CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS **COTECCONS CONSTRUCTION JOINT STOCK COMPANY** ------- Số/ No.:7394/2026/CV-CTD	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc** **THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness** --------------- *TP. Hồ Chí Minh, ngày 24 tháng 09 năm 2026* *Ho Chi Minh city, 24 September 2026*

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
REGULAR INFORMATION DISCLOSURE

Kính gửi/ To: - **Ủy Ban Chứng Khoán nhà nước/ State Securities Commission of Vietnam**
- **Sở Giao dịch Chứng khoán Việt Nam/ Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh/ Sở Giao dịch Chứng khoán Hà Nội/ Vietnam Exchange/ Hochiminh Stock Exchange/ Hanoi Stock Exchange**

1. Tên tổ chức/Name of organization: Công ty Cổ phần Xây Dựng Coteccons
   - Mã chứng khoán/ Stock code: CTD
   - Địa chỉ/Address: 236/6 Điện Biên Phủ, P. Gia Định, TP. HCM
   - Điện thoại liên hệ/ Tel.: (84) (28) 35142255 - Fax: (84) (28) 35142277
   - E-mail: bodsecretary@coteccons.vn
2. Nội dung thông tin công bố/ Contents of disclosure:
   - Báo cáo tài chính riêng năm tài chính 2026 đã kiểm toán.
     Audited separate financial statements for fiscal year 2026.
   - Báo cáo tài chính hợp nhất năm tài chính 2026 đã kiểm toán.
     Audited consolidated financial statements for fiscal year 2026.
   - Giải trình chênh lệch lợi nhuận sau thuế so với cùng kỳ năm 2025.
     Explanation of the differences in profit after tax compared to the same period in 2025.
   - Báo cáo tình hình sử dụng vốn thu được từ đợt phát hành trái phiếu ra công chúng đã kiểm toán.
     Audited Report on the Use of Proceeds from the Public Bond Offering.
3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 24/09/2026 tại đường dẫn: https://coteccons.vn/investor-relations-vn// This information was published on the company's website on 24 September 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 được ủy quyền công bố thông tin Authorized person for information disclosure CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS COTECCONS MSDN 0303443233 **ĐINH THỊ HỒNG THẮM**

Coteccons Construction Joint Stock Company

Separate financial statements

For the year ended 30 June 2026

Shape the future
with confidence

CONTENTS

Coteccons Construction Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Coteccons Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate No. 4103002611 issued by the Department of Planning and Investment ("DPI") currently the Department of Finance ("DF") 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 ERCs.

The Company listed its shares on the Ho Chi Minh Stock Exchange with trading code as CTD in accordance with Decision No. 155/QD-SGDHCM has been 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 head office is located at No. 236/6, Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors ("BOD") during the year and at the date of this report are:

Mr. Bolat Duisenov	Chairman
Mr. Herwig Guido H. Van Hove	Member
Mr. Talgat Turumbayev	Member
Mr. Vo Hoang Lam	Member
Mr. Pham Quang Vu	Member
Mr. Tong Van Nga	Independent member
Mr. Tan Chin Tiong	Independent member

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Mr. Nguy Gia Hoang	Head of Board of Supervision	appointed on 29 October 2025
	Member	appointed on 20 October 2025
Mr. Tran Van Thuc	Head of Board of Supervision	resigned on 20 October 2025
Mr. Zhaidarzhan Zatayev	Member	
Mr. Vu Hoang Nam	Member	appointed on 20 October 2025
Mr. Doan Phan Trung Kien	Member	resigned on 20 October 2025

MANAGEMENT

Members of the Management during the year and at the date of this report are:

Mr. Vo Hoang Lam	Deputy Chief Executive Officer cum General Director Coteccons Business Unit 1	
Mr. Nguyen Chi Thien	Deputy Chief Executive Officer cum General Director Coteccons Business Unit 2	
Mr. Tran Ngoc Hai	Deputy Chief Executive Officer cum Chief of Commercial	
Ms. Nguyen Trinh Thuy Trang	Deputy Chief Executive Officer cum Chief Operating Officer	
Mr. Nguyen Van Dua	Deputy Chief Executive Officer cum Chief Financial Officer	resigned on 26 April 2026

LEGAL REPRESENTATIVE

The legal representatives of the Company during the year and at the date of this report are:

Mr. Bolat Duisenov	Chairman
Mr. Talgat Turumbayev	Chief Corporate Development Officer

Mr. Nguyen Hong Son is authorised by Mr. Bolat Duisenov to sign the accompanying separate financial statements for the year ended 30 June 2026 in accordance with the Power of Attorney No. 274/2026/UQ-CTHĐQT dated 23 January 2026.

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

Coteccons Construction Joint Stock Company

REPORT OF MANAGEMENT

The Management of Coteccons Construction Joint Stock Company ("the Company") is pleased to present this report and the separate financial statements of the Company for the year ended 30 June 2026.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

The Management is responsible for the separate financial statements of each financial year which give a true and fair view of the financial position of the Company and of the results of its operations and its cash flows for the year. In preparing those separate financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements; and
- prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Management confirmed that it has complied with the above requirements in preparing the accompanying separate financial statements.

STATEMENT BY THE MANAGEMENT

The Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 30 June 2026 and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

The Company has subsidiaries as disclosed in the separate financial statements. The Company prepared these separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of separate financial statements. In addition, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 30 June 2026 dated 24 September 2026 in accordance with the above prevailing regulations on the preparation and presentation of consolidated financial statements.

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

For and on behalf of management:

CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS

Nguyen Hong Son
Executive Assistant to the Chief Financial Officer
Authorized representative

Ho Chi Minh City, Vietnam

24 September 2026

Shape the future
with confidence

Ernst & Young Vietnam Limited
2 Hai Trieu Street, Sai Gon Ward
Ho Chi Minh City, Vietnam

Tel: +84 28 3824 5252
Email: eyhcmc@vn.ey.com
Website (EN): ey.com/en_vn
Website (VN): ey.com/vi_vn

Reference: 11658650/69498888

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Coteccons Construction Joint Stock Company

We have audited the accompanying separate financial statements of Coteccons Construction Joint Stock Company ("the Company") as prepared on 24 September 2026 and set out on pages 6 to 56, which comprise the separate balance sheet as at 30 June 2026, and the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

The Management's responsibility

The Company's management is responsible for the preparation and presentation of these separate financial statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on these separate financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the separate financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the separate financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Shape the future
with confidence

Opinion

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Company as at 30 June 2026, and of the results of its separate operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

Ernst & Young Vietnam Limited

M.S.D.N: 0300811802-C.T.N.H.H
CÔNG TY
TNHH
ERNST & YOUNG
VIỆT NAM
THÀNH PHỐ HỒ CHÍ MINH

Tran Nam Dung	Pham Xuan Tuan
Deputy General Director	Auditor
Audit Practicing Registration Certificate	Audit Practicing Registration Certificate
No. 3021-2024-004-1	No. 4639-2023-004-1

