SAIGON TRAFFIC CONSTRUCTION JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
**Independence – Freedom - Happiness**

No.:745/CTGTSG

*Ho Chi Minh City, July 23, 2026*

# PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Complying with the provisions of Clauses 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance, providing guidelines on disclosure of information on the securities market. . Saigon Traffic Construction Joint Stock Company (GTS) would like to disclose the financial statements for Q2/2026 to the Hanoi Stock Exchange as follows:

1. Name of Organization: Saigon Traffic Construction Joint Stock Company

- Stock code: GTS
- Address: 476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City
- Tel: 028.38558649 - Fax : 028.38558649
- Email: ctgtsg@gmail.com Website : http:/www.giaothongsaigon.com.vn

2. Content of information disclosure

- Quarter II/2026 financial statements, in accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC, include the following:
  - ☑ Office Financial Statements
  - ☑ Separate Financial Statements
  - ☑ Consolidated Financial Statements
- Cases that need to be explained
  + Profit after tax in the income statement of the reporting period changes by 10% or more compared to the same reporting period in the previous year

  ☐ Yes ☑ No

  Explanation document for a 10% change in profit compared to the same period in the previous year:

  ☐Yes ☑ No

This information was disclosed on the company's website on *July* 23,2026 at the link: http://www.giaothongsaigon.com.vn

We hereby certify that the disclosed information above is truthful, and we shall be fully legally responsible for the content of the disclosed information

**Representative of the organization**
Legal representative /
Authorized person to disclose information
TỔNG GIÁM ĐỐC

M.S.D.N:0300460907-C.T.C. CÔNG TY CỔ PHẦN CÔNG TRÌNH GIAO THÔNG SÀI GÒN THÀNH PHỐ HỒ CHÍ MINH

**Hoàng Anh Giao**

***Attached documents:***
- Office Financial Statements Q2/2026;
- Separate Financial Statements Q2/2026;
- Consolidated Financial Statements Q2/2026;

# SAIGON TRAFFIC CONSTRUCTION JOINT STOCK COMPANY

Separate financial statements for the period
from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

# STATEMENT OF FINANCIAL POSITION

As at June 30, 2026
Office & Affiliated Enterprises

Unit: VND

| Items | Code | Note | The end of the period | The beginning of the year |
|---|---|---|---|---|
| **A. CURRENT ASSETS** | **100** | | **970,136,965,750** | **1,126,174,891,349** |
| **I. Cash and cash equivalents** | **110** | **V.1** | **152,844,492,613** | **261,011,200,077** |
| Cash | 111 | | 97,844,492,613 | 121,011,200,077 |
| Cash equivalents | 112 | | 55,000,000,000 | 140,000,000,000 |
| **II. Short-term financial investments** | **120** | **V.2** | **797,689,196** | **786,380,400** |
| Held-to-maturity investments | 123 | | 797,689,196 | 786,380,400 |
| **III. Short-term receivables** | **130** | | **422,110,524,344** | **712,651,002,103** |
| Short-term trade receivables | 131 | V.3 | 278,920,262,185 | 652,439,338,712 |
| Short-term prepayments to suppliers | 132 | | 182,930,754,613 | 101,428,459,953 |
| Other short-term receivables | 135 | V.4 | 16,584,573,981 | 15,108,269,873 |
| Allowance for short-term doubtful debts | 136 | V.5 | (56,325,066,435) | (56,325,066,435) |
| **IV. Inventories** | **140** | **V.6** | **347,031,557,853** | **126,858,489,976** |
| Inventories | 141 | | 347,031,557,853 | 126,858,489,976 |
| **V. Other current assets** | **160** | | **47,352,701,744** | **24,867,818,793** |
| Short-term prepaid expenses | 161 | | | |
| Taxes and other receivables from the State Treasury | 163 | V.11 | 47,352,701,744 | 24,867,818,793 |
| **B. NON - CURRENT ASSETS** | **200** | | **276,326,236,238** | **269,899,828,995** |
| **I. Long-term receivables** | **210** | | **4,175,244,450** | **3,369,196,765** |
| Other long-term receivables | 215 | V.4 | 4,175,244,450 | 3,369,196,765 |
| **II. Fixed assets** | **220** | | **266,910,917,714** | **172,023,390,359** |
| Tangible fixed assets | 221 | | 266,725,667,724 | 171,776,390,367 |
| - Cost | 222 | | 494,637,600,855 | 396,220,212,671 |
| - Accumulated depreciation | 223 | | (227,911,933,131) | (224,443,822,304) |
| Intangible fixed assets | 227 | | 185,249,990 | 246,999,992 |
| - Cost | 228 | | 1,248,691,819 | 1,248,691,819 |
| - Accumulated amortisation | 229 | | (1,063,441,829) | (1,001,691,827) |
| **III. Investment property** | **240** | | | |
| **IV. Long-term assets in progress** | **250** | V.7 | **240,074,074** | **89,507,241,871** |
| Construction-in-progress | 252 | | 240,074,074 | 89,507,241,871 |
| **V. Long-term financial investments** | **260** | **V.2** | **5,000,000,000** | **5,000,000,000** |
| Investments in subsidiaries | 261 | | 5,000,000,000 | 5,000,000,000 |
| **VI. Other long-term assets** | **270** | | | |
| Long-term deferred expenses | 271 | | | |
| **TOTAL ASSETS (280=100+200)** | **280** | | **1,246,463,201,988** | **1,396,074,720,344** |

# STATEMENT OF FINANCIAL POSITION

As at June 30, 2026
Office & Affiliated Enterprises

Unit: VND

| Items | Code | Note | The end of the period | The beginning of the year |
|---|---|---|---|---|
| **C. LIABILITIES** | **300** | | **888,624,368,166** | **1,047,123,904,938** |
| **I. Current liabilities** | **310** | | **846,349,479,917** | **1,040,501,870,273** |
| Short-term trade payables | 311 | V.10 | 216,920,553,626 | 352,658,204,662 |
| Short-term advances from customers | 312 | | 230,694,618,246 | 278,160,394,598 |
| Payable dividends and profits | 313 | | 124,907,840 | 124,907,840 |
| Taxes and other payables to the State Treasury | 314 | V.11 | 2,743,917,221 | 3,712,073,137 |
| Payables to employees | 315 | | 12,024,277,285 | 44,731,932,539 |
| Short-term unearned revenue | 319 | | 170,769,764,364 | 95,354,127,852 |
| Other short-term payables | 320 | V.12 | 185,708,051,103 | 240,397,844,732 |
| Provision for short-term payables | 322 | | 18,065,945,689 | 18,065,945,689 |
| Bonus and welfare funds | 323 | | 9,297,444,543 | 7,296,439,224 |
| **II. Non-current liabilities** | **330** | | **42,274,888,249** | **6,622,034,665** |
| Other long-term payables | 338 | V.12 | 920,317,665 | 920,317,665 |
| Long-term borrowings and finance lease | 339 | | 35,652,853,584 | |
| Science and technology development fund | 344 | | 5,701,717,000 | 5,701,717,000 |
| **D. EQUITY** | **400** | | **357,838,833,822** | **348,950,815,406** |
| **I. Owner's equity** | **410** | | **357,838,833,822** | **348,950,815,406** |
| Share capital | 411 | | 284,997,640,000 | 284,997,640,000 |
| - Ordinary shares carrying voting rights | 411a | | 284,997,640,000 | 284,997,640,000 |
| Share premium | 412 | | 711,011,577 | 711,011,577 |
| Investment and development funds | 418 | | 21,127,524,154 | 21,127,524,154 |
| Retained profits | 420 | | 51,002,658,091 | 42,114,639,675 |
| *+ Retained profits brought forward* | *420a* | | *34,529,104,850* | *329,388,050* |
| *+ Retained profits for the current period* | *420b* | | *16,473,553,241* | *41,785,251,625* |
| **TOTAL RESOURCES (440=300+400)** | **440** | | **1,246,463,201,988** | **1,396,074,720,344** |

