

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính gửi: Ủy ban Chứng khoán Nhà nước/ Sở Giao dịch Chứng khoán Việt Nam/ Sở Giao dịch
Chứng khoán Hà Nội/ Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh

To: State Securities Commission of Vietnam/ Vietnam Exchange/ Hanoi Stock Exchange/
Hochiminh Stock Exchange

- Tên tổ chức/Name of organization: Công ty Cổ phần Xây Dựng Coteccons/ Coteccons Construction Joint Stock Company
 - Mã chứng khoán/ Stock code: CTD
 - Địa chỉ/Address: 236/6 Điện Biên Phủ, P. Gia Định, TP. HCM/ 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City
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 - E-mail: bodsecretary@coteccons.vn
- Nội dung thông tin công bố/ Contents of disclosure:
 - Báo cáo tài chính riêng Quý 1/2027 và Giải trình chênh lệch trong thuyết minh/ Separate financial statements for Quarter 1/2027 and Explanation of variances in the notes
 - Báo cáo tài chính hợp nhất Quý 1/2027 và Giải trình chênh lệch trong thuyết minh/ Consolidated financial statements for Quarter 1/2027 and Explanation of variances in the notes
- Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/10/2026 tại đường dẫn: <https://coteccons.vn/investor-relations-vn/> This information was published on the company's website on 30 October 2026, as in the link <https://www.coteccons.vn/en/investor-relations/>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/ We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Tài liệu đính kèm/
Attached documents:
- Như mục 2/ As item 2.

Đại diện tổ chức

Organization representative

Người ủy quyền công bố thông tin

Person authorized to disclosure information



ĐINH THỊ HỒNG THẨM

Coteccons Construction Joint Stock Company

Separate financial statements

For the three-month period ended 30 September 2026

(First quarter of Financial year 2027)



Coteccons Construction Joint Stock Company

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SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency:

ASSETS	Code	Notes	30/09/2026	30/06/2026 (represented)
A. CURRENT ASSETS	100		31,757,073,263,587	29,160,793,426,898
<i>I. Cash and cash equivalents</i>	110	5	352,475,548,804	3,034,207,299,369
1. Cash	111		352,475,548,804	392,933,619,292
2. Cash equivalents	112		-	2,641,273,680,077
<i>II. Current investments</i>	120	6	6,568,237,739,197	2,244,218,957,289
3. Short-term held-to-maturity investments	123		6,568,237,739,197	2,244,218,957,289
<i>III. Current receivables</i>	130		15,408,899,183,866	13,556,947,542,888
1. Short-term trade receivables	131	7.1	13,506,359,557,724	12,655,349,639,597
2. Short-term advances to suppliers	132	7.2	2,775,181,287,028	1,829,132,301,460
3. Other short-term receivables	135	8	164,181,455,957	125,415,987,851
		7.1, 8		
4. Provision for short-term doubtful receivables	136	9	(1,036,823,116,843)	(1,052,950,386,020)
<i>IV. Inventories</i>	140	10	7,588,104,180,311	8,367,224,085,717
1. Inventories	141		7,610,586,725,052	8,389,706,630,458
2. Provision for diminution in value of inventories	142		(22,482,544,741)	(22,482,544,741)
<i>VI. Other current assets</i>	160		1,839,356,611,409	1,958,195,541,635
1. Short-term deferred expenses	161	11	39,108,864,403	5,918,718,802
2. Deductible value-added tax	162	19	1,800,232,402,762	1,952,261,478,589
3. Tax and other receivables from the State	163	19	15,344,244	15,344,244

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

Currency:

ASSETS	Code	Notes	30/09/2026	30/06/2026 (represented)
B. NON-CURRENT ASSETS	200		3.969.589.128.008	3.940.121.028.990
II. Fixed assets	220		343.761.339.271	359.821.914.673
1. Tangible fixed assets	221	12	248.958.376.235	263.578.311.931
Cost	222		910.040.899.877	919.559.458.645
Accumulated depreciation	223		(661.082.523.642)	(655.981.146.714)
2. Finance leases	224	13	45.235.100	179.481.203
Cost	225		2.663.034.106	2.663.034.106
Accumulated amortisation/ depreciation	226		(2.617.799.006)	(2.483.552.903)
3. Intangible fixed assets	227	14	94.757.727.936	96.064.121.539
Cost	228		140.370.075.466	139.832.922.740
Accumulated amortisation	229		(45.612.347.530)	(43.768.801.201)
III. Investment properties	240	15	54.055.500.993	51.318.827.286
1. Cost	241		107.463.593.030	99.953.299.393
2. Accumulated depreciation/amortisation	242		(53.408.092.037)	(48.634.472.107)
IV. Non-current assets in progress	250	16	18.711.550.223	7.104.346.381
1. Construction in progress	252		18.711.550.223	7.104.346.381
V. Non-current investments	260	17	3.062.709.404.214	3.002.709.404.214
1. Investments in subsidiaries'	261	17.1	3.102.562.072.610	3.042.562.072.610
2. Investments in jointly controlled entities and associates	262	17.2	177.600.000.000	177.600.000.000
3. Investment in other entities	263	17.3	64.760.000.000	64.760.000.000
4. Provision for diminution in value of long-term investments in other entities	264		(282.212.668.396)	(282.212.668.396)
VI. Other non-current assets	270		490.351.333.307	519.166.536.436
1. Long-term deferred expenses	271	13	350.907.552.351	391.388.367.674
2. Deferred tax assets	272	32.3	139.443.780.956	127.778.168.762
TOTAL ASSETS (280 = 100 + 200)	280		35.726.662.391.595	33.100.914.455.888

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

Currency:

RESOURCES	Code	Notes	30/09/2026	30/06/2026 (represented)
C. LIABILITIES	300		27,560,070,864,094	25,180,946,167,656
<i>I. Current liabilities</i>	<i>310</i>		<i>25,998,345,593,279</i>	<i>23,639,697,990,631</i>
1. Short-term trade payables	311	22.1	7,701,538,598,064	8,584,246,365,695
2. Short-term advances from customers	312	22.2	8,652,103,332,473	8,313,047,596,198
3. Dividends and profits payables	313	23	678,192,875	678,192,875
4. Short-term statutory obligations	314	24	231,281,589,105	173,089,949,029
5. Payables to employees	315		-	-
6. Short-term accrued expenses	316	25	3,395,288,649,941	2,836,946,061,132
7. Short-term deferred revenues	319	26	41,323,989,041	-
8. Other short-term payables	320	27	524,118,931,010	217,430,803,914
9. Short-term loan and finance lease obligations	321	28	4,892,429,010,695	3,039,991,096,052
10. Short-term provisions	322	29	495,484,043,370	409,635,138,227
11. Bonus and welfare fund	323		64,099,256,705	64,632,787,509
<i>II. Non-current liabilities</i>	<i>330</i>		<i>1,561,725,270,815</i>	<i>1,541,248,177,025</i>
1. Long-term loans and finance lease obligations	339	28	1,559,435,270,431	1,538,981,661,808
2. Long-term provisions	343	29	2,290,000,384	2,266,515,217
D. OWNERS' EQUITY	400			
1. Owner's contributed capital	411	25.1	1,140,264,670,000	1,140,264,670,000
- Ordinary shares with voting rights	411a	25.2	1,140,264,670,000	1,140,264,670,000
2. Share premium	412		2,714,397,074,105	2,714,397,074,105
3. Treasury shares	415		(264,867,149,803)	(264,867,149,803)
4. Investment and development fund	418		3,102,382,031,543	3,102,382,031,543
5. Undistributed earnings	420		1,474,414,901,656	1,227,791,662,387
- Undistributed earnings by the end of prior period	420a		1,474,414,901,656	1,227,791,662,387
- Undistributed earnings of current period	420b		246,623,239,269	630,818,883,410
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		35,726,662,391,595	33,100,914,455,888

Le Nguyen Thuc Trinh
Preparer

Tran Thi Thanh Van
Chief Accountant



Nguyen Hong Son
Executive Assistant to the CFO

Ho Chi Minh City, Vietnam
29 October 2026

Coteccons Construction Joint Stock Company

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SEPARATE INCOME STATEMENT (continued)

For the three-month period ended 30 September 2026

Currency:

