387
				(3,297,798,442)
Total	382,857,032,863	350,972,774,585	(31,884,258,278)	350,972,774,585
				(12,496,049,805)

Recoverability of overdue receivables

(i) Provision for interest arising from the capital support agreement with Khanh An Beverage Trading Joint Stock Company. Under this agreement, the capital support bears an interest rate of 10.5% per annum during the period and is secured by Khanh An Company's equity contribution and other benefits in Rach Mieu Bridge BOT Co., Ltd.

(ii) Provision related to the business cooperation contract with District 5 Public Utility One Member Limited Liability Company. Pursuant to the decision of the competent State authority, the Company will continue to recover the remaining balance in 2026 and 2027.

Movements in provision for doubtful debts during the period are as follows:

	Current period VND	Prior period VND
Opening balance	(3,297,798,442)	(21,214,911,544)
Write-off of doubtful debts	-	17,522,530,978
Closing balance	(3,297,798,442)	(3,692,380,566)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**6. Tangible fixed assets**

	Car parking VND	Motor vehicles VND	Office equipment VND	Total VND
Cost				
Opening balance and Closing balance	74,836,466,920	1,183,185,370	211,946,400	76,231,598,690
Accumulated depreciation				
Opening balance	5,888,630,484	1,183,185,370	211,946,400	7,283,762,254
Charged for the period	1,003,150,268	-	-	1,003,150,268
Closing balance	6,891,780,752	1,183,185,370	211,946,400	8,286,912,522
Net book value				
Opening balance	68,947,836,436	-	-	68,947,836,436
Closing balance	67,944,686,168	-	-	67,944,686,168

The cost of the Company's tangible fixed assets, which have been fully depreciated but are still in use as of 30 June 2026 and as of 01 January 2026 is VND 1,395,131,770.

7. Intangible fixed assets

	Toll collection right VND	Computer software VND	Total VND
Cost			
Opening balance	1,058,840,204,896	240,000,000	1,059,080,204,896
Purchases during the period	-	-	-
Closing balance	1,058,840,204,896	240,000,000	1,059,080,204,896
Accumulated amortization			
Opening balance	1,058,840,204,896	180,000,000	1,059,020,204,896
Charged for the period	-	20,000,000	20,000,000
Closing balance	1,058,840,204,896	200,000,000	1,059,040,204,896
Net book value			
Opening balance	-	60,000,000	60,000,000
Closing balance	-	40,000,000	40,000,000

The Company owned toll collection right at Hanoi Highway station to recover its capital paid in construction of new Rach Chiec Bridge and stopped tolling as of 31 December 2017. Currently, the Company is carrying out the finalization procedures with Ho Chi Minh City People's Committee to liquid the B.O.T contract.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)****8. Investment property****Investment property held for rental**

	Shopping mall VND	Office building VND	Other utility areas VND	Total VND
Cost				
Opening balance and				
Closing balance	9,784,542,057	36,689,256,576	20,635,190,512	67,108,989,145
Accumulated depreciation				
Opening balance	881,619,111	3,526,347,258	1,646,100,010	6,054,066,379
Charged for the period	127,303,822	755,914,683	272,302,020	1,155,520,525
Closing balance	1,008,922,933	4,282,261,941	1,918,402,030	7,209,586,904
Net book value				
Opening balance	8,902,922,946	33,162,909,318	18,989,090,502	61,054,922,766
Closing balance	8,775,619,124	32,406,994,635	18,716,788,482	59,899,402,241

The fair value of the investment properties was not assessed and presented in the separate financial statements. However, the Board of Management assessed that these properties' fair values were higher than their carrying values at the date of this report.

Revenue and operating expenses arising during the period in relation to investment properties are presented as follows:

	Current period VND	Prior period VND
Revenue from leasing investment properties	3,035,529,547	3,083,670,184
Directly attributable expenses generating revenue during the year	1,155,520,525	1,229,822,746
Gross profit	1,880,009,022	1,853,847,438

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**9. Financial investments****a. Trading securities**

Items	Number of Shares	Closing balance		Fair value VND	Provision VND	Number of Shares	Opening balance		Fair value VND	Provision VND
		Cost VND					Cost VND			
Stock PC1	21,020,000	405,630,441,264		485,562,000,000	-	-	-		-	-

The fair value of the investment in PC1 shares is determined based on the closing price as of 30 June, 2026, on the Ho Chi Minh City Stock Exchange (HOSE), where these shares are listed and traded.

Movements in provision for trading securities during the period are as follows:

	Current period VND	Prior period VND
Opening balance	-	(16,114,007,638)
Reversal of provision during the period	-	16,114,007,638
Closing balance	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the period from 01 January 2026 to 30 June 2026**V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)****9. Financial investments (continued)****b. Held-to-maturity investments**

	Closing balance		Opening balance (As restated)	
	Cost VND	Recoverable amount VND	Cost VND	Recoverable amount VND
a. Short-term held-to-maturity investments				
Demand bank deposits (i)	1,829,869,967,285	1,829,869,967,285	1,431,367,927,447	1,431,367,927,447
VPBank	1,352,900,000,000	1,352,900,000,000	-	-
VIB	300,000,000,000	300,000,000,000	-	-
Demand bank deposits at other banks	176,969,967,285	176,969,967,285	-	-
Loan receivables	8,784,231,406,531	8,761,864,230,094	381,367,927,447	381,367,927,447
Related parties			7,745,092,863,300	7,737,979,128,412
(see details in Note VII.2)				(7,113,734,888)
Tuan Loc Construction	7,906,657,411,956	7,906,657,411,956	-	-
Investment Corporation (ii)	335,960,961,997	335,960,961,997	6,902,191,210,152	6,902,191,210,152
Khanh An Commercial			316,542,062,117	316,542,062,117
Beverages JSC. (iii)	301,913,032,578	279,545,856,141	-	-
Tasco Land Co., Ltd. (iv)	239,700,000,000	239,700,000,000	286,659,591,031	279,545,856,143
Accrued interest	382,964,608,933	376,745,325,534	239,700,000,000	239,700,000,000
Demand bank deposits	6,816,263,685	6,816,263,685	321,178,432,006	319,093,915,531
Loan receivables from related parties (see details in Note VII.2)			8,611,764,005	8,611,764,005
Loan receivables from other parties	315,878,754,154	315,878,754,154	-	-
	60,269,591,094	54,050,307,695	263,087,531,671	263,087,531,671
Total	10,997,065,982,749	10,968,479,522,913	9,497,639,222,753	9,488,440,971,390
				(2,084,516,475)
				(9,198,251,363)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**9. Financial investments** (continued)**b. Held-to-maturity investments** (continued)