July 23, 2026

| **Prepaper** | **Chief Accountant** | **General Director** |
|---|---|---|
| **Do Thi Kim Phuong** | **Phan Thi Tu Trinh** | **Hoang Anh Giao** |

M.S.D.N: 0300460907 C.T.C.P CÔNG TY CỔ PHẦN CÔNG TRÌNH GIAO THÔNG SÀI GÒN THÀNH PHỐ HỒ CHÍ MINH

# SEPARATE STATEMENT OF INCOME

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

Unit: VND

| Items | Code | Note | The second quarter of current year | The second quarter of previous year | Accumulated from the beginning of the year to the end of the second quarter (Current year) | Accumulated from the beginning of the year to the end of the second quarter (Previous year) |
|---|---|---|---|---|---|---|
| **Revenue from sales of goods and provision of services** | **01** | VI.1 | **501,991,855,272** | **422,450,109,633** | **712,739,868,743** | **540,083,378,549** |
| Revenue deductions | 02 | | | - | - | - |
| **Net revenue from sales of goods and provision of services (10=01-02)** | **10** | | **501,991,855,272** | **422,450,109,633** | **712,739,868,743** | **540,083,378,549** |
| Cost of sales | 11 | VI.2 | 462,326,481,339 | 386,038,972,139 | 667,638,037,444 | 499,953,313,409 |
| **Gross profit (20=10-11)** | **20** | | **39,665,373,933** | **36,411,137,494** | **45,101,831,299** | **40,130,065,140** |
| Financial income | 22 | VI.3 | 1,052,757,810 | 1,857,414,398 | 3,283,001,924 | 4,061,576,630 |
| Financial expenses | 23 | | 49,626,790 | - | 49,626,790 | - |
| *- In which: Interest expense* | *24* | | *49,626,790* | | 49,626,790 | - |
| Selling expenses | 25 | | | | - | - |
| General and administration expenses | 26 | | 27,704,312,096 | 24,308,158,642 | 29,006,748,072 | 26,585,741,670 |
| **Net operating profit {30=20+(21-22)-(25+26)}** | **30** | | **12,964,192,857** | **13,960,393,250** | **19,328,458,361** | **17,605,900,100** |
| Other income | 31 | VI.4 | 1,412,481,195 | 7,316,870 | 1,418,527,460 | 225,086,858 |
| Other expenses | 32 | VI.5 | 155,043,187 | 226,708,572 | 155,044,270 | 249,281,295 |
| **Other profit (40=31-32)** | **40** | | **1,257,438,008** | **(219,391,702)** | **1,263,483,190** | **(24,194,437)** |
| **Accounting profit before tax (50=30+40)** | **50** | | **14,221,630,865** | **13,741,001,548** | **20,591,941,551** | **17,581,705,663** |
| Income tax expense - current | 51 | VI.6 | 2,844,326,173 | 2,748,200,310 | 4,118,388,310 | 3,516,341,133 |
| **Net profit after tax (60=50-51-52)** | **60** | | **11,377,304,692** | **10,992,801,238** | **16,473,553,241** | **14,065,364,530** |

July 23, 2026

| **Prepaper** | **Chief Accountant** | **General Director** |
|---|---|---|
| **Do Thi Kim Phuong** | **Phan Thi Tu Trinh** | **Hoang Anh Giao** |

M.S.D.N: 0300460907-C.T.C.P
CÔNG TY CỔ PHẦN CÔNG TRÌNH GIAO THÔNG SÀI GÒN
THÀNH PHỐ HỒ CHÍ MINH

# SEPARATE STATEMENT OF CASH FLOWS

(Indirect method)
for the period from April 1, 2026 to June 30, 2026

| Items | Code | Note | Accumulated from the beginning of the year to the end of the quarter (Current year) | Accumulated from the beginning of the year to the end of the quarter (Previous year) |
|---|---|---|---|---|
| **I. Cash flows from operating activities** | | | | |
| **Profit before tax** | **01** | | **20,591,941,551** | **17,581,705,663** |
| **Adjustments** | | | | |
| - Depreciation and amortisation of fixed assets and investment properties | 02 | | 11,674,761,909 | 9,361,100,670 |
| - Provisions | 03 | | - | (781,800,198) |
| - (Gain)/loss from investing activities | 05 | | (4,546,485,114) | (4,061,576,630) |
| - Interest expense | 06 | | | |
| **Operating profit before changes in working capital** | **08** | | **27,720,218,346** | **22,099,429,505** |
| - (Increase)/decrease in receivables | 09 | | 267,249,547,123 | 125,557,692,145 |
| - (Increase)/decrease in inventories | 10 | | (220,173,067,877) | (155,506,700,778) |
| - (Increase)/decrease in payables (excluding accrued loan interest and corporate income tax payable) | 11 | | (193,166,715,240) | 40,676,429,535 |
| - (Increase)/decrease in prepaid expenses | 12 | | - | 3,488,712,600 |
| - Interest paid | 14 | | | |
| - Corporate income tax paid | 15 | | (5,104,063,426) | (6,519,651,206) |
| - Other cash inflows | 16 | VII.3 | 90,038,117,109 | 225,086,858 |
| - Other cash outflows | 17 | VII.3 | (7,740,579,095) | (4,819,092,837) |
| **Net cash flows from operating activities** | **20** | | **(41,176,543,060)** | **25,201,905,822** |
| **II. Cash flows from investing activities** | | | | |
| 1.Payments for additions to fixed assets and other long-term assets | 21 | | (106,562,289,264) | (13,251,321,240) |
| 2.Proceeds from disposals of fixed assets and other long-term assets | 22 | | 647,578,148 | |
| 3.Cash outflow for lending, purchase of debt instruments of other entities | 23 | | (11,308,796) | (10,987,839) |
| 4. Interest earned, dividends and profits received | 27 | | 3,283,001,924 | 4,061,576,630 |
| **Net cash flows from investing activities** | **30** | | **(102,643,017,988)** | **(9,200,732,449)** |
| **III. Cash flows from financing activities** | | | | |
| 1.Proceeds from borrowings | 33 | | 35,652,853,584 | |
| **Net cash flows from financing activities** | **40** | | **35,652,853,584** | **-** |
| **Net cash flows during the period (50=20+30+40)** | **50** | | **(108,166,707,464)** | **16,001,173,373** |
| **Cash and cash equivalents at the beginning of the year** | **60** | V.1 | **261,011,200,077** | **275,273,253,169** |
| **Cash and cash equivalents at the end of the period (70=50+60+61)** | **70** | | **152,844,492,613** | **291,274,426,542** |

July 23 , 2026

| Prepaper | Chief Accountant | General Director |
|---|---|---|
| Do Thi Kim Phuong | Phan Thi Tu Trinh | Hoang Anh Giao |

CÔNG TY CỔ PHẦN CÔNG TRÌNH GIAO THÔNG SÀI GÒN
M.S.D.N: 0300460907-C.T.C.P ★ THÀNH PHỐ HỒ CHÍ MINH

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

## I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

### 1. Ownership structure

The predecessor of Saigon Traffic Construction Joint Stock Company is Saigon Traffic Construction One Member Limited Liability Company, a one-member limited liability, with the Ho Chi Minh City Finance and Investment State-owned Company acting as the representative of the State capital contribution. It was established according to the Business Registration Certificate No. 0300460907 on August 26, 2010, issued by the Ho Chi Minh City Department of Planning and Investment.