ITEMS	Code	Notes	Three-month period ended	
			30/9/2026	30/09/2026 (represented)
1. Revenue from sale of goods and rendering of services	01	26.1	10,382,703,650,793	6,159,496,827,751
2. Revenue deductions	02	26.1	-	-
3. Net revenue from sale of goods and rendering of services	10	26.1	10,382,703,650,793	6,159,496,827,751
4. Cost of goods sold and services rendered	11	28	(9,956,840,093,137)	(5,873,911,607,523)
5. Gross profit/(loss) from sale of goods and rendering of services	20		425,863,557,656	285,585,220,228
6. Finance income	22	27	129,205,546,611	42,851,427,207
7. Finance expenses	23	30	(124,582,309,987)	(32,938,257,384)
- In which: Interest expenses	24		(123,760,558,500)	(32,723,104,091)
8. Selling expenses	25	29	(18,232,228,279)	(18,133,163,369)
9. General and administrative expenses	26	29	(105,766,474,725)	(111,929,658,941)
10. Operating profit/(loss)	30		306,488,091,276	165,435,567,741
11. Other income	31	31	320,595,207	167,331,042
12. Other expenses	32	31	(102,099,421)	(6,352,248,646)
13. Other profit/(loss)	40	37	218,495,786	(6,184,917,604)
14. Accounting profit/(loss) before tax	50		306,706,587,062	159,250,650,137
15. Current corporate income tax expense	51	32.1	(71,748,959,987)	(23,871,837,998)
16. Deferred tax (income)/expense	52	32.3	11,665,612,194	(12,255,166,220)
17. Net profit/(loss) after corporate income tax	60		246,623,239,269	123,123,645,919

Le Nguyen Thuc Trinh
Preparer

Tran Thi Thanh Van
Chief Accountant

Nguyen Hong Son
Executive Assistant to the CFO

Ho Chi Minh City, Vietnam
29 October 2026

SEPARATE CASH FLOW STATEMENT

For the three-month period ended 30 September 2026

Currency:

ITEMS	Code	Notes	30/09/2026	30/06/2026
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit/(loss) before tax	01		306,706,587,062	159,250,650,137
2. Adjustments for:				
- Depreciation of tangible fixed assets, investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)	02	12,13, 14,15	16,198,544,421	13,602,327,005
- Provisions/(reversal of provisions)	03		75,809,008,255	(20,559,157,332)
- Foreign exchange (gains)/losses arisen from revaluation of monetary accounts denominated in foreign currency	04		678,508,313	(147,765,540)
- (Profits)/losses from investing and financing activities	05		(109,207,787,342)	(42,693,292,468)
- Borrowing costs	06		123,760,558,500	32,723,104,091
3. Operating profit/(loss) before changes in working capital	08		413,945,419,209	142,175,865,893
- Increase, decrease in receivables	09		(1,675,860,670,172)	(823,693,838,546)
- Increase, decrease in inventories	10		779,119,905,406	(772,873,749,576)
- Increase, decrease in payables (other than interest, corporate income tax)	11		447,536,242,854	939,680,995,294
- Increase, decrease in deferred expenses	12		7,290,669,722	(15,627,570,189)
- Borrowing costs paid	14		(150,431,180,634)	(32,025,668,612)
- Corporate income tax paid	15	19	(76,518,529,270)	(39,663,206,530)
- Other cash inflows from operating activities	16		-	646,906,337
- Other cash outflows for operating activities	17		(544,087,804)	(256,425,667)
Net cash flows from operating activities	20		(255,462,230,689)	(601,636,691,596)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payment for the purchase, construction of fixed assets, and other long-term assets	21		(13,733,944,226)	(54,413,827,712)
2. Proceeds from disposals of fixed assets and other long-term assets	22		154,392,000	-
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(5,376,780,920,419)	(1,718,957,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		1,094,576,970,404	797,654,455,474
5. Payments for investments in other entities (net of cash held by entity being acquired)	25		(60,000,000,000)	-

Coteccons Construction Joint Stock Company

SEPARATE CASH FLOW STATEMENT (continued)

For the three-month period ended 30 September 2026

Currency: VND

ITEMS	Code	Notes	30/09/2026	30/06/2026
II. CASH FLOWS FROM INVESTING ACTIVITIES (continued)				
6. Proceeds from sale of investments in other entities, (net of cash held by entity being disposed)	26		-	495.574.586
7. Interest and dividends received	27		58.658.563.449	138.998.024.843
Net cash flows from investing activities	30		(4.297.124.938.792)	(836.222.772.809)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of borrowings	33		11.882.005.764.812	1.882.388.826.001
2. Repayment of borrowings	34		(10.010.950.144.907)	(1.295.330.502.755)
Net cash flows from financing activities	40		1.871.055.619.905	587.058.323.246
Net cash flows for the period (50 = 20+30+40)	50		(2.681.531.549.576)	(850.801.141.159)
Cash and cash equivalents at the beginning of the period	60		3.034.207.299.369	1.585.535.832.930
Effect of exchange rate changes	61		(200.200.989)	162.539.175
Cash [and cash equivalents] at the end of the period (70 = 50 + 60 + 61)	70	5	352.475.548.804	734.897.230.946

Le Nguyen Thuc Trinh
Preparer

Tran Thi Thanh Van
Chief Accountant



Nguyen Hong Son
Executive Assistant to the CFO

Ho Chi Minh City, Vietnam
29 October 2026

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

As at 30 September 2026 and for the three-month period then ended

1. CORPORATE INFORMATION

Coteccons Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate ("BRC") No. 4103002611 issued by the Department of Planning and Investment ("DPI") of Ho Chi Minh City on 24 August 2004, which was replaced by Enterprise Registration Certificate ("ERC") No.0303443233 on 23 August 2010 and the subsequent amended BRCs and ERCs.

The Company listed its shares on the Ho Chi Minh Stock Exchange with trading code "CTD" in accordance with Decision No. 155/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange on 9 December 2009.

The current principal activities of the Company are to provide designing and construction services, equipment installation, interior decoration and office leasing.

The Company's registered head office is located at No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam

The number of the Company's employees as at 30 September 2026 was 2,969 (30 June 2026: 2,798).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

As at 30 September 2026 and for the three-month period then ended

CORPORATE INFORMATION (continued)

Corporate structure

The Company has 22 subsidiaries, and 1 branch in Taiwan in which:

No	Company/Branch name ("Abbreviated")	Voting right (%)	Ownership (%)	Registered office	Principal activities
1	Unicons Investment Construction Company Limited ("Unicons")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam	Providing construction services and equipment installation services
2	Covestcons Company Limited ("Covestcons")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam	Providing commission services and trading of real estates
3	CTD FutureImpact Joint Stock Company ("FutureImpact")	100.00	99.54	No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam	Providing repair, install, lease and sell machinery, equipment and spare parts
4	Solaresco-1 Company Limited ("Solaresco-1")	100.00	99.54	No.47 Le Van Thinh Street, Binh Trung Ward, Ho Chi Minh City, Vietnam	Leasing solar water heaters and energy saving equipment
5	Coteccons Nest Company Limited ("CTD Nest")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam	Providing commission services and trading of real estates
6	CTD Materials Company Limited ("CTD Materials")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam	Providing materials and equipment used in construction and installation works
7	New Playground Company Limited ("SCM")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam	Providing activities of amusement parks and theme parks
8	Coteccons Construction Inc. ("CTD INC")	100.00	100.00	No. 8 The Green Street, Dover City, Kent District, Delaware State, United States	Providing construction services
9	Sinh Nam Facade Company Limited (Vietnam) ("Sinh Nam")	100.00	100.00	No. 16 Huu Nghi Avenue, Vietnam - Singapore Industrial Park, Binh Hoa Ward, Ho Chi Minh City, Vietnam	Providing design, construction and installation services for aluminum, glass and metal products

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

As at 30 September 2026 and for the three-month period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

No	Company/Branch name ("Abbreviated")	Voting right (%)	Ownership (%)	Registered office	Principal activities
10	Sinh Nam Metal Company Limited (Myanmar) ("Sinh Nam Myanmar")	100.00	100.00	Upper Pansodan Road, 301 Room, MI Building, Kandawgyi Yeikmon Housing, Mingalar Taung Nyunt Township, Yangon Myanmar 11221	Providing design, construction and installation services for aluminum, glass and metal products
11	UG M&E (Vietnam) Limited ("UGVN")	100.00	100.00	No. 13, Street 38, Dong Nam Company Housing Area, Hiep Binh Phuoc Ward, Thu Duc City, Ho Chi Minh City, Vietnam	Providing civil and industrial construction services; construction project management consulting services; design and installation services for mechanical and electrical works of construction works and other construction systems
12	Coteccons Construction LLC ("CTD Saudi")	100.00	100.00	Ground Floor, Levels 1 & 2, Building S4, Roshn Business Front, Airport Road, Riyadh, Kingdom of Saudi Arabia	Providing construction of residential buildings
13	Coteccons Construction KZ Ltd ("CTD KZ")	100.00	100.00	55/17 Mangilik El Ave., C3,2,, Z05T3D8, Astana, Republic of Kazakhstan	Providing construction services
14	Coteccons Construction (Cambodia) Co, Ltd ("CTD Cambodia")	100.00	100.00	House/Building No, H548, Street No, 371, Ta Lei, Dangkao, Dangkao, Phnom Penh, Kingdom of Cambodia	Providing construction services
15	Coteccons India Construction Private Limited ("CTD India")	100.00	100.00	Olympia Cyberspace, 1st,3rd, office, No21/22,alandur rd, Guindy Industrial Estate, Chennai City Corporation, Chennai 600032, Tamil Nadu, Republic of India	Providing construction services

