HO CHI MINH CITY INFRASTRUCTURE INVESTMENT JOINT STOCK COMPANY
12th Floor, 152 Dien Bien Phu, Thanh My Tay Ward, Ho Chi Minh City
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CONSOLIDATED FINANCIAL STATEMENTS
QUARTER 02/2026

July 2026

HO CHI MINH CITY INFRASTRUCTURE INVESTMENT JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS QUARTER 2/2026

Ho Chi Minh City, July 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance (As restated)
A. CURRENT ASSETS	**100**		**15,195,100,388,896**	**11,400,370,192,712**
I. Cash and cash equivalents	**110**	**V.1**	**1,619,040,344,362**	**775,255,690,185**
1. Cash	111		1,175,743,426,064	521,158,865,324
2. Cash equivalents	112		443,296,918,298	254,096,824,861
II. Short-term financial investments	**120**	**V.13**	**6,241,010,842,287**	**3,847,671,466,317**
1. Trading securities	121	13.a	1,026,834,459,171	379,692,900,754
2. Allowance for impairment of trading securities	122	13.a	(49,770,642,907)	(56,089,940,754)
3. Short-term held-to-maturity investments	123	13.b	5,317,616,474,203	3,558,349,746,024
4. Allowance for short-term held-to-maturity investments	124	13.b	(53,669,448,180)	(34,281,239,707)
III. Short-term receivables	**130**		**1,603,913,638,248**	**1,712,832,191,373**
1. Short-term trade receivables	131	V.2	556,890,555,423	592,606,122,531
2. Short-term advances to suppliers	132	V.3	398,039,569,818	454,191,364,545
3. Other short-term receivables	135	V.4	822,359,562,036	834,042,586,992
4. Provision for short-term doubtful debts	136	V.5	(173,376,049,029)	(168,007,882,695)
IV. Inventories	**140**	**V.6**	**5,501,794,191,083**	**4,879,883,138,697**
1. Inventories	141		5,502,267,524,775	4,880,356,472,389
2. Provision for devaluation of inventories	142		(473,333,692)	(473,333,692)
V. Other short-term assets	**160**		**229,341,372,916**	**184,727,706,140**
1. Short-term deferred expenses	161	V.7	14,285,078,237	10,893,891,071
2. Value added tax deductibles	162		175,215,678,506	131,740,067,877
3. Taxes and other receivables from the State budget	163	V.19	6,697,074,311	14,653,390,191
4. Other short-term assets	165	V.8	33,143,541,862	27,440,357,001

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

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance (As restated)
B. NON-CURRENT ASSETS	**200**		**28,278,777,589,071**	**26,116,482,283,438**
I. Long-term receivables	**210**		**4,273,893,768,963**	**2,293,449,441,860**
1. Long-term trade receivables	211	V.2	30,075,000,000	23,598,225,137
2. Long-term advances to suppliers	212	V.3	1,918,137,780,248	-
3. Other long-term receivables	215	V.4	2,325,680,988,715	2,269,851,216,723
II. Fixed assets	**220**		**15,318,772,898,584**	**15,672,616,695,163**
1. Tangible fixed assets	221	V.9	367,226,692,206	366,186,115,806
- Cost	*222*		*533,445,637,999*	*525,917,927,628*
- Accumulated depreciation	*223*		*(166,218,945,793)*	*(159,731,811,822)*
2. Intangible fixed assets	227	V.10	14,951,546,206,378	15,306,430,579,357
- Cost	*228*		*20,344,532,842,404*	*20,340,961,054,843*
- Accumulated amortization	*229*		*(5,392,986,636,026)*	*(5,034,530,475,486)*
III. Investment property	**240**	**V.11**	**691,511,277,123**	**705,182,207,652**
- Cost	241		822,957,890,543	822,957,890,543
- Accumulated depreciation	242		(131,446,613,420)	(117,775,682,891)
IV. Long-term assets in progress	**250**		**886,223,223,437**	**573,306,345,617**
1. Construction in progress	252	V.12	886,223,223,437	573,306,345,617
V. Long-term financialinvestments	**260**	**V.13**	**1,436,188,512,030**	**1,217,024,924,876**
1. Investments in joint-ventures, associates	262	13.c	-	-
2. Equity investments in other entities	263	13.d	847,517,650,000	877,217,650,000
3. Provision for impairment of long-term investments in other entities	264	13.d	(8,000,000,000)	(24,688,430,000)
4. Long-term held-to-maturity investments	265	13.b	596,670,862,030	364,495,704,876
VI. Other long-term assets	**270**		**5,672,187,908,934**	**5,654,902,668,270**
1. Long-term deferred expenses	271	V.7	4,666,034,022,574	4,544,156,611,758
2. Deferred tax assets	272	V.14	491,070,647,245	487,159,330,460
3. Goodwill	279	V.15	515,083,239,115	623,586,726,052
TOTAL ASSETS (280 = 100 + 200)	**280**		**43,473,877,977,967**	**37,516,852,476,150**

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

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance (As restated)
C. LIABILITIES	**300**		**30,518,055,209,094**	**25,559,744,163,085**
I. Current liabilities	**310**		**8,389,530,572,463**	**7,343,909,560,814**
1. Short-term trade payables	311	V.16	511,432,666,058	495,789,657,352
2. Short-term advances from customers	312	V.17	122,328,555,694	116,294,076,787
3. Dividends and profit payable	313	V.18	25,749,575,824	38,884,882,778
4. Short-term taxes and amounts payable to the State budget	314	V.19	59,856,513,829	67,642,098,339
5. Payables to employees	315		36,674,896,141	41,090,006,381
6. Short-term accrued expenses	316	V.20	158,477,470,417	130,420,125,127
7. Short-term deferred revenue	319		536,781,813	1,509,062,507
8. Other current payables	320	V.21	733,567,460,944	729,393,349,471
9. Short-term loans and obligations under finance leases	321	V.22	6,063,262,035,181	5,044,846,616,034
10. Short-term provisions	322	V.23	632,399,813,634	632,399,813,634
11. Bonus and welfare funds	323		45,244,802,928	45,639,872,404
II. Long-term liabilities	**330**		**22,128,524,636,631**	**18,215,834,602,271**
1. Long-term deferred revenue	337		7,172,564,063	7,255,364,063
2. Other long-term payables	338	V.21	91,829,519,802	86,495,629,767
3. Long-term loans and obligations under finance leases	339	V.22	18,470,814,968,405	16,269,370,883,591
4. Convertible bonds	340	V.24	3,257,479,599,379	1,551,678,288,780
5. Deferred tax liabilities	342	V.14	300,404,300,176	292,266,778,014
6. Long-term provisions	343	V.23	823,684,806	8,767,658,056
D. EQUITY	**400**	**V.25**	**12,955,822,768,873**	**11,957,108,313,065**
1. Owner's contributed capital	411		6,719,852,910,000	6,254,504,210,000
- Ordinary shares carrying voting rights	*411a*		*6,719,852,910,000*	*6,254,504,210,000*
2. Share premium	412		33,056,474,484	33,056,474,484
3. Bond conversion option	413		1,221,428,199,644	942,961,555,395
4. Other owner's capital	414		6,660,084,447	6,660,084,447
5. Investment and development fund	418		68,086,105,745	68,086,105,745
6. Retained earnings	420		1,627,703,883,079	1,621,156,274,302
- Retained earnings accumulated to the prior period end	*420a*		*1,597,446,801,368*	*1,606,044,486,476*
- Retained earnings of current period	*420b*		*30,257,081,711*	*15,111,787,826*
7. Non-controlling interests	429		3,279,035,111,474	3,030,683,608,692
TOTAL RESOURCES (440 = 300 + 400)	**440**		**43,473,877,977,967**	**37,516,852,476,150**

Nguyen Thi Thanh Huong	**Ly Huynh Truc Giang**	**Le Quoc Binh**
Preparer	**Chief Accountant**	**General Director**

Approved on 29 July 2026

CONSOLIDATED STATEMENT OF INCOME

Quarter 2/2026

Unit: VND

ITEMS	Codes	Notes	THE SECOND QUARTER		ACCUMULATED FROM 01/01 TO 30/06	
			Current period	Prior period	Current period	Prior period
1	2	3	4	5	6	7
1. Gross revenue from goods sold and services rendered	01	VI.1	795,507,343,898	756,871,501,402	1,654,585,138,688	1,478,159,244,009
2. Deductions	02	VI.1	43,423,952,950	25,725,661,436	69,036,231,886	51,390,037,772
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	**10**	**VI.1**	**752,083,390,948**	**731,145,839,966**	**1,585,548,906,802**	**1,426,769,206,237**
4. Cost of sales	11	VI.2	287,309,686,717	311,772,996,374	672,332,542,909	582,709,333,910
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	**20**		**464,773,704,231**	**419,372,843,592**	**913,216,363,893**	**844,059,872,327**
6. Gain from the sale, liquidation of investment properties	21		-	-	-	-
7. Financial income	22	VI.3	144,907,782,575	231,991,326,970	235,805,688,300	402,157,006,257
8. Financial expenses	23	VI.4	393,342,680,822	379,294,962,649	722,727,245,657	724,492,287,707
- In which: Interest expense	*24*		*363,668,220,232*	*314,309,854,969*	*705,802,360,067*	*612,980,542,977*
9. Selling expenses	25	VI.5	18,010,376,831	20,709,467,665	38,743,206,079	42,196,569,015
10. General and administration expenses	26	VI.6	102,273,018,748	129,075,116,858	206,550,026,611	228,488,927,752
11. Share of profit after tax in joint ventures, associates	27	V.13.c	-	-	-	-
12. Operating profit (30 = 20 +21 + 22 - (23 + 25 + 26))	**30**		**96,055,410,405**	**122,284,623,390**	**181,001,573,846**	**251,039,094,110**

CONSOLIDATED STATEMENT OF INCOME (continued)

Quarter 2/2026

Unit: VND

ITEMS	Codes	Notes	THE SECOND QUARTER		ACCUMULATED FROM 01/01 TO 30/06	
			Current period	Prior period	Current period	Prior period
1	2	3	4	5	6	7
13. Other income	31	VI.7	432,760,069	953,726,800	6,724,710,444	1,107,590,574
14. Other expenses	32	VI.8	10,055,209,353	36,457,002,426	28,249,092,847	55,271,478,100
15. Loss from other activities (40 = 31 - 32)	**40**		**(9,622,449,284)**	**(35,503,275,626)**	**(21,524,382,403)**	**(54,163,887,526)**
16. Accounting profit before tax (50 = 30 + 40)	**50**		**86,432,961,121**	**86,781,347,764**	**159,477,191,443**	**196,875,206,584**
17. Current corporate income tax expense	51	VI.9	33,009,337,133	29,959,246,735	59,440,257,748	52,049,845,445
18. Deferred corporate tax (income)/expense	52		(1,834,786,793)	(32,634,321,792)	4,010,984,207	(40,236,221,247)
19. Net profit after corporate income tax (60 = 50 - 51 - 52)	**60**		**55,258,410,781**	**89,456,422,821**	**96,025,949,488**	**185,061,582,386**
20. Net profit attributable to owners of the parent	61		12,122,464,075	28,737,165,491	33,098,650,691	46,810,971,660
21. Net profit attributable to non-controlling interest	62		43,135,946,706	60,719,257,330	62,927,298,797	138,250,610,726
22. Basic earnings per share	**70**	**VI.10**	**13**	**46**	**40**	**80**
23. Diluted earnings per share	**71**	**VI.10**	**13**	**46**	**40**	**80**

CÔNG TY CỔ PHẦN ĐẦU TƯ HẠ TẦNG KỸ THUẬT THÀNH PHỐ HỒ CHÍ MINH
M.S.D.N: 0302483177 - C.T.C.P - THÀNH PHỐ HỒ CHÍ MINH

Nguyen Thi Thanh Huong	**Ly Huynh Truc Giang**	**Le Quoc Binh**
Preparer	**Chief Accountant**	**General Director**

Approved on 29 July 2026

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)
Quarter 2/2026

Unit: VND

ITEMS	Codes	Current period	Prior period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	**01**	**159,477,191,443**	**196,875,206,584**
2. Adjustments for			
Depreciation and amortisation of fixed assets, investment properties and goodwill	02	488,963,911,977	477,575,528,020
Provisions	03	(6,195,326,290)	42,893,886,688
Gain from investing, financing activities	05	(159,881,795,234)	(155,207,743,190)
Borrowing costs	06	732,331,172,060	679,371,016,514
Other adjustments	07	(15,810,477,652)	(137,607,397,190)
3. Operating profit before movements in working capital	**08**	**1,198,884,676,304**	**1,103,900,497,426**
Decrease/(increase) in receivables	09	18,378,010,163	(98,543,178,901)
Increase in inventories	10	(581,436,996,231)	(156,176,128,972)
Increase in payables (excluding accrued loan interest and corporate income tax payable)	11	204,034,642,175	108,680,342,895
Decrease in deferred expenses	12	51,355,801,078	14,338,525,503
(Increase)/decrease in trading securities	13	(647,141,558,417)	60,760,631,138
Borrowing costs paid	14	(999,347,121,147)	(1,007,607,323,175)
Corporate income tax paid	15	(60,433,085,969)	(59,250,371,595)
Other cash outflows	17	(30,000,328,086)	(19,620,552,415)
Net cash used in operating activities	**20**	**(845,705,960,130)**	**(53,517,558,096)**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(2,389,927,180,758)	(52,665,212,290)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	880,000,000	738,642,005
3. Cash outflow for lending, buying debt instruments of other entities	23	(2,620,628,091,472)	(1,412,683,771,616)
4. Cash recovered from lending, selling debt instruments of other entities	24	722,620,000,000	385,421,918,650
5. Equity investments in other entities	25	(29,236,452,400)	(301,912,793,785)
6. Cash recovered from investments in other entities	26	35,200,000,000	-
7. Interest earned, dividends and profits received	27	66,613,001,373	97,526,188,383
Net cash used in investing activities	**30**	**(4,214,478,723,257)**	**(1,283,575,028,653)**

CONSOLIDATED STATEMENT OF CASH FLOWS (continued)
(Indirect method)
Quarter 2/2026

Unit: VND

ITEMS	Codes	Current period	Prior period
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from share issue and owners' contributed capital	31	471,216,644,249	-
2. Proceeds from borrowings	33	8,427,215,688,644	6,267,245,749,400
3. Repayment of borrowings	34	(2,981,327,147,834)	(4,081,704,853,854)
4. Dividends and profit distributions paid	36	(13,135,847,495)	(167,714,489,384)
Net cash from financing activities	**40**	**5,903,969,337,564**	**2,017,826,406,162**
Net increase in cash and cash equivalents (50 = 20 + 30 + 40)	**50**	**843,784,654,177**	**680,733,819,413**
Cash and cash equivalents at beginning of the period	**60**	**775,255,690,185**	**1,351,810,461,900**
Cash and cash equivalents at end of the period (70 = 50 + 60)	**70**	**1,619,040,344,362**	**2,032,544,281,313**

Nguyen Thi Thanh Huong	**Ly Huynh Truc Giang**	**Le Quoc Binh**
Preparer	**Chief Accountant**	**General Director**

Approved on 29 July 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter 2/2026

I. 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.

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.

The Company's principal activities during the period include construction, investment and operation in infrastructure sectors under form of Build - Operate - Transfer (B.O.T); Build - Transfer (BT); implementation of toll collection; operation in real estate business; construction; exploitation and production of stone and bricks; trading construction materials, leasing machinery and equipment; providing traffic toll collection services; providing equipment, installing and maintaining traffic toll stations; planting trees; providing landscape care and maintenance services; investing and managing subsidiaries, joint ventures and affiliated companies.

Normal production and business cycle

The Company's production and business cycle in real estate sector starts from the time of applying for the investment license, carrying out site clearance and construction until completion. Therefore, the normal business cycle of the real estate sector is estimated within 60 months.

The operating cycle of the Company's investment, construction, operation, and trading of urban technical infrastructure under build–operate–transfer (BOT) contracts is determined from the time of obtaining the investment license, carrying out site clearance, and undertaking construction until the projects are completed and put into operation. Accordingly, the operating cycle for these activities is estimated to range from 24 to 60 months.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

I. GENERAL INFORMATION (continued)

The operational characteristics of the Company during the financial year affecting the consolidated 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.

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.