On May 5, 2016, Saigon Traffic Construction One Member Limited Liability Company officially transformed into a Joint Stock Company. It was issued a Business Registration Certificate by the Business Registration Office - Ho Chi Minh City Department of Planning and Investment. Currently, Saigon Traffic Construction Joint Stock Company operates with the business registration number: 0300460907, with its 13th amendment registered on December 26, 2022, and a total charter capital of 284,997,640,000 VND.

The company's headquarters is located at 476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City.

### 2. Operating industry

- Public service activities: Management and maintenance of road infrastructure in Ho Chi Minh City, maintenance of inland waterway structures;
- Undertake business projects: Construction of transportation works; water supply; drainage; electricity; postal and irrigation services;
- Construction materials business: Production and trading of hot asphalt concrete and bitumen emulsion, etc.

### 3. Business lines

- Public utility activities: Maintenance and repair of transportation infrastructure; maintenance and repair of inland waterway structures; maintenance and repair of irrigation works, green spaces, lighting, bridges, drainage systems, and wastewater treatment (Industry code 4390).
- Construction of transportation works; ports and yards; water supply and drainage; civil works; industrial works; electricity; lighting; postal services; green spaces and hydraulic works. Construction of irrigation works (Industry Code 4299)
- Freight transportation by road: Freight transportation by trucks (Industry Code 4933)
- Architectural activities and technical consulting: Consulting for construction of B and C class transportation works, consulting for water supply and drainage works, technical infrastructure (Industry Code 7110).
- Trading of specialized construction materials, traffic signals. Wholesale of materials and equipment for water supply and drainage industry (Industry Code 4663).
- Production of billboards for traffic safety propaganda (not operating at the headquarters) (Industry Code 7310).
- Construction of railway and road works (Industry Codes 4211; 4212).
- Inland waterway freight transport (Industry Code 5022).
- Construction of all types of buildings: construction of factories, civil construction (Industry Code 4102).
- Demolition: demolition of construction works (Industry Code 4311).
- Site preparation: land leveling, site preparation (Industry Code 4312).
- Collection of non-hazardous waste, hazardous waste (Industry Codes 3811, 3812).
- Rental of machinery, equipment, and other tangible goods: Rental of motorcycles, construction equipment (Industry Code 7730).
- Architectural and technical consulting activities: Testing and quality control of construction works and building materials (Industry Code 7110).

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

- Production of hot asphalt concrete, production of ready-mix concrete, concrete batching plants, production of emulsions, production of traffic signals (Industry Codes 2395, 1920, 2790).
- Architectural and technical consulting activities: Testing and quality control of construction works and building materials (Industry Code 7110).
- Toll collection services for road usage; Management and supervision of control rooms, toll booths (Industry Codes 5225)
- Regulation, control, removal of obstacles, and prevention of drifting collisions to ensure inland waterway traffic safety; Inland waterway pilotage services (Industry Code 5222).

**4. Normal operating cycle:**

The normal operating cycle of the Company is generally within 12 months.

**5. Corporate structure:** Includes 01 subsidiary and 14 affiliated enterprises.

**1. Consolidated subsidiary:** 1 company

| | |
|---|---|
| **Subsidiary** | Traffic Construction Number 1 Company Limited |
| Address | 476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City |
| Rate of interest | 100% |
| Rate of voting rights | 100% |

**2. Dependent units without legal status and dependent accounting:** Including the office and 14 affiliated enterprises located at the headquarters at 476 Huynh Tan Phat, Tan Thuan Ward, Ho Chi Minh City, The business functions of the affiliated units are as follows:

| **Units** | **Main business activities** |
|---|---|
| Company office | General management |
| Road Enterprise 1 | Management, maintenance of road infrastructure, construction of works, Production of hot asphalt concrete, emulsions. |
| Road Enterprise 4 | Management, maintenance of road infrastructure, construction of works |
| Road Enterprise 6 | Management, maintenance of road infrastructure, construction of works |
| Construction Works Enterprise 2 | Construction of works |
| Construction Works Enterprise 3 | Management, maintenance of road infrastructure, construction of works |
| Construction Works Enterprise 5 | Management, maintenance of road infrastructure, construction of works; Production and installation of traffic signal systems. |
| Construction Works Enterprise 6 | Management, maintenance of road infrastructure, construction of works |
| Construction Works Enterprise 8 | Management, maintenance of road infrastructure, construction of works |
| Construction Works Enterprise 9 | Management, maintenance of road infrastructure, construction of works |
| Construction Works Enterprise 10 | Management, maintenance of road infrastructure, construction of works |
| Youth Construction Works Enterprise | Management, maintenance of road infrastructure, construction of works |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

| | |
|---|---|
| Traffic Infrastructure Construction Works Enterprise | Construction of works |
| Traffic Signal System Production and Installation Enterprise | Management, maintenance of road infrastructure, construction of works; Production and installation of traffic signal systems. |
| Hot Asphalt Concrete Enterprise | Management, maintenance of road infrastructure, construction of works, Production of hot asphalt concrete |

## II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY

### 1. Accounting period

The first accounting period of Saigon Traffic Construction Joint Stock Company began from May 5, 2016, to December 31, 2016, when it officially transitioned from a State-owned Enterprise to a Joint Stock Company according to the Business Registration Certificate No. 0300460907, 9th amendment on May 5, 2016, issued by the Ho Chi Minh City Department of Planning and Investment.

The accounting period for the subsequent years of the company begins on January 1st and ends on December 31st of

### 2. Accounting currency

The Company's accounting currency is Vietnam Dong ("VND").

## III. ACCOUNTING STANDARDS AND SYSTEM

### 1. Accounting system

The Company applies the Accounting System issued under Circular No. 99/2025/TT/BTC dated October 27, 2025, by the Ministry of Finance, and the guiding, supplementary, and amended Circulars.

### 2. Statement of compliance

The Company has applied the Vietnamese Accounting Standards and the guiding documents issued by the State. The financial statements are prepared and presented in accordance with the regulations of the standards, the circulars guiding the implementation of the standards, and the current accounting system in use.

## IV. APPLICABLE ACCOUNTING POLICIES

### 1. Principles of recognition of cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank deposits, Cash in transit and short-term investments with a maturity or redemption period of no more than 3 months from the purchase date, easily convertible into a defined amount of cash, and with minimal risk in converting to cash.

### 2. Recognition principles for receivables

Receivables are monitored in detail of receivable terms, receivable parties, original currency and other factors depending on the Company's managerial requirements.

The classification of receivables is carried out according to the following principles:

- Trade receivables: trade receivables arising from buying-selling transactions between the Company and buyers, such as sales of goods, provision of services, disposals of assets, and money from the export sales of consignors through consignees;
- Inter-company receivables: Receivables between the parent company and its dependent subordinate units without legal entity status;
- Other receivables: Other receivables include non-trade receivables, not related to buying-selling transactions.

Classification of receivables when preparing the financial statements according to the following principles:

- Receivables with a remaining recovery period of no more than 12 months or within one operating cycle are classified as short-term.
- Receivables with a remaining recovery period of 12 months or more, or beyond one operating cycle, are classified as long-term.

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

***Allowance for doubtful debts:*** Doubtful receivables are provisioned for bad debts when preparing the financial statements. The recognition or reversal of this provision is done at the time of preparing the financial statements and is recorded as an administrative expense for the period. For receivables that have been outstanding for many years, and for which the Company has made all efforts to collect the debt but has still been unsuccessful, and determines that the debtor is truly unable to pay, the Company may need to take procedures to sell the debt to a debt purchasing company, write off the doubtful receivables, or remove them from the accounting books (in accordance with the laws and the Company's charter).

## 3. Recognition principles for inventories

Inventories are recognized as cost. If the net realisable value is lower than the cost, it must be measured at the net realisable value. The cost of inventories comprises costs of purchases, processing costs, and other directly relevant costs incurred in bringing the inventories to their present location and conditions
The value of inventories is calculated using the First In, First Out (FIFO) method.