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

As at 30 September 2026 and for the three-month period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

No	Company/Branch name ("Abbreviated")	Voting right (%)	Ownership (%)	Registered office	Principal activities
16	VN Solutions Co., Ltd.	100.00	100.00	100.00 Z06, Street No. 13, Tan Thuan Ward, Ho Chi Minh City, Vietnam	Providing computer programming services
17	Coteccons Construction Singapore Pte. Ltd. ("CTD Sing")	100.00	100.00	100.00 36 Robinson Road, #13-01, City House, Singapore 068877	Providing construction services and assets holding
18	"Coteccons KZ" LLP ("KZ LLP")	100.00	100.00	151 Mynbaeva Street, Office 140, Bostandyk District, 050000 Almaty, Republic of Kazakhstan	Providing construction services
19	Coteccons Georgia Construction LLC ("CTD Georgia")	100.00	100.00	Georgia, Tbilisi, Mtatsminda district, Rustaveli Avenue, N37	Providing construction services
20	GEO Foundation Vietnam Company Limited ("GEO")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam	Providing construction services
21	AN PR Communications Joint Stock Company	64.00	64.00	7th Floor, No. 60 Nguyen Van Thu Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam	Providing advertising services
22	The Colorus Joint Stock Company	51.20	51.20	7th Floor, No. 60 Nguyen Van Thu Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam	Graphic design, interior decoration, advertising billboards
23	Coteccons Construction Branch in Taiwan ("CTD Taiwan")	100.00	100.00	54F, No. 7, Sec. 5, Xinyi Road, Xinyi Dist., Taipei City, 110615, Taiwan	Providing construction services

In addition, the Company has investments in associates and long-term capital contributions in other entities presented in Note 17.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

2. BASIS OF PREPARATION

2.1 *Purpose of preparing the separate financial statements*

The Company has subsidiaries as disclosed in Note 1 and Note 21.1. The Company prepared these separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the three-month period ended 30 September 2026 in accordance with the above prevailing regulations on the preparation and presentation of consolidated financial statements.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the consolidated cash flows of the Company and its subsidiaries.

2.2 *Accounting standards and system*

The separate financial statements of the Company expressed in Vietnam dong ("VND")/United States dollars ("USD"), are prepared in compliance and accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam

2.3 *Applied accounting documentation system*

The Company's applied accounting documentation system is the General Journal system

2.4 *Reporting period*

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1 July and ends on 30 June.

These separate financial statements are prepared for the three-month period ended 30 September 2026.

2.5 *Accounting currency*

The separate financial statements are prepared in VND which is also the Company's accounting currency.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Changes in accounting policies and disclosures*

The accounting policies adopted by the Company in preparation of the separate financial statements are consistent with those followed in the preparation of the Company's annual separate financial statements for the year ended 30 June 2026 and the separate financial statements for the three-month period ended 30 September 2026 except for the change(s) in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC guidance the Enterprise Accounting System ("Circular 99")

3.1.1 *Changes in accounting policies due to the adoption of new accounting regulations: Circular 99*

On 27 October 2025, the Ministry of Finance issued Circular 99, replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 is effective from 1 January 2026 and is applicable to fiscal years beginning on or after 1 January 2026.

The Company has applied changes in accounting policies in accordance with Circular 99, which have affected the Company on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 35.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash, that are subject to an insignificant risk of change in value and not subject to any restrictions on use.

3.3 *Inventories*

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realizable value.

In case the net realisable value is lower than the cost, it must be calculated according to the net realisable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

Raw materials	- cost of purchase on a weighted average basis
Construction work-in-process	- cost of direct materials and labour plus attributable construction overheads

Provision for diminution in value of inventories

An inventory provision represents the estimated loss to reflect the decrease in value of inventories below their carrying amount and is intended to cover actual losses incurred from the decline in value of raw materials, finished goods and other inventories. The Company recognises the inventory provision when there is evidence that the net realisable value is lower than the cost of inventories.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the separate income statement.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Receivables*

Receivables are presented in the separate statement of financial position at the carrying amounts due from customers and other debtors, after deducting provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the end of the reporting period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the separate income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the separate income statement.

3.5 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Company.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim [separate] income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset to a condition for it to be capable of operating for its intended use of the Company.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the separate income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

Land use rights

Land use right is recorded as an intangible fixed asset when the Company obtained the land use right certificates.

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate being issued, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

3.5 *Depreciation and amortisation*

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings & structures	5 - 45 years
Machinery & equipment	3 - 10 years
Means of transportation	6 - 8 years
Office equipment	3 - 6 years
Land use rights	45 - 49 years
Software	3 - 8 years

3.10 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortised but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Office building	30 - 45 years
Others	25 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim [separate] income statement in the period of retirement or disposal.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Investment properties* (continued)

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use

3.11 *Construction in progress*

Construction in progress represents tangible fixed assets purchasing and under construction which have not yet been completed as at the balance sheet date and is stated at cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until such time as the relevant assets are completed and put into use

3.12 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.13 *Leased assets*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company is the lessee

Assets held under finance leases are capitalised in the separate statement of financial position at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the separate income statement over the lease term to achieve a constant rate of interest on the remaining balance of the finance lease liability.

Capitalised finance leased assets are depreciated using straight-line basis over the shorter of the estimated useful lives of the asset and the lease term, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term.

Rentals under operating leases are charged to the separate income statement on a straight-line basis over the lease term.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 *Leased assets* (continued)

Where the Company is the lessor

The net investment under finance lease contracts is included as a receivable in the separate statement of financial position. The interest amount of the leased payments is recognised in the separate income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

For other cases under an operating lease, lease income is recognised in the separate income statement on a straight-line basis over the lease term.

3.13 *Deferred expenses*

Deferred expenses are reported as short-term or long-term deferred expenses on the separate statement of financial position and are amortised over the period to which they relate or during which the related economic benefits are consumed.

3.14 *Investments*

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of these subsidiaries arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources which are attributable to period before having significant influence are considered a recovery of investment and are deducted to the cost of the investment.

Investments in joint ventures

Investments in joint ventures over which the Company has joint control are carried at cost.

Distributions from accumulated net profits of the joint ventures arising subsequent to the date of acquisition are recognised in the separate income statement. Distributions from sources which are attributable to period before having joint control are considered a recovery of investment and are deducted to the cost of the investment.

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the separate income statement and deducted against the value of such investments.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 *Investments* (continued)

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the end of the reporting period.

Increases or decreases to the provision balance are recorded as finance expense in the separate income statement.

3.15 *Payables*

Trade and other payables comprise obligations of the Company to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works

3.16 *Accruals*

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognised as production and business expenses of the reporting period.

3.17 *Accrual for severance pay*

The severance pay for employees is accrued at the end of each reporting year for employees who have been working for more than 12 months at the Company. The accrued amount is determined at one-half of the average monthly salary for each year of service qualifying for severance pay, in accordance with the Labour Code and related implementing guidance.

The average monthly salary used in the calculation is updated at the end of each reporting period based on the average monthly salary for the six-month period up to the end of the reporting period. Any increase or decrease in the accrued amount, other than actual payment made to employees, is recognised in the interim [separate] income statement. [

The accrued severance pay is used to settle severance benefits payable to employees upon termination of their labour contract in accordance with Article 46 of the Labour Code.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Provisions

General

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

When the Company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the separate income statement net of any reimbursement.

Warranty provisions

Warranty provisions for products, goods, services, and construction projects are provisions for costs related to products, goods, services, and construction projects that have been sold, provided, or delivered to buyers but are still within the warranty period, and the Company is still obligated to continue repairs and completions according to the contracts or commitments with customers.

Cir 99/TK352

Warranty provisions for construction project are made for each construction project or project item that has been completed and handed over during the period. The warranty provision for construction project is recognised as part of selling expenses. Increases or decreases to the provision balance other than actual payment to employee are recorded as selling expenses in the separate income statement

Warranty provisions for product and goods are recognised as selling expenses. In cases where warranty provisions are reversed, they are recorded as a reduction in selling expenses.