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

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. The primary objective was to restructure the investment portfolio without affecting the Group's control over these subsidiaries. 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

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	As at the end of the period				As at the beginning of the period				Places of incorporation and operation	Operating industry and principal activity
	Proportion of voting rights (%)	Proportion of ownership interest: Total (%)	*Direct interest (%)*	*Indirect interest (%)*	Proportion of voting rights (%)	Proportion of ownership interest: Total (%)	*Direct interest (%)*	*Indirect interest (%)*		
Subsidiaries										
1. CII Bridges and Roads Investment JSC. ("CII B&R") *(i)*	54.87%	54.87%	*47.29%*	*7.58%*	54.84%	54.84%	*47.81%*	*7.03%*	Ho Chi Minh City	Investing in bridge and road infrastructure projects
2. 577 Investment Corporation ("NBB") *(ii)*	79.79%	79.79%	*21.95%*	*57.84%*	79.79%	79.79%	*21.95%*	*57.84%*	Ho Chi Minh City	Operating in real estate sector
3. Khu Bac Thu Thiem Co., Ltd. ("KBTT")	100%	100%	*100%*	-	100%	100%	*100%*	-	Ho Chi Minh City	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%*	-	100%	100%	*100%*	-	Ho Chi Minh City	Operating in real estate sector
5. CII Trading Investment Co., Ltd. ("CII Invest") *(iii)*	100%	100%	*12.15%*	*87.85%*	100%	100%	*9.33%*	*90.67%*	Ho Chi Minh City	Operating in real estate sector
6. Binh Trieu Road Bridge Construction and Investment JSC.	96.72%	96.72%	*96.72%*	-	96.72%	96.72%	*96.72%*	-	Ho Chi Minh City	Infrastructure investment
7. Sai Gon Bridge Construction Co., Ltd. ("SGBC")	100%	100%	*100%*	-	100%	100%	*100%*	-	Ho Chi Minh City	Infrastructure investment
8. BOT Saigon - My Thuan Expressway Co., Ltd. *(iv)*	55.00%	55.00%	*40.00%*	*15.00%*	55.00%	55.00%	*40.00%*	*15.00%*	Ho Chi Minh City	Investing in the B.O.T project of Saigon - My Thuan Expressway
9. CII Public–Private Partnership Co.,Ltd. *(v)*	100%	100%	*99.00%*	*1.00%*	-	-	-	-	Ho Chi Minh City	Infrastructure investment
10. Ha Noi Highway Construction and Investment JSC. *(vi)*	100%	76.98%	*49.00%*	*27.98%*	100%	76.97%	*49.00%*	*27.97%*	Ho Chi Minh City	Investing in the B.O.T project of Ha Noi Highway expansion

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

I. GENERAL INFORMATION (continued)

The Company's structure (continued)

Direct investments (continued)

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

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

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

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

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

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

Indirect investments

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

	As at the end of the period				As at the beginning of the period					
		Proportion of ownership interest				Proportion of ownership interest				
Name of companies	Proportion of voting rights (%)	Total (%)	*Direct interest (%)*	*Indirect interest (%)*	Proportion of voting rights (%)	Total (%)	*Direct interest (%)*	*Indirect interest (%)*	Places of incorporation and operation	Operating industry and principal activity
Subsidiaries (continued)										
11. Sai Gon Long Khanh Green City Co., Ltd.	-	-	-	-	95.00%	95.00%	*95.00%*	-	Ho Chi Minh City	Operating in real estate sector
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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

I. GENERAL INFORMATION (continued)

The Company's structure (continued)

Indirect investments (continued)

Name of companies	As at the end of the period: Proportion of voting rights (%)	As at the end of the period: Proportion of ownership interest: Total (%)	Direct interest (%)	Indirect interest (%)	As at the beginning of the period: Proportion of voting rights (%)	As at the beginning of the period: Proportion of ownership interest: Total (%)	Direct interest (%)	Indirect interest (%)	Places of incorporation and operation	Operating industry and principal activity
Subsidiaries invested through CII B&R (continued)										
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	100%	54.87%	-	*54.87%*	100%	54.84%	-	*54.84%*	Ho Chi Minh City	Investing in bridges and roads projects
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 JSC. ("CIIBR OM") *(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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

I. GENERAL INFORMATION (continued)

The Company's structure (continued)

Indirect investments (continued)

Name of companies	As at the end of the period				As at the beginning of the period				Places of incorporation and operation	Operating industry and principal activity
	Proportion of voting rights (%)	Proportion of ownership interest: Total (%)	*Direct interest (%)*	*Indirect interest (%)*	Proportion of voting rights (%)	Proportion of ownership interest: Total (%)	*Direct interest (%)*	*Indirect interest (%)*		
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
Subsidiaries invested through Khu Bac Thu Thiem Co., Ltd										
1. CII Trading Investment Limited Liability Company ("CII Invest")	87.85%	87.85%	-	*87.85%*	90.67%	90.67%	-	*90.67%*	Ho Chi Minh City	Operating in real estate sector
2. CII Engineering & Construction JSC. ("CII E&C")	96.23%	96.23%	-	*96.23%*	96.23%	96.23%	-	*96.23%*	Ho Chi Minh City	Operating in engineering and construction sectors
Subsidiaries invested through CII Trading Investment Limited Liability Company										
1. CII Services and Investment One Member Limited Liability Company ("CII Service")	100%	100%	-	*100%*	100%	100%	-	*100%*	Ho Chi Minh City	Rendering toll collection & infrastructure services
2. Trung Bo Infrastructure Co., Ltd. ("HTTB")	100%	100%	-	*100%*	100%	100%	-	*100%*	Quang Ngai Province	Operating in real estate sector
3. 577 Investment Corporation ("NBB")	57.84%	50.81%	-	*50.81%*	57.84%	52.45%	-	*52.45%*	Ho Chi Minh City	Operating in real estate sector
Subsidiaries invested through CII E&C										
1. CII Construction Engineering Co., Ltd.	100%	96.23%	-	*96.23%*	-	-	-	-	Ho Chi Minh City	Operating in engineering and construction sectors

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

I. GENERAL INFORMATION (continued)

Declaration on the comparability of information on the consolidated financial statements

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

From 1 January 2026, 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 financial statements and Circular No. 43/2026/TT-BTC ("Circular 43") issued by the Ministry of Finance on 20 April 2026 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC on 22 December 2014 providing guidance the preparation and presentation of its consolidated financial statements. Specifically, the Company has applied the changes in accounting policies required by Circular 99 and Circular 43 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 and Circular 43 *(details are disclosed in Note VII.4)*. Accordingly, the information presented in the interim consolidated financial statements is comparable.

II. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The accompanying consolidated 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 consolidated financial statements.

The accompanying consolidated 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 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.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43") amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC ("Circular 202") dated 22 December 2014 guiding the preparing and presenting of the consolidated financial statements.

Circular 99 and Circular 43 apply to financial years beginning on or after 01 January 2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

III. APPLIED ACCOUNTING STANDARDS AND ACCOUNTING REGIME (continued)

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, Circular 202 and Circular 43 as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of these consolidated financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated 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 consolidated 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.

Basis of consolidation

The consolidated financial statements incorporated the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) which are prepared for the same accounting period. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests in the net assets of consolidated subsidiaries are identified consolidated from the parent's ownership interests in them and presented as an item of the owner's equity in consolidated statement of financial position. Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognized as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the accounting period of acquisition.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Business combinations (continued)

In case prior to the date that control is obtained, the Company does not have a significant influence on the subsidiary and the investment is presented at cost, when preparing the consolidated financial statements, the Company will remeasure its investment in the acquiree at its acquisition-date fair value. The difference between the revalued amount and the cost of investment is recognized in the consolidated income statement.

In case prior to the date that control is obtained, the investment is an investment in an associate or joint venture of the Company and is presented under the equity method, when preparing the consolidated financial statements, the Company will remeasure its previously held equity interest in the acquiree at its acquisition-date fair value. The difference between the revalued amount and the value of investment under the equity method is recognized in the consolidated income statement.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities, and contingent liabilities recognized.

The effect of transactions resulting in changes in the Company's ownership interest in the subsidiaries without loss of control is recorded directly in the retained earnings in the consolidated statement of financial position.

Disposal of subsidiary

When the Company loses control over a subsidiary, it shall derecognize assets, liabilities, and non-controlling interests in the former subsidiary, including other equity components at the date of loss control. Gain or loss resulting from the disposal is immediately recognized in the consolidated income statement for the period in which the disposal is taken place.

After a partial disposal of a subsidiary, any interest retained in the former subsidiary shall be recorded at the remaining carrying amount of the investment in parent's separate financial statements and adjusted thereafter for post-acquisition changes in the Company's share of the investee's equity if the former subsidiary becomes an associate or shall be presented at cost if the former subsidiary becomes a normal equity investment.

In the case where the Company has previously disposed a part of its interest in a subsidiary and directly recognized the result from the disposal in retained earnings of the consolidated statement sheet and now disposed an additional part of its interest in that subsidiary leading a loss of control, the gain or loss previously recognized retained earnings would be transferred to consolidated income statement at the time of loss of control.

When the proportion of equity held by the Company in a subsidiary change without loss of control, the transactions shall be accounted for as equity transactions. The effects of these transactions shall be recognized directly in retained earnings of the consolidated statement sheet, not being recorded in the consolidated statement of income for the period in which the transaction occurred.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investments in associates (continued)

The Company applies the equity method to present its investment in associates in its consolidated financial statements. Accordingly, interests in associates are initially recorded at cost and the carrying amount is subsequently adjusted for post-acquisition changes in the Company's share of the investee's profit or loss. Any distributions received from an investee shall be accounted for as a reduction in carrying amount of the investment. Adjustments to carrying amount shall also be made when the investor's interests change arising from income recognized directly in the investee's equity, such as revaluation of fixed assets, exchange rate differences due to consolidated financial statement conversion.

Losses of an associate in excess of the Company's interest in that associate are not recognized unless the Company has legal contractual obligations to pay or making payments on behalf of affiliated companies for debts that the Company has guaranteed or committed to pay. If the associate subsequently operates at a profit, the Company is only allowed to record its share of profit after compensating for the previously unaccounted net loss.

The financial statements of associates are prepared for the same period as the Company's consolidated financial statements and apply accounting policies consistent with that of the Company. Appropriate consolidation adjustments have been made to ensure that the accounting policies are applied consistently with the Company.

When the Company disposes a part of its interest in an associate, gain or loss on the disposal is recognized in consolidated income statement.

Where a group entity transacts with an associate of the Company, unrealized profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

Interests in joint ventures

A joint venture is a contractual arrangement whereby the Company and other parties undertake an economic activity that is subject to joint control, i.e., the strategic financial and operating policy decisions relating to the activities require the unanimous consent of the parties sharing control.

Where a group entity undertakes its activities under joint venture arrangements directly, the Company's share of jointly controlled assets and any liabilities incurred jointly with other ventures are recognized in the consolidated financial statements of the relevant entity and classified according to their nature. Liability and expenses incurred directly in respect of interests in jointly controlled assets are accounted for on an accrual basis. Income from the sale or use of the Company's share of the output of jointly controlled assets, and its share of joint venture expenses, are recognized when it is probable that the economic benefits associated with the transactions will flow to/from the Company and their amount can be measured reliably.

Joint venture arrangements that involve the establishment of a separate entity in which each venturer has an interest are referred to as jointly controlled entities. The Company reports its interests in jointly controlled entities using the equity method of accounting, similar to accounting for investments in associates.

Any goodwill arising on the acquisition of the Company's interest in a jointly controlled entity is accounted for in accordance with the Company's accounting policy for goodwill arising on the acquisition of a subsidiary jointly controlled entity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Goodwill

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition.

Goodwill arising on the acquisition of a subsidiary is recognized as tangible asset, is presented separately as an intangible asset in the consolidated balance sheet and is amortized on the straight-line basis over its estimated period of benefit of 10 years. The Company conducts the periodical review for impairment of goodwill of investments in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recognized in the consolidated income statement.

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. The Company does not amortize this goodwill.

On disposal of a subsidiary, associate or jointly controlled entity, the attributable amount of unamortized goodwill is included in the determination of the profit or loss on disposal.

Gain on bargain purchase

Gain on bargain purchase represents the excess of the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition over the cost of acquisition. Gain on bargain purchase is immediately recognized in the consolidated statement of income at the acquisition date.

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 consolidated 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial investments (continued)

Trading securities *(continued)*

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 consolidated statement of income in the period.

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 consolidated 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.

Equity investment in other entities

Equity investments in other entities represent investments in equity instruments over which the Company does not have control, joint control or significant influence over the investee, as well as investments in business cooperation contracts where the Company does not have joint control but is entitled to benefits dependent on the profit after tax of the cooperation arrangement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial investments (continued)

Equity investment in other entities *(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 consolidated 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 consolidated statement of financial position at cost less any provision for impairment (if any).

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

The fair value of associates and equity investments in other entities is just measured for disclosure purposes, not for recognition in the consolidated 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 the 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 consolidated 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Inventories

Properties held for sale

Properties held for sale include properties acquired or constructed for sale in the ordinary course of business and shall be measured at the lower of cost and net realizable value. Cost of properties held for sale includes freehold and leasehold rights for land, costs of site preparation; construction and borrowing costs, planning and design costs, construction management costs and other related costs (if any) that have been incurred in bringing the inventory property to their present location and condition.

Net realizable value is the estimated selling price in the ordinary course of business, based on market price prevailing at reporting date and discounted for the time value of money, if material, and less costs to completion and estimated costs of sale.

Other inventories

Inventories are stated at the lower of cost and net realizable value. Cost comprises direct materials, direct labour costs and those overheads, if any, incurred in bringing the inventories to their present location and condition.

The Company determines the cost of inventories issued on a per-transaction basis for accounting inventory.

Cost is calculated using the weighted average method. Net realizable value represents the estimated selling price less all estimated costs to completion and and estimated costs necessary to make the sale.

The evaluation of necessary provisions for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realizable values at the date of consolidated financial statements. Provisioning costs discounted inventory obsolete, damaged, low quality is not included in deductible expenses when calculating corporate income tax until they are liquidated.

An increase or decrease in the provision for devaluation of inventories at the closing date is recognized in the cost of sales for the period.

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:

	Year (s)
Building and structure	05 - 44
Machinery and equipment	03 - 25
Motor vehicle and transmission system	06 - 30
Office equipment	03 - 08
Other tangible fixed assets	04 - 10

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Tangible fixed assets and depreciation (continued)

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

Intangible assets and amortization

Intangible assets are stated at cost less accumulated amortization.

The Company's intangible assets comprise of toll collection rights, land use rights, rights of mineral exploiting and computer software.

Toll collection right under BOT contract signed between the Company and the State competent authorities is recorded at the value of the settlement of the project on the basis of directly attributable costs paid by the Company to invest in the project. Toll collection right is amortized using the method of the proportion of revenue. The annual amortization is calculated by its cost multiplied by the ratio of annual turnover and the total estimated revenue of the project.

Toll collection right through an acquisition of a subsidiary is also capitalized and recognized as an intangible fixed asset. Fair value of the asset acquired in a business combination is determined by discounting estimated future cash flows from toll revenue. Its fair value is assessed after deducting fair returns on all other assets that contribute to generating the cash flows. The excess of the fair value of toll right over its carrying amount is amortized using the straight-line method over the remaining period of toll concession since the time of consolidation of the project.

Costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for use, including freehold and leasehold rights for the land, costs of compensation, site clearance, levelling, and registration fees ... Land use rights with the definite term are stated at cost less accumulated amortization and amortized using the straight-line method over the duration of the right to use the land. Land use rights with the indefinite term are not amortized as prevailing regulation.

The mining right obtained by an acquisition of a subsidiary is capitalized and presented as an intangible asset. Its cost is measured at the present value of mining fees that the subsidiary has to pay to the local People's Committee so as to exploit minerals during the granted period. Mining right is amortized on a straight-line basis over the period which the Company is entitled to exploit.

The costs of computer software and 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 to 10 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investment properties (continued)

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

	Year (s)
Office building for lease	30 - 35
Shopping mall	22 - 30
Car parking	30 - 50
Utility areas	10 - 30

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 consolidated 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 consolidated 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Deferred expenses

Deferred expenses include actual costs that have arisen but are related to the results of the operation of various accounting periods. Deferred expenses primarily comprise the borrowing cost of B.O.T projects, repair and maintenance cost of bridges and roads, capital withdrawal commitment fees, cost of show flats and brokerage commission for trading of real estate properties, bond management and depository fees mining cost unqualified for capitalization and other types of deferred expenses.

Borrowing costs that are directly attributable to investments of B.O.T projects but unqualified for capitalization as a part of the cost of respective assets or interest expense incurred during the exploitation period to return the investment. These costs are charged to the consolidated income statement by the proportion of toll revenue if the Company is the investor of the project or recognized by the actual arising amount for the projects acquired in a business combination.

Expenses for repair and maintenance of bridges and roads under contractual obligations of B.O.T contracts shall be allocated within periodic maintenance work of each project.