Inventories are recorded for using the perpetual method.
**Allowance for inventories:** An allowance is made for the estimated loss in value due to the impairment in the value of materials, finished goods, and inventories owned by the Company that may occur (through diminution, damage or obsolescence. etc.) based on reasonable evidence of the impairment at the end of the financial year. Any increase or decrease in this allowance is recognized in the cost of sales on the income statement.

In addition, the Company has doubtful receivables related to the approval of the final settlement for the SPDVCI projects carried out before the official transition to a joint-stock company, which are awaiting guidance on how to handle them from the competent authorities.

## 4. Recognition principles for fixed assets

Fixed assets are recognized as cost. During use, fixed assets are tracked in detail by their cost, accumulated depreciation, and remaining value.

### 4.1.Tangible fixed assets

**Cost:**

Tangible fixed assets and intangible fixed assets are recognized as costs. During use, tangible fixed assets and intangible assets are recorded at their original cost, accumulated depreciation, and remaining value.

The cost of a fixed asset comprises its purchase price and any directly attributable costs of bringing the fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets, expenditures for maintenance and repair are charged as expenses for the current year.

When a asset is disposed of, its cost and accumulated depreciation are written off in the financial statements, and then any loss arising from such disposal is included in the income statement.
During use, tangible fixed assets and intangible assets are recorded at their original cost, accumulated depreciation, and remaining value.

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The depreciation years applied are as follows:

| **Fixed assets** | **Years** |
|---|---|
| Buildings and structures | 05 - 50 years |
| Machinery and equipment | 08 - 15 years |
| Vehicles | 06 - 10 years |
| Instrument & tools for management | 03 - 06 years |
| Other assets | 04 years |
| Other intangible assets | 03 - 06 years |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

Assets are revalued during the privatization process, and the depreciation of the aforementioned fixed assets starts from the date the company is granted the business registration certificate for its conversion into a joint-stock company.
Fixed assets that have fully depreciated are still being used by the Company because the Company consistently performs well in the maintenance and servicing of vehicles and equipment.

**5. Construction in progress**

Construction in progress represents costs related to construction projects, including expenditures for acquiring fixed assets, investments in ongoing construction projects, and major repair costs for fixed assets that have not yet been completed. Depreciation is not applied to construction in progress during the construction phase.

**6. Recognition principles for prepaid expenses**

The calculation and allocation of prepaid expenses into production and business costs for each accounting period are based on the nature and magnitude of each type of expense to select a reasonable allocation method and basis. Prepaid expenses are gradually allocated to production and business costs using the straight-line method consistently.

Prepaid expenses are tracked based on each prepaid term that has occurred, the amounts allocated to the cost-bearing entities for each accounting period, and the remaining balance not yet allocated to expenses.

The classification of prepaid expenses in the preparation of financial statements should follow these principles:

- Prepaid amounts for goods or services to be provided within 12 months or within a normal operating cycle from the date of payment are classified as short-term prepaid expenses.

- Prepaid amounts for goods or services to be provided over a period exceeding 12 months or longer than a normal operating cycle from the date of payment are classified as long-term prepaid expenses.

The value of goodwill is re-evaluated during the equitization process, based on the Enterprise Valuation Report prepared by DongA Bank Securities Company. It is amortized over a period not exceeding 10 years, starting from the official conversion date into a Joint Stock Company.

**7. Recognition principles for payables**

Payables are monitored in detail by remaining payable terms, payable parties, original currency, and other factors depending on the company's managerial requirements.

The classification of payables is carried out according to the following principles:
- Trade payables: trade payables arising from transactions involving the purchase of goods, services, or assets, as well as payables incurred during import transactions through consignees;
- Inter-company payables: Payables between the parent company and its dependent subordinate units without legal entity status;
- Other payables: Other payables include non-trade payables, not related to buying-selling transactions, or provision of goods and services.

Classification of payables when preparing the financial statements according to the following principles:

- Payables with a remaining payment period of no more than 12 months or within one operating cycle are classified as short-term.

- Payables with a remaining payment period of 12 months or more, or beyond one operating cycle, are classified as long-term.

**8. Recognition principles for borrowings and capitalizing borrowing costs**

Borrowing costs directly related to loans are recognized as financial expenses in the period, except in cases where borrowing costs are directly associated with the construction investment or production of assets in progress that are included in the value of those assets (capitalized) when the conditions specified in the Accounting Standard "Borrowing Costs" are met.

**9. Recognition principles for accrued expenses**

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

Payables for goods and services received from suppliers or provided to customers during the period but not yet paid due to the lack of invoices or incomplete documentation, as well as payables to employees, are recognized as production and business expenses in the period to ensure that actual expenses, when incurred, do not cause sudden fluctuations in production and business costs, while adhering to the matching principle between revenue and expenses. The accrual of accrued expenses must be calculated rigorously and supported by reasonable and reliable evidence. When these expenses are incurred, any differences from the accrued amounts should be adjusted by recording additional or reduced expenses corresponding to the difference.

**10. Recognition principles for equity**

The owner's equity is recognized based on the actual capital contributed by the owner.

Retained profits represents the profit from the company's activities after adding (+) or subtracting (-) adjustments due to the retrospective application of changes in accounting policies and retrospective corrections of material errors from prior years.
The distribution of the company's business operating profits must comply with the current financial policies.

When distributing profits, consideration must be given to non-monetary items within the retained profits that may affect cash flow and the company's ability to pay dividends and profits.

**11. Recognition principles for revenue**

**a. Recognition principles for revenue from sales of goods**

Revenue from sales of goods is recognized when all of the following conditions are satisfied:
- The significant risks and rewards of ownership of the goods or products have been transferred to the buyer;
- The company no longer retains management rights or control over the goods as the owner.;
- Revenue can be reliably measured.;
- The company has received or will likely receive economic benefits from the sales transaction;
- The costs associated with the sales transaction can be determined.

**b. Recognition principles for financial income**

Financial income includes income generated from interest, royalties, dividends, profit sharing, and other financial incomes.The company recognizes dividends and profit sharing when it has the entitlement to receive dividends or profits from capital contributions.

**c. Recognition principles for revenue from construction contracts**

Revenue from construction contracts is recognized in one of the following two cases:
- The construction contract stipulates that the contractor is paid according to the set schedule: when the contract performance results are reliably estimated, the revenue is recognized corresponding to the completed volume determined by the contractor.
- The construction contract stipulates that the contractor is paid based on the value of performed work volume: when the contract performance results are reliably estimated and certified by customers, the revenue is recognized by reference to the completed work volume certified by the customers.

When the outcome of contract execution cannot be reliably estimated, the recognized revenue is equivalent to the costs incurred, and the reimbursement is relatively certain.

**d. Recognition principles for other income**

Other income includes revenue outside the company's production and business activities, such as: proceeds from the sale or disposal of fixed assets; penalties received for customer contract violations; compensation from third parties to offset asset losses; recovery of written-off bad debts; payables where creditors cannot be identified; income from gifts, monetary gifts, and in-kind gifts ...

**12. Recognition principles for revenue deductions**

The adjustment to reduce construction revenue is made upon receiving the decision from the investor or competent authorities approving the final settlement, which reduces the cost of completed construction.

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

## 13. Recognition principles for cost of sales

Cost of sales comprises the cost of products, goods, services, and investment properties; the production cost of construction products sold during the period; and expenses related to investment property business activities.

The value of inventory shortages and losses is recognized in the cost of sales after deducting any compensation received (if any).
For cost of direct raw materials consumed over the normal level, fixed labour cost and manufacturing overheads not allocated to finished goods are recorded directly into the cost of sales (after deducting compensations, if any) even if products and goods are not yet determined to be consumed.