	Closing balance		Opening balance	
	Cost VND	Recoverable amount VND	Provision VND	Cost VND
b. Long-term held-to-maturity investments				
Term deposits with VIB (i)	25,000,000,000	25,000,000,000	-	-
Loan receivables from related party (see details in Note VII.2)	1,572,040,013,795	1,572,040,013,795	-	-
Accrued interest on term deposits	680,821,918	680,821,918	-	-
Total	1,597,720,835,713	1,597,720,835,713	-	-
Total	12,569,105,996,544	12,540,519,536,708	(28,586,459,836)	9,497,639,222,753
				9,488,440,971,390
				(9,198,251,363)

Additional information for outstanding loan receivables from related parties:

- The amounts due from CII Invest, including:
 - The loan under a contract dated 11 December 2024 for the purpose of financing operation of CII Invest. The contract is valid until 11 November 2026, the interest rate applied for the period is 8.5% per annum and is payable on maturity date. The outstanding balance is VND 3,686,680,602,263.
 - The loan under the contract dated 17 December 2024 to repurchase bonds issued by Ha Noi Highway Construction and Investment JSC with a maximum amount of VND 550 billion. The contract is valid until 07 November 2033 or until the Company requires loan reimbursement. The interest rates applied during the period ranged from 10% per annum to 11% per annum. The outstanding balance is VND 534,721,714,355.
- The investment cooperation arrangements with 577 Investment Corporation ("NBB") to implement of De Lagi luxury resort and Residential Area project and for supplementing to working capital of NBB Company. The contract is valid until 20 March 2027, the interest rate applied for the period is 10% per annum. The outstanding balance is VND 1,609,936,991,617.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**9. Financial investments** (continued)**b. Held-to-maturity investments** (continued)

- The cooperation agreement with Dien Bien Phu Building Investment Co., Ltd. ("OBI") for the financial restructuring of OBI. The duration of the cooperation agreement extends until 31 December 2040 but may expire earlier when the Company requires to recover the funds. The applicable interest rate for the year is 6% per annum. The outstanding balance is VND 687,932,000,000.
- The cooperation agreements with CII Engineering & Construction Corporation for the execution of construction works. The contract term from 1 year to 3 years, with an annual interest rate varying between 8.5% and 12% for the period. The outstanding balance is VND 640,074,951,559.
- The balance of receivables from Khu Bac Thu Thiem Co., Ltd, comprising:
 - The loans granted under the agreement dated 1 June, 2018, with a recovery period of 12 months. The interest rate applied during the period was 8.5% per annum. The outstanding balance was VND 392,796,307,192.
 - Cooperation arrangement under the agreement dated 20 April, 2026, with a maximum amount of VND 500 billion. The contract term extends until 24 April, 2027, with an interest rate of 10% per annum applied during the period. The outstanding balance was VND 25,941,361,644.
- The loans granted to CII Bridges and Roads Investment JSC with a recovery period from 1 year to 3 years or as required to recover the funds by the Company. The applicable interest rate during the period is 11.5% per annum. As of 30 June 2026, the outstanding balance is VND 341,907,349,679.
- The balance represents the investment cooperation with BOT Trung Luong - My Thuan JSC ("TLMT"), to invest in the Trung Luong - My Thuan Expressway Project Phase 1. The applicable interest rate during the period is 10.5% per annum, with interest payable at maturity. The Company entered into a call option contract with CII Invest for the transfer of this investment cooperation. The term of the call option contract has been extended to 18 November 2026. The outstanding balance was VND 302,544,887,801.

Supplementary information on the closing balance of long-term loans receivable from related parties is as follows:

- The investment cooperation arrangement with BOT Saigon - My Thuan Expressway Co., Ltd. for the execution of construction works. The applicable interest rate during the period is 10.45% per annum. As of 30 June 2026, the outstanding balance is VND 1,572,040,013,795.
- (i) The Company's term deposits at commercial banks have maturities ranging from 104 days to 13 months, with interest rates ranging from 3.4% per annum to 8.5% per annum. Certain deposits have been pledged by the Company as collateral to secure borrowings and liabilities of the Company and its subsidiaries as of the end of the period and the beginning of the period, amounting to VND 1,111,969,967,285 and VND 1,439,979,691,452, respectively (see Note V.13 for details).
- (ii) The loan to Tuan Loc Construction Investment Corporation under a contract with a term of 48 months from 18 September 2024. The applicable interest rate for the period is 12% per annum. The loan is secured by Tuan Loc's equity interest and other rights and benefits in a BOT project company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**9. Financial Investments** (continued)**b. Held-to-maturity Investments** (continued)

(iii) The outstanding balance represents a loan provided under a 10-year contract commencing on 26 January 2018. The applicable interest rate during the period is 10.5% per annum. The loan is secured by the borrower's equity interests and other economic benefits in BOT Rach Mieu Bridge Co., Ltd.

(iv) The loan to Tasco Land Co., Ltd. ("Tasco Land") under the contract dated 26 December 2024. The applicable interest rate during the period is 11.5% per annum. The loan is secured by shares in certain companies owned by Tasco Land.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**9. Financial investments** (continued)**c. Investment in subsidiaries**

	Closing balance		Provision VND	Opening balance	
	Cost VND	Recoverable amount VND		Cost VND	Recoverable amount VND
CII Public-Private Partnership Company Limited	1,035,540,000,000		-	-	-
CII Bridges and Roads Investment JSC					
(i)	1,207,806,843,150		-	1,221,050,811,067	-
Khu Bac Thu Thiem Co., Ltd. (ii)	340,000,000,000		(340,000,000,000)	1,465,000,000,000	(222,954,571,944)
Dien Bien Phu Building Investment Co., Ltd.	200,000,000,000		-	200,000,000,000	-
BOT Saigon - My Thuan Expressway Co., Ltd.	125,000,000,000		-	20,000,000,000	-
Binh Trieu Road Bridge Construction and Investment JSC.	23,798,312,650		-	23,798,312,650	-
Sai Gon Bridge Construction Co., Ltd.	1,737,886,047		-	1,737,886,047	-
Sai Gon Long Khanh Green City Co., Ltd.	-		-	65,000,000	-
Total	2,933,883,041,847		(340,000,000,000)	2,931,652,009,764	(222,954,571,944)

(i) The fair value of the investment in CII B&R Company (stock code LGC) at the end of the period and at the beginning of the period is determined based on the closing prices as of 30 June, 2026, and 31 December, 2025, respectively, on the Ho Chi Minh City Stock Exchange (HOSE), where these shares are listed and traded.