Ho Chi Minh City, Vietnam

24 September 2026

SEPARATE BALANCE SHEET
as at 30 June 2026

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	**A. CURRENT ASSETS**		**29,063,167,791,723**	**20,404,806,881,759**
110	***I. Cash and cash equivalents***	***5***	***3,034,200,786,160***	***1,585,535,832,930***
111	1. Cash		392,933,619,292	125,535,832,930
112	2. Cash equivalents		2,641,267,166,868	1,460,000,000,000
120	***II. Short-term investment***		***1,844,071,111,347***	***1,020,000,000,000***
123	1. Held-to-maturity investments	6	1,844,071,111,347	1,020,000,000,000
130	***III. Current accounts receivable***		***13,957,101,902,039***	***12,081,072,635,119***
131	1. Short-term trade receivables	7.1	12,655,349,639,597	11,309,050,691,546
132	2. Short-term advances to suppliers	7.2	1,829,132,301,460	1,428,786,523,506
135	3. Short-term loan receivables	8	350,000,000,000	117,654,455,474
136	4. Other short-term receivables	9	175,570,347,002	258,155,216,263
137	5. Provision for doubtful short-term receivables	7.1, 9	(1,052,950,386,020)	(1,032,574,251,670)
140	***IV. Inventories***	***10***	***8,269,598,450,542***	***4,272,018,449,657***
141	1. Inventories		8,292,080,995,283	4,339,547,688,556
149	2. Provision for obsolete inventories		(22,482,544,741)	(67,529,238,899)
150	***V. Other current assets***		***1,958,195,541,635***	***1,446,179,964,053***
151	1. Short-term prepaid expenses	11	5,918,718,802	4,282,539,865
152	2. Value-added tax deductibles	19	1,952,261,478,589	1,441,882,079,944
153	3. Tax and other receivables from the State		15,344,244	15,344,244

SEPARATE BALANCE SHEET (continued)
as at 30 June 2026

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
200	**B. NON-CURRENT ASSETS**		**3,940,121,028,990**	**3,507,169,050,063**
220	***I. Fixed assets***		***359,821,914,673***	***248,209,854,236***
221	1. Tangible fixed assets	12	263,578,311,931	162,641,701,265
222	Cost		919,559,458,645	765,788,237,071
223	Accumulated depreciation		(655,981,146,714)	(603,146,535,806)
224	2. Finance leases	13	179,481,203	712,088,024
225	Cost		2,663,034,106	2,663,034,106
226	Accumulated depreciation		(2,483,552,903)	(1,950,946,082)
227	3. Intangible fixed assets	14	96,064,121,539	84,856,064,947
228	Cost		139,832,922,740	123,507,138,740
229	Accumulated amortisation		(43,768,801,201)	(38,651,073,793)
230	***II. Investment properties***	***15***	***51,318,827,286***	***56,479,947,290***
231	1. Cost		99,953,299,393	103,719,061,468
232	2. Accumulated depreciation		(48,634,472,107)	(47,239,114,178)
240	***III. Long-term asset in progress***		***7,104,346,381***	***21,769,449,746***
242	1. Construction in progress	16	7,104,346,381	21,769,449,746
250	***IV. Long-term investments***	***17***	***3,002,709,404,214***	***2,905,815,979,897***
251	1. Investments in subsidiaries		3,042,562,072,610	2,951,007,529,602
252	2. Investments in associates		177,600,000,000	177,600,000,000
253	3. Investment in another entities		64,760,000,000	59,960,000,000
254	4. Provision for long-term investments		(282,212,668,396)	(282,751,549,705)
260	***V. Other long-term assets***		***519,166,536,436***	***274,893,818,894***
261	1. Long-term prepaid expenses	11	391,388,367,674	149,365,686,079
262	2. Deferred tax assets	32.3	127,778,168,762	125,528,132,815
270	**TOTAL ASSETS**		**33,003,288,820,713**	**23,911,975,931,822**

SEPARATE BALANCE SHEET (continued)
as at 30 June 2026

VND

Code	*RESOURCES*	*Notes*	*Ending balance*	*Beginning balance*
300	**C. LIABILITIES**		**25,083,320,532,481**	**16,521,396,513,000**
310	***I. Current liabilities***		***23,542,072,355,456***	***16,519,177,908,948***
311	1. Short-term trade payables	18.1	8,584,246,365,695	6,217,377,775,421
312	2. Short-term advances from customers	18.2	8,313,047,596,198	4,047,430,519,339
313	3. Statutory obligations	19	173,089,949,029	38,195,454,985
314	4. Payables to employees		-	304,033,577
315	5. Short-term accrued expenses	20	2,927,393,334,138	2,714,643,108,390
319	6. Other short-term payables	21	218,108,996,789	980,936,761,451
320	7. Short-term loans	22	3,039,991,096,052	2,329,491,615,488
321	8. Short-term provisions	23	221,562,230,046	125,586,211,525
322	9. Bonus and welfare fund	24	64,632,787,509	65,212,428,772
330	***II. Non-current liability***		***1,541,248,177,025***	***2,218,604,052***
338	1. Long-term loans	22	1,538,981,661,808	-
342	2. Long-term provisions	23	2,266,515,217	2,218,604,052
400	**D. OWNERS' EQUITY**		**7,919,968,288,232**	**7,390,579,418,822**
410	***I. Capital***	***25.1***	***7,919,968,288,232***	***7,390,579,418,822***
411	1. Share capital		1,140,264,670,000	1,036,332,610,000
411a	*- Shares with voting rights*		*1,140,264,670,000*	*1,036,332,610,000*
412	2. Share premium		2,714,397,074,105	2,714,397,074,105
415	3. Treasury shares		(264,867,149,803)	(264,867,149,803)
418	4. Investment and development fund		3,102,382,031,543	3,206,314,091,543
421	5. Undistributed earnings		1,227,791,662,387	698,402,792,977
421a	*- Undistributed earnings by the end of prior year*		*596,972,778,977*	*384,099,170,092*
421b	*- Undistributed earnings of current year*		*630,818,883,410*	*314,303,622,885*
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**33,003,288,820,713**	**23,911,975,931,822**

Ho Chi Minh City, Vietnam

24 September 2026

CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS
COTECCONS
MSDN 0303443233

Le Nguyen Thuc Trinh Preparer	Tran Thi Thanh Van Chief Accountant	Nguyen Hong Son Executive Assistant to the Chief Financial Officer Authorized representative

SEPARATE INCOME STATEMENT
for the year ended 30 June 2026

VND

Code	*ITEMS*	*Notes*	*Current year*	*Previous year*
10	**1. Net revenues from sale of goods and rendering of services**	**26.1**	**29,581,735,872,370**	**19,330,378,685,964**
11	**2. Cost of goods sold and services rendered**	**27**	**(28,321,146,139,126)**	**(18,696,447,648,738)**
20	**3. Gross profits from sale of goods and rendering of services**		**1,260,589,733,244**	**633,931,037,226**
21	**4. Finance income**	**26.2**	**234,668,916,549**	**157,238,930,134**
22	**5. Finance expenses**	**28**	**(278,924,039,037)**	**(254,254,385,579)**
23	*In which: Interest expense*		*(271,147,680,803)*	*(119,776,552,920)*
26	**6. General and administrative expenses**	**29**	**(421,644,965,906)**	**(140,804,079,184)**
30	**7. Operating profit**		**794,689,644,850**	**396,111,502,597**
31	**8. Other income**	**30**	**9,166,483,370**	**4,479,407,080**
32	**9. Other expenses**	**30**	**(6,374,227,437)**	**(32,738,611)**
40	**10. Other profit**	**30**	**2,792,255,933**	**4,446,668,469**
50	**11. Accounting profit before tax**		**797,481,900,783**	**400,558,171,066**
51	**12. Current corporate income tax expense**	**32.1**	**(168,913,053,320)**	**(43,743,056,789)**
52	**13. Deferred tax income (expense)**	**32.3**	**2,250,035,947**	**(42,511,491,392)**
60	**14. Net profit after tax**		**630,818,883,410**	**314,303,622,885**

Ho Chi Minh City, Vietnam

24 September 2026

CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS
MSDN 0303443233

Le Nguyen Thuc Trinh Preparer	Tran Thi Thanh Van Chief Accountant	Nguyen Hong Son Executive Assistant to the Chief Financial Officer Authorized representative