## 14. Recognition principles for financial expenses

Financial expenses include costs related to financial activities, such as: expenses or losses associated with financial investment activities; costs of lending and borrowing funds; expenses for joint venture and associate capital contributions; losses from the transfer of securities; provision for the decline in value of trading securities; provisions for investment losses in other entities; losses incurred from foreign currency sales and foreign exchange rate differences

## 15. Recognition principles for selling expenses, general and administration expenses

Selling expenses represent expenses that are incurred in the process of selling products, goods, and providing services.

General and Administrative Expenses reflect the company's costs, including salaries, social insurance, health insurance, unemployment insurance, and trade union fees for management staff; cost of office materials, tools, and depreciation of fixed assets used for company management; land rental fees and business license tax; provisions for doubtful debts; outsourced services; and other monetary expenses...
Selling expenses and general and administration expenses are allocated to business activities based on the company's chosen criteria (revenue or profit).

## 16. Recognition principles for current and deferred income tax expenses

**Current income tax expenses:** is the amount of income taxes payable determined based on taxable profit and the current income tax rate, and tax adjustments payable related to the previous period.
The Company's tax reports are subject to examination by tax authorities. As the application of tax laws and regulations to various transactions can be interpreted in different ways, the tax figures presented in the financial statements may be subject to changes based on the final decisions of the tax authorities.

## 17. Related parties

Parties are considered related if one party has the ability to control or significantly influence the other party in making financial and operating policy decisions. Parties are also regarded as related if they are subject to common control or common significant influence.
In considering the relationship between related parties, the nature of relationship is focused more than its legal form.

## 18. Segment reporting

Segment information is presented by the Company's geographic regions and business sectors. Segment reports by geographic regions and business sectors are based on the Company's internal reporting and management structure.

The results of segment reporting include items directly allocated to a segment as well as items allocated to segments based on a reasonable criterion (revenue or profit).

## 19. Financial instrument

### a. Financial Assets

The Company's financial assets include cash and short-term deposits, trade receivables, other receivables, loans, and listed and unlisted financial instruments.

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

Financial assets are recognized on the purchase date and derecognized on the sale date. At initial recognition, financial assets are recorded at cost plus directly attributable transaction costs associated with the purchase or issuance.

**b. Financial liabilities and equity instruments**

Financial instruments are classified as either financial liabilities or equity instruments at initial recognition based on their nature and definitions of financial liabilities and equity instruments.

The Company's financial liabilities include trade payables, other payables, and borrowings.

At initial recognition, all financial liabilities are recorded at their cost plus directly attributable transaction costs related to their issuance.

***Equity Instruments:*** These are contracts that represent the residual interest in the Company's assets after deducting all its liabilities.

***Offsetting Financial Instruments:*** Financial assets and financial liabilities are offset and presented at net value on the Balance Sheet when, and only when, the Company has a legal right to offset the recognized amounts and intends to settle on a net basis or recognize the asset and settle the liability simultaneously.

## V. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN SEPARATE BALANCE SHEET

Unit: VND

### 1 . CASH AND CASH EQUIVALENTS

| | The end of the period | The beginning of the year |
|---|---|---|
| **- Cash on hand** | **341,753,411** | **699,114,180** |
| Company Office | 308,067,602 | 675,594,550 |
| Affiliated Enterprises | 33,685,809 | 23,519,630 |
| **- Cash in banks** | **97,502,739,202** | **120,312,085,897** |
| Company Office | 93,967,502,637 | 118,952,679,564 |
| Affiliated Enterprises | 3,535,236,565 | 1,359,406,333 |
| **- Cash equivalents** | **55,000,000,000** | **140,000,000,000** |
| **+ Term deposit** | **55,000,000,000** | **140,000,000,000** |
| Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) | 30,000,000,000 | 70,000,000,000 |
| Vietnam International Commercial Joint Stock Bank - District 10 Branch | 15,000,000,000 | |
| Military Commercial Joint Stock Bank - North Saigon Branch | 10,000,000,000 | 70,000,000,000 |
| **Total** | **152,844,492,613** | **261,011,200,077** |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026

Office & Affiliated Enterprises

## 2 . FINANCIAL INVESTMENTS

### 2.1. Short-term financial investments

| | The end of the period | | | The beginning of the year | | |
|---|---|---|---|---|---|---|
| | **Cost** | **Provison** | **Fair value** | **Cost** | **Provison** | **Fair value** |
| - Term deposit | 797,689,196 | | | 786,380,400 | | |
| **Total** | **797,689,196** | | | **786,380,400** | | |

### 2.2. Investments in other entities

| | The end of the period | | | The beginning of the year | | |
|---|---|---|---|---|---|---|
| | **Cost** | **Provison** | **Fair value** | **Cost** | **Provison** | **Fair value** |
| **Investments in subsidiaries** | **5,000,000,000** | | | **5,000,000,000** | | |
| Traffic Construction Number 1 Company Limited | 5,000,000,000 | | | 5,000,000,000 | | |
| **Total** | **5,000,000,000** | | | **5,000,000,000** | | |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

## 3 TRADE RECEIVABLES

**3.1. Short-term**

| | The end of the period | The beginning of the year |
|---|---|---|
| Roads Management Center | 30,940,076,618 | 286,569,555,510 |
| Management Center of Waterway System | 4,846,026,000 | 19,867,625,213 |
| Transportation Works Construction Investment Project Management Authority | 30,359,098,087 | 57,133,507,288 |
| Phat Dat Real Estate Development Corporation | 33,132,543,198 | 33,132,543,198 |
| - Traffic Construction Number 1 Company Limited | 10,770,378,708 | 34,741,587,753 |
| Other trade receivables | 168,872,139,574 | 220,994,519,750 |
| **Total** | **278,920,262,185** | **652,439,338,712** |

| 3.2. Trade receivables from customers are the related parties | The end of the period | The beginning of the year |
|---|---|---|
| Traffic Construction Number 1 Company Limited | 10,770,378,708 | 34,741,587,753 |
| **Total** | **10,770,378,708** | **34,741,587,753** |

## 4 . OTHER RECEIVABLES

| | The end of the period | | The beginning of the year | |
|---|---|---|---|---|
| | Value | Allowance | Value | Allowance |
| **4.1. Short-term** | | | | |
| **- Advances** | **803,681,343** | | **807,429,468** | |
| + Office | 803,681,343 | | 807,429,468 | |
| **- Other receivables of the Company** | **10,059,245,332** | | **8,610,438,950** | |
| + Construction Works Enterprise 4 | 1,185,994,938 | | 1,185,994,938 | |
| + Construction Works Enterprise 7 | 4,411,194,915 | | 4,461,194,915 | |
| + Other parties | 4,462,055,479 | | 2,963,249,097 | |
| **- Other receivables of the Enterprises** | **5,721,647,306** | | **5,690,401,455** | |
| Road Enterprise 1 | 4,745,790,008 | | 3,736,107,067 | |
| Road Enterprise 4 | 30,335,235 | | 31,186,067 | |
| Road Enterprise 6 | 77,453,840 | | 117,782,564 | |
| Traffic Signal System Production and Installation Enterprise | 109,844,830 | | 117,390,858 | |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026