Provision for warranty obligation of construction projects is estimated from 0.3% to 1% on value of projects based on the specification of each project and actual experience.

Provision for Onerous Contracts

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

Cir 99/TK352

A provision for onerous contracts is recognised when the unavoidable costs of fulfilling the obligations under a contract exceed the economic benefits expected to be received from that contract. In such circumstances, the present obligation arising from the contract is recognised and measured as a provision.

For provisions related to inventories required for fulfilling an onerous contract, the provision is charged to cost of goods sold. For other types of onerous contracts, the provision is recognised in other expenses

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Bonds issued

Straight bonds

Cir 210.26
Cir 210.9

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium or issuance costs are amortized using the effective interest rate method over the term of the bond.

3.20 Foreign currency transactions

Transactions denominated in currencies other than the accounting currency of the Company (VND) are initially recorded using the actual transaction exchange rates or carrying exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction date, as follows:

Cir 99
VAS 10.08
VAS 10.10
VAS 10.12.b
VAS 10.13

Actual transaction exchange rates

Transactions denominated in currencies other than the accounting currency of the Company (VND) are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the entity frequently conducts transactions, or at an exchange rate approximating such average transfer exchange rates at the transaction dates (hereinafter referred to as the "approximated exchange rates").

Approximated exchange rates are required to differ by no more than $\pm 1\%$ from the corresponding average buying and selling transfer exchange rates at the transaction dates. The average buying and selling transfer exchange rates are determined on a daily basis as the arithmetic average of the bank's daily buying and selling transfer exchange rates. The application of approximate exchange rates must not result in any material impact on the financial position and results of operations of the Company for the relevant accounting period. Where the commercial bank with which the Company frequently conducts transactions does not publish an exchange rate for the foreign currency in which transactions are denominated, the Company using an intermediate currency for translation into the entity's accounting currency, provided that such approach is applied consistently.

All foreign exchange differences incurred are taken to the separate income statement.

3.21 Share capital/contributed capital

In case the company is a limited liability company

Cir 99

Contributed capital

Contributed capital is recognised on the contribution date at the actual amount contributed less any directly attributable transaction costs.

Or

In case the Company is a joint stock company

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in the [separate] income statement upon purchase, sale, re-issue or cancellation of the Company's own equity instruments

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 Appropriation of net profits

Net profit after tax is available for appropriation to investors/shareholders after approval by the appropriate level of authority/in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements. Cir 99

The Company maintains the following reserve funds which are appropriated from the Company's net profit as approved by shareholders at the annual general meeting:

▶ *Investment and development fund*

This fund is set aside for use in the Company's expansion of its operation or of in-depth investments.

▶ *Bonus and welfare fund*

This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim [separate] statement of financial position.

3.23 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discounts, rebates and sales returns. The following specific recognition criteria must also be met before revenue is recognised:

Construction contracts

For the construction contracts specifying that the contractor will receive payments according to the completed work, where the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date which is accepted by the customers and reflected in the sales invoices.

Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where 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 will be recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rental income

Rental income arising from operating leases is recognised in interim [separate] income statement on a straight-line basis over the terms of the lease.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Rendering of services

Revenue is recognized when services are rendered and completed.

Interest income

Interest is recognised on an accrual basis based on the time and actual interest rate for each period.

Dividend and profit distribution income

Dividend and profit distribution income are recognised when the Company is entitled to receive dividends or when the Company is entitled to receive profits from its capital contributions.

3.24 *Selling expenses*

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.25 *General and administrative expenses*

General and administrative expenses reflect actual costs incurred in the course of the general management of the Company.

3.26 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the end of the reporting period.

Current income tax is charged or credited to the interim [separate] income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.26 *Taxation* (continued)

Deferred tax (continued)

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporary differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at end of the reporting periods and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are reassessed at end of the reporting periods and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the end of the reporting period.

Deferred tax is charged or credited to the separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.27 *Segment information*

The current principal activities of the Company are to provide design and construction services. In addition, these activities are mainly taking place in Vietnam. Therefore, the Company's risks and returns are not impacted by the Company's confectionary products or the locations that the Company is trading. As a result, management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required.

3.28 *Related parties*

Parties are considered to be related parties of the Company if one party has the ability to directly or indirectly control or to exercise significant influence over, the other party in making financial and operating decisions, or when the Company and the other party are under common control or subject to significant influence by the same party. Related parties may be entities or individuals, including close members of their families.

3.29 *Significant estimates*

The preparation of the separate financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the separate financial statements requires management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Company's [separate] financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

4. SIGNIFICANT EVENTS

4.1 *Acquisition of controlling interest in AN PR, becoming an indirect subsidiary*

On 25 September 2026, Covestcons Co., Ltd. ("CVC"), a subsidiary of the Company, acquired an additional 45% interest in the voting shares of AN PR Media Joint Stock Company ("AN PR"), increasing its ownership interest from 19% to 64% as at this date. As a result, CVC obtained control over AN PR, and AN PR became a subsidiary of CVC and an indirect subsidiary of the Company.

AN PR operates in the services sector, with its principal activities being advertising, public relations and content creation. AN PR operates in the services sector, with its principal activities being advertising, public relations and content creation.

This event did not give rise to any accounting entries in the Company's separate financial statements.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

5. CASH AND CASH EQUIVALENTS

	30/9/2026	Currency: 30/6/2026
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash at banks	352,475,548,804	392,933,619,292
Other cash and cash equivalents (*)	-	2,641,273,680,077
TOTAL	352,475,548,804	3,034,207,299,369

(*) Term deposits at banks represent the deposits at commercial banks with the term under three (3) months and earning applicable interest rates.

Details of demand deposit by each bank of 10% or more of the total amount of demand deposits	30/9/2026	30/6/2026
Vietnam Technological and Commercial Joint Stock Bank	113,162,886,244	202,074,076,566
Vietnam Joint Stock Commercial Bank for Industry and Trade	93,205,712,160	137,771,106,749
Joint Stock Commercial Bank for Foreign Trade of Vietnam	43,589,195,549	6,581,275,459
Other banks	102,517,754,851	46,507,160,518
TỔNG CỘNG	352,475,548,804	392,933,619,292

Details of balances of term deposits with original maturity of three (3) months or less by bank accounting for 10% or more of the total term deposit balance :	30/9/2026	30/6/2026
Vietnam Joint Stock Commercial Bank for Industry and Trade	-	805,004,246,535
Vietnam Technological and Commercial Joint Stock Bank	-	869,268,800,665
Joint Stock Commercial Bank for Foreign Trade of Vietnam	-	300,000,000,000
Other banks	-	667,000,632,877
TỔNG CỘNG	-	2,641,273,680,077

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

6. SHORT-TERM INVESTMENTS

6.1 Held-to-maturity investments

	30/9/2026	30/6/2026 (represented)
Short-term		
Term deposit (i)	6.212.160.349.910	1.889.320.335.123
Lending	356.077.389.287	354.898.622.166
- QH Plus Steel Structure Corporation	202.040.882.445	202.040.882.445
- Related parties (Note 33)	154.036.506.842	152.857.739.721
TOTAL	6.568.237.739.197	2.244.218.957.289

(*) Details of balances of term deposits with original maturity of more than three (3) months and not exceeding one (1) year by bank accounting for 10% or more of the total term deposit balance:.

	30/9/2026	30/6/2026 (represented)
Vietnam Prosperity Joint Stock Commercial Bank	1,319,675,068,499	302,732,328,769
Vietnam Technological and Commercial Joint Stock Bank	840,753,816,095	656,574,747,180
Loc Phat Vietnam Joint Stock Commercial Bank	780,440,147,397	-
Other banks	3,271,291,317,919	930,013,259,174
TOTAL	6,212,160,349,910	1,889,320,335,123

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 Trade receivable

	Currency:		
	30/9/2026	30/6/2026	
	Carrying amount	Carrying amount	Provision
Short-term			
Other customers	13,328,731,371,354	12,541,309,258,364	(1,026,912,423,326)
Trade receivables from related parties (Note 41)	177,628,186,370	114,040,381,233	-
TOTAL	<u>13,506,359,557,724</u>	<u>12,655,349,639,597</u>	<u>(1,026,912,423,326)</u>

Details of movements of provision for doubtful short-term trade receivables during the year:

	For the three-month period ended 30/09/2026	30/06/2026
Beginning balance	1,026,912,423,326	1,006,536,288,976
Provision made during the year	5,808,359,388	148,714,561,162
Reversal of provision during the year	(21,935,628,565)	(128,338,426,812)
Ending balance	<u>1,010,785,154,149</u>	<u>1,026,912,423,326</u>