Cost of show flat and brokerage commission of real estate projects are recorded as deferred expenses and allocated to operating results according to the proportion of revenue of the projects when the Company hands over the houses to customers.

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

Other types of long-term prepayments comprise costs of small tools, supplies and spare parts issued for consumption, road - bridge tickets printing, relocation costs, construction of toll stations, rock mine compensation and restoration expenses, overhaul of fixed assets...which are expected to provide future economic benefits to the Company. These expenditures have been capitalized as long-term prepayments and are allocated to the consolidated income statement using the straight-line method in accordance with the current prevailing accounting regulations.

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 consolidated 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 payables 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 operating expenses in the accounting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 object of the loans and finance lease liabilities 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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Bonds issued (continued)

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.

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.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 goods

Revenue from the sale of goods is recognized when all five (5) following conditions are satisfied:

(a) The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
(b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
(c) The amount of revenue can be measured reliably. Where the sale contract stipulates that the buyer is entitled to return the purchased products or goods under specific conditions, revenue is recognized only when those specific conditions no longer exist, and the buyer is not entitled to return products and goods (except for cases where customers have the right to return goods in the form of exchange for other goods or services);
(d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
(e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Recognition of revenue (continued)

Tolling revenue

Tolling revenue is recognized based on the sales of tickets at the rates stipulated by the State on each specific route that the Company is allowed to toll to recover its investment in B.O.T projects.

Equity preservation interest from B.O.T and B.T projects

Equity preservation interest from B.O.T projects is recognized on an accrual basis, which is determined on the outstanding balance of the owners' capital paid in the projects and the rate of return specified in each B.O.T contract. Where the projects come into operation, the income would be gradually deducted to the project's annual turnover as the guidance of the Ministry of Finance.

Equity preservation interest from B.T projects is recognized where the amount of income can be measured reliably and accepted by the authorized bodies of the projects. Such income is calculated based on the return rate specified in each B.T and reference to owners' capital balances that the Company has invested in the project.

Revenue from sales of real estate

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

(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 subdivided land plot for sale, if it is transferred to the customer (regardless legal procedures for land use right certificate done or not) and the contract is irrevocable, revenue is recognized when satisfying the following conditions:

(a) Risks and rewards associated with the land plot are transferred to the buyer;
(b) The amount of revenue can be measured reliably;
(c) Costs related to the sale of plots may be determined;
(d) The Company has received or will receive economic benefits from sales of the plots.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Recognition of revenue (continued)

Revenue from sales of investment property

Revenue from sales of investment property must satisfy five (5) following conditions:

(a) The Company has transferred to the buyer the significant risks and rewards of ownership of the investment property;
(b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the investment property sold;
(c) The amount of revenue can be measured reliably;
(d) It is probable that the economic benefits associated with the transaction will flow to the Company;
(e) The costs incurred or to be incurred in respect of 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.

Income from transferring the right to participate in the project

Income from transferring the right to participate in a project is defined as the amount received from the transfer contract and recognized in the consolidated income statement when the contract is executed. The Company has received, or is reasonably assured of receiving the economic benefits associated with the transaction, with no obligation to refund them under any circumstances.

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.

Revenue from construction contracts of the Company is recognized in accordance with the Company's accounting policy regarding construction contracts *(see details below)*.

Construction contracts

In case the Company is allowed to make payments according to the set schedule

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the end of the reporting period as measured by the proportion that contract costs incurred for work performed to date relative to the estimated total contract costs, except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Construction contracts (continued)

In case the Company is allowed to make payments according to the value of performed work volume

Where the outcome of a construction contract can be estimated reliably and is accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity accepted by the customers in the period.

Variations, claims and incentive payments are included in contract revenue to the extent that they have been accepted by the customer.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable of recovery.

The difference between accumulated contract revenue and the accumulated amount recorded in the payment invoice according to the billing progress of the contract is recognized as a contract asset or contract liability.

Sales deductions

Sales deductions include trade discounts, sales allowances, sales returns and the reversal of equity preservation interest relating to B.O.T projects.

Sales deductions incurred in the same period of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that period. In case that sales deductions for sales of products, goods or rendering of services sold in the period incurred after the end of the reporting period but before the issuance of the consolidated financial statements, the Company recorded as revenue deductions for the reporting period.

Cost of sales

Cost of revenue from toll road operations

Cost of revenue from toll road operations includes the amortisation of toll collection rights and all directly attributable costs incurred in the operation of toll road projects under build–operate–transfer (BOT) contracts, such as operating costs, routine repair and maintenance, periodic major maintenance, and other related expenses.

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 investment property sold includes the residual value of the property at the time of sale and other costs incurred directly related to the sale of the property.

Cost of real estate property leased

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Cost of sales (continued)

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.

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 consolidated 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 consolidated statement of income.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Taxation (continued)

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.

Earnings per share

Basic earnings per share is calculated by dividing post-tax profits (or loss) attributable to ordinary shareholders (after adjusting for appropriation for bonus and welfare funds) by weighted average number of ordinary shares in circulation during the period.

Diluted earnings per share is calculated by dividing post-tax profits (or loss) attributable to ordinary shareholders (after adjustment for dividends of preference shares) by the weighted average number of ordinary shares in circulation during the year and the weighted average number of ordinary shares to be issued in the case that all dilutive potential ordinary shares are converted into ordinary shares.

Segment reporting

A segment is a component which can be separated by the Company engaged in providing products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from those of other segments. The Board of Management considers that the Company operates in the following business segments: implementation of toll collection; maintenance and construction activities; operation in real estate business; sales of products manufactured by the Company; and providing infrastructure services together with other services. A reportable segment is the Company's business segment.

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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	Closing balance VND	Opening balance (As restated) VND
Cash on hand	9,452,980,477	2,828,504,065
Demand bank deposits	1,076,290,445,587	518,330,361,259
Joint Stock Commercial Bank for Foreign Trade of Vietnam	*827,654,320,003*	*219,577,628,903*
Tien Phong Commercial Joint Stock Bank	*104,128,171,182*	*127,852,417,773*
Other banks and entities	*144,507,954,402*	*170,900,314,583*
Cash equivalents	442,772,870,860	253,542,128,908
Vietnam Joint Stock Commercial Bank for Industry and Trade	*200,000,000,000*	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam	*190,000,000,000*	*199,000,000,000*
Others banks	*52,772,870,860*	*54,542,128,908*
Accrued interest receivable from bank deposits	524,047,438	554,695,953
Cash in transit	90,000,000,000	-
Total	**1,619,040,344,362**	**775,255,690,185**

The cash equivalents represent time deposits with an original maturity of no more than three (03) months.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

2. Trade receivables

	Closing balance		Opening balance	
	Carrying amount VND	Provision VND	Carrying amount VND	Provision VND
a. Short-term				
Receivables from customers buying residential real estate properties	401,003,773,253	-	429,915,125,825	-
Other receivables	155,886,782,170	(23,131,453,443)	162,690,996,706	(23,570,375,810)
Sai Gon Investment And Construction JSC.	*58,726,643,096*	-	*48,876,730,468*	-
Other receivables	*97,160,139,074*	*(23,131,453,443)*	*113,814,266,238*	*(23,570,375,810)*
Total	**556,890,555,423**	**(23,131,453,443)**	**592,606,122,531**	**(23,570,375,810)**
b. Long-term				
Receivables from transferring equity in other company	30,075,000,000	-	23,598,225,137	-
Total	**586,965,555,423**	**(23,131,453,443)**	**616,204,347,668**	**(23,570,375,810)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

3. Short-term advances to suppliers

	Closing balance VND	Opening balance VND
a. Short-term advances to suppliers		
Arch Real Estate Service JSC. *(i)*	191,784,271,900	191,784,271,900
E&C Construction Service Trading Joint Stock Company	40,447,883,701	40,447,883,701
Other suppliers	165,807,414,217	221,959,208,944
Total	**398,039,569,818**	**454,191,364,545**
b. Long-term advances to suppliers		
DeoCa Group Joint Stock Company *(ii)*	1,333,383,002,503	-
Other suppliers	584,754,777,745	-
Total	**1,918,137,780,248**	**-**
Total advances to suppliers	**2,316,177,350,066**	**454,191,364,545**

(i) This is a contractual advance payment to carry out apartment sales brokerage.

(ii) The balance represents advances made under the contract for the implementation of the construction investment project for the expansion of the Ho Chi Minh City - Trung Luong - My Thuan Expressway under the PPP model.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED 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				
Advance payment for compensation and site clearance	231,378,466,875	-	233,011,958,875	-
Profit advances to investors participating in projects *(i)*	140,241,454,319	-	140,241,454,319	-
Advances for construction works	94,099,172,702	(43,827,790,601)	77,398,114,098	(44,176,096,170)
Equity preservation interest and other financial benefits derived from B.O.T projects *(ii)*	92,829,816,660	-	114,568,104,000	-
Capital contribution under BCC	35,006,593,829	(3,297,798,442)	35,006,593,829	(3,297,798,442)
Receivable from employees	34,215,746,401	(24,399,681,835)	34,417,920,609	(24,399,681,835)
Deposits and mortgages	34,049,667,085	-	34,046,315,727	-
Other receivables	160,538,644,165	(53,513,274,243)	165,352,125,535	(47,348,735,973)
Total	**822,359,562,036**	**(125,038,545,121)**	**834,042,586,992**	**(119,222,312,420)**
b. Other long-term receivables				
Equity preservation interest and other financial benefits derived from B.O.T projects *(ii)*	1,718,911,536,000	-	1,681,362,771,008	-
Value of the right to participate in the investment cooperation and development of real estate projects *(iii)*	554,000,000,000	-	554,000,000,000	-
Deposits and mortgages	52,541,030,000	-	34,256,394,000	-
Other receivables	228,422,715	-	232,051,715	-
Total	**2,325,680,988,715**	-	**2,269,851,216,723**	-
Total other receivables	**3,148,040,550,751**	**(125,038,545,121)**	**3,103,893,803,715**	**(119,222,312,420)**

(i) This balance represents the profit advance from the BOT project to non-controlling interests of the subsidiary, which will be offset against the non-controlling interests' entitlement upon the official decision on profit distribution from the project.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

4. Other receivables (continued)

(ii) Equity preservation interest and other financial benefits derived from B.O.T projects:

	Closing balance VND	Opening balance VND
Ha Noi Highway expansion *(*)*	968,341,890,493	1,007,866,049,287
1A National Road expansion, section through Ninh Thuan Province *(**)*	740,388,061,983	678,993,931,409
DT 741 Road expansion *(***)*	103,011,400,184	109,070,894,312
	1,811,741,352,660	**1,795,930,875,008**
Less: Amount deducted from tolling revenue in 12 months	(92,829,816,660)	(114,568,104,000)
Amount deducted from tolling revenue after 12 months	**1,718,911,536,000**	**1,681,362,771,008**

(*) Equity preservation interest during the construction phase of the Hanoi Highway Expansion Project as promulgated in the B.O.T contract of 14% per annum.

(**) This balance represents the value of the rights and financial benefits to which the Company is entitled from the investment project to expand National Highway 1A in Ninh Thuan Province ("the Project"). Under the B.O.T contract, the Company is entitled to a return on equity preservation interest during the toll collection period at a rate of 12% per annum for equity portion. For the loan-financed portion of the Project, the interest rate applied for calculating the capital recovery period is determined based on the average medium-term lending rate of the three largest banks in Ninh Thuan Province, as stipulated in the B.O.T contract. These rights and benefits are gradually recovered through toll collection activities.

(***) This represents the equity preservation interest of the DT 741 Road expansion and upgrading B.O.T Project in Binh Duong Province, based on the unrecovered equity balance at the equity preservation interest rate of 8.4% per annum as stipulated in the B.O.T contract.

(iii) Value of the right to participate in the investment cooperation and development of real estate projects owned by 577 Investment Corporation included:

- Cost of purchasing 30% of the right to participate in development of the Delagi resort project with a value of VND 404,000,000,000 as per the purchase agreement dated 08 December 2023. The Parent Company is entitled to a direct 30% share of the project's profit;

- Cost of purchasing 30% of the right to participate in investment and development of land fund located at Phu Dinh Ward (formerly Ward 16, District 8), Ho Chi Minh City with a value of VND 150,000,000,000 as per the purchase agreement dated 11 December 2023. The Parent Company will be entitled to a direct 30% share of the profit after tax from the project.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

5. Bad debt

Items	Closing balance			Opening balance (As restated)		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
Loan receivables	379,844,030,915	326,174,582,735	(53,669,448,180)	360,455,822,442	326,174,582,735	(34,281,239,707)
Khanh An Commercial Beverages JSC.	*347,850,439,034*	*319,263,979,198*	*(28,586,459,836)*	*328,462,230,561*	*319,263,979,198*	*(9,198,251,363)*
Other borrowers	*31,993,591,881*	*6,910,603,537*	*(25,082,988,344)*	*31,993,591,881*	*6,910,603,537*	*(25,082,988,344)*
Short-term trade receivables	24,507,066,120	1,375,612,677	(23,131,453,443)	25,000,623,759	1,430,247,949	(23,570,375,810)
592 Investment Construction and Trading JSC.	*11,974,215,361*	-	*(11,974,215,361)*	*11,974,215,361*	-	*(11,974,215,361)*
Other receivables	*12,532,850,759*	*1,375,612,677*	*(11,157,238,082)*	*13,026,408,398*	*1,430,247,949*	*(11,596,160,449)*
Short-term advances to suppliers	25,629,045,413	422,994,948	(25,206,050,465)	25,638,189,413	422,994,948	(25,215,194,465)
Cong Huy Construction Services Trading JSC.	*20,577,175,296*	-	*(20,577,175,296)*	*20,577,175,296*	-	*(20,577,175,296)*
Other suppliers	*5,051,870,117*	*422,994,948*	*(4,628,875,169)*	*5,061,014,117*	*422,994,948*	*(4,638,019,169)*
Other short-term receivables	227,411,071,970	102,372,526,849	(125,038,545,121)	207,331,183,380	88,108,870,960	(119,222,312,420)
A2Z Construction Consulting JSC.	*66,500,000,000*	*29,512,770,381*	*(36,987,229,619)*	*66,500,000,000*	*35,677,308,650*	*(30,822,691,350)*
District 5 Public Service Company Limited	*35,006,593,829*	*31,708,795,387*	*(3,297,798,442)*	*35,006,593,829*	*31,708,795,387*	*(3,297,798,442)*
Other receivables	*125,904,478,141*	*41,150,961,081*	*(84,753,517,060)*	*105,824,589,551*	*20,722,766,923*	*(85,101,822,628)*
Total	**657,391,214,418**	**430,345,717,209**	**(227,045,497,209)**	**618,425,818,994**	**416,136,696,592**	**(202,289,122,402)**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

5. Bad debt (continued)

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

	Current period VND	Prior period VND
Opening balance	**(202,289,122,402)**	**(270,431,891,753)**
Additional provision during the period	(24,756,374,807)	(29,187,618,552)
Write-off of doubtful debts	-	118,496,601,607
Closing balance	**(227,045,497,209)**	**(181,122,908,698)**

6. Inventories

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Raw materials	4,648,983,583	-	4,602,678,028	-
Tools and supplies	400,110,000	-	245,000,000	-
Work in progress, of which:	5,436,985,323,295	-	4,842,953,613,066	-
Real estate properties in progress (*)	*5,067,386,788,317*	-	*4,547,066,379,509*	-
Construction works in progress	*346,179,517,590*	-	*294,866,771,572*	-
Costs of unfinished services	*23,419,017,388*	-	*1,020,461,985*	-
Finished real estate properties	59,759,774,205	-	32,081,847,603	-
Merchandise	473,333,692	(473,333,692)	473,333,692	(473,333,692)
Total	**5,502,267,524,775**	**(473,333,692)**	**4,880,356,472,389**	**(473,333,692)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. **INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION** (continued)

6. **Inventories** (continued)

(*) Real estate properties in progress include the following projects:

	Closing balance VND	Opening balance VND
NBB Garden III Residential Development Project *(i)*	1,611,454,645,394	1,216,827,843,214
De Lagi luxury resort combining with residential area *(ii)*	1,390,323,337,610	1,337,485,548,380
NBB II High-rise Apartment Development Project *(iii)*	1,228,605,943,100	1,186,604,097,134
Son Tinh - Quang Ngai Residential Area *(iv)*	718,050,121,136	693,557,715,722
Other projects	118,952,741,077	112,591,175,059
Total	**5,067,386,788,317**	**4,547,066,379,509**

(i) NBB Garden III residential area project in Binh Phu Ward (formerly Ward 16, District 8), Ho Chi Minh City, is developed to invest in the construction and commercial operation of infrastructure for apartment buildings, shophouses, and other related amenities. The project was approved in principle by the People's Committee of Ho Chi Minh City on 4 October 2024 and its adjusted 1/500 detailed urban planning scheme was approved by the People's Committee of District 8, Ho Chi Minh City on 12 June 2025. The total planned land area is 5.27 hectares, with a total investment capital of VND 4,478 billion. As of the date of these consolidated financial statements, land compensation and site clearance have been completed and the project is currently under construction.