Office & Affiliated Enterprises

| | | |
|---|---|---|
| Hot asphalt concrete Production Enterprise | 42,922,980 | 58,223,815 |
| Construction Works Enterprise 2 | 9,298,641 | 6,973,618 |
| Construction Works Enterprise 3 | 19,831,875 | 25,203,344 |
| Construction Works Enterprise 5 | 107,851,447 | 980,554,357 |
| Construction Works Enterprise 6 | 174,292,016 | 46,814,638 |
| Construction Works Enterprise 8 | 38,995,052 | 153,787,568 |
| Construction Works Enterprise 10 | 126,072,727 | 259,021,434 |
| Youth Construction Enterprise | 234,995,115 | 153,703,871 |
| Traffic Infrastructure Construction Enterprise | 3,963,540 | 3,652,254 |
| **Total** | **16,584,573,981** | **15,108,269,873** |

| **4.2. Long-term** | **The end of the period** | **The beginning of the year** |
|---|---|---|
| **- Deposits and Escrow** | **4,175,244,450** | **3,369,196,765** |
| Management Center of Waterway System | 564,560,150 | 335,924,000 |
| Department for Roads of Viet Nam IV | 3,247,504,769 | 2,670,093,234 |
| Management Centre of Public Transport | 56,379,531 | 56,379,531 |
| Long Thanh Power Company | 6,800,000 | 6,800,000 |
| Hong An Bridge and Road Construction Trading Service Company Limited | 300,000,000 | 300,000,000 |
| **Total** | **4,175,244,450** | **3,369,196,765** |

## 5 . ALLOWANCE FOR DOUBTFUL DEBTS:

| | **The end of the period** | **The beginning of the year** |
|---|---|---|

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026

| | Office & Affiliated Enterprises | | | |
|---|---|---|---|---|
| | **Cost** | **Allowance** | **Cost** | **Allowance** |
| Saigon Water Corporation | 582,589,683 | 582,589,683 | 582,589,683 | 582,589,683 |
| Water Supply Sewerage Construction and Investment | 90,106,278 | 90,106,278 | 90,106,278 | 90,106,278 |
| An Cuong Construct Company Limited | 267,581,500 | 267,581,500 | 267,581,500 | 267,581,500 |
| Gia Dinh Water Supply Joint Stock Company | 211,595,335 | 211,595,335 | 211,595,335 | 211,595,335 |
| Construction Works Enterprise 7 | 4,461,194,915 | 4,461,194,915 | 4,461,194,915 | 4,461,194,915 |
| Construction Works Enterprise 4 | 1,928,349,204 | 1,928,349,204 | 1,928,349,204 | 1,928,349,204 |
| Civil Engineering Construction Joint Stock Company No 60 | 523,598,000 | 523,598,000 | 523,598,000 | 523,598,000 |
| Transportation Works Construction Investment Project Management Authority | 5,178,297,048 | 4,168,040,734 | 5,178,297,048 | 4,168,040,734 |
| Phat Dat Real Estate Development Corporation | 10,312,198,603 | 10,312,198,603 | 10,312,198,603 | 10,312,198,603 |
| Other parties | 36,698,942,037 | 33,779,812,183 | 36,698,942,037 | 33,779,812,183 |
| **Total** | **60,254,452,603** | **56,325,066,435** | **60,254,452,603** | **56,325,066,435** |

## 6 . INVENTORIES

| | The end of the period | | The beginning of the year | |
|---|---|---|---|---|
| | **Cost** | **Allowance** | **Cost** | **Allowance** |
| - Raw materials | 134,268,148,013 | | 76,218,519,745 | |
| - Tools and supplies | 11,150,609 | | 10,972,908 | |
| - Production and Business Expenses | 212,752,259,231 | | 50,628,997,323 | |
| **Total** | **347,031,557,853** | | **126,858,489,976** | |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

## 7 . INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

| Items | Buildings and structures | Machinery and equipment | Motor vehicles | Office equipment | Other Tangible Fixed Assets | Total |
|---|---|---|---|---|---|---|
| **Cost** | | | | | | |
| **The beginning of the year** | **71,708,464,552** | **199,577,271,090** | **122,617,956,210** | **2,316,520,819** | | **396,220,212,671** |
| - Purchases during the period | 23,354,967,083 | 80,681,140,996 | 2,526,181,185 | | | 106,562,289,264 |
| - Disposals, sale | | 8,144,901,080 | | | | 8,144,901,080 |
| - Adjustments for increases, decreases | | | | | | |
| **The end of the period** | **95,063,431,635** | **272,113,511,006** | **125,144,137,395** | **2,316,520,819** | | **494,637,600,855** |
| **Accumulated depreciation** | | | | | | |
| **The beginning of the year** | **12,967,289,584** | **134,895,312,909** | **75,177,065,041** | **1,404,154,770** | | **224,443,822,304** |
| - Depreciation for the period | 1,085,636,927 | 5,559,649,175 | 4,855,759,454 | 111,966,351 | | 11,613,011,907 |
| - Decreases due to disposal during the period | | 8,144,901,080 | | | | 8,144,901,080 |
| **The end of the period** | **14,052,926,511** | **132,310,061,004** | **80,032,824,495** | **1,516,121,121** | | **227,911,933,131** |
| **Net book value** | | | | | | |
| At the beginning of the year | **58,741,174,968** | **64,681,958,181** | **47,440,891,169** | **912,366,049** | | **171,776,390,367** |
| At the end of the period | **81,010,505,124** | **139,803,450,002** | **45,111,312,900** | **800,399,698** | | **266,725,667,724** |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

## 8 INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

| Items | Copyrights and Patents | Software | Other intangible fixed assets | Total |
|---|---|---|---|---|
| **Cost** | | | | |
| **The beginning of the year** | **146,129,900** | **992,056,103** | **110,505,816** | **1,248,691,819** |
| - Purchases during the period | | | | |
| - Other increases | | | | |
| - Other decreases | | | | |
| **The end of the period** | **146,129,900** | **992,056,103** | **110,505,816** | **1,248,691,819** |
| **Accumulated amortisation** | | | | |
| **The beginning of the year** | **146,129,900** | **745,056,111** | **110,505,816** | **1,001,691,827** |
| **Increase during the year** | | | | |
| - Depreciation for the period | | 61,750,002 | | 61,750,002 |
| **Decrease during the year** | | | | |
| - Disposals, sale | | | | |
| - Other decreases | | | | |
| **The end of the period** | **146,129,900** | **806,806,113** | **110,505,816** | **1,063,441,829** |
| **Net book value** | | | | |

## 9 PREPAID EXPENSES

| | The end of the period | The beginning of the year |
|---|---|---|
| Allocation of management expenses | | |
| | | |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026

Office & Affiliated Enterprises

## 10 TRADE PAYABLES

| | The end of the period | | The beginning of the year | |
|---|---|---|---|---|
| | Value | Amount available for debt | Value | Amount available for debt |
| **a. Company Office** | **65,537,372,200** | **65,537,372,200** | **121,873,974,224** | **121,873,974,224** |
| Trading and Transport Materials Import Export Joint Stock Company (TRATIMEX) | 2,982,269,880 | 2,982,269,880 | 14,391,628,560 | 14,391,628,560 |
| Dinh Phuong Nam Company Limited | 2,869,596,006 | 2,869,596,006 | 5,167,439,820 | 5,167,439,820 |
| Hong An Bridge and Road Construction Trading Service Company Limited | | - | 15,951,133,123 | 15,951,133,123 |
| International Investment Construction And Trading Joint Stock Company | 9,461,280,960 | 9,461,280,960 | 8,975,211,480 | 8,975,211,480 |
| Petrolimex Asphalt Company Limited | - | - | 14,719,794,120 | 14,719,794,120 |
| Asphalt Distribution Company Limited | 14,222,114,568 | 14,222,114,568 | | - |
| VIPEC Machinery And Special Purpose Vehicles Joint Stock Company | | | 10,738,980,000 | 10,738,980,000 |
| Anh Duong Construction and Trading Co., Ltd. | 12,680,903,700 | 12,680,903,700 | 4,898,577,600 | 4,898,577,600 |
| Payables to other parties | 23,321,207,086 | 23,321,207,086 | 47,031,209,521 | 47,031,209,521 |