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

7.2 Advances to suppliers

	30/9/2026	Currency: 30/6/2026
Short-term		
Advances to suppliers		
- Hoa Phat Hung Yen Steel Limited Liability Company	329,395,000,000	-
- Other suppliers)	1,956,565,029,178	1,385,263,504,590
Advances to related parties (Note 41)	489,221,257,850	443,868,796,870
TOTAL	2,775,181,287,028	1,829,132,301,460

8. OTHER RECEIVABLES

	30/9/2026		30/6/2026	
	Carrying amount	Provision	Carrying amount	Provision
Short-term				
Advances to construction teams and employees	31.954.070.228	-	25.907.330.213	-
Deposit, mortgages or collaterals	14.853.717.168	-	13.464.015.635	-
Dividends and distributed profit receivables	8.580.000.000	-	-	-
Others	56.914.202.550	26.037.962.694	34.165.175.992	26.037.962.694
Receivables from related parties (Note 32)	51.879.466.011	-	51.879.466.011	-
TOTAL	164.181.455.957	26.037.962.694	125.415.987.851	26.037.962.694

In which:

Other short-term receivables from others	112.301.989.946	73.536.521.840
Other short-term receivables from related parties (Note 41)	51.879.466.011	51.879.466.011

Coteccons Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

9. BAD DEBTS

	30/9/2026			30/6/2026			Currency:
	Carrying amount	Reco- verable amount	Debtor	Carrying amount	Reco- verable amount	Debtor	
Viet Star Real Estate Investment Co., Ltd,	121,951,773,910	121,951,773,910	-	121,951,773,910	121,951,773,910	-	
Minh Viet Investment Joint Stock Company	526,420,119,402	526,420,119,402	-	526,420,119,402	526,420,119,402	-	
Others	780,277,465,181	362,413,260,836	417,864,204,345	832,230,768,134	378,540,530,012	453,690,238,122	
TOTAL	1,428,649,358,493	1,010,785,154,148	417,864,204,345	1,480,602,661,446	1,026,912,423,324	453,690,238,122	

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

10. INVENTORIES

	30/9/2026		30/6/2026	
	Cost	Provision	Cost	Provision
Construction work in process	7,610,117,821,999	(22,482,544,741)	8,389,255,174,539	(22,482,544,741)
Tools and supplies	468,903,053	-	451,455,919	-
TOTAL	<u>7,610,586,725,052</u>	<u>(22,482,544,741)</u>	<u>8,389,706,630,458</u>	<u>(22,482,544,741)</u>

Detail of movements of provision for obsolete inventories:

	Current period	Previous period
Beginning balance	22,482,544,741	67,529,238,899
Provision made during the period	-	-
Utilisation and reversal of provision during the period	-	(45,046,694,158)
Ending balance	<u>22,482,544,741</u>	<u>22,482,544,741</u>

11. DEFERRED EXPENSES

	30/9/2026	30/6/2026
Short-term		
Office tools and equipment	39,108,864,403	5,918,718,802
TOTAL	<u>39,108,864,403</u>	<u>5,918,718,802</u>
Long-term		
Construction tools and equipment	317,565,875,897	358,760,559,137
Deferred land rental	20,648,556,366	20,859,815,686
Office tools and equipment	12,693,120,088	11,765,734,653
Software	-	2,258,198
TOTAL	<u>350,907,552,351</u>	<u>391,388,367,674</u>

Coteccons Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

12. TANGIBLE FIXED ASSETS

Currency:

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Total
Cost:					
Beginning balance	170,161,767,293	675,112,906,149	25,085,504,407	49,199,280,796	919,559,458,645
- New purchase	-	-	-	2,337,490,000	2,337,490,000
- Reclassification	(7,510,293,637)	-	-	-	(7,510,293,637)
- Disposal	-	(3,970,443,131)	(375,312,000)	-	(4,345,755,131)
Ending balance	162,651,473,656	671,142,463,018	24,710,192,407	51,536,770,796	910,040,899,877
<i>In which:</i>					
Fully depreciated	64,070,570,472	254,067,607,335	20,527,923,595	36,970,874,446	375,636,975,848
Accumulated depreciation:					
Beginning balance	(113,231,363,549)	(478,207,249,571)	(22,250,961,233)	(42,291,572,361)	(655,981,146,714)
- Depreciation for the period	(863,397,194)	(11,150,145,884)	(175,712,315)	(1,148,099,345)	(13,337,354,738)
- Reclassification	3,890,222,679	-	-	-	3,890,222,679
- Disposal	-	3,970,443,131	375,312,000	-	4,345,755,131
Ending balance	(110,204,538,064)	(485,386,952,324)	(22,051,361,548)	(43,439,671,706)	(661,082,523,642)
Net carrying amount:					
Beginning balance	56,930,403,744	196,905,656,578	2,834,543,174	6,907,708,435	263,578,311,931
Ending balance	52,446,935,592	185,755,510,694	2,658,830,859	8,097,099,090	248,958,376,235

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

13. FINANCE LEASES

Currency:

Office equipment

Cost

Beginning and ending balance	2,663,034,106
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Accumulated depreciation

Beginning balance	(2,483,552,903)
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Depreciation for the year	(134,246,103)
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Ending balance	(2,617,799,006)
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Net carrying value

Beginning balance	179,481,203
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Ending balance	45,235,100
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14. INTANGIBLE FIXED ASSETS

Currency:

	Land use rights	Software	Total
Cost:			
Beginning balance	81,539,243,238	58,293,679,502	139,832,922,740
New purchase	-	537,152,726	537,152,726
Ending balance	81,539,243,238	58,830,832,228	140,370,075,466
<i>In which:</i>			
Fully amortised	-	23,887,325,502	23,887,325,502
Accumulated amortisation:			
Beginning balance	(6,402,535,423)	(37,366,265,778)	(43,768,801,201)
Amortisation for the year	(86,760,487)	(1,756,785,842)	(1,843,546,329)
Ending balance	(6,489,295,910)	(39,123,051,620)	(45,612,347,530)
Net book value:			
Beginning balance	75,136,707,815	20,927,413,724	96,064,121,539
Ending balance	75,049,947,328	19,707,780,608	94,757,727,936

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

15. INVESTMENT PROPERTIES

Currency:

	Office building	Others	Total
Cost:			
Beginning balance	81,332,935,484	18,620,363,909	99,953,299,393
Reclassification	7,510,293,637	-	7,510,293,637
Ending balance	88,843,229,121	18,620,363,909	107,463,593,030
<i>in which:</i>			
Fully amortised	1,035,754,546	-	1,035,754,546
Accumulated depreciation:			
Beginning balance	(39,411,475,487)	(9,222,996,620)	(48,634,472,107)
Depreciation for the year	(695,653,974)	(187,743,277)	(883,397,251)
Reclassification	(3,890,222,679)	-	(3,890,222,679)
Ending balance	(43,997,352,140)	(9,410,739,897)	(53,408,092,037)
Net book value:			
Beginning balance	41,921,459,997	9,397,367,289	51,318,827,286
Ending balance	44,845,876,981	9,209,624,012	54,055,500,993

16. LONG-TERM ASSETS IN PROGRESS

16.1 Long-term work in process

Currency:

	30/9/2026		30/6/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
Human resource management software	11.504.066.400	11.504.066.400	-	-
Construction equipment and machines	-	-	1.972.680.000	1.972.680.000
SAP S4/HANA Enterprise Management system	-	-	537.152.726	537.152.726
Others	7.207.483.823	7.207.483.823	4.594.513.655	4.594.513.655
TOTAL	18.711.550.223	18.711.550.223	7.104.346.381	7.104.346.381

Coteccons Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

17. LONG-TERM INVESTMENTS

	30/9/2026			30/6/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investments in subsidiaries (Note 17.1)	3,102,562,072,610	2,997,949,404,214	(104,612,668,396)	3,042,562,072,610	2,937,949,404,214	(104,612,668,396)
Investments in associates (Note 17.2)	177,600,000,000	-	(177,600,000,000)	177,600,000,000	-	(177,600,000,000)
Investments in other entity (Note 17.3)	64,760,000,000	64,760,000,000	-	64,760,000,000	64,760,000,000	-
TOTAL	3,344,922,072,610	3,062,709,404,214	(282,212,668,396)	3,284,922,072,610	3,002,709,404,214	(282,212,668,396)