SEPARATE CASH FLOW STATEMENT
for the year ended 30 June 2026

VND

Code	*ITEMS*	*Notes*	*Current year*	*Previous year*
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Accounting profit before tax**		**797,481,900,783**	**400,558,171,066**
	Adjustments for:			
02	Depreciation and amortisation	31	60,304,771,382	61,753,467,299
03	Provisions (reversal of provisions)		86,831,127,624	(81,519,841,861)
04	Foreign exchange (gains) losses arising from revaluation of monetary accounts denominated in foreign currency		(156,215,553)	496,442,612
05	Profits from investing activities		(234,326,697,423)	(187,946,830,904)
06	Interest expense	28	271,147,680,803	119,776,552,920
08	**Operating profit before changes in working capital**		**981,282,567,616**	**313,117,961,132**
09	Increase in receivables		(2,250,348,120,351)	(2,601,853,678,283)
10	Increase in inventories		(3,952,533,306,727)	(2,305,151,840,264)
11	Increase in payables		6,013,040,797,961	4,132,440,269,832
12	Increase in prepaid expenses		(243,658,860,532)	(69,689,456,650)
14	Interest paid		(215,167,964,040)	(137,462,011,656)
15	Corporate income tax paid	19	(39,296,116,459)	(62,117,647,967)
16	Other cash inflows from operating activities		646,906,337	-
17	Other cash outflows from operating activities		(1,284,572,600)	(5,320,699,482)
20	**Net cash flows from (used in) operating activities**		**292,681,331,205**	**(736,037,103,339)**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets		(147,901,476,123)	(212,396,587,118)
22	Proceeds from disposals of fixed assets		-	31,605,283,206
23	Payments for bank term deposits and loans to other entities		(5,389,508,371,922)	(3,227,678,303,545)
24	Collections from bank term deposits, bonds and loans to other entity		4,333,091,716,049	3,449,973,000,000
25	Payments for investments in other entities		(96,354,543,008)	(16,012,000,000)
27	Interest and dividends received		310,289,230,065	143,286,579,416
30	**Net cash flows (used in) from investing activities**		**(990,383,444,939)**	**168,777,971,959**
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Increase of ESOPs		-	15,013,330,000
33	Drawdown of borrowings		11,882,005,764,812	5,397,478,978,830
34	Repayment of borrowings		(9,634,360,525,801)	(4,364,652,352,775)
36	Dividend paid		(101,358,479,950)	(99,857,697,150)
40	**Net cash flows from financing activities**		**2,146,286,759,061**	**947,982,258,905**

SEPARATE CASH FLOW STATEMENT (continued)
for the year ended 30 June 2026

VND

Code	*ITEMS*	*Notes*	*Current year*	*Previous year*
50	**Net increase in cash and cash equivalents for the year**		**1,448,584,645,327**	**380,723,127,526**
60	**Cash and cash equivalents at beginning of year**		**1,585,535,832,930**	**1,204,759,160,718**
61	Impact of exchange rate fluctuation		80,307,903	53,544,686
70	**Cash and cash equivalents at end of year**	**5**	**3,034,200,786,160**	**1,585,535,832,930**

Ho Chi Minh City, Vietnam

24 September 2026

CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS
COTECCONS
MSDN 0303443233

Le Nguyen Thuc Trinh Preparer	Tran Thi Thanh Van Chief Accountant	Nguyen Hong Son Executive Assistant to the Chief Financial Officer Authorized representative

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") currently the Department of Finance ("DF") 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 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 has been 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 June 2026 was 2,798 (30 June 2025: 1,785).

1. **CORPORATE INFORMATION** (continued)

Corporate structure

As at 30 June 2026, the Company has 20 subsidiaries and 1 branch as follows:

No	*Company 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, Ward Binh Trung, 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") - formerly known as Coteccons Future Impact Company Limited ("Coteccons Future Impact")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City, Vietnam	Providing construction service and trading of construction materials
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

1. **CORPORATE INFORMATION** (continued)

Corporate structure (continued)

As at 30 June 2026, the Company has 20 subsidiaries and 1 branch as follows: (continued)

No	*Company name ("Abbreviated")*	*Voting right (%)*	*Ownership (%)*	*Registered office*	*Principal activities*
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 Metal 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 aluminium, glass and metal products
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 aluminium, glass and metal products
11	UG M&E (Vietnam) Limited ("UGVN")	100.00	100.00	No. 236/6 Dien Bien Phu Street, Gia Dinh Ward, 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 services
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

1. **CORPORATE INFORMATION** (continued)

Corporate structure (continued)

As at 30 June 2026, the Company has 20 subsidiaries and 1 branch as follows: (continued)

No	*Company name ("Abbreviated")*	*Voting right (%)*	*Ownership (%)*	*Registered office*	*Principal activities*
14	Coteccons Construction (Cambodia) Co. Ltd. ("CTD Cambodia")	100.00	100.00	Building No. H548, Street No. 371, Ta Lei, Dangkao, Phnom Penh, Kingdom of Cambodia	Providing construction services
15	Coteccons India Construction Private Limited ("CTD India")	99.00	99.00	OlympiaCyberspace, 1st, 3rd, office, No 21/22 Alandur Road, Guindy Industrial Estate, Chennai City Corporation, Chennai 600032, Tamil Nadu, Republic of India	Providing construction services
16	VN Solutions Company limited ("Vsol")	100.00	100.00	Z06, Street No. 13, Tan Thuan Ward, Ho Chi Minh City, Vietnam	Software production and computer programming
17	Coteccons Construction Singapore Pte. Ltd. ("CTD Sing")	100.00	100.00	36 Robinson Road, #13-01, City House, Singapore	Providing construction services
18	"Coteccons KZ" LLP ("KZ LLP")	100.00	100.00	151 Mynbaeva Road, Office 140, Bostandyk Ward, 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 Foundations 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	Branch of Coteccons Construction Joint Stock Company in Taiwan ("CTD Taiwan")	100.00	100.00	11F, No. 336, Ruiguang Road, Neihu District, Taipei City 114, Taiwan	Providing construction services

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

2. BASIS OF PREPARATION

2.1 *Purpose of preparing the separate financial statements*

The Company has subsidiaries as disclosed in *Note 1* and *Note 17.1*. 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, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the year ended 30 June 2026 dated 24 September 2026 in accordance with the above prevailing regulations on the preparation and presentation of consolidated financial statements.

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

2.2 *Applied accounting standards and system*

The separate financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

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

2.5 *Accounting currency*

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

2. BASIS OF PREPARATION (continued)

2.6 *Accounting regulation issued but not yet effective*

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting regime ("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 takes effect from 1 January 2026 and applies to enterprises with a financial year beginning on or after 1 January 2026.

The Company is in the process of assessing the impact of Circular 99 on the preparation and presentation of its separate financial statements and will implement Circular 99 for the financial year ending 30 June 2027.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise 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 and that are subject to an insignificant risk of change in value.

3.2 *Receivables*

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

The provision for doubtful debts represents amounts of outstanding receivables at the separate balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the separate income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the separate income statement.

3.3 *Inventories*

Inventories are measured at their historical costs. In case the net realizable value is lower than the original price, it must be calculated according to the net realizable 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.

The perpetual method is used to record inventories. which are valued as follows:

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 obsolete inventories

An inventory provision is made for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the separate balance sheet date.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *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 working condition for its intended use.

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 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.

3.5 *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 for its intended use and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

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").

3.6 *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 years
Office equipment	3 - 6 years
Land use rights	49 years
Software	2 - 10 years

No amortisation is required for infinite land use right.

3.7 *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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties* (continued)

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 separate income statement in the year of retirement or disposal.

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.

3.8 *Construction in progress*

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization. Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets

3.9 *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.

Lease is classified as 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 balance sheet 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 on interest on the remaining balance of the finance lease liability.

Capitalised financial 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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Leased assets (continued)

Where the Company is the lessor

Assets subject to operating leases are included as the Company's investment property in the separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the separate income statement as incurred.

Lease income is recognised in the separate income statement on a straight-line basis over the lease term.

3.10 Borrowing costs

Borrowing costs consist of interest and other costs that an entity 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 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.