## 10 TRADE PAYABLES (continued)

| | The end of the period | | The beginning of the year | |
|---|---|---|---|---|
| | Value | Amount available for debt repayment | Value | Amount available for debt repayment |
| **b. Trade payables of affiliated enterprises** | **151,383,181,426** | **151,383,181,426** | **230,784,230,438** | **230,784,230,438** |
| Road Enterprise 1 | 56,838,101,962 | 56,838,101,962 | 88,375,691,536 | 88,375,691,536 |
| Road Enterprise 4 | 7,640,696,123 | 7,640,696,123 | 28,171,437,935 | 28,171,437,935 |
| Road Enterprise 6 | 30,454,067,310 | 30,454,067,310 | 15,475,404,552 | 15,475,404,552 |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026

Office & Affiliated Enterprises

| | | | | |
|---|---|---|---|---|
| Traffic Signal System Production and Installation Enterprise | 1,256,346,548 | 1,256,346,548 | 2,802,570,912 | 2,802,570,912 |
| Hot asphalt concrete Enterprise | 9,752,926,718 | 9,752,926,718 | 9,964,011,376 | 9,964,011,376 |
| Construction Works Enterprise 2 | 3,492,299,201 | 3,492,299,201 | 4,318,174,497 | 4,318,174,497 |
| Construction Works Enterprise 3 | 191,452,124 | 191,452,124 | 1,290,643,864 | 1,290,643,864 |
| Construction Works Enterprise 5 | 5,461,555,386 | 5,461,555,386 | 7,980,940,456 | 7,980,940,456 |
| Construction Works Enterprise 6 | 873,585,185 | 873,585,185 | 4,434,726,195 | 4,434,726,195 |
| Construction Works Enterprise 8 | 7,044,314,592 | 7,044,314,592 | 7,981,359,923 | 7,981,359,923 |
| Construction Works Enterprise 10 | 3,765,385,784 | 3,765,385,784 | 6,908,692,710 | 6,908,692,710 |
| Youth Construction Enterprise | 23,823,097,433 | 23,823,097,433 | 52,291,223,422 | 52,291,223,422 |
| Traffic Infrastructure Construction Enterprise | 789,353,060 | 789,353,060 | 789,353,060 | 789,353,060 |
| **Total** | **216,920,553,626** | **216,920,553,626** | **352,658,204,662** | **352,658,204,662** |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

## 11 TAXES AND RECEIVABLES, PAYABLES TO THE STATE TREASURY

| | Beginning-of-year receivables | Beginning-of-year payables | Payables for the period | Amounts paid for the period | End-of-period receivables | End-of-period payables |
|---|---|---|---|---|---|---|
| Value added tax | 24,362,676,719 | | 63,127,785,823 | 84,167,318,259 | 45,402,209,155 | |
| Corporate income tax | | 3,712,073,137 | 4,135,907,510 | 5,104,063,426 | | 2,743,917,221 |
| Personal income tax | 297,814,330 | | 121,084,009 | 1,566,434,524 | 1,743,164,845 | |
| Land & housing tax, land rental charges | | | 579,869,754 | 579,869,754 | | |
| Other Fees and Licenses Payable | 207,327,744 | | 60,844,681 | 60,844,681 | 207,327,744 | |
| **Total** | **24,867,818,793** | **3,712,073,137** | **68,025,491,777** | **91,478,530,644** | **47,352,701,744** | **2,743,917,221** |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

## 12 . OTHER PAYABLES

| | The end of the period | The beginning of the year |
|---|---|---|
| **- Other payables** | **19,668,140,782** | **18,939,411,390** |
| + Ho Chi Minh City Department of Finance | 7,120,660,129 | 7,120,660,129 |
| + Traffic Construction Number 1 Company Limited | 5,000,000,000 | 5,000,000,000 |
| + Road Enterprise 1 | 56,027,108 | 188,065,108 |
| + Road Enterprise 4 | 248,413,687 | 287,687,687 |
| + Construction Works Enterprise 1 | 980,618,509 | 980,618,509 |
| + Construction Works Enterprise 2 | 329,176,436 | 329,176,436 |
| + Construction Works Enterprise 4 | 1,333,989,177 | 1,333,989,177 |
| + Other Shareholders (Dividends Payable) | 124,907,840 | 124,907,840 |
| + Other parties | 4,474,347,896 | 3,574,306,504 |
| **- Payable to HFIC - Equitization expenses** | **156,381,600** | **156,381,600** |
| **- Other payables of enterprises** | **166,008,436,561** | **221,426,959,582** |
| Road Enterprise 1 | 49,056,076,094 | 97,735,702,741 |
| Road Enterprise 4 | 1,619,546,839 | 37,619,347,547 |
| Road Enterprise 6 | 9,875,368,418 | 4,930,208,957 |
| Traffic Signal System Production and Installation Enterpris | 3,813,512,720 | 4,514,193,519 |
| Hot asphalt concrete Production Enterprise | 5,445,392,314 | 5,375,125,981 |
| Construction Works Enterprise 2 | 37,655,570,003 | 3,903,553,509 |
| Construction Works Enterprise 3 | 4,335,205,349 | 4,510,984,093 |
| Construction Works Enterprise 5 | 3,522,724,548 | 14,831,333,074 |
| Construction Works Enterprise 6 | 5,627,855,077 | 5,143,245,010 |
| Construction Works Enterprise 8 | 19,582,721,128 | 16,941,105,984 |
| Construction Works Enterprise 10 | 3,397,846,539 | 3,007,613,643 |
| Youth Construction Enterprise | 21,379,897,519 | 22,339,932,584 |
| Traffic Infrastructure Construction Enterprise | 696,720,013 | 574,612,940 |
| **Total** | **185,832,958,943** | **240,522,752,572** |

## 13 . UNEARNED REVENUE

| | The end of the period | The beginning of the year |
|---|---|---|
| - Deferred revenue | 170,769,764,364 | 95,354,127,852 |
| **Total** | **170,769,764,364** | **95,354,127,852** |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

## 14 . OWNERS' EQUITY

| | Share capital | Share premium | Investment and development funds | Retained profits | Total |
|---|---|---|---|---|---|
| **The beginning of the previous year** | **284,997,640,000** | **711,011,577** | **12,974,873,292** | **35,382,015,165** | **334,065,540,034** |
| - Profit increase for the period | | | | 41,785,251,625 | 41,785,251,625 |
| - Other increase | | | | | |
| - Decrease | | | | | |
| + Provision for investment and development funds | | | *8,152,650,862* | (8,152,650,862) | |
| + : Distribution for Bonus and Welfare Funds | | | | (1,250,188,653) | (1,250,188,653) |
| + Dividend distribution | | | | (25,649,787,600) | (25,649,787,600) |
| **The end of the previous year** | **284,997,640,000** | **711,011,577** | **21,127,524,154** | **42,114,639,675** | **348,950,815,406** |
| **The beginning of this year** | **284,997,640,000** | **711,011,577** | **21,127,524,154** | **42,114,639,675** | **348,950,815,406** |
| - Profit increase for the period | | | | 16,473,553,241 | 16,473,553,241 |
| - Decrease | | | | | |
| + Provision for investment and development funds | - | - | | | |
| + Distribution for Bonus and Welfare Funds | - | - | - | | |
| + Distribution for Bonus and Welfare Funds | | | | (7,585,534,825) | (7,585,534,825) |
| + Dividend Payment | - | - | - | | |
| **The end of the period** | **284,997,640,000** | **711,011,577** | **21,127,524,154** | **51,002,658,091** | **357,838,833,822** |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

**14.1. Details of Owner's equity"**

| | Rate | Number of Shares | Capital value |
|---|---|---|---|
| + Ho Chi Minh City Finance and Investment State-Owned Company | 49.00% | 13,965,000 | 139,650,000,000 |
| + Other Shareholders | 51.00% | 14,534,764 | 145,347,640,000 |
| **Total** | **100%** | **28,499,764** | **284,997,640,000** |