Coteccons Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

17.1 Investment in subsidiaries

Name	30/9/2026		30/6/2026	
	Ownership %	Amount VND	Ownership %	Amount VND
Covestcons Company Limited	100	1,872,000,000,000	-	1,872,000,000,000
Unicons Investment Construction Company Limited	100	638,348,360,000	-	638,348,360,000
Sinh Nam Facade Company Limitec	100	276,137,834,801	(61,693,636,053)	276,137,834,801
UG M&E (Vietnam) Limited	100	19,794,334,801	-	19,794,334,801
Coteccons Construction, Inc	100	123,715,000,000	(38,305,932,107)	123,715,000,000
Coteccons				
Construction Taiwan Branch	100	65,270,665,808	-	65,270,665,808
Coteccons Construction KZ Ltd.	100	26,350,000,000	-	26,350,000,000
GEO Foundation Vietnam Company Limited	100	66,724,437,200	(4,414,478,942)	6,724,437,200
Coteccons Construction Singapore Pte. Ltd.	100	14,221,440,000	(198,621,294)	14,221,440,000
TOTAL		3,102,562,072,610	(104,612,668,396)	3,042,562,072,610
				(104,612,668,396)

Coteccons Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

17. LONG-TERM INVESTMENTS (continued)

17.2 Investments in associates

As at 30 September 2026, the Company has 2 associates as follow:

VAS 07.21(a)
VAS 25.22

Name	30/9/2026				30/6/2026			
	Ownership %	Amount VND	Provision VND	Ownership %	Amount VND	Provision VND	Ownership %	Amount VND
FCC Infrastructure Investment Joint Stock Company	42.36	159,600,000,000	(159,600,000,000)	42.36	159,600,000,000	(159,600,000,000)		
Quang Trong Commercial Joint Stock Company	36.00	18,000,000,000	(18,000,000,000)	36.00	18,000,000,000	(18,000,000,000)		
TOTAL		177,600,000,000	(177,600,000,000)		177,600,000,000	(177,600,000,000)		

17.3 Investment in another entity

Name	30/9/2026				30/6/2026			
	Ownership %	Amount VND	Provision VND	Ownership %	Amount VND	Provision VND	Ownership %	Amount VND
Ricons Investment Construction Joint Stock Company ("Ricons")								
Kinh Bac Design and Construction Joint Stock Company ("Kinh Bac")								
TOTAL								

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

18. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

18.1 Trade payables

	30/9/2026	Currency: 30/6/2026
Short-term		
Trade payables to other parties	5,479,744,046,189	6,497,952,296,265
Trade payables to related parties (Note 42)	2,221,794,551,875	2,086,294,069,430
TOTAL	<u>7,701,538,598,064</u>	<u>8,584,246,365,695</u>

18.2 Advances from customers

	30/9/2026	Currency: 30/6/2026
Short-term		
GE Vernova Hai Phong Company Limited - GRID Branch	1,014,600,000,000	-
Advances from other parties	7,637,372,513,557	8,313,047,247,809
Advances from related parties (Note 42)	130,818,916	348,389
TOTAL	<u>8,652,103,332,473</u>	<u>8,313,047,596,198</u>

Coteccons Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

19. STATUTORY OBLIGATIONS

	Beginning balance	Increase in period	Offset in period	Payment in period	Currency: Ending balance
Receivables					
Value added tax	1,952,261,478,589	675,882,066,516	(827,911,142,343)	-	1,800,232,402,762
Import tax	15,344,244	-	-	-	15,344,244
Payables					
Value added tax	-	827,980,563,442	(827,962,935,160)	(17,628,282)	-
Corporate income tax	163,643,088,718	71,748,959,987	-	(76,518,529,270)	158,873,519,435
Personal income tax	9,446,860,311	72,389,603,574	-	(9,428,394,215)	72,408,069,670
Import tax	-	20,000	-	(20,000)	-
Others	-	49,203,176	51,792,817	(100,995,993)	-
TOTAL	1,779,186,873,804	(296,286,283,663)	-	(86,065,567,760)	1,568,966,157,901

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

20. ACCRUED EXPENSES

	Ending balance	Currency: Beginning balance	Cir 99
Accruals for on-going construction projects	3,221,780,505,951	2,511,637,919,287	
Bonus for employees	127,061,083,197	255,847,102,698	
Remuneration of the Board of Directors and the Supervisory Board	2,084,000,000	2,084,000,000	
Loan expense	28,341,676,456	56,136,033,623	
Others	16,021,384,337	11,241,005,524	
TOTAL	3,395,288,649,941	2,836,946,061,132	

21. DEFERRED REVENUE

	Ending balance	Currency: Beginning balance
Short-term		
Interest received in advance from term deposits	41,323,989,041	-
TOTAL	41,323,989,041	-

22. OTHER PAYABLES

	Ending balance	Currency: Beginning balance
Short-term		
Payable to construction teams and employees	4,097,157,377	9,353,483,874
Factoring contracts (*)	119,745,272	143,185,872,469
Payables under supplier factoring arrangements	513,160,972,743	58,687,708,730
Deposit received	1,483,498,533	1,613,173,509
Insurance payables	4,533,339,043	3,996,022,266
Other current payables to related parties (Note 41)	724,218,042	594,543,066
TOTAL	524,118,931,010	217,430,803,914

Coteccons Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

23. LOANS AND FINANCE LEASES

	Beginning balance	Incurred	Paid	Current portion	Effective amortisation	interest	Ending balance
Short-term							
Loans from banks (Note 22.1)	2.937.310.590.416	5.925.167.972.299	(4.087.730.057.656)	-	-	-	4.774.748.505.059
Current portion of long-term loans	102.680.505.636	-	(25.670.126.410)	40.670.126.410	-	-	117.680.505.636
TOTAL	3.039.991.096.052	5.925.167.972.299	(4.113.400.184.066)	40.670.126.410	-	-	4.892.429.010.695
Long-term							
Loans from banks (Note 22.2)	154.020.758.447	60.000.000.000	-	(40.670.126.410)	-	-	173.350.632.037
Bonds (Note 22.3)	1.384.960.903.361	-	-	-	1.123.735.033	1.386.084.638.394	1.386.084.638.394
TOTAL	1.538.981.661.808	60.000.000.000	-	(40.670.126.410)	1.123.735.033	1.559.435.270.431	1.559.435.270.431

Currency:

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

23. LOANS AND FINANCE LEASES (continued)

23.1 Short-term loans from banks

Details of the short-term loans from banks are as follows:

<i>Ending balance</i>		
<i>Name</i>	<i>VND</i>	<i>Nguyên tệ VND</i>
Joint Stock Commercial Bank for Foreign Trade of Vietnam	266,672,973,345	266,672,973,345
Military Commercial Joint Stock Bank	656,924,759,061	656,924,759,061
Vietnam Joint Stock Commercial Bank for Industry and Trade	2,406,728,357,958	2,406,728,357,958
Vietnam Technological and Commercial Joint Stock Bank	910,016,640,289	910,016,640,289
Orient Commercial Joint Stock Bank	-	-
HSBC Bank (Vietnam) Ltd.	60,688,856,136	60,688,856,136
Joint Stock Commercial Bank for Investment and Development of Vietnam	473,716,918,270	473,716,918,270
TỔNG CỘNG	4,774,748,505,059	4,774,748,505,059

These loans are unsecured, with terms of 3 to 6 months, and interest rates determined for each drawdown

23.2 Long-term loans from banks

Details of the long-term loans from banks are as follows:

<i>Ending balance</i>		
<i>Name</i>	<i>VND</i>	<i>Original currency</i>
Vietnam Technological and Commercial Joint Stock Bank	291,031,137,673	291,031,137,673
TỔNG CỘNG	291,031,137,673	291,031,137,673

In which:

- Long-term borrowings	173,350,632,037
- Current portion of long-term borrowings	117,680,505,636

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

23.3 Bond issued

	<i>Ending balance</i>			<i>Beginning balance</i>		
	<i>Value (VND)</i>	<i>Interest rate</i>	<i>Term and maturity</i>	<i>Value (VND)</i>	<i>Interest rate</i>	<i>Term and maturity</i>
- Issued at par value	1,386,084,638,394	9.0	30/01/2029	1,384,960,903,361	9.0	30/01/2029
TOTAL						
<i>In which:</i>						
<i>The issued bonds</i>	1,400,000,000,000					
<i>The issuance cost</i>	(16,875,000,000)					
<i>Effective interest amortisation</i>	2,959,638,394					

This is an unsecured bond issued through an issuing agent named SSI Securities Joint Stock Company and listed on the Hanoi Stock Exchange ("HNX") with trading code CTD126006. This bond had par value of VND 100,000/bond with a fixed interest rate of 9% a year and periodic interest payments every 6 months. The total value of the issued bonds was VND 1,400,000,000,000 with a term of three years from the date of issuance on 30 January 2026. The issuance cost of this bond was VND 16,875,000,000 and the effective interest amortisation in the year was VND 2,959,638,394.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

24. PROVISIONS

Details of changes in provisions are as follows:

					Currency:
	Beginning balance	Increase during the period	Decrease during the period	Ending balance	
Short-term					
Provision for onerous contracts	150,672,986,745	116,866,819,790	(43,196,812,804)	224,342,993,731	
Provision for construction warranty expenses	258,962,151,482	18,232,228,279	(6,053,330,122)	271,141,049,639	
TOTAL	<u>409,635,138,227</u>	<u>135,099,048,069</u>	<u>(49,250,142,926)</u>	<u>495,484,043,370</u>	
Long-term					
Severance allowance	2,266,515,217	34,042,167	(10,557,000)	2,290,000,384	
Others					
TOTAL	<u>2,266,515,217</u>	<u>34,042,167</u>	<u>(10,557,000)</u>	<u>2,290,000,384</u>	

Provision for warranty

Warranty provisions for construction are recognised as selling expenses. In cases where warranty provisions are reversed, they are recorded as a reduction in selling expenses.