3.11 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

3.12 Investments

Investment in subsidiaries

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

Distributions from accumulated net profits of the 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.

Investment 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 other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

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.

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.14 Accrual for severance allowance pay

The severance pay to employee is accrued at the end of each reporting year for employees who have been worked for more than 12 months at the Company. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labor Code and related implementing guidance. The average monthly salary used in this calculation is adjusted at the end of each reporting period following the average monthly salary of the last 6-month period up to the reporting date. Increases or decreases to the accrued amount other than actual payment to employee will be taken to the separate income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labor contract following Article 46 of the Labor Code.

3.15 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that 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.

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.

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.

An onerous contract is a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The cost of fulfilling a contract comprises the costs that relate directly to the contract.

3.16 Bonds issued

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.

3.17 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 *Foreign currency transactions* (continued)

At the end of the year, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the balance sheet dates which are determined as follows:

- Monetary assets are translated at buying exchange rate of the commercial bank where the Company conducts transactions regularly; and
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

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

3.18 *Share capital*

Ordinary shares

Ordinary shares with voting rights are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

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 profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.19 *Appropriation of net profits*

Net profit after tax is available for appropriation to shareholders after approval in the shareholders' meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit after tax as proposed by the Board of Directors and subject to approval 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 investment.

- *Bonus and welfare fund*

  This fund is set aside for the purpose of pecuniary rewarding and encouragement, common benefits and improvement of the employees' benefits, and presented as a liability on the separate balance sheet.

3.20 *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 discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 *Revenue recognition* (continued)

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 interim 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 period 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

Rendering of services

Revenue is recognized when services are rendered and completed.

Rental income

Rental income arising from operating leases is accounted for on a straight-line basis over the terms of the lease.

Interest income

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

Dividends income

Dividend income is recognised when the Group's entitlement as an investor to receive the dividend is established.

3.21 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and prior years 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 separate balance sheet date.

Current income tax is charged or credited to the 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 set off 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 balance sheet date 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:

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Taxation* (continued)

Deferred tax (continued)

- 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 temporarily 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.

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 temporarily 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 each separate balance sheet date 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 re-assessed at each separate balance sheet date 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 separate balance sheet date.

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 off-set 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 Group intends either 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.

3.22 *Related parties*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 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.

4. SIGNIFICANT EVENTS

4.1 The establishment as a subsidiary of Coteccons Construction Singapore Pte. Ltd ("CTD Singapore")

According to Resolution No. 17A/2025/NQ-HDQT dated 2 October 2025, the Company established CTD Singapore, a wholly owned subsidiary incorporated in Singapore to undertake investment and construction-related activities.

As at 30 June 2026, the Company had completed the business registration procedures for the establishment of CTD Singapore.

4.2 Acquisition of GEO Foundations Vietnam Company Limited ("GEO")

On 25 May 2026, the Company acquired 100% of the charter capital of GEO Foundations Vietnam, a single-member limited liability company incorporated under Enterprise Registration Certificate No. 0304742518, initially issued on 7 November 2006 and most recently amended for the 21st time on 25 May 2026.

The principal activities of GEO are to provide construction services for civil engineering works and engineering design services for foundations and structures of civil and industrial construction works.

4.3 Issuance of additional shares to increase charter capital

Pursuant to Resolution No. 23/2025/NQ-HDQT dated 14 November 2025, the Company approved the issuance of 5,071,501 ordinary shares, equivalent to VND 50,715,010,000 to existing shareholders at a ratio of 20:1.

On 21 January 2026, the Company received Decision No. 104/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange, approving the increase in its charter capital from VND 1,036,322,610,000 to VND 1,087,036,510,000. Subsequently, 13 February 2026, the Company obtained the 30th amendment to its Enterprise Registration Certificate (ERC), reflecting the updated charter capital of VND 1,087,036,510,000.

Pursuant to Resolution No. 03/2026/NQ-HDQT dated 26 March 2026, the Company approved the issuance of 5,325,020 ordinary shares, equivalent to VND 53,250,200,000 to existing shareholders at a ratio of 20:1.

On 19 May 2026, the Company received Decision No. 446/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange, approving the increase in its charter capital from VND 1,087,036,510,000 to VND 1,140,264,670,000. Subsequently, 26 May 2026, the Company obtained the 31st amendment to its Enterprise Registration Certificate (ERC), reflecting the updated charter capital of VND 1,140,264,670,000.

4. SIGNIFICANT EVENTS (continued)

4.4 *Issuance of corporate bonds*

Pursuant to Resolution No. 26/2025/NQ-HDQT dated 5 December 2025, the Company approved for the public offering of bonds in 2025, including the use of proceeds and repayment arrangements, with a maximum offering value of VND 1,400,000,000,000 at par value.

On 6 February 2026, the Company received Notification No. 1197/UBCK-QLCB from the State Securities Commission of Vietnam regarding its receipt of the report on the results of the public offering. Under the offering, the Company successfully issued 14,000,000 bonds, with a total par value of VND 1,400,000,000,000.

4.5 *The establishment of a Representative office of Coteccons in China*

Pursuant to Resolution No. 06/2026/NQ-HDQT dated 4 June 2026, the Company approved the establishment of a representative office in the People's Republic of China to support brand development, identify potential business partners, and facilitate supply chain connectivity for the Company's operations in the Chinese market.

As of 30 June 2026, the Company was in the process of completing the procedures required for the establishment of the representative office.

5. CASH AND CASH EQUIVALENTS

VND

	Ending balance	*Beginning balance*
Cash at banks	392,933,619,292	125,535,832,930
Term deposits at banks *(*)*	2,641,267,166,868	1,460,000,000,000
TOTAL	**3,034,200,786,160**	**1,585,535,832,930**

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

6. HELD TO MATURITY INVESTMENTS

VND

	Ending balance	*Beginning balance*
Term deposits at bank *(*)*	1,844,071,111,347	1,020,000,000,000

(*) Short-term bank deposits include deposits at commercial banks with the original terms of three (3) months or more but under one (1) year and earning applicable interest rates.

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 *Short-terms trade receivables*

		VND
	Ending balance	*Beginning balance*
Related parties *(Note 33)*	114,040,381,233	154,282,729,989
Other customers	12,541,309,258,364	11,154,767,961,557
TOTAL	**12,655,349,639,597**	**11,309,050,691,546**
Provision for doubtful trade receivables	(1,026,912,423,326)	(1,006,536,288,976)
NET	**11,628,437,216,271**	**10,302,514,402,570**

Movements of provision for doubtful short-term trade receivables:

		VND
	Current year	*Previous year*
Beginning balance	1,006,536,288,976	1,162,514,210,262
Provision made during the year	148,714,561,162	39,842,413,543
Reversal of provision during the year	(128,338,426,812)	(195,820,334,829)
Ending balance	1,026,912,423,326	1,006,536,288,976

7.2 *Short-term advances to suppliers*

		VND
	Ending balance	*Beginning balance*
Related parties *(Note 33)*	443,868,796,870	264,442,370,075
Mekong No.1 Construction Investment Joint Stock Company	204,024,182,859	70,000,000,000
Other suppliers	1,181,239,321,731	1,094,344,153,431
TOTAL	**1,829,132,301,460**	**1,428,786,523,506**

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS (continued)

7.3 *Doubtful debt*

VND

		Ending balance			*Beginning balance*		
No.	*Client name*	*Receivables*	*Provision*	*Net*	*Receivables*	*Provision*	*Net*
1	Viet Star Real Estate Investment Co., Ltd.	526,420,119,402	526,420,119,402	-	483,658,038,123	483,658,038,123	-
2	Minh Viet Investment Joint Stock Company	121,951,773,910	121,951,773,910	-	121,951,773,910	121,951,773,910	-
3	Others	832,230,768,134	378,540,530,014	453,690,238,122	634,103,737,973	400,926,476,943	233,177,261,030
	TOTAL	**1,480,602,661,446**	**1,026,912,423,326**	**453,690,238,122**	**1,239,713,550,006**	**1,006,536,288,976**	**233,177,261,030**