(ii) De Lagi luxury resort combining with residential area project in Phuoc Hoi Ward, Lam Dong Province (formerly La Gi Town, Binh Thuan Province) aims to operate a high-end resort to meet needs of tourism, entertainment and accommodation of tourists, investing in residential areas to meet resettlement and accommodation needs of employees of the tourist area. The project was granted the initial Investment Registration Certificate No. 48121000413 dated 4 August 2009. Total area of the project is planned at 124.53 hectares with a total investment capital estimated at VND 2,725.7 billion. As of the date of this consolidated financial statement, the compensation and land clearance work for the project has been carried out. In addition, the Company has been handed over an area of 67.45 hectares by the People's Committee of Lam Dong Province (formerly Binh Thuan Province) and has been constructing infrastructure on this area.

The carrying amount of the Delagi luxury resort and residential area project as at 30 June 2026 comprises VND 81,317,413,998, representing the fair value increase arising from the revaluation at NBB's consolidation date.

(iii) NBB II High-rise apartment project in Tan Tao Ward (formerly Tan Kien Commune, Binh Chanh District), Ho Chi Minh City, is developed by NBB as the project owner, to invest in the construction and commercial operation of infrastructure for apartment buildings, shophouses, and other related amenities. The project was approved in principle by the People's Committee of Ho Chi Minh City on 21 June 2025. The total planned land area is 7.88 hectares, with a total investment capital of VND 2,009 billion. As of the date of these consolidated financial statements, land compensation and site clearance have been completed and the project is in the process of completing legal procedures for construction.

The carrying amount of the NBB II High-rise apartment project and the NBB Garden III residential area project as at 30 June 2026 comprises VND 383,230,168,491, representing the fair value increase arising from the revaluation at NBB's consolidation date.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

6. Inventories (continued)

(iv) Son Tinh - Quang Ngai Residential Area Project is executed in Truong Quang Trong Ward and Tinh An Dong Commune, Quang Ngai City, Quang Ngai Province with purpose to invest in construction of a synchronized technical infrastructure system based on approved planning. The project includes functional areas such as residential land, public works, commercial services, green parks, and water bodies to meet needs of residents in the area and other domestic and foreign organizations and organizations. The project was granted the initial Investment Registration Certificate No. 34121000043 dated 6 March 2009, with a planned area of 102.69 hectares and a total investment capital of VND 2,215 billion. At the date of these consolidated financial statements, the Company is implementing its business operation for the area where the infrastructure has been completed and continues to carry out and complete the work of compensation, site clearance and infrastructure construction on the remaining area.

The Company has pledged its receivables and benefits from the aforementioned projects as collateral for bank loans *(see Note V.22 for further details).*

7. Deferred expenses

	Closing balance VND	Opening balance (As restated) VND
a. Short-term deferred expenses		
Bond management and depository fees	9,548,877,335	4,758,986,366
Insurance expense	2,920,701,911	4,408,511,028
Other deferred expenses	1,815,498,991	1,726,393,677
Total	**14,285,078,237**	**10,893,891,071**
b. Long-term deferred expenses		
Borrowing cost of B.O.T projects *(i)*	4,128,577,337,539	3,956,742,829,448
Maintenance expense for bridge and road	166,895,371,166	216,255,612,353
Costs related to properties not yet delivered to customers	151,548,635,615	139,510,584,370
Costs directly attributable to borrowings and bond issuances	80,278,961,353	87,651,772,746
Costs for relocation, repair of offices and rental real estate	17,108,774,249	24,464,256,099
Other deferred expenses	121,624,942,652	119,531,556,742
Total	**4,666,034,022,574**	**4,544,156,611,758**
Total	**4,680,319,100,811**	**4,555,050,502,829**

	Closing balance VND	Opening balance (As restated) VND
(i) Details of borrowing cost of B.O.T projects:		
Trung Luong - My Thuan expressway project	1,325,146,538,266	1,320,080,792,336
1A National Road expansion, section through Ninh Thuan province	1,320,054,160,313	1,225,942,384,937
Ha Noi Highway expansion projects	976,596,945,424	905,428,963,471
Co Chien bridge projects	282,675,652,732	289,212,487,242
Project of upgrading and expanding four sections of National Highway 60 - Rach Mieu Bridge	224,104,040,804	216,078,201,462
Total	**4,128,577,337,539**	**3,956,742,829,448**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

7. Deferred expenses (continued)

The current amortization proportions of borrowing cost applied for BOT projects are as follows: 43.44% for Trung Luong - My Thuan expressway project phase 1; 7.78% for the project of 1A National Road expansion section 2 through Khanh Hoa Province (formerly Ninh Thuan Province); 4% for Hanoi highway expansion project; 28% for the Co Chien Bridge project; and 15% for the project of upgrading and expanding four sections of National Highway 60 - Rach Mieu Bridge.

8. Other short-term assets

The closing balance of other short-term assets represents demand bank deposits and/or term deposits with original maturities of no more than three (03) months pledged or restricted to secure the Company's contractual performance and certain other financial obligations.

9. Tangible fixed assets

	Buildings and sructures VND	Machinery and equipment VND	Motor vehicles and transmission systems VND	Office equipment VND	Total VND
Cost					
Opening balance	**414,687,399,518**	**41,066,170,074**	**65,578,306,277**	**4,586,051,759**	**525,917,927,628**
Purchases during the period	-	119,922,222	8,620,469,630	633,518,519	9,373,910,371
Disposal during the period	-	-	(1,846,200,000)	-	(1,846,200,000)
Closing balance	**414,687,399,518**	**41,186,092,296**	**72,352,575,907**	**5,219,570,278**	**533,445,637,999**
Accumulated depreciation					
Opening balance	62,736,614,480	34,134,772,240	58,416,359,728	4,444,065,374	159,731,811,822
Charged for the period	5,041,344,654	1,009,815,558	2,073,916,675	208,257,084	8,333,333,971
Disposal during the period	-	-	(1,846,200,000)	-	(1,846,200,000)
Closing balance	**67,777,959,134**	**35,144,587,798**	**58,644,076,403**	**4,652,322,458**	**166,218,945,793**
Net book value					
Opening balance	**351,950,785,038**	**6,931,397,834**	**7,161,946,549**	**141,986,385**	**366,186,115,806**
Closing balance	**346,909,440,384**	**6,041,504,498**	**13,708,499,504**	**567,247,820**	**367,226,692,206**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

10. Intangible fixed assets

	Toll collection right VND	Land use right VND	Computer software VND	Total VND
Cost				
Opening balance	**20,304,044,320,612**	**32,560,976,986**	**4,355,757,245**	**20,340,961,054,843**
Transfer from construction in progress	3,571,787,561	-	-	3,571,787,561
Closing balance	**20,307,616,108,173**	**32,560,976,986**	**4,355,757,245**	**20,344,532,842,404**
Accumulated amortization				
Opening balance	**5,030,964,061,170**	**22,847,529**	**3,543,566,787**	**5,034,530,475,486**
Charged for the period	358,336,766,728	-	119,393,812	358,456,160,540
Closing balance	**5,389,300,827,898**	**22,847,529**	**3,662,960,599**	**5,392,986,636,026**
Net book value				
Opening balance	**15,273,080,259,442**	**32,538,129,457**	**812,190,458**	**15,306,430,579,357**
Closing balance	**14,918,315,280,275**	**32,538,129,457**	**692,796,646**	**14,951,546,206,378**

Cost of toll collection rights which have been fully collected toll waiting for liquidation with the State authorized bodies as of the end of the year and as of the beginning of the year was VND 2,129,694,023,235.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

10. Intangible fixed assets (continued)

Information about tolling B.O.T projects:

a. Project of Trung Luong - My Thuan Expressway phase 1

The right to collect tolls to claim for investment in the project Trung Luong - My Thuan Expressway phase 1 under the B.O.T contract with cost temporarily determined as of 30 June 2026 was VND 9,551,088,226,211. The amount was determined based on the costs spent to implement the project under the B.O.T contract No. 14/HĐ.BOT-GTVT signed on 18 November 2016 with the People's Committee of Dong Thap Province (formerly Tien Giang Province) and the contract appendix. The project was officially put into toll collection at 0:00 am on 09 August 2022. According to the financial plan in the 2019 B.O.T contract appendix, the Company is entitled to collect tolls for about 14 years and 8 months. This concession period will be officially settled with the competent State agency based on ensuring the equity interest rate for investors is 11.5% per annum commencing on the time starting toll collection of the project. The Company is currently in the process of finalizing the settlement of the construction investment value of the project.

The Company amortizes this right in proportion to revenue in the period at the rate of 31.35%.

On the acquisition date of BOT Trung Luong - My Thuan Joint Stock Company ("the project enterprise"), the Company measured the fair value of net assets of this subsidiary. Accordingly, this revaluation resulted in an increase in the fair value of toll collection right by VND 691,728,230,913. This was the excess of the revaluated amount using discounted future cash inflows from tolling over the carrying amount of the subsidiary's net assets at the acquisition date. The fair value had been only recognized in the consolidated financial statements without any adjustments to the carrying amount of the asset in the subsidiary's financial statements. The added value due to revaluation is amortized on a straight-line method within 13 years and 6 months, corresponding to the remaining time of toll collection since the acquisition date of the subsidiary

b. Project of Hanoi highway expansion

The right to collect tolls to claim for investment in the project of expansion Hanoi Highway and 1 National Road, the section from the old Station 2 junction to the Tan Van intersection under B.O.T contract with cost temporarily determined as of the end of the year is VND 3,598,729,719,979. The amount is determined based on the costs spent to implement the project under the B.O.T contract signed on 25 November 2009 with the Department of Transport of Ho Chi Minh City and the contract appendix B.O.T signed with the People's Committee of Ho Chi Minh City dated 9 July 2018. The project was officially put into toll collection at 0:00 am on 1 April 2021. According to the B.O.T contract and its appendix, the Company is entitled to collect tolls for about 17 years and 9 months. This concession period will be officially settled with the competent State agency based on ensuring the equity interest rate for investors is 14% per annum, including construction investment phase.

The concession right's cost has been amortized in proportion to revenue at 6%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

10. Intangible fixed assets (continued)

c. Project of 60 National Road expansion connecting Vinh Long Province (formerly Ben Tre and Tra Vinh provinces)

The Company is awarded toll collection right of the Rach Mieu bridge to recover its investment in the 60 National Road expansion project, connecting Vinh Long Province (formerly Ben Tre and Tra Vinh provinces). The historical cost of the project as of 30 June 2026 was recognized at VND 1,120,436,031,106. The Company shall adjust the cost after completion of settlement with the State Agency. The Company has operated the mentioned toll road for about 14 years and eight months, commencing on 5 July 2021. The concession period will be officially settled with the competent State agency based on ensuring the equity interest rate for investors is 11.5% per annum from the project starts collecting toll. Currently, the Company is conducting procedures for finalizing the investment value of project construction with the competent State Agency.

The toll collection right is amortized in proportion to revenue at the rate of 50%.

d. Project of DT 741 Road expansion

The toll collection right has been granted to the Company to reimburse its investment in the construction of DT 741 Road expansion - Ho Chi Minh City (formerly Binh Duong Province), the section from Km 0 + 000 to Km 49 + 670.4 with the cost of VND 698,254,877,278. This cost comprises all directly attributable expenditures paid to the project under the B.O.T contract signed with the People's Committee of Binh Duong Province on 9 September 2009. Road toll station DT741 was officially put into toll collection for the return of investment in the Km 21 + 000 to Km 49 + 670.4 section from 01 August 2006. The Km 0 + 000 to Km 21 + 000 section was built in 2009 and officially put into operation on 01 September 2011. According to the B.O.T contract and its appendix, it is expected that the Company will have the right to toll in about 30.81 years. This concession period will be officially settled with the competent State agency based on ensuring the equity interest rate for investors temporarily calculated at the time of contract signing is 8.4%/year. The toll right is amortized in proportion to revenue at the current amortization rate of 10.466%.

On the acquisition date of VRG Co., Ltd., the Company measured the fair value of the net assets of this subsidiary. This revaluation resulted in an increase in the fair value of toll collection right by VND 276,430,752,980. This was the excess of the revaluated amount using discounted future cash inflows from tolling over the carrying amount of the subsidiary's net assets at the effective date. The fair value had been only recognized in the consolidated financial statements without any adjustments to the carrying amount of the asset in the subsidiary's financial statements. The added value due to revaluation is amortized on a straight-line method within 20 years and 3 months, corresponding to the remaining time of toll collection since the acquisition date of the subsidiary.

e. Project of 1A National Road extension, section through Khanh Hoa Province (formerly Ninh Thuan Province)

The Company is granted the right to operate the project of 1A National Road extension, section through Ninh Thuan Province. As of 30 June 2026, the project's cost was recorded at VND 1,488,940,476,885. This cost comprises all directly attributable expenditures paid to the project under the B.O.T contract signed with the Ministry of Transport on 8 December 2014. The Company officially operated the Ca Na station since 01 April 2017 to reclaim capital for the said toll road in parallel with the project of 1A National Road extension, section through Phan Rang - Thap Cham city *(see below)* as direction of the Ministry of Transport and the Ministry of Finance. The toll collection period is approximately 19 years and 7 months and expected to be completed at the end of October 2036.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

10. Intangible fixed assets (continued)

e. Project of 1A National Road extension, section through Khanh Hoa Province (formerly Ninh Thuan Province) (continued)

The concession period will be officially settled with the competent State agency based on ensuring the equity interest rate for investors is 12% per annum from the project starts collecting toll. The toll collection right is currently amortized in proportion to revenue at the proportion of 2.54%.

f. Project of Co Chien Bridge

Through the acquisition of Co Chien Investment Company Limited, the Company owned concession right of Co Chien Bridge on 60 National Road, Vinh Long Province (formerly Ben Tre and Tra Vinh provinces). As of 30 June 2026, the project cost was stated at VND 752,313,769,586, comprising all directly attributable expenditures spent in the project in accordance with the B.O.T contract signed with the Ministry of Transport. The project started its operation on 01 September 2016 with toll collection period of about 11 years and 4 months. However, the toll collection period may be adjusted to the original term of 16 years and 11 months upon the occurrence of events as stipulated in the contract appendix. The operation concession will be officially settled with the competent State agency based on ensuring contractual rate of return on the equity for the investor is 11.5% per annum. The toll collection right is amortized in proportion to revenue at 35%.

The amortization rate of B.O.T projects may be adjusted when the investment value of the projects is finalized by the competent State authority or when the financial plan of the projects changes due to the annual update of actual toll revenue.

The Company commits to using proceeds and other economic benefits derived from toll collection rights to secure its bank loans, bonds and other financial obligations *(see Note V.22 for further details).*

Toll collection right awaiting liquidation

Project of 1A National Road bypass expansion, section through Phan Rang - Thap Cham

The toll collection right to recover investment in the construction of 1A National Road bypass expansion, section through Phan Rang - Thap Cham City following the B.O.T contract signed between the Directorate for Roads of Vietnam and the Joint Venture of the Company and 577 Investment Corporation on 8 December 2008. The Company finished toll collection from 0:00 01 October 2023 and is currently carrying out procedures to settle the project's return toll collection value with the competent State agency. The cost of the project of 1A National Road bypass expansion, section through Phan Rang - Thap Cham is VND 575,246,181,077.

Project of new Rach Chiec bridge

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. The cost of the toll collection right is VND 1,058,840,204,896.

Project of Rach Mieu bridge

The Company was granted toll collection right to recover its investment in Rach Mieu bridge project which was performed under B.O.T with support from the State budget with the approval of the Minister of the Ministry of Transport. The Company stopped operation of this project as of 5 July 2021 and is now carrying out settlement procedures with the State agency. The cost of the toll collection right is VND 495,607,637,262.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

11. Investment property

	Land use right *(i)* VND	Office building *(ii)* VND	Shophouse area VND	Other utility areas VND	Total VND
Cost					
Opening balance and Closing balance	**5,836,987,368**	**752,840,410,012**	**11,456,877,904**	**52,823,615,259**	**822,957,890,543**
Accumulated depreciation					
Opening balance	**839,830,635**	**106,628,972,944**	**1,058,143,450**	**9,248,735,862**	**117,775,682,891**
Charged for the period	-	12,547,794,896	155,176,086	967,959,547	13,670,930,529
Closing balance	**839,830,635**	**119,176,767,840**	**1,213,319,536**	**10,216,695,409**	**131,446,613,420**
Net book value					
Opening balance	**4,997,156,733**	**646,211,437,068**	**10,398,734,454**	**43,574,879,397**	**705,182,207,652**
Closing balance	**4,997,156,733**	**633,663,642,172**	**10,243,558,368**	**42,606,919,850**	**691,511,277,123**

(i) Land use right represented the land plot held for capital appreciation located at 29/3 D2, Ward Thanh My Tay, Ho Chi Minh City, with a useful life of 50 years (up to 19 January 2056). The Company has used this property to secure its short-term loans from BIDV - Vinh Long Branch *(see Note V.22 for further details)*.