Warranty provisions are estimated based on historical statistics of warranty costs incurred in respect of similar products, goods, services and construction works.

Provision for warranty obligations of construction projects is made at 0.3% to 1% of the project value, depending on the specific characteristics of each project and actual experience, and is applied to the actual revenue recognised.

Coteccons Construction Joint Stock Company

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

25. OWNERS' EQUITY

25.1 Increase and decrease in owners' equity

	Currency:					Total
	Owner's contributed capital	Share premium	Treasury shares	Invest-ment and development fund	Undistributed earnings	
Beginning balance	1.036.332.610.000	2.714.397.074.105	(264.867.149.803)	3.206.314.091.543	698.402.792.977	7.390.579.418.822
- Net profit/(loss) for the period	-	-	-	-	123.123.645.919	123.123.645.919
- Other increases/decreases	1.036.332.610.000	2.714.397.074.105	(264.867.149.803)	3.206.314.091.543	821.526.438.896	7.513.703.064.741
Ending balance						
Beginning balance	1.140.264.670.000	2.714.397.074.105	(264.867.149.803)	3.102.382.031.543	1.227.791.662.387	7.919.968.288.232
- Net profit (loss) for the period	-	-	-	-	246.623.239.269	246.623.239.269
Ending balance	1.140.264.670.000	2.714.397.074.105	(264.867.149.803)	3.102.382.031.543	1.474.414.901.656	8.166.591.527.501

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

25. OWNERS' EQUITY (continued)

25.1 Capital transactions with owners and distribution of dividends, profits

Currency:

	Current period	Previous period
Contributed capital		
Beginning balance	1,140,264,670,000	1,036,332,610,000
Increase (i)	-	103,932,060,000
Ending balance	<u>1,140,264,670,000</u>	<u>1,140,264,670,000</u>

25.2 Shares

	Quantity	
	Ending balance	Beginning balance
Authorised shares	114,026,467	114,026,467
Issued shares	114,026,467	114,026,467
Ordinary shares	114,026,467	114,026,467
Treasury shares	2,203,247	2,203,247
Ordinary shares	2,203,247	2,203,247
Shares in circulation	111,823,220	111,823,220
Ordinary shares	111,823,220	111,823,220

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

26. REVENUES

26.1 Revenue from sale of goods and rendering of services

	Currency:	
	Quarter 1/2026 (from 01 July 2026 to 30 September 2026)	Quarter 1/2026 (from 01 July 2025 to 30 September 2025)
Gross revenue		
<i>In which:</i>		
Revenue from construction services	10,375,783,987,135	6,153,728,454,383
Rental income from investment properties	5,991,549,806	5,768,373,368
Rendering of service	928,113,852	-
Net revenue	<u>10,382,703,650,793</u>	<u>6,159,496,827,751</u>
<i>In which:</i>		
Sales to others	10,319,360,962,995	6,100,498,110,071
Sales to related parties (Note 41)	63,342,687,798	58,998,717,680

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

27. FINANCIAL INCOME

Currency:

	Current period	Previous period
Interest income from bank deposits	100,473,395,342	28,908,588,343
Interest income from late payment	20,075,608,320	8,064,704,125
Dividends	8,580,000,000	5,720,000,000
Foreign exchange gains	76,542,949	158,134,739
TOTAL	129,205,546,611	42,851,427,207

28. COST OF GOODS SOLD AND SERVICES RENDERED

Currency:

	Current period	Previous period
Cost of rendered of construction services	9,953,841,403,764	5,871,786,800,939
Cost of office rental	2,998,689,373	2,124,806,584
TOTAL	9,956,840,093,137	5,873,911,607,523

29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency

	Current period	Previous period
Selling expenses incurred during the period		
Provision for warranty	18,232,228,279	18,133,163,369
TOTAL	18,232,228,279	18,133,163,369

General and administrative expenses incurred during the period

Labour costs	82,315,889,884	53,735,361,610
Expense for external services	26,330,640,447	18,691,770,256
Depreciation and amortisation	1,802,651,174	2,129,839,523
Others	11,444,562,397	13,395,247,535

Deduction of general and administrative expenses

Provision/ (Reversal) for doubtful debt expenses	(16,127,269,177)	23,977,440,017
TOTAL	105,766,474,725	111,929,658,941

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

30. FINANCE EXPENSES

	<i>Currency:</i>	
	<i>Current period</i>	<i>Previous period</i>
Interest expense	123,760,558,500	32,723,104,091
Foreign exchange losses	821,751,487	215,153,293
TOTAL	124,582,309,987	32,938,257,384

31. OTHER INCOME AND EXPENSES

	<i>Currency:</i>	
	<i>Current period</i>	<i>Previous period</i>
Other income		
Gains from disposal of assets	154,391,993	-
Penalty received	166,203,214	167,331,042
Other expenses		
Penalty paid	(100,000,000)	(3,896,766,428)
Others	(2,099,421)	(2,455,482,218)
NET OTHER PROFIT/(LOSS)	218,495,786	(6,184,917,604)

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

32. CORPORATE INCOME TAX

32.1 CIT expenses

	<i>Currency:</i>	
	<i>Current period</i>	<i>Previous period</i>
Current tax expenses	71,748,959,987	19,208,631,468
Adjustment for under/(over) accrual of tax from prior year(s)	-	4,663,206,530
Current tax expenses	71,748,959,987	23,871,837,998
Deferred tax expenses/(income)	(11,665,612,194)	12,255,166,220
TOTAL	60,083,347,793	36,127,004,218

Reconciliation between CIT expenses and the accounting profit/(loss) before tax multiplied by CIT rate is presented below:

	<i>Currency:</i>	
	<i>Current period</i>	<i>Previous period</i>
Accounting profit/(loss) before tax	306,706,587,062	159,250,650,137
At CIT rate of 20% applicable to companies in the Company	61,341,317,412	31,850,130,027
Adjustments for:		
Income from business activities not subject to CIT	(1,716,000,000)	(1,144,000,000)
Effect of change in tax rate	14,839,682	(33,474,808)
Adjustment for under accrual of tax from prior year(s)	-	4,663,206,530
Other non-deductible expenses	443,190,699	791,142,469
Current tax expense	60,083,347,793	36,127,004,218

32.2 Current tax

The current tax payable is based on taxable income for the current period. The taxable income of the Company for the period differs from the accounting profit before tax as reported in the separate income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Company' liability for current tax is calculated using tax rates that have been enacted by the end of the reporting period.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

32. CORPORATE INCOME TAX (continued)

32.3 Deferred tax

The following are the deferred tax assets and deferred tax liabilities recognised by the Company, and the movements thereon, during the current and previous period.

Currency:

	<i>Separate statement of financial position</i>		<i>Separate income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current period</i>	<i>Previous period</i>
Deferred tax assets				
Provision for doubtful debts	54.815.914.774	58.041.368.609	(3.225.453.835)	(2.979.435.865)
Provision for obsolete inventories	4.496.508.948	4.496.508.948	-	(2.578.632.423)
Provision for onerous contracts	44.868.598.744	30.134.597.347	14.734.001.397	(6.708.165.152)
Provision for investments	31.920.000.000	31.920.000.000	-	-
Severance allowance	458.000.077	453.303.043	4.697.034	6.235.475
Foreign exchange differences arising from revaluation of monetary accounts denominated in foreign currency	126.558.413	(25.809.185)	152.367.598	4.831.745
Accrued expenses	2.758.200.000	2.758.200.000	-	-
Net deferred tax assets (liabilities)	139.443.780.956	127.778.168.762		
Net deferred tax credit/(charge) to separate income statement			11.665.612.194	(12.255.166.220)

32.4 Unrecognised deferred tax assets due to application of top-up tax under the global anti-base erosion rules

On 29 August 2025, the Government issued Decree No. 236/2025/ND-CP detailing certain provisions of Resolution No. 107/2023/QH15 dated 29 November 2023 of the National Assembly on the application of additional corporate income tax under the global anti-base erosion rules.