8. SHORT-TERM LOAN RECEIVABLES

VND

	Ending balance	*Beginning balance*
QH Plus Steel Structure Corporation	200,000,000,000	-
Sinh Nam Metal Vietnam Company Limited	150,000,000,000	117,654,455,474
TOTAL	**350,000,000,000**	**117,654,455,474**
In which:		
Due from a related party (Note 33)	*150,000,000,000*	*117,654,455,474*

9. OTHER SHORT-TERM RECEIVABLES

		VND
	Ending balance	*Beginning balance*
Interest receivables	76,830,261,683	51,798,622,143
Related parties *(Note 33)*	54,737,205,732	155,869,876,099
Advances to construction teams and employees	25,907,330,213	27,946,241,210
Short-term deposits	13,464,015,635	20,562,454,195
Others	4,631,533,739	1,978,022,616
TOTAL	**175,570,347,002**	**258,155,216,263**
Provision for doubtful other short-term receivables	(26,037,962,694)	(26,037,962,694)
NET	**149,532,384,308**	**232,117,253,569**

10. INVENTORIES

		VND
	Ending balance	*Beginning balance*
Construction work in process	8,291,629,539,364	4,338,133,770,698
Tools and supplies	451,455,919	1,413,917,858
TOTAL	**8,292,080,995,283**	**4,339,547,688,556**
Provision for obsolete inventories	(22,482,544,741)	(67,529,238,899)
NET	**8,269,598,450,542**	**4,272,018,449,657**

Movements of provision for obsolete inventories is as below:

		VND
	Current year	*Previous year*
Beginning balance	67,529,238,899	56,007,913,774
Provision made during the year	-	32,153,532,045
Reversal of provision during the year	(45,046,694,158)	(20,632,206,920)
Ending balance	22,482,544,741	67,529,238,899

11. PREPAID EXPENSES

		VND
	Ending balance	*Beginning balance*
Short-term	**5,918,718,802**	**4,282,539,865**
Office tools and equipment	5,918,718,802	4,282,539,865
Long-term	**391,388,367,674**	**149,365,686,079**
Construction tools and equipment	358,760,559,137	108,325,502,805
Office tools and equipment	32,627,808,537	41,040,183,274
TOTAL	**397,307,086,476**	**153,648,225,944**

12. TANGIBLE FIXED ASSETS

VND

	Buildings & structures	*Machinery & equipment*	*Means of transportation*	*Office equipment*	*Total*
Cost					
Beginning balance	166,396,005,218	528,387,472,465	25,085,504,407	45,919,254,981	765,788,237,071
Newly purchase	-	147,149,902,000	-	3,280,025,815	150,429,927,815
Reclassification *(Note 15)*	3,765,762,075	-	-	-	3,765,762,075
Disposals	-	(424,468,316)	-	-	(424,468,316)
Ending balance	170,161,767,293	675,112,906,149	25,085,504,407	49,199,280,796	919,559,458,645
In which:					
Fully depreciated	*64,070,570,472*	*249,177,325,772*	*20,903,235,595*	*35,432,014,446*	*369,583,146,285*
Accumulated depreciation					
Beginning balance	(107,696,504,387)	(436,390,152,937)	(21,553,841,721)	(37,506,036,761)	(603,146,535,806)
Depreciation for the year	(3,644,079,558)	(42,241,564,950)	(697,119,512)	(4,785,535,600)	(51,368,299,620)
Reclassification *(Note 15)*	(1,890,779,604)	-	-	-	(1,890,779,604)
Disposals	-	424,468,316	-	-	424,468,316
Ending balance	(113,231,363,549)	(478,207,249,571)	(22,250,961,233)	(42,291,572,361)	(655,981,146,714)
Net carrying amount					
Beginning balance	58,699,500,831	91,997,319,528	3,531,662,686	8,413,218,220	162,641,701,265
Ending balance	56,930,403,744	196,905,656,578	2,834,543,174	6,907,708,435	263,578,311,931

Certain tangible fixed assets of the Company as at 30 June 2026 were pledged to secure long-term loan at Vietnam Technological and Commercial Joint Stock Bank as presented in *Note 22*.

13. FINANCIAL LEASES

	VND *Office equipment*
Cost	
Beginning and ending balances	2,663,034,106
Accumulated depreciation	
Beginning balance	(1,950,946,082)
Depreciation for the year	(532,606,821)
Ending balance	(2,483,552,903)
Net carrying value	
Beginning balance	712,088,024
Ending balance	179,481,203

14. INTANGIBLE FIXED ASSETS

	Land use rights	*Software*	VND *Total*
Cost			
Beginning balance	81,539,243,238	41,967,895,502	123,507,138,740
Transfer from construction in progress	-	16,325,784,000	16,325,784,000
Ending balance	81,539,243,238	58,293,679,502	139,832,922,740
In which:			
Fully amortised	-	*22,495,296,502*	*22,495,296,502*
Accumulated amortisation			
Beginning balance	(6,058,322,620)	(32,592,751,173)	(38,651,073,793)
Amortisation for the year	(344,212,803)	(4,773,514,605)	(5,117,727,408)
Ending balance	(6,402,535,423)	(37,366,265,778)	(43,768,801,201)
Net carrying value			
Beginning balance	75,480,920,618	9,375,144,329	84,856,064,947
Ending balance	75,136,707,815	20,927,413,724	96,064,121,539

15. INVESTMENT PROPERTIES

VND

	Office building	*Others*	*Total*
Cost			
Beginning balance	85,098,697,559	18,620,363,909	103,719,061,468
Reclassification *(Note 12)*	(3,765,762,075)	-	(3,765,762,075)
Ending balance	81,332,935,484	18,620,363,909	99,953,299,393
Accumulated depreciation			
Beginning balance	(38,760,968,603)	(8,478,145,575)	(47,239,114,178)
Depreciation for the year	(2,541,286,488)	(744,851,045)	(3,286,137,533)
Reclassification *(Note 12)*	1,890,779,604	-	1,890,779,604
Ending balance	(39,411,475,487)	(9,222,996,620)	(48,634,472,107)
Net carrying amount			
Beginning balance	46,337,728,956	10,142,218,334	56,479,947,290
Ending balance	41,921,459,997	9,397,367,289	51,318,827,286

The fair value of the investment properties was not formally assessed and determined as at 30 June 2026. However, given market value at the present occupancy rate of these properties, it is management's assessment that these properties' market values are higher than their carrying value as at the separate balance sheet date.

Revenue and expense relating to investment properties

VND

	Current year	*Previous year*
Rental income from investment properties	22,003,552,385	19,566,669,229
Direct operating expenses of investment properties that generated rental income during the year	(11,492,777,875)	(12,107,815,808)
	10,510,774,510	**7,458,853,421**

16. CONSTRUCTION IN PROGRESS

VND

	Ending balance	*Beginning balance*
Construction machinery and equipment under installment	1,972,680,000	-
SAP S/4HANA business management system	537,152,726	16,862,936,726
Office building renovation	-	722,908,559
Others	4,594,513,655	4,183,604,461
TOTAL	**7,104,346,381**	**21,769,449,746**

17. LONG-TERM INVESTMENTS

VND

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Investments in subsidiaries *(Note 17.1)*	3,042,562,072,610	(104,612,668,396)	2,951,007,529,602	(105,151,549,705)
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 entities *(Note 17.3)*	64,760,000,000	-	59,960,000,000	-
TOTAL	**3,284,922,072,610**	**(282,212,668,396)**	**3,188,567,529,602**	**(282,751,549,705)**