(ii) During the period, KBTT Company reduced its charter capital from VND 1,465,000,000,000 to VND 340,000,000,000, and refunded capital contributions to the Company in the amount of VND 1,125,000,000,000.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**9. Financial investments** (continued)**d. Investment in associates**

	Closing balance		Opening balance	
	Cost VND	Recoverable amount VND	Provision VND	Cost VND
Ha Noi Highway Construction and Investment JSC	906,480,000,000		-	906,480,000,000
577 Investment Corporation ("NBB")	429,688,324,046		-	429,688,324,046
Total	1,336,168,324,046		-	1,336,168,324,046

e. Investment in equity of other entities

	Closing balance		Opening balance	
	Cost VND	Recoverable amount VND	Provision VND	Cost VND
CII Trading Investment Co., Ltd.	310,000,000,000		(18,950,898,805)	210,000,000,000
Me Kong - My Tho Tourist Corporation	5,000,000,000		(5,000,000,000)	5,000,000,000
Sai Gon Riverfront Co., Ltd.	312,989,350		-	312,989,350
Golden Real Estate Co., Ltd.	10,000,000		-	10,000,000
Phu My Bridge B.O.T Corporation	-		-	29,700,000,000
Total	315,322,989,350		(23,950,898,805)	245,022,989,350
				(16,688,430,000)
				(30,921,133,940)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**9. Financial investments (continued)****f. Provision for impairment of long-term investments in other entities**

Movements in provision for impairment of equity investments in other entities are as follows:

	Current period VND	Prior period VND
Opening balance	(253,875,705,884)	(21,688,430,000)
Additional provision during the period	(110,075,192,921)	-
Closing balance	(363,950,898,805)	(21,688,430,000)

The operating performance of subsidiaries and associates is as follows:

Name of companies	Current period	Prior period
CII Public-Private Partnership Co., Ltd.	Research and development of PPP investment projects	Not yet established
CII Bridges and Roads Investment JSC.	Profitable operations	Profitable operations
Khu Bac Thu Thiem Co., Ltd.	Loss-making operations	Loss-making operations
Dien Bien Phu Building Investment Co., Ltd.	Profitable operations	Profitable operations
BOT Saigon - My Thuan Expressway Co., Ltd.	Construction and Expansion of the Ho Chi Minh City – Trung Luong – My Thuan Expressway	Not yet established
Binh Trieu Road Bridge Construction and Investment JSC.	Finalization of completed projects is in progress. There were no operating activities during the period	Finalization of completed projects is in progress. There were no operating activities during the period
Sai Gon Bridge Construction Co., Ltd.	Finalization of completed projects is in progress. There were no operating activities during the period	Finalization of completed projects is in progress. There were no operating activities during the period
Sai Gon Long Khanh Green City Co., Ltd.	Dissolution completed	There were no operating activities during the period
Ha Noi Highway Construction and Investment JSC.	Profitable operations	Profitable operations
577 Investment Corporation ("NBB")	Profitable operations	Profitable operations

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)****10. Dividends and profit payable**

	Closing balance VND	Opening balance VND
Dividends payable	4,745,852,556	4,745,852,556

The balance represents dividends payable to shareholders who have not yet completed centralized depository procedures at the Vietnam Securities Depository and Clearing Corporation (VSDC). The Company will make payment when these shareholders carry out the procedures to receive their dividends at the Company. Apart from these dividends, as of the end of the reporting period, the Company had no dividends past their payment due date.

11. Tax and amounts receivable and payable to the State budget

	Opening balance VND	Payable during the period VND	Payment during the period VND	Closing balance VND
a. Receivables				
Corporate income tax	73,121,184	-	-	73,121,184
Personal income tax	-	-	25,000,000	25,000,000
Total	73,121,184	-	25,000,000	98,121,184
b. Payables				
Personal income tax	1,604,092,529	9,122,674,825	9,783,287,071	943,480,283
Foreign contractor tax	-	892,317,623	892,317,623	-
Other payables	-	18,707,500	18,707,500	-
Total	1,604,092,529	10,033,699,948	10,694,312,194	943,480,283

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**12. Other payables**

	Closing balance VND	Opening balance (As restated) VND
a. Other current payables		
Interest payable and related costs on business cooperation	260,509,009,733	243,977,487,298
Considerations received from business cooperation (i)	73,484,000,000	55,112,000,000
Maintenance fund of apartment	18,734,390,080	18,734,390,080
Other payables	32,264,718,641	25,018,542,373
Total	384,992,118,454	342,842,419,751
b. Other long-term payables		
Considerations received from business cooperation (i)	1,934,006,000,000	1,952,378,000,000
Total other payables	2,318,998,118,454	2,295,220,419,751
Of which, amounts due to related parties (see details in Note VII.2)	2,141,530,477,004	2,129,102,034,500

(i) The closing balance represents considerations received for business cooperation with NBB Company, including:

- An amount of VND 1,150,000,000,000 received for business cooperation to develop an investment property with 577 Investment Corporation (NBB). During the engaged duration, the Company owns and operates the property. NBB shall be distributed profits on the engaged property in accordance with contractual conditions; and
- An amount of VND 857,490,000,000 received to transfer the distributions from Hanoi Highway project with 577 Investment Corporation (NBB). According to the contract, NBB will receive distributions from the project or according to the minimum value agreed between the two parties at each point time.

Capital contributions under business cooperation arrangements with NBB Company are to be refunded according to the following schedule:

	Closing balance VND	Opening balance VND
On demand	73,484,000,000	55,112,000,000
In the second year	52,945,000,000	42,870,000,000
In the third to fifth year inclusive	772,551,000,000	786,210,000,000
After five years	1,108,510,000,000	1,123,298,000,000
	2,007,490,000,000	2,007,490,000,000
Less: Amount due for settlement in 12 months	(73,484,000,000)	(55,112,000,000)
Total	1,934,006,000,000	1,952,378,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**13. Loans and obligations under finance lease****a. Short-term loans and obligations under finance lease**

	Closing balance VND	Arising during the period		Opening balance (As restated) VND
		Increase VND	Decrease VND	
Loans from related parties (see details in Note VII.2)	720,088,066,747	1,306,892,145,065	1,999,371,956,118	1,412,567,877,800
Loans from commercial banks	927,600,000,000	787,600,000,000	1,084,800,000,000	1,224,800,000,000
Loans from securities companies	243,369,420,467	243,369,420,467	-	-
Loans from other entities and individuals	60,400,000,000	3,000,000,000	3,000,000,000	60,400,000,000
Borrowing costs	-	-	1,041,666,669	(1,041,666,669)
Current portion of long-term loans (see Note b)	392,075,709,657	-	-	231,980,584,458
Current portion of bonds (see Note b)	760,500,000,000	-	-	588,000,000,000
Borrowing costs of current portion (see Note b)	(1,777,040,110)	-	-	-
Issuance cost of current portion of bonds (see Note b)	(10,823,786,588)	-	-	(10,356,681,328)
Issuance cost of current portion of convertible bonds (see Note V.12)	(166,228,350)	-	-	(106,180,475)
Total	3,091,266,141,823	2,340,861,565,532	3,088,213,622,787	3,506,243,933,786

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**13. Loans and obligations under finance lease** (continued)**b. Long-term loans and obligations under finance lease**