The Company has not recognised deferred corporate income tax assets and deferred tax liabilities related to the additional corporate income tax under Resolution 107 as it cannot be reliably determined at this time.

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during current and previous periods were as follows:

Related parties	Relationship	Nature of transaction	VND	
			Three-month period ended 30/09/2026	30/09/2025
Unicons	Subsidiary	Construction cost	1,646,006,984,178	262,870,372,005
		Equipment rental expenses	6,772,757,003	384,227,537
		Construction income	59,596,058,356	1,872,790,220
		Office rental and utility income	1,377,393,774	1,339,234,292
Sinh Nam	Subsidiary	Construction cost	3,084,950,751	10,846,959,816
		Office rental and utility income	420,684,692	465,865,606
		Lending	40,000,000,000	89,957,000,000
		Loan interests	2,521,986,299	1,624,011,743
		Lending collection	40,000,000,000	57,654,455,474
UGVN	Subsidiary	Construction cost	2,204,547,918	44,301,959,667
		Office rental and utility income	608,199,882	363,980,866

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during current and previous periods were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>Three-month period ended</i>		<i>VND</i>
			<i>30/09/2026</i>	<i>30/09/2025</i>	
CTD Materials	Subsidiary	Cost from supplying materials Management service income	16,669,042,846 928,113,852	31,206,973,291 810,475,655	
GEO Foundation Vietnam Company Limited	Subsidiary	Capital contribution	60,000,000,000	-	
VN Solution Co., Ltd.	Subsidiary Subsidiary	Office rental income Software solutions services	340,837,686 13,735,505,800	60,000,000 -	
Kusto Group Pte,Ltd	Related party of major shareholder	Office rental income	61,955,460	4,331,334	
Kusto Management Vietnam	Related party of major shareholder	Office rental income	9,444,096	6,665,586	
Ladona Properties Company Limited	Related party of major shareholder	Construction revenue	-	54,885,849,776	

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the separate balance sheet dates were as follows:

Related parties	Relationship	Nature of transaction	30/09/2026	30/6/2026
Short-term trade receivables				
Unicons	Subsidiary	Office leasing and equipment rental	67,201,774,381	1,645,965,449
Ladona	Related party of major shareholder	Rendering of construction services	73,771,939,551	74,361,021,954
CTD Materials	Subsidiary	Rendering of administration services	9,667,384,615	10,965,021,655
Sinh Nam	Subsidiary	Office rental	1,266,033,533	1,020,459,989
UGVN	Subsidiary	Office rental	9,615,767	9,641,375
Kusto Group	Related party of major shareholder	Office rental	493,453	192,446
ANPR Communications Joint Stock Company	Subsidiary	Office rental	6,460,764	-
Coteccons Construction Branch in Taiwan	Branch	Rendering of administration services	25,686,950,957	26,030,315,366
VN Solutions Company Limited	Subsidiary	Office rental and utilities	9,770,350	-
Kusto Management Việt Nam	Related party of major shareholder	Office rental	7,762,999	7,762,999
			177,628,186,370	114,040,381,233
Short-term advances from customer				
ANPR Communications Joint Stock Company	Subsidiary	Office rental	130,470,527	-
Ladona	Related party of major shareholder	Rendering of construction services	348,389	348,389
			130,818,916	348,389
Short-term trade payables				
Unicons	Subsidiary	Construction works, equipment rental	2,154,137,129,464	1,994,044,684,369
UGVN	Subsidiary	Construction works	30,973,979,995	36,457,556,708
Sinh Nam	Subsidiary	Construction works	11,806,652,898	21,931,704,863
CTD Materials	Subsidiary	Materials supply	22,033,460,932	31,951,869,026
Covestcons	Subsidiary	Collections and payments on behalf	1,319,172,061	1,319,172,061
ANPR Communications	Subsidiary	Provide advertising services	1,524,156,525	-
Ladona	Subsidiary	Utility expense	-	589,082,403
			2,221,794,551,875	2,086,294,069,430

Coteccons Construction Joint Stock Company

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the separate balance sheet dates were as follows:

<i>Related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	30/09/2026	VND 30/6/2026
Other short-term receivables				
Covestcons	Subsidiary	Profit distributed	50,000,000,000	50,000,000,000
CTD Nest	Subsidiary	Offset between payables and receivables	1,879,466,011	1,879,466,011
			51,879,466,011	51,879,466,011
Short-term held-to-maturity investments (Lending)				
Sinh Nam	Subsidiary	Lending	154,036,506,842	152,857,739,721
			154,036,506,842	152,857,739,721
Other short-term payables				
UGVN	Subsidiary	Deposit for office rental	410,828,460	410,828,460
Sinh Nam	Subsidiary	Deposit for office rental	117,658,800	117,658,800
Kusto Group	Related party of major shareholder	Deposit for office rental	50,895,360	50,895,360
ANPR Communications Joint Stock Company	Subsidiary	Deposit for office rental	129,674,976	-
Kusto Management Vietnam	Related party of major shareholder	Deposit for office rental	15,160,446	15,160,446
			724,218,042	594,543,066
Short-term advances to suppliers				
Unicons	Subsidiary	Construction works, equipment rental	458,481,826,244	411,857,046,596
Sinh Nam	Subsidiary	Construction works	23,697,714,608	15,763,475,728
CTD Materials	Subsidiary	Materials supply	7,041,716,998	8,339,228,896
Vsol	Subsidiary	Software solutions services	-	7,909,045,650
			489,221,257,850	443,868,796,870

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

34. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the financial statements have been reclassified to conform with the presentation guided by Circular No. 99/2025/TT-BTC ("Circular 99"), which was first applied in the current period as at 30 June 2026 and for the accounting period from 1 July 2025 to 30 September 2025. Details are as follows:

	<i>Beginning balance (as previously presented)</i>	<i>Restated</i>	<i>Beginning balance (as restated)</i>
SEPARATE STATEMENT OF FINANCIAL POSITION			
Cash and cash equivalents	2,641,267,166,868	6,513,209	2,641,273,680,077
Short-term held-to-maturity investments	1,844,071,111,347	400,147,845,942	2,244,218,957,289
Short-term loan receivables	350,000,000,000	(350,000,000,000)	-
Other short-term receivables	175,570,347,002	(50,154,359,151)	125,415,987,851
Inventories	8,292,080,995,282	97,625,635,176	8,389,706,630,458
Short-term accrued expenses	2,927,393,334,138	(90,447,273,006)	2,836,946,061,132
Other short-term payables	218,108,996,789	(678,192,875)	217,430,803,914
Dividends and profits payable	-	678,192,875	678,192,875
Short-term provisions	221,562,230,046	188,072,908,181	409,635,138,227
SEPARATE INCOME STATEMENT			
Selling expense	-	18,133,163,369	18,133,163,369
Cost of goods sold and services rendered	5,892,044,770,892	(18,133,163,369)	5,873,911,607,523

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 September 2026 and for the three-month period then ended

35. EXPLANATION OF BUSINESS PERFORMANCE CHANGES

	Q1'2027 (From July 01 st 2026 to September 30 th 2026)	Q1'2026 (From July 01 st 2025 to September 30 th 2025)	Variances	%
Net profit after tax	246,623,239,269	123,123,645,919	123,499,593,350	100.31%

Reason: Net profit after tax in the 1st quarter of 2027 increased by 100.31% compared to the figure in the 1st quarter of 2026 primarily due to the changes of items as below:

	Q1'2027 (From July 01 st 2026 to September 30 th 2026)	Q1'2026 (From July 01 st 2025 to September 30 th 2025)	Variances	%
Gross profit from sale of goods and rendering of services	425,863,557,656	285,585,220,228	140,278,337,428	49.12%
<i>In which:</i>				
Net revenue from sale of goods and rendering of services	10,382,703,650,793	6,159,496,827,751	4,223,206,823,042	68.56%

Gross profit from sales and service provision increased by VND 140.2 billion, equivalent to a 49.12% rise compared to the same period last year. The main reason is that net revenue from sales and service provision rose by more than VND 4,223 billion, representing an increase of 68.56% year-on-year.

34. EVENTS AFTER THE BALANCE SHEET DATE

There is no significant matters or circumstances that has arisen since the balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company.



Le Nguyen Thuc Trinh
Preparer



Tran Thi Thanh Van
Chief Accountant



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Executive Assistant to the CFO

Ho Chi Minh City, Vietnam

29 October 2026