17.1 *Investment in subsidiaries*

Name	*Ending balance*			*Beginning balance*		
	Ownership	*Amount*	*Provision*	*Ownership*	*Amount*	*Provision*
	%	*VND*	*VND*	*%*	*VND*	*VND*
Covestcons Company Limited	100	1,872,000,000,000	-	100	1,872,000,000,000	-
Unicons Investment Construction Company Limited	100	638,348,360,000	-	100	638,348,360,000	-
Sinh Nam Metal Company Limited (Vietnam)	100	276,137,834,801	(61,693,636,053)	100	276,137,834,801	(82,053,074,943)
Coteccons Construction, Inc	100	123,715,000,000	(38,305,932,107)	100	123,715,000,000	(23,098,474,762)
Branch of Coteccons Construction Joint Stock Company in Taiwan	100	65,270,665,808	-	100	21,012,000,000	-
Coteccons Construction KZ Ltd.	100	26,350,000,000	-	-	-	-
UG M&E (Vietnam) Limited	100	19,794,334,801	-	100	19,794,334,801	-
Coteccons Construction Singapore Pte. Ltd	100	14,221,440,000	(198,621,294)	-	-	-
GEO Foundations Vietnam Company Limited	100	6,724,437,200	(4,414,478,942)	-	-	-
TOTAL		**3,042,562,072,610**	**(104,612,668,396)**		**2,951,007,529,602**	**(105,151,549,705)**

17. LONG-TERM INVESTMENTS (continued)

17.2 *Investment in associates*

Name	*Ending balance*			*Beginning balance*		
	Ownership	*Amount*	*Provision*	*Ownership*	*Amount*	*Provision*
	%	*VND*	*VND*	*%*	*VND*	*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 other entities*

Name	*Ending balance*		*Beginning balance*	
	Ownership	*Amount*	*Ownership*	*Amount*
	%	*VND*	*%*	*VND*
Ricons Investment Construction Joint Stock Company ("Ricons")	14.43	59,960,000,000	14.43	59,960,000,000
Kinh Bac Design and Construction Joint Stock Company	4.8	4,800,000,000	-	-
TOTAL		**64,760,000,000**		**59,960,000,000**

18. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

18.1 Short-term trade payables

VND

	Ending balance		*Beginning balance*	
	Amount	*Amount payable*	*Amount*	*Amount payable*
Related parties *(Note 33)*	2,086,294,069,430	2,086,294,069,430	1,168,998,403,247	1,168,998,403,247
Other suppliers	6,497,952,296,265	6,497,952,296,265	5,048,379,372,174	5,048,379,372,174
TOTAL	**8,584,246,365,695**	**8,584,246,365,695**	**6,217,377,775,421**	**6,217,377,775,421**

18.2 Short-term advances from customers

VND

	Ending balance	*Beginning balance*
Phu Quoc Civil Construction Limited Liability Company	1,158,426,239,245	-
Kinh Bac Design and Construction Joint Stock Company	854,137,260,378	-
Related parties *(Note 33)*	348,389	3,534,058,685
Other customers	6,300,483,748,186	4,043,896,460,654
TOTAL	**8,313,047,596,198**	**4,047,430,519,339**

19. STATUTORY OBLIGATIONS

VND

	Beginning balance	Increase in year	Off set in year	Payment in year	Ending balance
Receivables					
Value added tax	1,441,882,079,944	2,593,450,123,185	(2,083,070,724,540)	-	1,952,261,478,589
Other	15,344,244	3,572,611,296	-	(3,572,611,296)	15,344,244
TOTAL	**1,441,897,424,188**	**2,597,022,734,481**	**(2,083,070,724,540)**	**(3,572,611,296)**	**1,952,276,822,833**
Payables					
Corporate income tax	34,026,151,857	168,913,053,320	-	(39,296,116,459)	163,643,088,718
Personal income tax	4,169,303,128	77,708,731,559	-	(72,431,174,376)	9,446,860,311
Value added tax	-	2,269,469,775,193	(2,083,070,724,540)	(186,399,050,653)	-
TOTAL	**38,195,454,985**	**2,516,091,560,072**	**(2,083,070,724,540)**	**(298,126,341,488)**	**173,089,949,029**

20. SHORT-TERM ACCRUED EXPENSES

VND

	Ending balance	*Beginning balance*
Accruals for on-going construction projects	2,602,085,192,293	2,570,950,906,553
Bonus for employees	255,847,102,698	124,606,568,109
Interest expense	56,136,033,623	1,992,220,221
Bonus for Board of Directors and Board of Supervision	2,084,000,000	2,024,000,000
Others	11,241,005,524	15,069,413,507
TOTAL	**2,927,393,334,138**	**2,714,643,108,390**

21. OTHER SHORT-TERM PAYABLES

VND

	Ending balance	*Beginning balance*
Factoring contracts *(*)*	143,185,872,469	956,298,544,217
Payable to construction teams and employees	9,353,483,874	6,956,509,945
Deposits receivables	1,613,173,509	2,735,571,909
Dividends payables	678,192,875	606,658,825
Related parties *(Note 33)*	594,543,066	421,952,340
Others	62,683,730,996	13,917,524,215
TOTAL	**218,108,996,789**	**980,936,761,451**

(*) These were factoring advances from commercial banks. The entire obligation to reimburse to the bank and related fees is committed to be paid by the project owners of the factored projects. These factoring advances will be offset against with the trade receivables at these due dates.

22. LOANS

VND

	Beginning balance	*Increase in year*	*Decrease in year*	*Reclassification*	*Effective interest amortisation*	*Ending balance*
Short-term	**2,329,491,615,488**	**10,190,839,247,909**	**(9,583,020,272,981)**	**102,680,505,636**	**-**	**3,039,991,096,052**
Loans from banks *(Note 22.1)*	2,329,491,615,488	10,190,839,247,909	(9,583,020,272,981)	-	-	2,937,310,590,416
Current portion of long-term loan *(Note 22.2)*	-	-	-	102,680,505,636	-	102,680,505,636
Long-term	**-**	**1,691,166,516,903**	**(51,340,252,820)**	**(102,680,505,636)**	**1,835,903,361**	**1,538,981,661,808**
Loan from a bank *(Note 22.2)*	-	308,041,516,903	(51,340,252,820)	(102,680,505,636)	-	154,020,758,447
Bonds *(Note 22.3)*	-	1,383,125,000,000	-	-	1,835,903,361	1,384,960,903,361
TOTAL	**2,329,491,615,488**	**11,882,005,764,812**	**(9,634,360,525,801)**	**-**	**1,835,903,361**	**4,578,972,757,860**

22.1 *Short-term loans from banks*

Details of unsecured short-term loans from banks, with the maturity dates within one (1) year and the interest rates applied according to each disbursement, are as follows:

	Ending balance *VND*
Vietnam Joint Stock Commercial Bank for Industry and Trade ("Vietinbank")	1,336,589,183,444
Vietnam Technological and Commercial Joint Stock Bank ("TCB")	944,726,076,780
Military Commercial Joint Stock Bank ("MB")	338,542,554,491
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Saigon South Branch ("VCB")	175,354,351,849
HSBC Bank (Vietnam) Limited ("HSBC")	106,653,309,661
Bank for Investment and Development of Vietnam JSC ("BIDV")	35,445,114,191
TOTAL	**2,937,310,590,416**

22. LOANS (continued)

22.2 *Long-term loan from a bank*

Details of a long-term loan from a bank is as follows:

	Ending balance	*Maturity date*	*Description of collateral*
	VND		
Vietnam Technological and Commercial Joint Stock Bank ("TCB")	256,701,264,083	27 November 2028	Machinery and equipment
In which:			
- *Non-current portion*	*154,020,758,447*		
- *Current portion*	*102,680,505,636*		

22.3 *Long-term bonds*

Details of the issued bonds are presented as follows:

Issuer	*Depository and transfer agent*	*Ending balance*	*Maturity date*	*Interest rate*	*Description of collateral*
		VND		*% p,a,*	
Coteccons Construction Joint Stock Company	SSI Securities Corporation	1,384,960,903,361	30 January 2029	9,0	Unsecured
In which:	*The issued bonds*	*1,400,000,000,000*			
	The issuance cost	*(16,875,000,000)*			
	Effective interest amortisation	*1,835,903,361*			

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 term of three years from the date of issuance on 30 January 2026 and periodic interest payments every 6 months.