**14.2. Capital transactions with owners and distribution of dividends, profit sharing**

| | Current period | Previous period |
|---|---|---|
| **- Share capital** | | |
| + Beginning-of-year contributed capital | 284,997,640,000 | 284,997,640,000 |
| + Capital contributions increased during the year | | |
| + End-of-period contributed capital | **284,997,640,000** | **284,997,640,000** |

**14.3. Shares**

| | The end of the period | The beginning of the year |
|---|---|---|
| **- Number of shares registered to be issued** | **28,499,764** | **28,499,764** |
| **- Number of shares sold to the public** | **28,499,764** | **28,499,764** |
| + Ordinary shares | 28,499,764 | 28,499,764 |
| + Preferred shares | | |
| **- Number of outstanding shares** | **28,499,764** | **28,499,764** |
| + Ordinary shares | 28,499,764 | 28,499,764 |
| + Preferred shares | | |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

## VI . SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE STATEMENT OF INCOME

Unit: VND

### 1 . REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

| | Accumulated from the beginning of the year to the end of the quarter | |
|---|---|---|
| | **Current year** | **Previous year** |
| - Revenue from management and maintenance of road traffic infrastructure | 120,597,232,126 | 164,257,242,564 |
| - Revenue from construction projects | 553,373,760,215 | 363,313,501,775 |
| - Revenue from hot asphalt concrete production activities | 38,768,876,402 | 12,512,634,210 |
| **Total** | **712,739,868,743** | **540,083,378,549** |

### 2 . COST OF SALES

| | Accumulated from the beginning of the year to the end of the quarter | |
|---|---|---|
| | **Current year** | **Previous year** |
| - Cost of sales from management and maintenance of road traffic infrastructure | 88,466,612,159 | 134,028,080,014 |
| - Cost of sales from construction projects | 541,197,296,492 | 353,660,024,785 |
| - Cost of sales from hot asphalt concrete production | 37,974,128,793 | 12,265,208,610 |
| **Total** | **667,638,037,444** | **499,953,313,409** |

### 3 . FINANCIAL INCOME

| | Accumulated from the beginning of the year to the end of the quarter | |
|---|---|---|
| | **Current year** | **Previous year** |
| - Interest income from deposits, loans | 2,938,975,991 | 4,061,576,630 |
| - Profit from Subsidiaries | 344,025,933 | |
| **Total** | **3,283,001,924** | **4,061,576,630** |

### 4 . OTHER INCOME

| | Accumulated from the beginning of the year to the end of the quarter | |
|---|---|---|
| | **Current year** | **Previous year** |
| - Revenue from vehicle and construction equipment rentals | 731,770,000 | 57,922,000 |

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

| | | |
|---|---|---|
| - Proceeds from disposals of fixed assets | 647,578,148 | |
| - Others | 39,179,312 | 167,164,858 |
| **Total** | **1,418,527,460** | **225,086,858** |

**5 . OTHER EXPENSES**

| | Accumulated from the beginning of the year to the end of the quarter | |
|---|---|---|
| | **Current year** | **Previous year** |
| - Costs for renting construction equipment and vehicles | 151,797,167 | 26,086,093 |
| - Others | 3,247,103 | 223,195,202 |
| **Total** | **155,044,270** | **249,281,295** |

**6 . INCOME TAX EXPENSE - CURRENT**

| | Accumulated from the beginning of the year to the end of the quarter | |
|---|---|---|
| | **Current year** | **Previous year** |
| - Income tax expense based on current taxable profit | 4,118,388,310 | 3,516,341,133 |
| **Total** | **4,118,388,310** | **3,516,341,133** |

**7 . EARNINGS PER SHARE**

The company does not calculate this indicator in the separate financial statements because, according to Vietnamese Standards On Accounting Standard 30 on "Earning Per Share," enterprises required to prepare both separate financial statements and consolidated financial statements are only obligated to present information on earnings per share in accordance with this standard in the consolidated financial statements.

**VII . SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE STATEMENT OF CASH FLOWS**

**1 . Non-cash transactions affecting future Statements of cash flow**

During the fiscal year, the Company did not have any non-cash transactions affecting the Statement of cash flow or any cash held by the company that was unused.

**2 . Idle funds held by the enterprise**

The enterprise does not have to disclose the value and reasons for significant cash and cash equivalents held but not utilized due to legal restrictions or other binding obligations that the enterprise must comply with.

**VIII . OTHER INFORMATION**

**1 . Other financial information:**

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

The Company still has settlement amounts pending recognition as capital by the Department of Finance for payment (according to the State Audit's notification on the results of the audit at Saigon Traffic Construction Joint Stock Company, No. 709/TB-KV IV dated September 28, 2018).

2 . **Events After the End of the Accounting Period:** None

3 . **Information on related parties with significant transactions during the period**

**3.1. Related party**

| **Related party** | **Relationship** |
|---|---|
| Hochiminh city Finance and Investment state-owned Company (HFIC) | Major shareholder |
| Traffic Construction Number 1 Company Limited | Subsidiary |

**3.2. Transactions with related parties**

| **Hochiminh city Finance and Investment state-owned Company (HFIC)** | **The end of the period** | **The beginning of the year** |
|---|---|---|
| + Dividend Payments | - | - |
| **Traffic Construction Number 1 Company Limited** | **The end of the period** | **The beginning of the year** |
| + Receivables from the sale of hot asphalt concrete, motorcycle rentals | 10,770,378,708 | 34,741,587,753 |
| + Receivables from advance payments | 5,000,000,000 | 5,000,000,000 |

4 . **Salary of the General Director, and remuneration for the Board of Directors and the Board of Supervis**

| | **Accumulated from the beginning of the year to the end of the period** | |
|---|---|---|
| | Current year | Previous year |
| +Salary of the General Director | 278,400,000 | 278,400,000 |
| + Remuneration for the Board of Supervisors | 315,000,000 | 315,000,000 |
| + Remuneration for Chairman of the Board of Directors, member of the Board of Directors, Person in charge of Corporate Governance | 294,600,000 | 294,600,000 |
| *Mr. Hoang Ngoc Hung* | *94,200,000* | *94,200,000* |
| *Mr. Hoang Anh Giao* | *43,200,000* | *43,200,000* |
| *Mr. Vo Anh Tu* | *43,200,000* | *43,200,000* |
| *Mr. Tran Thanh Hung* | *26,509,091* | *43,200,000* |
| *Ms. Thai Thi Thu Thanh* | *16,690,909* | |
| *Mr. Nguyen Danh Thu* | *43,200,000* | *43,200,000* |
| *Ms. Do Thi Thuy Linh* | *27,600,000* | *27,600,000* |

5 **Number of employees at the reporting date: 529 employees**

# NOTES TO THE SEPARATE FINANCIAL STATEMENTS

for the period from April 1, 2026 to June 30, 2026
Office & Affiliated Enterprises

**6. Information about continuous operations**

There are no events that raise significant doubts about the ability to operate continuously.

**7. Comparative figures**

The comparative figures on the Balance Sheet as of January 1, 2026, are derived from the audited financial statements for the year 2025 prepared by Southern Auditing & Accounting Financial Consulting Services Company Limited (AASCs)

July 23 , 2026

| Prepaper | Chief Accountant | General Director |
|---|---|---|
| Do Thi Kim Phuong | Phan Thi Tu Trinh | Hoang Anh Giao |

M.S.D.N: 0300460907 C.T.C.P
CÔNG TY CỔ PHẦN CÔNG TRÌNH GIAO THÔNG SÀI GÒN
THÀNH PHỐ HỒ CHÍ MINH