(ii) Office building is CII Tower located at 152 Dien Bien Phu; a property obtained from a contract of B.O.T combined with B.T. The property is granted to operate by the Company for thirty years, commencing the fourth quarter of 2021. The Company has pledged certain rights derived from the property to secure certain financial obligations of 577 Investment Corporation with Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 11 of Ho Chi Minh City.

The total cost of the pledged investment property to secure its banking facilities as at both the end of the reporting period and the beginning of the period was VND 758,677,397,380.

Fair values of the properties herein have not been measured and disclosed in the notes to the consolidated financial statements. However, the Board of Management of the Company assesses that there is no decline in the value of these properties that should be recognized in the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

11. Investment property (continued)

Revenues and operating expenses related to investment properties are presented as follows:

	Current period VND	Prior period VND
Revenue from leasing investment properties	43,953,948,872	40,516,056,542
Directly attributable expenses generating revenue during the period	30,648,535,298	30,488,427,824
Gross profit	**13,305,413,574**	**10,027,628,718**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

12. Construction in progress

	Closing balance		Opening balance	
	Cost VND	Recoverable amount VND	Cost VND	Recoverable amount VND
Project of infrastructure construction in Thu Thiem New Urban Area *(i)*	394,655,195,119	394,655,195,119	409,394,982,880	409,394,982,880
Project of Ho Chi Minh City - Trung Luong - My Thuan Expressway Expansion Investment *(ii)*	369,932,515,801	369,932,515,801	59,581,480,463	59,581,480,463
Real estate development projects in Thu Thiem New Urban Area obtained from B.T contract	67,420,772,688	67,420,772,688	67,086,113,748	67,086,113,748
Other projects	54,214,739,829	54,214,739,829	37,243,768,526	37,243,768,526
Total	**886,223,223,437**	**886,223,223,437**	**573,306,345,617**	**573,306,345,617**

(i) This is an investment project for the construction of technical infrastructure for the Northern residential area and the completion of the North-South axis road in Thu Thiem New Urban Area. The project is financed by the State through land allocation in the Thu Thiem new urban area, allowing the company to invest in the construction of other projects to develop its real estate business.

(ii) Construction costs relating to the investment project for the expansion of the Ho Chi Minh City – Trung Luong – My Thuan Expressway under the PPP model.

Movements in construction in progress during the period are as follows:

	Current period VND	Prior period VND
Opening balance	**573,306,345,617**	**2,716,021,811,146**
Construction costs incurred during the period	359,563,916,614	64,692,633,314
Transfer to intangible fixed assets	(3,571,787,561)	(5,933,232,093)
Transfer to prepayments	(1,415,297,263)	(2,784,756,377)
Transfer to cost of goods sold	(42,526,584,365)	-
Other increases/decreases	866,630,395	(8,594,914,309)
Closing balance	**886,223,223,437**	**2,763,401,541,681**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

13. Financial investments

a. Trading securities

Items	Closing balance				Opening balance			
	Number of Shares	Cost VND	Fair value VND	Provision VND	Number of Shares	Cost VND	Fair value VND	Provision VND
PC1 stock	36,874,600	738,536,816,264	851,803,260,000	-	-	-	-	-
HUT stock	15,590,000	288,297,642,907	238,527,000,000	(49,770,642,907)	20,481,200	379,692,900,754	323,602,960,000	(56,089,940,754)
Total		**1,026,834,459,171**	**1,090,330,260,000**	**(49,770,642,907)**		**379,692,900,754**	**323,602,960,000**	**(56,089,940,754)**

The fair value of the investments in PC1 and HUT shares was determined based on the closing prices as at 30 June 2026 on the Ho Chi Minh City Stock Exchange (HOSE) and the Hanoi Stock Exchange (HNX), respectively, where these shares are listed and traded.

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

	Current period VND	Prior period (As restated) VND
Opening balance	**(56,089,940,754)**	**(61,897,927,638)**
Reversal/(Additional) provision during the period	6,319,297,847	(10,275,992,362)
Closing balance	**(49,770,642,907)**	**(72,173,920,000)**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

13. Financial investments (continued)

b. Held-to-maturity investments

	Closing balance			Opening balance (As restated)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
a. Short-term investments						
Term deposits *(i)*	3,575,174,198,080	3,575,174,198,080	-	2,273,786,441,277	2,273,786,441,277	-
VPBank	*1,383,000,952,603*	*1,383,000,952,603*	-	1,065,100,000,000	1,065,100,000,000	-
Vietcombank	*1,239,723,345,206*	*1,239,723,345,206*	-	535,000,000,000	535,000,000,000	-
VietinBank	*514,500,000,000*	*514,500,000,000*	-	439,000,000,000	439,000,000,000	-
Term deposits with other banks	*437,949,900,271*	*437,949,900,271*	-	*234,686,441,277*	*234,686,441,277*	-
Short-term loan receivables	1,640,158,227,583	1,592,708,062,802	(47,450,164,781)	1,216,326,523,850	1,184,129,800,618	(32,196,723,232)
Tuan Loc Construction Investment Corporation (ii)	*335,960,961,997*	*335,960,961,997*	-	*316,542,062,117*	*316,542,062,117*	-
Dai Dung Trading and Services Co., LTd. (iii)	*317,038,000,000*	*317,038,000,000*	-	-	-	-
Khanh An Commercial Beverages JSC. (iv)	*301,913,032,578*	*279,545,856,141*	*(22,367,176,437)*	*286,659,591,031*	*279,545,856,143*	*(7,113,734,888)*
Viet Thanh Investment JSC.	*239,367,727,556*	*239,367,727,556*	-	*246,571,394,362*	*246,571,394,362*	-
Tasco Land Limited Company (v)	*239,700,000,000*	*239,700,000,000*	-	*239,700,000,000*	*239,700,000,000*	-
Other borrowers	*206,178,505,452*	*181,095,517,108*	*(25,082,988,344)*	*126,853,476,340*	*101,770,487,996*	*(25,082,988,344)*
Accrued interest receivable from bank deposits	102,284,048,540	82,034,452,375	(6,219,283,399)	68,236,780,897	66,152,264,422	(2,084,516,475)
Term deposits	*16,102,320,132*	*16,102,320,132*	-	*16,735,011,822*	*16,735,011,822*	-
Bonds	-	-	-	*1,351,643,836*	*1,351,643,836*	-
Loan receivables	*86,181,728,408*	*65,932,132,243*	*(6,219,283,399)*	*50,150,125,239*	*48,065,608,764*	*(2,084,516,475)*
Total	**5,317,616,474,203**	**5,249,916,713,257**	**(53,669,448,180)**	**3,558,349,746,024**	**3,524,068,506,317**	**(34,281,239,707)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

13. Financial investments (continued)

b. Held-to-maturity investments (continued)

	Closing balance			Opening balance (As restated)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
b. Long-term investments						
Time deposits with VIB *(i)*	25,000,000,000	25,000,000,000	-	-	-	-
Bonds *(vi)*	150,000,000,000	150,000,000,000	-	150,000,000,000	150,000,000,000	-
Long-term loan receivables	412,033,726,935	412,033,726,935	-	213,329,352,428	213,329,352,428	-
NBB Quang Ngai One Member Co., Ltd	*207,999,266,702*	*207,999,266,702*	-	*199,521,266,702*	*199,521,266,702*	-
Thang Long Join Stock Corporation	*190,000,000,000*	*190,000,000,000*	-	-	-	-
Other borrowers	*14,034,460,233*	*14,034,460,233*	-	*13,808,085,726*	*13,808,085,726*	-
Accrued interest receivable from bank deposits	9,637,135,095	9,637,135,095	-	1,166,352,448	1,166,352,448	-
Time deposits	*680,821,918*	*680,821,918*	-	-	-	-
Long-term loan receivables	*8,956,313,177*	*8,956,313,177*	-	*1,166,352,448*	*1,166,352,448*	-
Total	**596,670,862,030**	**596,670,862,030**	**-**	**364,495,704,876**	**364,495,704,876**	**-**
Total held-to-maturity	**5,914,287,336,233**	**5,846,587,575,287**	**(53,669,448,180)**	**3,922,845,450,900**	**3,888,564,211,193**	**(34,281,239,707)**

(i) The Company's term deposits at commercial banks have maturities ranging from 104 days to 13 months, with interest rates ranging from 2.1% 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 2,704,074,167,285 and VND 2,189,710,003,132, respectively *(see Note V.22 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 year was 12% per annum. The loan is secured by Tuan Loc's equity interest and other rights and benefits in a BOT project company.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

13. Financial investments (continued)

b. Held-to-maturity investments (continued)

(iii) The loan under a contract with a term of 12 months or is repayable on demand when the Company requires the funds. The applicable interest rate during the year was 12% per annum. The loans are unsecured.

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

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

The Company's remaining loan receivables to borrowers have a recovery period of 1 year to 5 years or as required to recover the funds by the Company. These loans are unsecured. The agreed interest rate ranged approximately from 5% to 12% per annum.

(vi) Bond investments of the Company consist of bonds issued by commercial banks with a 10-year term, earning interest rates during the year ranging from 5.675% per annum to 5.98% per annum. The Company had pledged all of its held bonds as collateral for its loans and financial obligations.

c. Investments in joint ventures, associates

	Closing balance		Opening balance	
	Cost VND	Share of post-acquisition profits VND	Cost VND	Share of post-acquisition profits VND
Tam Phu Investment & Construction Co., Ltd	4,579,636,245	(4,579,636,245)	4,579,636,245	(4,579,636,245)
Total carrying amount under equity method of accounting		-		-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

13. Financial investments (continued)

d. Equity investments in other entities

	Closing balance			Opening balance		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
Sai Gon Riverfront Investment Co., Ltd. *(i)*	803,369,650,000		-	803,369,650,000		-
Golden Real Estate Co., Ltd.	19,998,000,000		-	19,998,000,000		-
Sai Gon Dankia Water Supply Corporation	16,150,000,000		-	16,150,000,000		-
Me Kong - My Tho Tourist Corporation	5,000,000,000	-	(5,000,000,000)	5,000,000,000	-	(5,000,000,000)
Hifill JSC.	2,000,000,000	-	(2,000,000,000)	2,000,000,000	-	(2,000,000,000)
SG Building Materials Co., Ltd.	1,000,000,000	-	(1,000,000,000)	1,000,000,000	-	(1,000,000,000)
Phu My Bridge B.O.T Corporation	-		-	29,700,000,000	13,011,570,000	(16,688,430,000)
Total	**847,517,650,000**		**(8,000,000,000)**	**877,217,650,000**		**(24,688,430,000)**

(i) As of 30 September 2019, CII Invest, a wholly owned subsidiary of CII, signed a contract to transfer the number of 24,002,700 shares (equivalent to 80.001% of charter capital) in Sai Gon Riverfront Investment JSC (which was renamed as Sai Gon Riverfront Investment Co., Ltd.) to a partner for a value of VND 800,041,071,388. The transfer transaction shall be only completed and recorded in consolidated financial statements of the Company when the prerequisites of the transfer contract, framework and other agreements are fulfilled.

Movements in provision for equity investments in other entities during the period are as follows:

	Current period VND	Prior period VND
Revenue from leasing investment properties	43,953,948,872	40,516,056,542
Directly attributable expenses generating revenue during the period	30,648,535,298	30,488,427,824
Gross profit	**13,305,413,574**	**10,027,628,718**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

14. Deferred tax

	Equity preservation interest from Ha Noi Highway expansion B.O.T project *(i)* VND	Equity preservation interest and other financial benefit from other B.O.T projects *(ii)* VND	Revaluation of subsidiary's net assets on acquisition date *(iii)* VND	Provision for impairment of investments in subsidiary and associate VND	Unrealized profit/(loss) eliminated in consolidation VND	Total VND
a. Deferred tax assets						
For the period from 01 January 2025 to 30 June 2025						
Opening balance	**221,730,530,834**	**23,175,006,387**	**61,946,660,000**	**-**	**102,780,894,517**	**409,633,091,738**
Tax rate	20%	5%-14,23%	20%	20%	20%	
Charged to profit or loss	10,078,660,494	(14,819,562,482)	-	-	(39,296,218,564)	(44,037,120,552)
Closing balance	**211,651,870,340**	**37,994,568,869**	**61,946,660,000**	**-**	**142,077,113,081**	**453,670,212,290**
For the period from 01 January 2026 to 30 June 2026						
Opening balance of the current year	**201,573,209,846**	**45,447,528,706**	**61,946,660,000**	**-**	**178,191,931,908**	**487,159,330,460**
Tax rate	20%	5%-14.23%	20%	20%	20%	
Charged to profit or loss	7,904,831,760	(2,249,003,286)	-	-	(9,567,145,259)	(3,911,316,785)
Closing balance	**193,668,378,086**	**47,696,531,992**	**61,946,660,000**	**-**	**187,759,077,167**	**491,070,647,245**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

14. Deferred tax (continued)

	Equity preservation interest from Ha Noi Highway expansion B.O.T project *(i)* VND	Equity preservation interest and other financial benefit from other B.O.T projects *(ii)* VND	Revaluation of subsidiary's net assets on acquisition date *(iii)* VND	Provision for impairment of investments in subsidiary and associate VND	Unrealized profit/(loss) eliminated in consolidation VND	Total VND
b. Deferred tax liabilities						
For the period from 01 January 2025 to 30 June 2025						
Opening balance	-	-	**247,112,273,531**	**4,998,078,803**	**34,577,766,107**	**286,688,118,441**
Tax rate	N/A	N/A	20%	20%	20%	
Charged to profit or loss	-	-	(6,489,002,960)	-	10,289,902,265	3,800,899,305
Closing balance	-	-	**240,623,270,571**	**4,998,078,803**	**44,867,668,372**	**290,489,017,746**
For the period from 01 January 2026 to 30 June 2026						
Opening balance of the current year (As restated)	-	-	**234,134,267,611**	**786,852,028**	**57,345,658,375**	**292,266,778,014**
Tax rate	N/A	N/A	20%	20%	20%	
Charged to profit or loss	-	-	(6,489,002,960)	-	14,411,303,952	7,922,300,992
Closing balance	-	-	**227,645,264,651**	**786,852,028**	**71,972,183,497**	**300,404,300,176**
Total expenses recognised in profit or loss						**4,010,984,207**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

14. Deferred tax (continued)

(i) Under the B.O.T contract for the Hanoi Highway Expansion Project, the Company is entitled to an equity preservation interest rate of 14% per annum during construction phase. According to the guidance of the Ministry of Finance, the equity preservation interest accrued during this period is recognized as financial income and then shall be gradually deducted from toll revenue when the project is put into operation. The Company had declared and paid corporate income tax at a rate of 20% on the recognized equity interest and had also recorded a deferred tax asset at the same tax rate to reflect the tax that will be deductible in the future as toll revenue is incurred. As of 30 June 2026, the remaining deductible equity preservation interest in this project is VND 968,341,890,493 *(as presented in Note V.4)*, corresponding to a deferred tax asset of VND 193,668,378,086.

(ii) Deferred tax assets arising from equity preservation interest and financial benefits from other B.O.T projects include:

- The Project of 1A National Road expansion, section through Ninh Thuan Province: the Company recorded deferred tax assets for equity preservation interest and loan interest difference of the project of VND 660,760,194,900 with a tax rate of 5%, equivalent to VND 33,038,009,745. The tax rate used to recognize deferred tax is the preferential tax rate of the Project because the Company expects to fully recover these benefits during the project's tax incentive period;

- The Project of DT 741 Road expansion: As of 30 June 2026, the equity preservation interest balance is VND 103,011,400,184, with a corresponding deferred tax asset of VND 14,658,522,247. The tax rate applied for this deferred tax asset is 14.23%, calculated based on the average tax rate for the projected recovery periods.