	Closing balance VND	Arising during the period		Opening balance VND
		Increase VND	Decrease VND	
Long-term loans				
Loans from commercial banks	1,641,912,666,670	930,000,000,000	72,646,000,000	784,558,666,670
Loan from entities and individuals	179,692,541,604	-	19,262,867,854	198,955,409,458
Loans from related parties (see details in Note VII.2)	51,736,431,646	-	13,263,568,354	65,000,000,000
Borrowing costs	(8,213,333,332)	(8,800,000,000)	586,666,668	-
Less: Amount due for settlement in 12 months	(392,075,709,657)			(231,980,584,458)
Add: Borrowing costs to be charged to financial expenses in the next 12 months	1,777,040,110			-
	1,474,829,637,041	921,200,000,000	105,759,102,876	816,533,491,670
Corporate bonds				
CIH012029_G	1,035,000,000,000	-	-	1,035,000,000,000
CIH12504	500,000,000,000	500,000,000,000	-	-
CIH2426001	300,000,000,000	-	-	300,000,000,000
CIH2427001	300,000,000,000	-	-	300,000,000,000
CIH12502	300,000,000,000	-	-	300,000,000,000
CIH12503	280,000,000,000	-	-	280,000,000,000
CIH2427002	200,000,000,000	-	-	200,000,000,000
CIH12501	200,000,000,000	-	-	200,000,000,000
CIH2427004	108,000,000,000	-	-	108,000,000,000
CIH2427003	100,000,000,000	-	-	100,000,000,000
Bond issuance costs	(27,598,426,999)	(3,200,000,000)	5,532,616,979	(29,931,043,978)
Less: Amount due for settlement in 12 months	(760,500,000,000)			(588,000,000,000)
Add: Issuance cost to be charged to financial expense in 12 months	10,823,786,588			10,356,681,328
	2,545,725,359,589	496,800,000,000	5,532,616,979	2,215,425,637,350
Total of loans and bonds	4,020,554,996,630	1,418,000,000,000	111,291,719,855	3,031,959,129,020

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**13. Loans and obligations under finance lease** (continued)**b. Long-term loans and obligations under finance lease** (continued)**Long-term loans and obligations under finance leases are payable under the following schedule:***Payment schedule of long-term loans*

	Closing balance VND	Opening balance VND
On demand	392,075,709,657	231,980,584,458
In the second year	327,767,894,737	119,427,666,670
In the third to fifth year inclusive	841,498,035,526	320,683,000,000
After five years	312,000,000,000	376,422,825,000
	1,873,341,639,920	1,048,514,076,128
Less: Amount due for settlement in 12 months	(392,075,709,657)	(231,980,584,458)
Less: Borrowing costs	(8,213,333,332)	-
Add: Borrowing costs to be charged to financial expenses in the next 12 months	1,777,040,110	-
Total	1,474,829,637,041	816,533,491,670

Schedule of payment of straight bond

	Closing balance VND	Opening balance VND
On demand	760,500,000,000	588,000,000,000
In the second year	1,302,500,000,000	592,500,000,000
In the third to fifth year inclusive	1,260,000,000,000	1,642,500,000,000
	3,323,000,000,000	2,823,000,000,000
Less: Amount due for settlement in 12 months	(760,500,000,000)	(588,000,000,000)
Less: Issuance cost (*)	(27,598,426,999)	(29,931,043,978)
Add: Issuance cost to be charged to financial expense in 12 months	10,823,786,588	10,356,681,328
Total	2,545,725,359,589	2,215,425,637,350

(*) The amount to be charged to financial expenses in future represented bond issuance costs recorded as a deduction from par value of bond at the time of initial recognition. These costs will be gradually allocated to borrowing costs using the straight-line method over terms of the bond.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**14. Convertible bonds**

	Closing balance VND	Arising during the period					Opening balance VND
		Amortization of bond discount VND	Amortization of bonds issuance costs VND	Repurchase of bonds VND	Matured without conversion into equity VND	Converted into equity VND	
CI1425002	2,221,456,214,232	77,141,519	-	-	-	-	-
CI1425001	972,311,907,889	49,418,982,675	-	-	-	-	-
CI1424002	65,478,500,000	-	-	-	-	465,348,700,000	-
Bond issuance costs	(1,933,251,092)	-	152,731,167	-	-	-	(1,100,000,000)
Add: Issuance cost to be charged to financial expense in 12 months	166,228,350	-	-	-	-	-	-
Total	3,257,479,599,379	49,496,124,194	152,731,167	-	-	465,348,700,000	106,180,47
							1,551,678,288,78

Payment schedule of convertible bonds

	Closing balance VND	Opening balance VND
After five years	3,259,246,622,121	1,552,558,090,564
Less: Issuance cost (*)	3,259,246,622,121	1,552,558,090,564
Add: Issuance cost to be charged to financial expense in 12 months	(1,933,251,092)	(985,982,259)
Total	166,228,350	106,180,475
	3,257,479,599,379	1,551,678,288,780

(*) These bond issuance costs are recognized as a deduction from the bond's par value at the time of issuance. Such costs are amortized to borrowing expenses on a straight-line basis over the term of the bonds.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**14. Convertible bonds** (continued)**Supplementary information on convertible bonds** (continued)

The values of the debt component and the conversion option component of the convertible bonds are as follows:

	Current period VND	Prior period VND
Proceeds from the issuance of convertible bonds	2,500,000,000,000	-
Transaction costs	1,100,000,000	-
Net proceeds from the issue of convertible bonds	2,498,900,000,000	-
Equity component	278,466,644,249	-
Transaction costs relating to equity component	-	-
Equity component at initial recognition	278,466,644,249	-
Liability component at the date of issue	1,551,572,108,305	2,827,214,322,278
Add back: Interest charged using the effective interest rate in the period	57,854,698,525	35,608,337,093
Add back: Transaction cost allocated in the period	152,731,167	708,769,448
Less: Interest payable based on the nominal interest rate in the period	(107,350,822,719)	(35,608,337,093)
Less: Converted into shares	(465,348,700,000)	(2,284,418,700,000)
Carrying amount of liability component at the end of the period	3,257,313,371,029	543,504,391,726

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION** (continued)**15. Owner's equity****a. Movement of owner's equity**

	Owner's contributed capital VND	Share premium VND	Convertible options VND	Investment and development fund VND	Retained earnings VND	Total VND
For the period from 01 January 2025 to 30 June 2025						
Opening balance	3,197,524,130,000	354,280,194,318	-	269,857,844,910	920,115,164,974	4,741,777,334,202
Net profit for the period	-	-	-	-	193,783,242,312	193,783,242,312
Conversion of bonds	2,284,418,700,000	-	-	-	-	2,284,418,700,000
Appropriation of investment and development fund	-	-	-	26,754,731,531	(26,754,731,531)	-
Appropriation of bonus and welfare fund	-	-	-	-	(26,754,731,531)	(26,754,731,531)
Closing balance	5,481,942,830,000	354,280,194,318	-	296,612,576,441	1,060,388,944,224	7,193,224,544,983
For the period from 01 July 2025 to 31 December 2025						
Opening balance	5,481,942,830,000	354,280,194,318	-	296,612,576,441	1,060,388,944,224	7,193,224,544,983
Net profit for the period	-	-	-	-	146,990,316,118	146,990,316,118
Conversion of bonds	5,114,000,000	-	-	-	-	5,114,000,000
Issuance of bonus shares	767,447,380,000	(354,280,194,318)	-	(269,857,844,910)	(143,309,340,772)	-
Conversion rights of convertible bonds issued during the year	-	-	942,961,555,395	-	-	942,961,555,395
Dividend paid	-	-	-	-	(312,469,510,500)	(312,469,510,500)
Closing balance	6,254,504,210,000	-	942,961,555,395	26,754,731,531	751,600,409,070	7,975,820,905,996