23. PROVISIONS

VND

	Ending balance	Beginning balance
Short-term	**221,562,230,046**	**125,586,211,525**
Provisions for onerous contract	150,672,986,745	82,496,642,568
Provisions for construction warranty	70,889,243,301	43,089,568,957
Long-term	**2,266,515,217**	**2,218,604,052**
Severance allowance	2,266,515,217	2,218,604,052
TOTAL	**223,828,745,263**	**127,804,815,577**

24. BONUS AND WELFARE FUND

VND

	Current year	Previous year
Beginning balance	65,212,428,772	68,011,650,421
Reversal of fund in year	646,906,337	-
Utilization of fund in year	(1,226,547,600)	(2,799,221,649)
Ending balance	64,632,787,509	65,212,428,772

25. OWNERS' EQUITY

25.1 *Increase and decrease in owners' equity*

VND

	Share capital	*Share premium*	*Treasury shares*	*Investment and development fund*	*Undistributed earnings*	*Total*
Previous year						
Beginning balance	1,036,332,610,000	2,879,707,744,105	(445,191,149,803)	3,206,314,091,543	484,029,184,092	7,161,192,479,937
Other increase	-	13,330,000	-	-	-	13,330,000
Issue treasury shares to employees	-	(165,324,000,000)	180,324,000,000	-	-	15,000,000,000
Dividend declared	-	-	-	-	(99,930,014,000)	(99,930,014,000)
Net profit for the year	-	-	-	-	314,303,622,885	314,303,622,885
Ending 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
Current year						
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
Increase in capital *(*)*	103,932,060,000	-	-	(103,932,060,000)	-	-
Dividend declared *(**)*	-	-	-	-	(101,430,014,000)	(101,430,014,000)
Net profit for the year	-	-	-	-	630,818,883,410	630,818,883,410
Ending 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

(*) Pursuant to Resolution No. 23/2025/NQ-HDQT dated 14 November 2025 and Resolution No. 03/2026/NQ-HDQT dated 26 March 2026, the Company approved an increase in charter capital through the capitalization of the Development Investment Fund by issuing additional shares to existing shareholders at a ratio of 20:1. On 21 January 2026 and 19 May 2026, the Company received Decision No. 104/QD-SGDHCM and Decision No. 446/QD-SGDHCM, respectively, from the Ho Chi Minh City Stock Exchange regarding the additional listing registration of 5,070,390 shares and 5,322,816 shares, respectively. On 13 February 2026 and 26 May 2026, the Company also obtained the 30th and 31st amendments to its Enterprise Registration Certificate ("ERC"), approving the above increases in charter capital and reflecting charter capital of VND 1,087,036,510,000 and VND 1,140,264,670,000, respectively.

25. OWNERS' EQUITY (continued)

25.1 *Increase and decrease in owners' equity* (continued)

(**) Pursuant to Annual General Meeting of Shareholders Resolution No. 04/2025/NQ-DHDCD dated 20 October 2025 and Board of Directors Resolution No. 22/2025/NQ-HDQT dated 14 November 2025, the Company approved the payment of cash dividends from retained earnings at a rate of 10% (VND 1,000 per share), amounting to a total dividend payment of VND 101,430,014,000. On 19 November 2025, the Company received Notification No. 2166/TB-SGDTPHCM from the Ho Chi Minh City Stock Exchange regarding the record date for the 2025 cash dividend payment as described above.

25.2 *Capital transactions with owners and distribution of dividends*

		VND
	Current year	*Previous year*
Contributed share capital		
Beginning balance	1,036,332,610,000	1,036,332,610,000
Increase in year	103,932,060,000	-
Ending balance	1,140,264,670,000	1,036,332,610,000
Dividends		
Dividends declared	(101,430,014,000)	(99,930,014,000)
Dividends paid	(101,358,479,950)	(99,857,697,150)

25.3 *Shares*

	Number of shares	
	Ending balance	*Beginning balance*
Authorised shares	114,026,467	103,633,261
Shares issued and fully paid	114,026,467	103,633,261
Ordinary shares	*114,026,467*	*103,633,261*
Treasury shares	2,203,247	2,203,247
Ordinary shares	*2,203,247*	*2,203,247*
Outstanding shares	111,823,220	101,430,014
Ordinary shares	*111,823,220*	*101,430,014*

26. REVENUES

26.1 Revenues from sales of goods and rendering of services

	Current year	*VND* *Previous year*
Rendering of construction services *(*)*	29,529,529,988,014	19,310,812,016,735
Rendering of services	29,532,546,448	-
Rental income from investment properties	22,673,337,908	19,566,669,229
TOTAL	**29,581,735,872,370**	**19,330,378,685,964**

(*) Net revenue from construction contracts recognised during the year are as follows:

	Current year	*VND* *Previous year*
Revenue recognised during the year of the on-going construction contracts	28,811,673,464,671	19,259,926,163,153
Revenue recognised during the year of the completed construction contracts	717,856,523,343	50,885,853,582
TOTAL	**29,529,529,988,014**	**19,310,812,016,735**
Cumulative revenue recognised up to end of year of the on-going construction contracts	73,292,033,587,613	68,313,839,956,354

26.2 Finance income

	Current year	*VND* *Previous year*
Interest income from bank deposits	174,489,936,384	90,659,906,645
Interest income from late payment	39,609,861,530	44,587,558,401
Interest income from lending	14,506,899,509	18,234,082,652
Dividends earned	5,720,000,000	2,860,000,000
Foreign exchange gains	342,219,126	897,382,436
TOTAL	**234,668,916,549**	**157,238,930,134**

27. COST OF GOODS SOLD AND SERVICES RENDERED

	Current year	*VND* *Previous year*
Cost of construction services rendered	28,280,187,296,329	18,684,339,832,930
Cost of services rendered	29,466,064,922	-
Cost of investment properties rental	11,492,777,875	12,107,815,808
TOTAL	**28,321,146,139,126**	**18,696,447,648,738**

28. FINANCIAL EXPENSES

	Current year	VND Previous year
Interest expense	271,147,680,803	119,776,552,920
Foreign exchange losses	315,239,543	592,892,169
(Reversal of provision) provision for diminution in value of investments	(538,881,309)	105,151,549,705
Others	8,000,000,000	28,733,390,785
TOTAL	**278,924,039,037**	**254,254,385,579**

29. GENERAL AND ADMINISTRATIVE EXPENSES

	Current year	VND Previous year
Labour costs	207,357,768,855	168,906,222,985
Expenses for external services	149,288,132,244	76,037,826,587
Provision (reversal of provisions) expenses	17,040,930,383	(155,465,565,442)
Depreciation and amortisation	7,419,828,568	9,824,205,833
Others	40,538,305,856	41,501,389,221
TOTAL	**421,644,965,906**	**140,804,079,184**

30. OTHER INCOME AND EXPENSES

	Current year	VND Previous year
Other income	**9,166,483,370**	**4,479,407,080**
Reversal of warranty provision	6,662,789,749	750,479,037
Compensation and penalty	380,077,677	131,872,763
Gain from disposal of fixed assets	34,693,000	940,751,594
Others	2,088,922,944	2,656,303,686
Other expenses	**(6,374,227,437)**	**(32,738,611)**
Penalty expenses	(3,896,766,424)	(15,000,000)
Others	(2,477,461,013)	(17,738,611)
OTHER PROFIT	**2,792,255,933**	**4,446,668,469**

31. PRODUCTION AND OPERATING COSTS

VND

	Current year	*Previous year*
Raw material	15,219,110,052,215	11,041,266,249,530
External services expenses	11,819,019,078,639	6,875,336,251,740
Labour costs	1,171,528,577,227	769,469,500,693
Tools and suppliers	393,088,787,171	203,390,434,880
Depreciation and amortization *(Notes 12, 13, 14 and 15)*	60,304,771,382	61,753,467,299
Provision expenses (reversal of provision)	17,040,930,383	(155,465,565,442)
Others	62,698,908,015	41,501,389,220
TOTAL	**28,742,791,105,032**	**18,837,251,727,920**

32. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 20% of taxable income.