(iii) Deferred tax assets and liabilities arising from the fair value revaluation of net assets of subsidiaries at the acquisition date include:

- Deferred tax assets arise from the recognition of the fair value of contingent liabilities related to land use fees of sold real estate projects, and deferred tax liabilities relate to the fair value uplift recognised upon the revaluation of the NBB Garden II Project, NBB Garden III Project, and the De Lagi luxury resort and residential area project upon the business combination of NBB. The balances of deferred tax assets and deferred tax liabilities arising from this business combination amount to VND 61,946,660,000 and VND 92,909,516,498, respectively. These deferred tax amounts will be reversed in the periods when the related obligations are settled or when the assets are transferred. The tax rate applied for deferred tax calculation is the expected tax rate applicable in the future when the assets are transferred or when liabilities are settled.

- Deferred tax liability related to the increased value of toll collection right of Trung Luong - My Thuan Expressway due to revaluation at the acquisition date. As of 30 June 2026, the remaining value of additional toll collection right is VND 550,820,628,319, corresponding to a deferred tax liability of VND 110,164,125,662;

- Deferred tax liability related to the increased value of toll collection right of DT 741 Road expansion due to revaluation at the acquisition date. As of 30 June 2026, the remaining value of additional toll collection right is VND 122,858,112,455, corresponding to a deferred tax liability of VN 24,571,622,491;

  These deferred tax liabilities shall be gradually reversed in line with the amortization value of increased toll collection rights.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

15. Goodwill

Movement of goodwill during the period

	Carrying amount VND
Cost	
Opening balance and Closing balance	2,600,636,223,354
Accumulated amortization	
Opening balance	**1,977,049,497,302**
Charged to profit or loss	108,503,486,937
Closing balance	**2,085,552,984,239**
Net book value	
Opening balance	**623,586,726,052**
Closing balance	**515,083,239,115**

16. Short-term trade payables

	Closing balance VND	Opening balance VND
Deo Ca Group JSC.	190,966,517,882	69,913,652,574
Other suppliers	320,466,148,176	425,876,004,778
Total	**511,432,666,058**	**495,789,657,352**

17. Short-term advances from customers

	Closing balance VND	Opening balance VND
Advance from customers buying real estate properties	78,365,800,324	69,064,747,700
Quang Nam Project Management Unit of Transport Construction	34,030,700,100	35,766,206,100
Other customers	9,932,055,270	11,463,122,987
Total	**122,328,555,694**	**116,294,076,787**

18. Dividends and profit payable

	Closing balance VND	Opening balance (As restated) VND
Dividends and profits payable	25,749,575,824	38,884,882,778

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

19. 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				
Value added tax	1,353,920,536	4,374,083,285	4,861,546,963	1,841,384,214
Corporate income tax	11,887,460,311	8,594,397,400	-	3,293,062,911
Personal income tax	856,219,749	2,376,772,399	2,313,263,429	792,710,779
Other receivables	555,789,595	361,091,188	575,218,000	769,916,407
Total	**14,653,390,191**	**15,706,344,272**	**7,750,028,392**	**6,697,074,311**
b. Payables				
Value added tax	15,565,359,443	110,329,063,202	109,195,055,359	16,699,367,286
Corporate income tax	44,938,928,305	51,130,263,727	60,433,085,969	35,636,106,063
Personal income tax	7,137,810,591	15,701,221,429	16,528,010,837	6,311,021,183
Other payables	-	2,870,831,723	1,660,812,426	1,210,019,297.00
Total	**67,642,098,339**	**180,031,380,081**	**187,816,964,591**	**59,856,513,829**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

20. Short-term accrued expenses

	Closing balance VND	Opening balance VND
Accrued interest expense	86,757,839,324	86,257,100,930
Accrued cost of construction works	49,335,809,230	40,863,788,407
Other accrued expenses	22,383,821,863	3,299,235,790
Total	**158,477,470,417**	**130,420,125,127**

21. Other payables

	Closing balance VND	Opening balance (As restated) VND
a. Other short-term payables		
Considerations received from business cooperation	298,235,000,000	298,235,000,000
Interest payable	192,058,399,381	202,840,734,218
Apartment maintenance fund	93,410,788,735	96,074,925,357
Received money to hold the seat and deposits from customers	53,543,227,700	64,225,014,700
Receipts on behalf of others	14,065,934,769	13,713,325,519
Other payables	82,254,110,359	54,304,349,677
Total	**733,567,460,944**	**729,393,349,471**
b. Other long-term payables		
Deposits and mortgages received	76,720,291,239	77,412,453,473
Other payables	15,109,228,563	9,083,176,294
Total	**91,829,519,802**	**86,495,629,767**
Total other payables	**825,396,980,746**	**815,888,979,238**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

22. Loans and obligations under finance lease

a. Short-term loans and obligations under finance lease

	Closing balance	Arising during the period		Opening balance
		Increase	Decrease	(As restate)
	VND	VND	VND	VND
Vietinbank	1,073,500,000,000	650,000,000,000	150,000,000,000	573,500,000,000
Vietcombank	665,500,000,000	765,500,000,000	435,000,000,000	335,000,000,000
OCB	350,000,000,000	350,000,000,000	122,910,000,000	122,910,000,000
TPBank	200,000,000,000	200,000,000,000	-	-
BIDV	188,032,318,210	271,221,735,323	329,687,659,734	246,498,242,621
Viet Capital Bank	57,600,000,000	57,600,000,000	50,000,000,000	50,000,000,000
VIB	-	-	609,800,000,000	609,800,000,000
Securities companies	375,291,273,552	541,346,989,398	250,057,188,165	84,001,472,319
Other entities and individuals	1,243,585,324,317	3,000,000,000	46,536,131,191	1,287,121,455,508
Borrowing costs	-	-	1,041,666,669	(1,041,666,669)
Current portion of long-term loans *(see Note b)*	1,162,020,174,150			1,159,519,974,058
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.23)*	(166,228,350)			(106,180,475)
Total	**6,063,262,035,181**	**2,838,668,724,721**	**1,995,032,645,759**	**5,044,846,616,034**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

22. Loans and obligations under finance lease (continued)

b. Long-term loans and obligations under finance lease

	Closing balance	Arising during the period		Opening balance
		Increase	Decrease	(As restate)
	VND	VND	VND	VND
Long-term loans	**15,925,089,608,816**	**2,858,213,608,172**	**988,042,251,873**	**14,053,945,246,241**
Vietcombank	7,437,899,818,889	50,000,000,000	647,116,432,081	8,035,016,250,970
VPBank	5,399,947,871,292	1,937,013,608,172	72,725,000,000	3,535,659,263,120
TPBank	1,178,877,726,460	-	40,000,000,000	1,218,877,726,460
Vietinbank	1,110,460,000,000	-	44,564,000,000	1,155,024,000,000
VIB	846,250,000,000	880,000,000,000	33,750,000,000	-
BIDV	659,167,505,691	-	100,112,000,000	759,279,505,691
Loans from related parties *(see Note VII.3)*	10,000,000,000	-	-	10,000,000,000
Other individuals and entities	457,679,237,395	-	48,926,736,663	506,605,974,058
Borrowing costs	(14,949,416,871)	(8,800,000,000)	848,083,129	(6,997,500,000)
Less: Amount due for settlement in 12 months	(1,162,020,174,150)			(1,159,519,974,058)
Add: Borrowing costs to be charged to financial expenses in the next 12 months	1,777,040,110			-

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

22. Loans and obligations under finance lease (continued)

b. Long-term loans and obligations under finance lease (continued)

	Closing balance	Arising during the period		Opening balance
		Increase	Decrease	(As restate)
	VND	VND	VND	VND
Corporate bonds	**2,545,725,359,589**	**496,800,000,000**	**5,532,616,979**	**2,215,425,637,350**
CII012029_G	1,035,000,000,000	-	-	1,035,000,000,000
CII12504	500,000,000,000	500,000,000,000	-	-
CIIB2426001	300,000,000,000	-	-	300,000,000,000
CIIB2427001	300,000,000,000	-	-	300,000,000,000
CII12502	300,000,000,000	-	-	300,000,000,000
CII12503	280,000,000,000	-	-	280,000,000,000
CIIH2427002	200,000,000,000	-	-	200,000,000,000
CII12501	200,000,000,000	-	-	200,000,000,000
CIIH2427004	108,000,000,000	-	-	108,000,000,000
CIIH2427003	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
Total of long-term loan and long-term corporate bonds	**18,470,814,968,405**	**3,355,013,608,172**	**993,574,868,852**	**16,269,370,883,591**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

22. Loans and obligations under finance lease (continued)

b. Long-term loans and obligations under finance lease (continued)

Long-term loans and long-term corporate bonds are payable under the following schedule:

Payment schedule of long-term loans

	Closing balance VND	Opening balance VND
On demand	1,162,020,174,150	1,159,519,974,058
In the second year	1,446,774,424,631	1,433,460,575,775
In the third to fifth year inclusive	6,907,945,297,283	6,579,333,081,803
After five years	7,583,542,263,663	6,048,149,088,663
	17,100,282,159,727	**15,220,462,720,299**
Less: Amount due for settlement in 12 months	(1,162,020,174,150)	(1,159,519,974,058)
Less: Borrowing costs *(*)*	(14,949,416,871)	(6,997,500,000)
Add: Borrowing costs to be charged to financial expenses in the next 12 months	1,777,040,110	-
Total	**15,925,089,608,816**	**14,053,945,246,241**

(*) The amount to be charged to future financial expenses represents borrowing costs recorded as a deduction from the principal amount of the borrowings at the inception of the loans. These costs are amortised to borrowing costs using the straight-line method over the terms of the borrowings.

Payment schedule 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 costs to be charged to financial expenses in the next 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

22. Loans and obligations under finance lease (continued)

b. Long-term loans and obligations under finance lease (continued)

Notes to the outstanding straight bonds

CII012029_G bond with total par value of VND 1,150 billion

- Par value: VND 100,000 per bond;
- Number of bonds issued: 11,500,000;
- Bondholders: institutional investors;
- Type of bonds: non-convertible corporate bonds, without warrants, and guaranteed for payment;
- Issuance date: 31 January 2019;
- Term of bonds: 10 years commencing on issuance date;
- Coupon rate: 7.2% per annum;
- Coupon payment: each six months and payable in arrears;
- Purpose of issuance: finance the major BOT projects of the Company;
- Payment guarantee: This bond is guaranteed by GuarantCo Ltd for a period of 10 years.

As of 30 June 2026, the Company had repurchased 1,150,000 bonds with an aggregate par value of VND 115 billion.

CII12504 bond with total par value of VND 500 billion

- Par value: VND 100,000,000 per bond;
- Number of bonds issued: 5,000;
- Method of issuance: private placement;
- Bondholders: institutional investors;
- Type of bonds: non-convertible corporate bonds, without warrants, and guaranteed by a credit institution;
- Collateral: Guaranteed for payment by Tien Phong Commercial Joint Stock Bank;
- Issuance date: 30 December 2025;
- Term of bonds: 60 months commencing on issuance date;
- Coupon rate: A fixed interest rate at 8.5% per annum applicable for the first four payment periods. For the following periods, it shall be floating based on the aggregation of 3% and the average interest rate of 12-month term deposits/savings for individual customers in VND, as announced by Tien Phong Commercial Joint Stock Bank on the relevant interest determination date (in all cases, the interest rate is not lower than 8.5% per annum).
- Coupon payment: each three months and payable in arrears;
- Purpose of issuance: investment in the construction and expansion of the Ho Chi Minh City – Trung Luong – My Thuan Expressway Project.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

22. Loans and obligations under finance lease (continued)

b. Long-term loans and obligations under finance lease (continued)

Notes to the outstanding straight bonds (continued)

CIIB2426001 bond with total par value of VND 300 billion

- Par value: VND 100,000,000 per bond;
- Number of bonds issued: 3,000;
- Bondholders: public offering to institutional and individual investors;
- Type of bonds: non-convertible corporate bond, without warrants, and no collateral;
- Issuance date: 14 October 2024;
- Term of bonds: 02 years commencing on issuance date;
- Coupon rate: 10% per annum;
- Coupon payment: each three months and payable in arrears;
- Purpose of issuance: redemption of the CIIB2124002 bonds *(bond code: CII121029)* due on 21 October 2024.

CIIB2427001 bond with total par value of VND 300 billion

- Par value: VND 100,000,000 per bond;
- Number of bonds issued: 3,000;
- Method of issuance: private placement;
- Bondholders: institutional investors;
- Type of bonds: non-convertible corporate bonds without warrants and secured by collateral;
- Collateral: Shares of subsidiaries owned by the Company;
- Issuance date: 22 July 2024;
- Term of bonds: 36 months;
- Coupon rate: Floating and being calculated as aggregation of 4.85% and the average interest rate of 12-month (or equivalent) term deposits/savings for individual customers donated in VND, as announced by Military Commercial Joint Stock Bank, Vietnam Prosperity Joint Stock Commercial Bank, Asia Commercial Joint Stock Bank, and Vietnam Technological and Commercial Joint Stock Bank on the relevant interest rate determination date;
- Interest payment: each three months and payable in arrears;
- Purpose of issuance: Restructuring the Company's debt.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

22. Loans and obligations under finance lease (continued)

b. Long-term loans and obligations under finance lease (continued)

Notes to the outstanding straight bonds (continued)

CII12502 bond with total par value of VND 300 billion

- Par value: VND 100,000,000 per bond;
- Number of bonds issued: 3,000;
- Method of issuance: private placement;
- Bondholders: institutional and individual investors;
- Type of bonds: non-convertible corporate bonds without warrants, secured by collateral;
- Collateral: Shares of the subsidiary owned by the Company;
- Issuance date: 10 July 2025;
- Term of bonds: 5 years commencing on issuance date;
- Coupon rate: The fixed interest rate applicable to the first two interest periods is 10.25% per annum. The interest rate applicable to subsequent interest periods shall be a floating rate, calculated as the aggregate of 4.5% per annum and the average 12-month (or equivalent) VND-denominated savings deposit interest rate (interest paid at maturity) applicable to individual customers, as quoted by four Vietnamese commercial banks, namely: BIDV, Vietcombank, Vietinbank, and Agribank, as at the Interest Rate Determination Date for the relevant interest period. If the interest rate calculated for any interest period after the first two periods is lower than 10% per annum, the applicable interest rate for that period shall be 10% per annum;
- Coupon payment: each six months and payable in arrears;
- Purpose of issuance: Contribution capital in CII Trading Investment Limited Liability Company ("CII Invest").

CII12503 bond with total par value of VND 280 billion

- Par value: VND 100,000,000 per bond;
- Number of bonds issued: 2,800;
- Method of issuance: private placement;
- Bondholders: institutional and individual investors;
- Type of bonds: non-convertible corporate bonds without warrants, secured by collateral;
- Collateral: Shares of the subsidiary owned by the Company and the Company's subsidiary,
- Issuance date: 30 December 2025;
- Term of bonds: 5 years commencing on issuance date;
- Coupon rate: The fixed interest rate applicable to the first two interest periods is 10% per annum. The interest rate applicable to subsequent interest periods shall be a floating rate, calculated as the aggregate of 4.5% per annum and the average 12-month (or equivalent) VND-denominated savings deposit interest rate (interest paid at maturity) applicable to individual customers, as quoted by four Vietnamese commercial banks, namely: Vietcombank, BIDV (reference rate applicable in Hanoi), Vietinbank, and Agribank, as at the Interest Rate Determination Date for the relevant interest period. If the interest rate calculated for any interest period after the first two periods is lower than 9.8% per annum, the applicable interest rate for that period shall be 9.8% per annum;
- Coupon payment: each six months and payable in arrears;
- Purpose of issuance: Restructuring the Company's debt.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

22. Loans and obligations under finance lease (continued)

b. Long-term loans and obligations under finance lease (continued)

Notes to the outstanding straight bonds (continued)

CIIH2427002 bond with total par value of VND 200 billion

- Par value: VND 100,000,000 per bond;
- Number of bonds issued: 2,000;
- Method of issuance: private placement;
- Bondholders: institutional investors;
- Type of bonds: non-convertible corporate bonds without warrants, secured by collateral;
- Collateral: Shares of the subsidiary owned by the Company;
- Issuance date: 17 October 2024;
- Term of bonds: 03 years commencing on issuance date;
- Coupon rate: A fixed interest rate at 11% per annum applicable for the first payment period. For the following periods, it shall be floating based on the aggregation of 4.5% and the average interest rate of 12-month term deposits/savings for individual customers in VND, as announced by BIDV, Vietcombank, VietinBank, and Agribank on the relevant interest determination date (in all cases, the interest rate is not lower than 10% per annum).
- Coupon payment: each six months and payable in arrears;
- Purpose of issuance: redemption of the CIIB2124002 bonds *(bond code: CII121029)* due on 21 October 2024.