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)****15. Owner's equity (continued)****a. Movement of owner's equity (continued)**

	Owner's contributed capital VND	Share premium VND	Convertible options VND	Investment and development fund VND	Retained earnings VND	Total VND
For the period from 01 January 2026 to 30 June 2026						
Opening balance	6,254,504,210,000	-	942,961,555,395	26,754,731,531	751,600,409,070	7,975,820,905,996
Net profit for the period	-	-	-	-	27,752,131,011	27,752,131,011
Conversion of bonds	465,348,700,000	-	-	-	-	465,348,700,000
Conversion rights of convertible bonds issued during the year	-	-	278,466,644,249	-	-	278,466,644,249
Appropriation of bonus and welfare fund	-	-	-	-	(17,059,134,980)	(17,059,134,980)
Closing balance	6,719,852,910,000	-	1,221,428,199,644	26,754,731,531	762,293,405,101	8,730,329,246,276

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**15. Owner's equity** (continued)**b. Shares**

	Closing balance Shares	Opening balance Shares
Number of shares authorized to be issued	671,985,291	625,450,421
Number of shares issued to the public	671,985,291	625,450,421
+ Ordinary shares	671,985,291	625,450,421
+ Preference shares (classified as equity)	-	-
Number of shares repurchased (treasury shares)	-	-
+ Ordinary shares	-	-
+ Preference shares (classified as equity)	-	-
Number of outstanding shares in circulation	671,985,291	625,450,421
+ Ordinary shares	671,985,291	625,450,421
+ Preference shares (classified as equity)	-	-
Par value is of VND 10,000/share		

c. Dividends

The Annual General Meeting of Shareholders 2025, held on 28 April, 2026, approved the termination of previous resolutions on dividend distribution in order to concentrate capital resources for new projects. Accordingly, the Company will not continue to pay the remaining dividends for 2023 and 2024 under the previously approved resolutions. At the same time, the Company will not distribute dividends for 2025.

Pursuant to the Resolution of the Annual General Meeting of Shareholders 2025, the Board of Directors was authorized to decide on an interim cash dividend for 2026 within the year, with the total interim distribution not exceeding 16% of charter capital. The official dividend rate will be determined at the Annual General Meeting of Shareholders 2026.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE INCOME STATEMENT**1. Revenue from goods sold and services rendered**

	Current period VND	Prior period VND
Revenue from leasing real estate properties	3,035,529,547	3,083,670,184
Revenue from rendering services	2,865,322,150	2,978,568,612
Revenue from sales of real estate properties	-	6,928,464,000
Total	5,900,851,697	12,990,702,796

2. Cost of sales

	Current period VND	Prior period VND
Cost of real estate properties leased	1,155,520,525	1,229,822,746
Cost of services rendered	8,444,731,422	6,323,188,453
Cost of real estate properties sold	-	5,548,371,181
Total	9,600,251,947	13,101,382,380

3. Financial income

	Current period VND	Prior period VND
Interest income from investment cooperation, loans, bank deposits and bonds	440,134,893,360	335,892,377,382
Dividends and profits received	68,284,685,538	76,725,026,249
Interest income from late payment of consideration for transfer of investments	103,010,279,155	106,777,924,280
Gain on disposal of subsidiaries and other financial investments	65,385,423,347	165,113,030,767
Other financial income	12,801,191,168	11,640,273,973
Total	689,616,472,568	696,148,632,651

Of which, financial income from transactions with related parties (see details in Note VII.2)	598,716,714,407	615,727,408,780
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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE INCOME STATEMENT (continued)**4. Financial expenses**

	Current period VND	Prior period VND
Interest expenses, financial support costs and other costs related to borrowings and bonds payable.	446,502,807,921	394,422,671,795
Reversal for provision of financial investments	110,075,192,921	(16,114,007,638)
Expense for investment cooperation	63,250,000,000	63,250,000,000
Loss from transfer of financial investments	34,040,000	23,574,579,755
Other financial expenses	2,159,803,451	4,756,724,175
Total	622,021,844,293	469,889,968,087
Of which, financial expenses from transactions with related parties (see details in Note VII.2)	173,242,390,875	197,819,609,906

5. General and administration expenses

	Current period VND	Prior period VND
Labour cost	23,203,699,413	12,239,632,432
Material and stationary expenses	22,212,963	101,764,282
Depreciation	20,000,000	19,999,999
Taxes, fees and charges	467,761,576	658,012,359
Outsource rendered services	9,631,337,360	7,909,923,105
Other monetary expenses	2,863,989,904	2,469,040,438
Total	36,209,001,216	23,398,372,615
Of which, expenses from transactions with related parties (see details in Note VII.2)	1,453,620,225	1,464,066,070

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
*For the period from 01 January 2026 to 30 June 2026***VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE INCOME STATEMENT** (continued)**6. Current corporate income tax expense**

	Current period			Prior period		
	Financial activities and other VND	Real estate activities VND	Total VND	Financial activities and other VND	Real estate activities VND	Total VND
Accounting profit before tax	27,752,131,011	-	27,752,131,011	192,862,054,280	1,151,485,040	194,013,539,320
Adjustments for taxable income						
Add back: Non-deductible expenses	54,352,646,903	-	54,352,646,903	9,560,566,063	-	9,560,566,063
Less: Interest expenses in the previous period carried forward to this period	(17,448,246,172)	-	(17,448,246,172)	(111,205,673,621)	-	(111,205,673,621)
Less: Other deductions reducing taxable income	(31,180,350,473)	-	(31,180,350,473)	(14,491,920,473)	-	(14,491,920,473)
Less: Non-assessable income	(68,284,685,538)	-	(68,284,685,538)	(76,725,026,249)	-	(76,725,026,249)
Taxable (loss)/income	(34,808,504,269)	-	(34,808,504,269)	-	1,151,485,040	1,151,485,040
Loss carried forward	-	-	-	-	-	-
Assessable (loss)/income	(34,808,504,269)	-	(34,808,504,269)	-	1,151,485,040	1,151,485,040
Normal tax rate	20%	20%	20%	20%	20%	20%
Corporate income tax	-	-	-	-	230,297,008	230,297,008
1% of tax subject to the proceeds from sales of real estate properties	-	-	-	-	(38,761,122)	(38,761,122)
Current corporate income tax expense	-	-	-	-	191,535,886	191,535,886

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION**1. Operating lease commitments - the Company as the lessor**

At the end of the period, the Company entered into operating lease agreements, under which, the minimum lease payments in future are as follows:

	Closing balance VND	Opening balance VND
Within one year	3,222,329,352	2,617,791,514
In the second to fifth year inclusive	9,224,807,093	9,317,272,961
After five years	4,230,616,946	5,310,774,464
Total minimum lease receivables	16,677,753,391	17,245,838,939

2. Related parties**Related parties****Relationship**

CII Bridges and Roads Investment JSC.	Subsidiary
577 Investment Corporation	Subsidiary
Khu Bac Thu Thiem Co., Ltd.	Subsidiary
Dien Bien Phu Building Investment Co., Ltd.	Subsidiary
CII Trading Investment Co., Ltd.	Subsidiary
Binh Trieu Road Bridge Construction and Investment JSC.	Subsidiary
Sai Gon Long Khanh Green City Co., Ltd. (i)	Subsidiary
Sai Gon Bridge Construction Ltd.	Subsidiary
CII Engineering & Construction Corporation	Subsidiary
CII Services and Investment Co., Ltd.	Subsidiary
Trung Bo Infrastructure Co., Ltd.	Subsidiary
BOT Saigon - My Thuan Expressway Co., Ltd.	Subsidiary
CII Public-Private Partnership Company Limited	Subsidiary
Trung Luong - My Thuan BOT JSC.	Subsidiary
Ha Noi Highway Construction and Investment JSC.	Subsidiary
BOT Ninh Thuan Province Co., Ltd.	Subsidiary
Ninh Thuan Investment and Construction Development JSC.	Subsidiary
Rach Mieu BOT Co., Ltd.	Subsidiary
Co Chien Investment Co., Ltd.	Subsidiary
Hien An Binh Co., Ltd.	Subsidiary
VRG Infrastructure Investment Co., Ltd.	Subsidiary
CII Bridge and Road Operation and Management Services JSC.	Subsidiary
CII Construction Engineering Company Limited	Subsidiary
Hung Thanh Construction - Trading - Services - Production Co., Ltd.	Subsidiary
Quang Ngai Mineral Investment Joint Stock Company	Subsidiary
Huong Tra Co., Ltd.	Subsidiary
Tam Phu Investment & Construction Co., Ltd.	Associates
Boards of Directors and Management of the Company	Key management personnel

(i) The subsidiary was dissolved on June 22, 2026.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION (continued)**2. Related parties** (continued)

Details of significant transactions with related parties during the period are as follows

	Current period VND	Prior period VND
Financial income		
<i>Dividends and profits received</i>	24,499,459,459	76,725,026,249
Dien Bien Phu Building Investment Co., Ltd.	43,785,226,079	-
Ha Noi Highway Construction and Investment JSC.	24,499,459,459	76,725,026,249
<i>Interest income from investment cooperation and loans</i>	364,275,717,631	267,114,521,101
CII Trading Investment Limited Liability Company	186,418,783,198	88,178,645,909
577 Investment Corporation	59,546,405,206	57,096,973,479
CII Engineering & Construction JSC.	29,325,586,328	37,953,703,357
BOT Saigon - My Thuan Expressway Co., Ltd.	23,040,013,795	-
Dien Bien Phu Building Investment Co., Ltd.	20,844,042,082	23,164,446,575
BOT Trung Luong - My Thuan JSC.	14,242,769,472	58,586,358,963
CII Bridges and Roads Investment JSC.	14,098,084,781	2,132,838,164
Khu Bac Thu Thiem Co., Ltd.	12,750,512,526	1,554,654
CII Services and Investment One Member Limited Liability Company	4,009,520,243	-
<i>Gain on disposal of financial investments</i>	63,146,032,083	165,109,937,150
CII Services and Investment One Member Limited Liability Company	53,146,032,083	-
Khu Bac Thu Thiem Co., Ltd.	10,000,000,000	-
CII Trading Investment Limited Liability Company	-	165,109,937,150
<i>Interest income from late payment of consideration for transfer of investments</i>	103,010,279,155	106,777,924,280
CII Trading Investment Limited Liability Company	103,010,279,155	106,777,924,280
Total	598,716,714,407	615,727,408,780

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION (continued)**2. Related parties (continued)**Details of significant transactions with related parties during the period are as follows
(continued)

	Current period VND	Prior period VND
Financial expenses		
Interest expenses	109,992,390,875	134,569,609,906
577 Investment Corporation	53,945,000,000	55,239,000,000
CII Services and Investment One Member Limited Liability Company	28,316,804,441	2,473,412,878
CII Engineering & Construction JSC.	18,878,049,266	43,687,986,575
Dien Bien Phu Building Investment Co., Ltd.	3,928,855,800	1,137,266,971
CII Bridge and Road Management Operation Services Joint Stock Company	2,265,625,598	555,835,953
Rach Mieu BOT Co., Ltd.	2,153,069,956	2,341,109,590
Ms. Nguyen Mai Bao Tram	421,506,849	544,646,575
Binh Trieu Road Bridge Construction and Investment JSC.	83,478,965	286,342,262
CII Bridges and Roads Investment JSC.	-	25,341,108,232
Khu Bac Thu Thiem Co., Ltd.	-	2,472,643,334
Mr. Duong Quang Chau	-	427,947,946
Mr. Le Toan	-	62,309,590
Expense for investment cooperation	63,250,000,000	63,250,000,000
577 Investment Corporation	63,250,000,000	63,250,000,000
Total	173,242,390,875	197,819,609,906
General and administration expenses		
CII Engineering & Construction JSC.	732,852,870	732,852,870
Dien Bien Phu Building Investment Co., Ltd.	692,989,577	704,515,670
CII Bridges and Roads Investment JSC.	27,777,778	26,697,530
Total	1,453,620,225	1,464,066,070

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION (continued)**2. Related parties (continued)****Details of significant transactions with related parties during the period are as follows (continued)**

In addition to the transactions disclosed above, the Company also entered into the following significant transactions with related parties during the period:

	Current period VND	Prior period VND
Cil Bridges and Roads Investment JSC.		
Proceeds from borrowings	-	17,185,000,000
Repayment for borrowings	-	394,392,889,814
Cash outflow for lendings	71,848,000,000	-
Cash recovered from lendings	181,818,834	-
Khu Bac Thu Thiem Co., Ltd.		
Transfers of financial assets	330,000,000,000	-
Transfer of investments	210,000,000,000	-
Proceeds from borrowings	-	115,802,536,119
Repayment for borrowings	-	65,261,773,502
Cash outflow for lendings	222,441,000,000	8,252,096,046
Cash recovered from lendings	123,740,580,642	7,176,267,836
Cash transfer for capital contribution	-	660,000,000,000
Proceeds from capital reimbursement	1,125,000,000,000	-
Cil Engineering & Construction Corporation		
Proceeds from borrowings	1,808,190,000,000	3,112,658,000,999
Repayment for borrowings	838,878,556,764	946,845,149,086
Cash outflow for lendings	787,600,000,000	521,000,000,000
Cash recovered from lendings	420,403,155,428	87,878,194,639
Cil Services and Investment Co., Ltd.		
Proceeds from borrowings	754,500,000,000	32,278,000,000
Repayment for borrowings	1,439,384,467,732	163,938,005,061
Cash outflow for lendings	661,364,493,620	-
Cash recovered from lendings	129,249,846,521	-
Dien Bien Phu Building Investment Co., Ltd.		
Proceeds from borrowings	-	145,305,846,012
Repayment for borrowings	-	8,495,983,825
Cash recovered from lendings	30,618,000,000	47,500,000,000
Ha Noi Highway Construction and Investment JSC.		
Proceeds from dividends	31,331,291,768	39,682,463,103
Cil Trading Investment Co., Ltd.		
Cash outflow for lendings	1,126,990,000,000	2,926,478,247,977
Cash recovered from lendings	545,991,100,481	1,129,894,772,737
Proceeds from the transfer of an investment	892,456,905,513	600,075,522,997
Cash contribution to a subsidiary	300,000,000,000	200,000,000,000
Transfers of financial assets	-	593,250,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION (continued)**2. Related parties** (continued)Details of significant transactions with related parties during the period are as follows
(continued)

	Current period VND	Prior period VND
Rach Mieu BOT Co., Ltd.		
Proceeds from borrowings	-	15,000,000,000
Repayment for borrowings	13,263,568,354	2,000,000,000
CII Bridge and Road Operation and Management Services JSC.		
Proceeds from borrowings	7,000,000,000	-
Repayment for borrowings	729,836,392	-
Binh Trieu Road Bridge Construction and Investment JSC.		
Repayment for borrowings	75,966,409	174,400,558
BOT Trung Luong - My Thuan JSC.		
Cash outflow for investment cooperation	50,000,000,000	85,000,000,000
577 Investment Corporation		
Cash outflow for investment cooperation	378,241,000,000	130,300,000,000
Cash recovered from investment cooperation	135,600,000,000	1,168,854,000,000
Ms. Nguyen Mai Bao Tram		
Proceeds from borrowings	-	3,800,000,000
Mr. Duong Quang Chau		
Proceeds from borrowings	-	4,300,000,000
Mr. Le Toan		
Proceeds from borrowings	-	2,200,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION (continued)**2. Related parties** (continued)

The significant balances with related parties as at the end of the reporting period are as follows

	Closing balance VND	Opening balance VND
Short-term trade receivables		
CII Trading Investment Co., Ltd.	2,649,858,775,874	3,509,838,496,719
Short-term advances to suppliers		
Khu Bac Thu Thiem Co., Ltd.	330,000,000,000	-
Short-term held-to-maturity investments		
Loan receivables	7,906,657,411,956	6,902,191,210,152
CII Trading Investment Co., Ltd.	4,211,019,319,630	3,798,774,266,072
577 Investment Corporation	1,341,045,000,000	1,098,404,000,000
Dien Bien Phu Building Investment Co., Ltd.	687,932,000,000	718,550,000,000
CII Engineering & Construction Corporation	634,817,585,664	501,037,036,863
Khu Bac Thu Thiem Co., Ltd.	418,376,307,192	328,965,210,469
CII Bridges and Roads Investment JSC.	310,922,311,669	218,158,578,419
BOT Trung Luong - My Thuan JSC.	302,544,887,801	238,302,118,329
Accrued interest	315,878,754,154	263,087,531,671
577 Investment Corporation	268,891,991,617	209,345,586,411
CII Bridges and Roads Investment JSC.	30,985,038,010	28,120,669,045
CII Trading Investment Co., Ltd.	10,382,996,988	8,914,075,567
CII Engineering & Construction Corporation	5,257,365,895	16,707,200,648
Khu Bac Thu Thiem Co., Ltd.	361,361,644	-
	8,222,536,166,110	7,165,278,741,823
Long-term held-to-maturity investments		
BOT Saigon - My Thuan Expressway Co., Ltd.	1,572,040,013,795	-
Other short-term receivables		
Dividend and profit receivables	537,819,021,422	544,650,853,731
Ha Noi Highway Construction and Investment JSC.	537,819,021,422	544,650,853,731
Other receivables	-	64,251,266,900
BOT Saigon - My Thuan Expressway Co., Ltd.	-	64,251,266,900
Total other short-term receivables	537,819,021,422	608,902,120,631

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION (continued)**2. Related parties (continued)****The significant balances with related parties as at the end of the reporting period are as follows (continued)**

	Closing balance VND	Opening balance VND
Other current payables		
Capital contributions and business cooperation	196,625,506,113	154,327,914,607
577 Investment Corporation	196,625,506,113	154,327,914,607
Interest payable	9,248,970,891	20,746,119,893
CII Engineering & Construction Corporation	8,472,066,419	10,233,198,121
CII Services and Investment Co., Ltd.	406,239,236	7,190,473,443
CII Bridge and Road Operation and Management Services JSC.	245,692,687	450,230,697
Rach Mieu BOT Co., Ltd.	48,597,215	2,831,958,905
Binh Trieu Road Bridge Construction and Investment JSC.	53,087,663	14,642,289
Ms. Nguyen Mai Bao Tram	23,287,671	25,616,438
Other payables	1,650,000,000	1,650,000,000
Sai Gon Bridge Construction Ltd.	1,650,000,000	1,650,000,000
Total other current payables	207,524,477,004	176,724,034,500
Other long-term payables		
Capital contributions	1,934,006,000,000	1,952,378,000,000
577 Investment Corporation	1,934,006,000,000	1,952,378,000,000
Total	1,934,006,000,000	1,952,378,000,000
Total other payables	2,141,530,477,004	2,129,102,034,500
Short-term loans and obligations under finance leases		
CII Services and Investment Co., Ltd.	348,887,814,103	721,009,295,698
CII Engineering & Construction Corporation	178,810,981,288	462,589,021,242
Dien Bien Phu Building Investment Co., Ltd.	110,966,482,660	153,740,969,363
CII Bridge and Road Operation and Management Services JSC.	78,664,763,661	72,394,600,053
Rach Mieu BOT Co., Ltd.	41,736,431,646	55,000,000,000
Ms. Nguyen Mai Bao Tram	10,000,000,000	-
Binh Trieu Road Bridge Construction and Investment JSC.	2,758,025,035	2,833,991,444
Total	771,824,498,393	1,467,567,877,800
Long-term loans and obligations under finance leases		
Ms. Nguyen Mai Bao Tram	-	10,000,000,000
Total	-	10,000,000,000
Total of loans from related parties	771,824,498,393	1,477,567,877,800

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION (continued)**2. Related parties** (continued)**Remunerations for the Board of Directors and Board of Supervisory during the period**