CII12501 bond with total par value of VND 200 billion

- Par value: VND 100,000,000 per bond;
- Number of bonds issued: 2,000;
- Method of issuance: private placement;
- Bondholders: institutional and individual investors;
- Type of bonds: non-convertible corporate bond and without warrants but accompanied with collateral;
- Collateral: Shares of the subsidiary owned by the Company;
- Issuance date: 24 June 2025;
- Term of bonds: 5 years commencing on issuance date;
- Coupon rate: The fixed interest rate applicable to the first two interest periods is 10.25% per annum. The interest rate applicable to subsequent interest periods shall be a floating rate, calculated as the aggregate of 4.5% per annum and the average 12-month (or equivalent) VND-denominated savings deposit interest rate (interest paid at maturity) applicable to individual customers, as quoted by four Vietnamese commercial banks, namely: Vietcombank, BIDV (reference rate applicable in Hanoi), Vietinbank, and Agribank, as at the Interest Rate Determination Date for the relevant interest period. If the interest rate calculated for any interest period after the first two periods is lower than 10% per annum, the applicable interest rate for that period shall be 10% per annum;
- Coupon payment: each six months and payable in arrears;
- Purpose of issuance: Contribution capital in CII Trading Investment Limited Liability Company ("CII Invest").

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

22. Loans and obligations under finance lease (continued)

b. Long-term loans and obligations under finance lease (continued)

Notes to the outstanding straight bonds (continued)

CIIH2427004 bond with total par value of VND 108 billion

- Par value: VND 100,000,000 per bond;
- Number of bonds issued: 1,080;
- Method of issuance: private placement;
- Bondholders: institutional and individual investors;
- Type of bonds: non-convertible corporate bond and without warrants but accompanied with collateral;
- Collateral: Shares of the subsidiary owned by the Company;
- Issuance date: 15 November 2024;
- Term of bonds: 36 months commencing on issuance date;
- Coupon rate: A fixed interest rate at 10% per annum applicable for the first four payment periods. For the following periods, it shall be floating based on the aggregation of 4.3% and the average interest rate of 12-month term deposits/savings for individual customers in VND, as announced by BIDV, Vietcombank, VietinBank, and Agribank on the relevant interest determination date (in all cases, the interest rate is not lower than 10% per annum).
- Coupon payment: each three months and payable in arrears;
- Purpose of issuance: Restructuring the Company's debt.

CIIH2427003 bond with total par value of VND 100 billion

- Par value: VND 100,000,000 per bond;
- Number of bonds issued: 1,000;
- Method of issuance: private placement;
- Bondholders: institutional and individual investors;
- Type of bonds: non-convertible corporate bond and without warrants but accompanied with collateral;
- Collateral: Shares of the subsidiary owned by the Company;
- Issuance date: 25 October 2024;
- Term of bonds: 03 years commencing on issuance date;
- Coupon rate: A fixed interest rate at 11% per annum applicable for the first payment period. For the following periods, it shall be floating based on the aggregation of 4.5% and the average interest rate of 12-month term deposits/savings for individual customers in VND, as announced by BIDV, Vietcombank, VietinBank, and Agribank on the relevant interest determination date (in all cases, the interest rate is not lower than 10% per annum).
- Coupon payment: each six months and payable in arrears;
- Purpose of issuance: Restructuring the Company's debt.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

23. Provisions

	Opening balance VND	Increase VND	Decrease VND	Closing balance VND
a. Short-term				
Land use levy of completed and operational projects *(i)*	630,733,300,000	-	-	630,733,300,000
Other short-term provisions	1,666,513,634	-	-	1,666,513,634
Total	**632,399,813,634**	**-**	**-**	**632,399,813,634**
b. Long-term				
Major maintenance costs	8,767,658,056	3,831,162,736	11,775,135,986	823,684,806
Total	**641,167,471,690**	**3,831,162,736**	**11,775,135,986**	**633,223,498,440**

(i) This represents the land use right fees of the projects that had been handed over for use that were invested and developed by 577 Investment Corporation ("NBB"), including the Diamond Riverside Project and City Gate Project. To the date of this consolidated financial statement, NBB has not yet completed the final settlements for land use fees with the authorities for State Budget submission. The Company has determined that the land use fee of these projects may differ from the value estimated and recorded by NBB in its financial statements as of the acquisition date, with a total value of VND 321,000,000,000. Consequently, the Company has determined the fair value of the contingent liability related to this financial obligation based on the most prudent and recognized additional amount of VND 309,733,300,000 in the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

24. Convertible bonds

	Closing balance VND	Movements during the period: Amortisation of bond discounts VND	Amortisation of bond issuance costs VND	Repurchase of bonds VND	Matured without conversion into shares VND	Converted into shares VND	Additional issuance VND	Opening balance VND
CII425002	2,221,456,214,232	77,141,519	-	-	-	-	2,221,533,355,751	-
CII425001	972,311,907,889	49,418,982,675	-	-	-	-	-	1,021,730,890,564
CII424002	65,478,500,000	-	-	-	-	465,348,700,000	-	530,827,200,000
Bond issuance costs	(1,933,251,092)	-	152,731,167	-	-	-	(1,100,000,000)	(985,982,259)
Add: Bond issuance costs carried forward to expenses within the next 12 months	166,228,350							106,180,475
Total	**3,257,479,599,379**	**49,496,124,194**	**152,731,167**	**-**	**-**	**465,348,700,000**	**2,220,433,355,751**	**1,551,678,288,780**

Convertible bonds subject to redemption or conversion at maturity are scheduled as follows:

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

(*) 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

24. Convertible bonds (continued)

Notes to the convertible bonds

CII425002 bond with total par value of VND 2,500,000,000,000

- Par value: VND 100,000 per bond;
- Offer price: 100% of par value;
- Number of bonds issued: 25,000,000;
- Bondholders: institutional and individual investors;
- Type of bonds: bonds convertible into shares, without warrants, and no collateral;
- Issuance date: 25 June 2026;
- Term of bonds: 15 years;
- Maturity date: 25 June 2041;
- Coupon rate: The fixed interest rate is fixed at 10% per annum for the first four interest periods (each interest period being three months). For each subsequent interest period, the floating interest rate is determined as the sum of 3.5% per annum and the Reference Interest Rate. The Reference Interest Rate is the 12-month VND personal savings deposit interest rate (postpaid interest, over the counter) announced by the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) on the interest determination date (being the seventh business day prior to the first day of each interest period);
- Coupon payment: each three months and payable in arrears;
- Conversion schedule: The bonds are convertible in 13 tranches with the first conversion tranche taking place on 25 January 2027. The number of bonds to be converted from the first to the thirteenth tranche shall be at the discretion of bondholders. On the maturity date, all outstanding unconverted bonds will be redeemed by the Company at their principal amount together with accrued interest;
- Conversion Price: VND 12,500 per ordinary share;
- Conversion ratio: 1:8 (each bond is convertible into eight ordinary shares);
- Discount rate used to determine the present value of the liability component of the convertible bonds: 11% per annum;
- The bond issuance plan was approved by the Company's General Meeting of Shareholders under Resolution No. 53/NQ-ĐHĐCĐ dated 18 April 2025 and by the Board of Directors under Resolution No. 152/NQ-HĐQT (Term 2022–2027) dated 12 September 2025. In accordance with the approved use of proceeds set out in the issuance plan and disclosed in the Prospectus dated 25 February 2026, the proceeds from the bond issuance will be used to finance in the Company's programmes and projects.

  Pursuant to the Board of Directors' Resolution No. 197/NQ-HĐQT (Term 2022–2027) dated 29 June 2026 regarding the change in the use of proceeds, the Company intends to use the proceeds from the bond issuance for the following purposes:

  (i) Capital contribution to BOT Saigon - My Thuan Expressway Co., Ltd. for investment in the Ho Chi Minh City - Trung Luong - My Thuan Expressway expansion project, with a total amount of VND 1,151 billion;
  (ii) Capital contribution to CII Trading Investment Limited Liability Company ("CII Invest"), with a total amount of VND 300 billion;
  (iii) Contribution capital under the business cooperation arrangement with BOT Saigon - My Thuan Expressway Co., Ltd. for investment in the Ho Chi Minh City - Trung Luong - My Thuan Expressway expansion project, with a total amount of VND 1,049 billion.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

24. Convertible bonds (continued)

Notes to the convertible bonds (continued)

CII425002 bond with total par value of VND 2,500,000,000,000 (continued)

As at 30 June 2026, the Company had disbursed VND 1,424 billion of the proceeds from the bond issuance in accordance with the approved use of bond proceeds, comprising VND 75 billion for capital contribution to BOT Saigon - My Thuan Expressway Co., Ltd with VND 300 billion for capital contribution to CII Trading Investment Limited Liability Company and VND 1,049 billion for business cooperation with BOT Saigon - My Thuan Expressway Co., Ltd. The remaining unused proceeds of VND 1,076 billion were deposited with banks as at 30 June 2026.

At initial recognition, the convertible bonds were separated into liability and equity components, which were recognised at VND 2,221,533,355,751 and VND 278,466,644,249, respectively.

CII425001 bond with total par value of VND 2,000,000,000,000

- Par value: VND 100,000 per bond;
- Offer price: 100% of par value;
- Number of bonds issued: 20,000,000;
- Bondholders: institutional and individual investors;
- Type of bonds: bonds convertible into shares, without warrants, and no collateral;
- Issuance date: 18 August 2025;
- Term of bonds: 10 years;
- Maturity date: 18 August 2035;
- Coupon rate: The fixed interest rate is 10% per annum for the first four interest periods (each interest period being three months). For each subsequent interest period, the floating interest rate is determined as the sum of 3.5% and the Reference Interest Rate. The Reference Interest Rate is the 12-month VND personal savings deposit interest rate (postpaid interest, over the counter) announced by the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) on the interest determination date (being the seventh business day prior to the first day of each interest period);
- Coupon payment: each three months and paid arrears;
- Conversion schedule: The bonds are convertible in nine (9) tranches with the first conversion tranche taking place on 25 January 2027. The number of bonds to be converted the first tranche to the eighth tranche shall be at the discretion of the investors. In the last tranche, the investors are required to convert all of their remaining bonds into ordinary shares;
- Conversion Price: VND 12,500 per ordinary share;
- Conversion ratio: 1:8 (each bond is convertible into eight ordinary shares);
- Discount rate used to determine the present value of the liability component of the convertible bonds: 10% per annum;
- Purposes of using bond funds:
  - *(i)* Capital contribution to CII Public-Private Partnership Company Limited in the amount of VND 1,035,000,000,000;
  - *(ii)* To make a capital contribution to CII Trading Investment Limited Liability Company ("CII Invest") in the amount of VND 500,000,000,000;
  - *(iii)* To make a capital contribution to Khu Bac Thu Thiem Company Limited in the amount of VND 465,000,000,000.

At initial recognition, the Company allocated the instrument into its liability and equity components, which were recognized in liabilities and equity at VND 1,057,038,444,605 and VND 942,961,555,395, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

24. Convertible bonds (continued)

Notes to the convertible bonds (continued)

CII424002 bond (formerly known as CII42301) with total par value of VND 2,813,068,900,000

- Par value: VND 100,000 per bond;
- Offer price: 100% of par value;
- Number of bonds issued: 28,130,689;
- Bondholders: institutional and individual investors, including (1) existing shareholders listed at the time of rights offering, and (2) officers, employees of the Issuing Organization (for the portion of bonds not fully purchased by existing shareholders);
- Type of bonds: bonds convertible into shares, without warrants, and no collateral;
- Issuance date: 25 January 2024;
- Term of bonds: 10 years;
- Coupon rate: an interest rate of 10% per annum applicable for the first four payment periods and for the following period, it is referred to the interest rate applied in the period plus (+) 2.5% per annum;
- Conversion deadline: Once every 12 months commencing on the issuance date;
- Coupon payment: each three months with interest paid in arrears;
- Convertible bonds schedule: Allowed to convert in 10 tranches on each 12-month since the issuance date with a conversion price of VND 10,000 per share (the second tranche is on the 24th month and the tenth tranche is on the 120th month since the issuance date);
- Conversion ratio: 1:10 (each bond can be converted into 10 common shares).
- Bond principal repayment: Repayment of 100% of the bond face value on the maturity date;
- Purposes of using bond funds:
  - *(i)* Purchasing bonds issued by BOT Ninh Thuan Province Co., Ltd, a subsidiary of the group currently investing in the Project of 1A National Road extension, section through Ninh Thuan Province, issued on 29 January 2024, with a total amount of VND 1,200,000,000,000;
  - *(ii)* Purchasing bonds issued by Ha Noi Highway Construction and Investment JSC, a subsidiary of the group currently investing in the Hanoi highway expansion project, issued on 07 February 2024, with a total amount of VND 523,068,900,000;
  - *(iii)* Repayment for CIIB2124001 bonds and CIIB2024009 bonds with respective amounts of VND 590,000,000,000 and VND 500,000,000,000.

As of 30 June 2026, the Company completed the tranches of bond conversion, with a total of 27,475,904 bonds converted, equivalent to a par value of VND 2,747,590,400,000, resulting in 274,759,040 shares being converted

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

24. Convertible bonds (continued)

Notes to the convertible bonds (continued)

The carrying amounts of the liability and equity components 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	-
Bond issuance costs	1,100,000,000	-
Net proceeds from the issuance of convertible bonds	**2,498,900,000,000**	-
Equity component	278,466,644,249	-
Bond issuance costs allocated to equity component	-	-
Equity component at initial recognition	**278,466,644,249**	-
Liability component at the beginning of the period	**1,551,572,108,305**	**2,827,214,322,278**
Add: Interest charged using the effective interest rate in the period	57,854,698,525	35,608,337,093
Add: Bond issuance costs amortised during the period	152,731,167	708,769,448
Less: Coupon interest payable at the nominal coupon rate	(107,350,822,719)	(35,608,337,093)
Less: Conversion into ordinary 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 CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

25. Owner's equity

a. Movement of owner's equity

	Owner's contributed capital VND	Share premium VND	Convertible debt option reserve VND	Other owner's capital VND	Investment and development fund VND	Retained earnings VND	Non-controlling interests (NCI) VND	Total VND
For the period from 01 January 2025 to 30 June 2025								
Opening balance	**3,197,524,130,000**	**387,336,668,802**	-	**6,660,084,447**	**311,139,047,276**	**2,127,251,421,516**	**3,129,228,628,279**	**9,159,139,980,320**
Net profit for the period	-	-	-	-	-	46,810,971,660	138,250,610,726	185,061,582,386
Conversion of bonds	2,284,418,700,000	-	-	-	-	-	-	2,284,418,700,000
Effect of change in ownership in subsidiaries	-	-	-	-				
Dividend paid	-	-	-	-	-	(87,073,343,949)	(214,874,755,836)	(301,948,099,785)
Appropriation of funds	-	-	-	-	-	-	(1,485,476,379)	(1,485,476,379)
Other increase/(decreases)	-	-	-	-	26,814,875,363	(60,050,336,083)	(6,267,178,558)	(39,502,639,278)
					(9,971,984)	2,023,381,413	(713,587,051)	1,299,822,378
Closing balance	**5,481,942,830,000**	**387,336,668,802**	-	**6,660,084,447**	**337,943,950,655**	**2,028,962,094,557**	**3,044,138,241,181**	**11,286,983,869,642**
For the period from 01 July 2025 to 31 December 2025								
Opening balance	**5,481,942,830,000**	**387,336,668,802**	-	**6,660,084,447**	**337,943,950,655**	**2,028,962,094,557**	**3,044,138,241,181**	**11,286,983,869,642**
Net profit for the year	-	-	-	-	-	77,252,164,545	105,297,520,072	182,549,684,617
Conversion of bonds	5,114,000,000	-	-	-	-	-	-	5,114,000,000
Convertible debt option reserve	-	-	942,961,555,395	-	-	-	-	942,961,555,395
Bonus share issuance	767,447,380,000	(354,280,194,318)	-	-	(269,857,844,910)	(143,309,340,772)	-	-
Effect of change in ownership in subsidiaries	-	-	-	-	-	(24,029,728,684)	(88,744,029,818)	(112,773,758,502)
NCI contributes additional equity to the subsidiary	-	-	-	-	-	-	86,999,590,000	86,999,590,000
Dividend paid	-	-	-	-	-	(312,469,510,500)	(123,044,786,079)	(435,514,296,579)
Appropriation of funds	-	-	-	-	-	(5,112,921,503)	(1,237,078,497)	(6,350,000,000)
Other increases /(decreases)	-	-	-	-	-	(136,483,341)	7,274,151,833	7,137,668,492
Closing balance	**6,254,504,210,000**	**33,056,474,484**	**942,961,555,395**	**6,660,084,447**	**68,086,105,745**	**1,621,156,274,302**	**3,030,683,608,692**	**11,957,108,313,065**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

25. Owner's equity (continued)

a. Movement of owner's equity (continued)

	Owner's contributed capital VND	Share premium VND	Convertible debt option reserve VND	Other owner's capital VND	Investment and development fund VND	Retained earnings VND	Non-controlling interests (NCI) VND	Total VND
For the period from 01 January 2026 to 30 June 2026								
Opening balance	**6,254,504,210,000**	**33,056,474,484**	**942,961,555,395**	**6,660,084,447**	**68,086,105,745**	**1,621,156,274,302**	**3,030,683,608,692**	**11,957,108,313,065**
Net profit for the period	-	-	-	-	-	33,098,650,691	62,927,298,797	96,025,949,488
Conversion of bonds	465,348,700,000	-	-	-	-	-	-	465,348,700,000
Convertible debt option reserve	-	-	278,466,644,249	-	-	-	-	278,466,644,249
Effect of change in ownership in subsidiaries	-	-	-	-	-	(2,849,448,563)	(1,387,003,837)	(4,236,452,400)
NCI contributes additional equity to the subsidiary	-	-	-	-	-	-	192,750,000,000	192,750,000,000
Dividend paid	-	-	-	-	-	-	(540,541)	(540,541)
Appropriation of funds	-	-	-	-	-	(23,644,518,803)	(5,960,739,807)	(29,605,258,610)
Other increases /(decreases)	-	-	-	-	-	(57,074,548)	22,488,170	(34,586,378)
Closing balance	**6,719,852,910,000**	**33,056,474,484**	**1,221,428,199,644**	**6,660,084,447**	**68,086,105,745**	**1,627,703,883,079**	**3,279,035,111,474**	**12,955,822,768,873**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

25. 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 treasury shares (shares repurchased by the Company)	-	-
+ 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

At the 2025 Annual General Meeting of Shareholders held on 28 April 2026, the shareholders approved the discontinuation of the previously approved dividend distribution resolutions in order to prioritise the Company's financial resources for investment in new projects. Accordingly, the Company will no longer proceed with the distribution of the remaining dividends for 2023 and 2024 under those resolutions. In addition, no dividend will be declared in respect of 2025.