Name	Position	Current period VND	Prior period VND
<u>Board of Directors</u>			
Mr. Le Vu Hoang	Chairman	649,583,617	344,593,905
Ms. Truong Thi Ngoc Hai	Vice Chairman	434,055,745	344,593,905
Mr. Le Quoc Binh	Member	434,055,746	413,512,685
Ms. Nguyen Mai Bao Tram	Member	434,055,746	344,593,905
Mr. Duong Truong Hai	Independent member	434,055,746	344,593,905
Mr. Le Toan	Independent member	729,955,746	595,393,905
Mr. Le Pham Ngoc Phuong	Member (appointed on 18 April 2025)	290,370,496	-
Mr. Luu Hai Ca	Member (resigned on 18 April 2025)	143,685,248	344,593,905
Ms. Cao Thi Ngoc Van	Secretary	147,316,724	121,378,172
Total		3,697,134,814	2,853,254,287
<u>Board of Supervisory</u>			
Mr. Doan Minh Thu	Head of the Board	434,055,746	344,593,905
Ms. Trinh Thi Ngoc Anh	Member	218,527,873	172,296,953
Ms. Tran Thi Tuat	Member	218,527,873	172,296,953
Total		871,111,492	689,187,811

Remuneration for the Boards of Directors and Supervisory was paid from the operating fund of the Board of Directors.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***VII. OTHER INFORMATION (continued)****2. Related parties (continued)****Salary, allowance, and other benefits in kind paid to the Board of Management during the period**

Name	Position	Current period VND	Prior period VND
Mr. Le Vu Hoang	Chairman of the Board of Directors	1,075,950,000	1,147,500,000
Mr. Le Quoc Binh	General Director	4,490,723,077	2,520,000,000
Ms. Nguyen Mai Bao Tram	Deputy General Director	1,018,200,000	821,814,000
Mr. Nguyen Van Thanh	Deputy General Director	1,176,900,000	993,000,000
Ms. Nguyen Quynh Huong	Deputy General Director	1,156,900,000	962,000,000
Mr. Nguyen Van Chinh	Deputy General Director (appointed on 10 April 2026)	74,000,000	-
Mr. Nguyen Ba Lan	Deputy General Director (appointed on 10 April 2026)	74,000,000	-
Mr. Truong Le Duy	Deputy General Director (appointed on 10 April 2026)	357,000,000	-
Mr. Duong Quang Chau	Investment Director (resigned on 01 July 2025)	-	465,000,000
Ms. Nguyen Thi Thu Tra	Chief Financial Officer	1,268,200,000	1,075,000,000
Mr. Nguyen Truong Hoang	Project Development Director	1,099,000,000	924,000,000
Mr. Le Trung Hieu	Capital Management Director	956,500,000	866,000,000
Ms. Tran Yen Vy	Director of Administration	593,000,000	505,000,000
Mr. Nguyen Van Thinh	Director of Technology and Digital Transformation (appointed on 01 July 2025)	561,100,000	-
Mr. Nguyen Duy Minh	Director of Infrastructure Construction Management (appointed on 01 July 2025)	1,104,400,000	-
Ms. Ly Huynh Truc Giang	Director of Accounting (appointed on 29 September 2025)	761,700,000	-
Total		15,767,573,077	10,279,314,000

Salary, allowance, and other benefits of the Board of Management were funded by the Company's salary provisions for the financial years 2025 and 2026.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION (continued)**3. Comparative figures**

As disclosed in Note III, effective 1 January, 2026, the Company has adopted Circular No. 99 in the preparation and presentation of its separate financial statements. Consequently, certain prior-period figures have been restated in accordance with the guidance of Circular No. 99 to ensure comparability with the current period's figures, as follows:

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

Unit: VND

Codes Items			As previously reported	Restated	As restated
111	Cash	(1)	293,034,645,950	(154,108,627)	292,880,537,323
112	Cash equivalents	(2)	13,200,000,000	50,919,452	13,250,919,452
123	Short-term held-to- maturity investments	(2)	1,431,367,927,447	8,066,271,295,306	9,497,639,222,753
124	Provision for short-term held-to- maturity Investments	(3)	(*)	(9,198,251,363)	(9,198,251,363)
131	Short-term trade receivables	(2)	3,331,340,862,684	218,444,821,665	3,549,785,684,349
135	Short-term loan receivables	(2)	7,506,790,744,971	(7,506,790,744,971)	(**)
135	Other short- term receivables	(2)	1,432,986,123,796	(777,976,291,452)	655,009,832,344
136	Provision for short-term doubtful debts	(3)	(12,496,049,805)	9,198,251,363	(3,297,798,442)
161	Short-term deferred expenses	(4)	8,205,198,492	(1,041,666,669)	7,163,531,823
165	Other short- term assets	(1)	-	154,108,627	154,108,627
313	Dividends and profits payable	(5)	(*)	4,745,852,556	4,745,852,556
320	Other current payables	(5)	347,588,272,307	(4,745,852,556)	342,842,419,751
321	Short-term loans and obligations under finance leases	(4)	3,507,285,600,455	(1,041,666,669)	3,506,243,933,786

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the period from 01 January 2026 to 30 June 2026

VII. OTHER INFORMATION (continued)**3. Comparative figures** (continued)

(*) New items in the separate statement of financial position under Circular No. 99.

(**) Items no longer presented in the separate statement of financial position under Circular No. 99.

(1) Reclassification of pledged and restricted bank deposits held as collateral to secure contracts and certain other financial obligations of the Company, from "Cash and cash equivalents" to "Other current assets."

(2) Reclassification of items as follows:

- Interest receivable on cash equivalents from "Other current receivables" to "Cash equivalents";
- Short-term loan receivables from "Other current receivables" to "Held-to-maturity investments – current," together with the related interest receivable reclassified from "Other current receivables" to "Held-to-maturity investments – current";
- Deferred interest receivable on the transfer of investments from "Other current receivables" to "Trade receivables."

(3) Reclassification of loan loss provisions from "Allowance for doubtful short-term receivables" to "Allowance for impairment of other short-term investments."

(4) Reclassification of borrowing costs from "Short-term prepaid expenses" to "Short-term borrowings and finance lease liabilities."

(5) Reclassification of dividends payable from "Other current payables" to "Dividends and profits payable."

SEPARATE INCOME STATEMENT

For the period from 01 January 2025 to 30 June 2025

Codes Items			<u>As previously reported</u>	<u>Restated</u>	<u>As restated</u>
	- In which:				
24	Borrowing costs	(1)	353,453,227,771	40,969,444,024	394,422,671,795

(1) Restatement due to the change in scope of the line item from "Interest expense" to "Borrowing costs," which now includes interest expense together with other costs directly attributable to borrowings such as bond issuance costs, commitment fees on loan drawdowns, and other borrowing-related expenses.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)*For the period from 01 January 2026 to 30 June 2026***VII. OTHER INFORMATION** (continued)**4. Subsequent events**

There were no significant events arising after the end of the accounting period that require adjustment to, or disclosure in, the Company's separate financial statements.



Nguyen Van Bich Ngoc
Preparer



Ly Huynh Truc Giang
Chief Accountant



Le Quoc Binh
Legal Representative

Approved, 15th July 2026