Pursuant to the Resolution of the 2025 Annual General Meeting of Shareholders, the Board of Directors has been authorised to declare and pay an interim cash dividend for 2026 during the year, provided that the aggregate interim dividend does not exceed 16% of charter capital. The final dividend rate will be determined and approved at the 2026 Annual General Meeting of Shareholders.

26. Off balance sheet items

	Closing balance VND	Opening balance VND
Bad debts written off	139,195,548,246	139,195,548,246

The Company has recognised provisions for long-outstanding doubtful debts in accordance with prevailing regulations. After undertaking all necessary collection measures, the Company assessed and determined that certain receivables were deemed irrecoverable and, accordingly, derecognised the related impairment provisions. Among these, significant doubtful debts for which impairment provisions were written off include:

- A capital support of VND 30.6 billion granted to a counterparty that was formerly a member of the Company but has since lost its ability to repay.

- An advance payment of VND 20.6 billion to a construction contractor for the Son Tinh - Quang Ngai Residential Area Project, which has become uncollectible.

The Company will continue to pursue recovery of these written-off receivables; any subsequent recoveries will be recognised as other income in the period in which they are collected.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from goods sold and services rendered

	Current period VND	Prior period VND
Revenue from goods sold and services rendered		
Revenue from toll collection	1,409,525,797,740	1,308,246,733,900
Revenue from construction, maintenance and installation activities	79,766,207,184	33,555,852,671
Revenue from sales of goods	56,471,394,408	35,563,010,988
Revenue from sales of real estate properties	43,953,948,873	64,374,487,040
Revenue from BT contract	42,494,313,632	-
Revenue from rendering services	22,373,476,851	36,419,159,410
	1,654,585,138,688	**1,478,159,244,009**
Sale deductions		
Reversal of income of capital preservation from B.O.T projects	(40,355,414,202)	(51,224,557,872)
Sales returns	(28,680,817,684)	(165,479,900)
	(69,036,231,886)	**(51,390,037,772)**
Net revenue	**1,585,548,906,802**	**1,426,769,206,237**

2. Cost of sales

	Current period VND	Prior period VND
Cost of toll collection	480,064,618,201	440,661,815,517
Cost of construction, maintenance and installation activities	75,458,091,368	32,624,535,961
Cost of goods sold	56,471,394,408	32,530,240,959
Cost of real estate properties sold	31,203,328,677	45,616,154,234
Cost of construction under BT contract	42,494,313,632	-
Cost of services rendered	14,318,723,225	31,079,483,438
Cost of sales returns	(27,677,926,602)	-
Total	**672,332,542,909**	**582,709,333,910**

3. Financial income

	Current period VND	Prior period VND
Interest income from invesment cooperation, bank deposits, bonds and loans	150,531,012,587	163,068,532,920
Other financial income from B.O.T contracts *(i)*	62,225,385,982	188,831,955,062
Income from the transfer of project participation rights	8,000,000,000	-
Gains from the disposal of subsidiaries and the transfer of financial investments	2,239,391,264	3,093,617
Other types of financial income	12,809,898,467	50,253,424,658
Total	**235,805,688,300**	**402,157,006,257**

(i) As presented in Note V.5, the income generated during the year comprises financial benefits from several B.O.T projects under investment and operation, which are recognized to reasonably reflect the value of the Company's assets invested in such projects. Accordingly, the financial benefits recognized during the period from the National Highway 1A Expansion Project through Ninh Thuan Province amounted to VND 62,225,385,982.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INCOME STATEMENT (continued)

4. Financial expenses

	Current period VND	Prior period (As restated) VND
Interest expenses, financial support costs and other costs related to borrowings and bonds payable.	732,331,172,060	679,371,016,514
Losses on disposal of other financial investments	9,742,016,642	25,194,798,255
(Reversal)/provision for impairment of financial investment	(23,007,727,847)	12,382,310,170
Other types of financial expenses	3,661,784,802	7,544,162,768
Total	**722,727,245,657**	**724,492,287,707**
Of which, financial expenses from transactions with related parties *(see more in Note VII.3)*	421,506,849	1,034,904,111

5. Selling expenses

	Current period VND	Prior period VND
Operating cost of toll station	28,080,701,218	36,280,025,298
Labour cost	2,333,146,738	4,320,819,511
Brokerage commission fees	1,164,656,248	1,010,832,959
Outsource rendered services and other monetary expenses	7,164,701,875	584,891,247
Total	**38,743,206,079**	**42,196,569,015**

6. General and administration expenses

	Current period VND	Prior period (As restated) VND
Amortization of goodwill	108,503,486,937	108,611,826,975
Labour cost	31,833,510,177	38,155,082,274
Depreciation and amortization of fair value of intangible fixed assets incurred in business ombinations	33,428,540,217	34,433,105,724
Taxes, fees and charges	1,290,353,000	857,587,328
Materials and stationary expenses	742,911,760	1,380,442,573
Expenses for provison of doubtful debts	5,368,166,334	27,081,300,744
Outsource rendered services	13,784,992,932	10,309,908,700
Other monetary expenses	11,598,065,254	7,659,673,434
Total	**206,550,026,611**	**228,488,927,752**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INCOME STATEMENT (continued)

7. Other income

	Current period VND	Prior period VND
Income from settlement of payables	4,816,731,811	-
Gain on disposal of fixed assets	880,000,000	620,496,807
Income from contractual penalties	-	365,461,000
Other income	1,027,978,633	121,632,767
Total	**6,724,710,444**	**1,107,590,574**

8. Other expenses

	Current period VND	Prior period VND
Contract termination costs *(i)*	25,714,903,821	40,501,253,892
The value of discontinued projects recognized as expenses during the period	-	8,594,914,309
Other expenses	2,534,189,026	6,175,309,899
Total	**28,249,092,847**	**55,271,478,100**

(i) Costs incurred relate to contract settlements with customers who had placed deposits for real estate purchases.

9. Current corporate income tax expense

	Current period VND	Prior period VND
Corporate income tax based on assessable income for the current period	59,440,257,748	52,049,845,445
Adjustments for corporate income tax of prior period	-	-
Total	**59,440,257,748**	**52,049,845,445**

10. Basic earnings per share

	Current period VND	Prior period VND
Net profit attributable to the owners of the Parent Company	33,098,650,691	46,810,971,660
Less: Appropriation to bonus and welfare funds and remuneration of the Board of Directors	(7,080,106,881)	(7,771,139,932)
Net profit attributable to ordinary shareholders of the Parent Company	**26,018,543,810**	**39,039,831,728**
Weighted average number of ordinary shares during the period	654,502,577	488,782,510
Basic earnings per share	**40**	**80**

The bonus and welfare funds deducted from the profit attributable to the calculation of basic earnings per share for this period were estimated at the ratio of 5% based on the profit after tax (excluding goodwill) in accordance with the profit distribution plan for 2026 approved by the 2025 Annual General Meeting of Shareholders on 28 April 2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INCOME STATEMENT (continued)

11. Diluted earnings per share

During the period, the Company has convertible bonds which represent potential ordinary shares. However, the assumed conversion of all these bonds into ordinary shares would increase the basic earnings per share for the years ended the accounting period from 01 January 2026 to 30 June 2026 and the accounting period from 01 January 2025 to 30 June 2025 (as the excluded interest expense is greater than the dilutive effect from the increased number of shares), creating an anti-dilutive effect.

In accordance with Vietnamese Accounting Standard No. 30 - Earnings per share, an entity shall not include anti-dilutive potential ordinary shares in the calculation of diluted earnings per share. Therefore, the Company did not make any dilution adjustments for these convertible bonds. The Company's diluted earnings per share is equal to its basic earnings per share, as detailed in Note VI.10.

VII. OTHER INFORMATION

1. Contingent liabilities

As disclosed in Note V.23, the Company has utilized available information and applied reasonable assumptions to estimate, to the best extent possible, the financial obligation related to land use fees for the two high-rise apartment projects, Diamond Riverside and City Gate Towers, with a total estimated value of VND 630,733,300,000. As of the date of preparation of these consolidated financial statements, NBB has not yet finalized the land use fee payments with the competent authorities for submission to the State Budget. Accordingly, the actual land use fees of these projects may differ from the amounts estimated and recognized in these consolidated financial statements.

2. 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	84,149,998,258	79,378,686,100
In the second to fifth year inclusive	221,288,225,609	210,434,821,829
After five years	86,681,352,890	111,091,207,791
Total minimum lease receivables	**392,119,576,757**	**400,904,715,720**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

VII. OTHER INFORMATION (continued)

3. Related parties

Related parties	Relationship
Boards of Directors and Management of the Company	Key management personnel

Details of significant transactions with related parties during the year

	Current period VND	Prior period VND
Ms. Nguyen Mai Bao Tram		
Proceeds from borrowings	-	3,800,000,000
Interest expenses	421,506,849	544,646,575
Mr. Duong Quang Chau		
Proceeds from borrowings	-	4,300,000,000
Interest expenses	-	427,947,946
Mr. Le Toan		
Proceeds from borrowings	-	2,200,000,000
Interest expenses	-	62,309,590

The significant balances with related parties as at the end of the reporting periods

	Closing balance VND	Opening balance VND
Other payables		
Interest payable	23,287,671	28,712,329
Ms. Nguyen Mai Bao Tram	*23,287,671*	*23,287,671*
Mr. Le Toan	-	*5,424,658*
Total	**23,287,671**	**28,712,329**
Loans and obligations under finance leases		
Ms. Nguyen Mai Bao Tram	10,000,000,000	10,000,000,000

Salaries, allowances, bonuses and other incomes of the Board of Directors during the period:

	Current period VND	Prior period VND
Salary	6,836,890,000	4,736,514,000
Bonus and other benefits in kind	8,930,683,077	5,542,800,000
Total	**15,767,573,077**	**10,279,314,000**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

VII. OTHER INFORMATION (continued)

4. Comparative figures

As disclosed in Note III, effective from 01 January 2026, the Company has applied Circular No. 99 and Circular No. 43 in the preparation and presentation of its consolidated financial statements. Accordingly, certain comparative figures have been restated in accordance with the guidance set out in Circular No. 99 and Circular No. 43 to ensure comparability with the figures for the current reporting period, details of the restated items are as follows:

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 December 2025

Unit: VND

Codes	Items		As previously reported	Restated	As restated
111	Cash	(1)	547,099,222,325	(25,940,357,001)	521,158,865,324
112	Cash equivalents	(2)	255,042,128,908	(945,304,047)	254,096,824,861
123	Short-term held-to-maturity investments	(2)	2,273,786,441,277	1,284,563,304,747	3,558,349,746,024
124	Provision for short-term held-to-maturity investments	(3)	(*)	(34,281,239,707)	(34,281,239,707)
135	Short-term loan receivables	(2)	1,216,326,523,850	(1,216,326,523,850)	(**)
135	Other short-term receivables	(2)	902,834,063,842	(68,791,476,850)	834,042,586,992
136	Provision for short-term doubtful debts	(3)	(202,289,122,402)	34,281,239,707	(168,007,882,695)
161	Short-term deferred expenses	(4)	11,935,557,740	(1,041,666,669)	10,893,891,071
165	Other short-term assets	(1)	-	27,440,357,001	27,440,357,001
215	Long-term loan receivables	(5)	213,329,352,428	(213,329,352,428)	(**)
215	Other long-term receivables	(5)	2,271,017,569,171	(1,166,352,448)	2,269,851,216,723
265	Long-term held-to-maturity investments	(5)	150,000,000,000	214,495,704,876	364,495,704,876
271	Long-term deferred expenses	(6)	4,551,154,111,758	(6,997,500,000)	4,544,156,611,758
313	Dividends and profits payable	(7)	(*)	38,884,882,778	38,884,882,778
320	Other current payables	(7), (8)	1,912,249,985,073	(1,182,856,635,602)	729,393,349,471
321	Short-term loans and obligations under finance leases	(4), (8)	3,901,916,529,879	1,142,930,086,155	5,044,846,616,034
339	Long-term loans and obligations under finance leases	(6)	16,276,368,383,591	(6,997,500,000)	16,269,370,883,591

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

VII. OTHER INFORMATION (continued)

4. Comparative figures (continued)

(*) New items in the consolidated statement of financial position in accordance with Circular No. 99 and Circular No. 43.

(**) Items in the consolidated statement of financial position no longer presented following the adoption of Circular No. 99 and No. 43.

(1) Reclassification of bank deposits pledged or restricted to secure the Company's contractual performance and certain other financial obligations to other current assets.

(2) Reclassification
- Accrued interest receivable on cash equivalents from of other short-term receivables to cash equivalents; and
- Short-term loan receivables were reclassified to short-term investments held to maturity, and accrued interest receivable on such loans was reclassified from other short-term receivables to short-term investments held to maturity.

(3) Reclassification provision of loan receivables from provision for short-term doubtful debts to provision for impairment of short-term other financial investments.

(4) Reclassification of borrowing costs from short-term deferred expenses to short-term loans and obligations under finance leases.

(5) Reclassification of long-term loan receivables to long-term investments held to maturity and reclassification accrued interest receivable on loans from other long-term receivables to long-term investments held to maturity.

(6) Reclassification of borrowing costs from long-term deferred expenses to long-term loans and obligations under finance leases.

(7) Reclassification of dividends payable from other current payables to dividends and profits payable.

(8) Reclassification of received from business cooperation agreements from other current payables to short-term loans and obligations under finance leases.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter 2/2026

VII. OTHER INFORMATION (continued)

4. Comparative figures (continued)

INTERIM CONSOLIDATED INCOME STATEMENT
For the six-month period ended 30 June 2025

Unit: VND

Codes	Items		As previously reported	Restated	As restated
23	Financial expenses	(1)	722,385,969,899	2,106,317,808	724,492,287,707
24	*- In which: Borrowing costs*	*(2)*	*612,980,542,977*	*66,390,473,537*	*679,371,016,514*
26	General and administration expenses	(1)	230,595,245,560	(2,106,317,808)	228,488,927,752

(1) Reclassification of the provision for loan receivables (capital support) from administrative expenses to finance expenses.

(2) Restatement arising from the change in the scope of the caption from Interest expense to Borrowing costs, which comprise interest expense and costs directly attributable to borrowings, including bond issuance costs, commitment fees on undrawn borrowing facilities, and other borrowing costs.

M.S.D.N: 0302483177 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ HẠ TẦNG KỸ THUẬT THÀNH PHỐ HỒ CHÍ MINH
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Thi Thanh Huong	Ly Huynh Truc Giang	Le Quoc Binh
Preparer	**Chief Accountant**	**General Director**

Approved on 29 July 2026

CÔNG TY CỔ PHẦN ĐẦU TƯ HẠ TẦNG KỸ THUẬT THÀNH PHỐ HỒ CHÍ MINH
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