The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the separate financial statements could change at a later date upon final determination by the tax authorities.

32.1 CIT expense

VND

	Current year	*Previous year*
Current tax expense	164,247,090,790	43,711,327,289
Adjustment for under accrual of tax from previous years	4,665,962,530	31,729,500
	168,913,053,320	43,743,056,789
Deferred tax (income) expenses	(2,250,035,947)	42,511,491,392
TOTAL	**166,663,017,373**	**86,254,548,181**

32. CORPORATE INCOME TAX (continued)

32.1 *CIT expense* (continued)

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

	Current year	*VND* *Previous year*
Accounting profit before tax	**797,481,900,783**	**400,558,171,066**
CIT at applicable tax rate	159,496,380,157	80,111,634,213
Adjustments:		
Non-deductible expenses	3,672,023,693	6,774,848,336
Adjustments for under accrual of tax from prior years	4,665,962,530	31,729,500
Foreign exchange losses arising from revaluation of monetary accounts denominated in foreign currency	(27,349,007)	(91,663,868)
Dividend incomes	(1,144,000,000)	(572,000,000)
CIT expenses	**166,663,017,373**	**86,254,548,181**

32.2 *Current tax*

The current tax payable is based on taxable income for the current year. The taxable income of the Company for the year differs from the accounting profit before tax as presented in the separate income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the separate balance sheet date.

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 years:

VND

	Separate balance sheet		*Separate income statement*	
	Ending balance	*Beginning balance*	*Current year*	*Previous year*
Provision for doubtful debts	58,041,368,609	63,185,598,788	(5,144,230,177)	(33,997,020,992)
Provision for investments	31,920,000,000	31,920,000,000	-	-
Provision for onerous contract	30,134,597,347	16,499,328,512	13,635,268,833	(10,764,410,691)
Provision for obsolete inventories	4,496,508,948	13,505,847,780	(9,009,338,832)	2,304,265,025
Accrual expense	2,758,200,000	-	2,758,200,000	-
Severance allowance	453,303,043	443,720,810	9,582,233	(83,384,867)
Foreign exchange differences arising from revaluation of monetary accounts denominated in foreign currency	(25,809,185)	(26,363,075)	553,890	29,060,133
Net deferred tax assets	***127,778,168,762***	***125,528,132,815***		
Net deferred tax credit (charge) to separate income statement			***2,250,035,947***	***(42,511,491,392)***

33. TRANSACTIONS WITH RELATED PARTIES

List of related parties with the Company as at 30 June 2026 is as follows:

Related parties	*Relationship*
Kustocem Pte. Ltd.	Major shareholder
Success Investment and Business One Member Company Limited	Major shareholder
THE8TH PTE. Ltd.	Major shareholder
KIM Vietnam Fund Management Co., Ltd.	Group of major shareholders
KIM Vietnam Growth Equity Fund	
TMAM Vietnam Equity Mother Fund	
KITMC Worldwide Vietnam RSP Balance Fund	
KIM Investment Funds - KIM Vietnam Growth Fund	
KIM PMAA VietnamSecurities Investment Trust 1 (Equity)	
KITMC Worldwide China Vietnam Fund	
Ladona Properties Company Limited ("Ladona")	Related party of major shareholder
Kusto Group Pte. Ltd. ("Kusto")	Related party of major shareholder
Kusto Management Vietnam Company Limited ("Kusto Vietnam")	Related party of major shareholder
Unicons Investment Construction Company Limited ("Unicons")	Subsidiary
Covestcons Company Limited ("Covestcons")	Subsidiary
CTD Futureimpact Joint Stock Company ("FutureImpact")	Subsidiary
Solaresco-1 Company Limited ("Solaresco-1")	Subsidiary
CTD Materials Company Limited ("CTD Materials")	Subsidiary
Coteccons Nest Company Limited ("CTD Nest")	Subsidiary
New Playground Company Limited ("SCM")	Subsidiary
Sinh Nam Metal Company Limited (Vietnam) ("Sinh Nam")	Subsidiary
Sinh Nam Metal Company Limited (Myanmar) ("Sinh Nam Myanmar")	Subsidiary
UG M&E (Vietnam) Limited ("UGVN")	Subsidiary
Coteccons Construction Inc ("CTD Inc")	Subsidiary
Coteccons India Construction Private Limited ("CTD India")	Subsidiary
Coteccons Construction LLC ("CTD Saudi")	Subsidiary
Coteccons Construction (Cambodia) Co. Ltd. ("CTD Cambodia")	Subsidiary
Coteccons Construction KZ Ltd. ("CTD KZ")	Subsidiary
Coteccons Construction Singapore Pte. Ltd. ("CTD Sing")	Subsidiary
Branch of Coteccons Construction Joint Stock Company in Taiwan ("CTD Taiwan")	Subsidiary
GEO Foundations Vietnam Company Limited ("GEO")	Subsidiary
VN Solutions Company limited ("Vsol")	Subsidiary

33. TRANSACTIONS WITH RELATED PARTIES (continued)

List of related parties with the Company as at 30 June 2026 is as follows: (continued)

Related parties	*Relationship*
"Coteccons KZ" LLP ("KZ LLP")	Subsidiary
Coteccons Georgia Construction LLC ("CTD Georgia")	Subsidiary
FCC Infrastructure Investment Joint Stock Company ("FCC")	Associate
Quang Trong Commercial Joint Stock Company ("Quang Trong")	Associate
Hiteccons Investment Joint Stock Company ("Hiteccons")	Associate
Members of the Board of Directors, Board of Supervision and Management	Key personnel

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

VND

Related parties	*Nature of transaction*	*Current year*	*Previous year*
Unicons	Construction cost	3,280,467,047,783	457,011,158,415
	Equipment rental expense	19,012,807,650	2,025,966,730
	Office rental income	5,572,645,628	5,580,307,616
	Rendering of construction services	1,872,790,220	-
	Other revenue	659,732,207	665,068,216
	Utility expense	627,894,202	-
	Collect loan repayment	-	382,000,000,000
	Lending	-	282,000,000,000
	Loan interests	-	14,804,383,563
	Payment on behalf	-	138,498,185
Covestcons	Payment on behalf of merger and acquisition activities	1,224,437,200	-

33. **TRANSACTIONS WITH RELATED PARTIES** (continued)

Significant transactions with related parties during current and previous years were as follows: (continued)

VND

Related parties	*Nature of transaction*	*Current year*	*Previous year*
Sinh Nam	Lending	239,957,000,000	63,078,303,545
	Collect loan repayment	207,611,455,474	5,373,000,000
	Construction cost	33,145,301,058	82,480,325,852
	Loan interests	7,334,790,180	3,199,348,404
	Office rental income	1,566,013,069	1,230,703,046
	Utility income	267,477,757	-
	Decrease contributed capital	-	5,000,000,000
UGVN	Construction cost	68,679,223,096	374,622,698,313
	Office rental income	1,965,844,561	1,322,479,200
	Utility income	-	163,215,964
CTD Nest	Collect payment based on debt offset agreement	-	277,349,723,650
	Collect proceeds from real estate transfer	-	33,626,656,440
CTD Materials	Construction cost	139,440,316,768	34,854,867,079
	Management service income	3,516,513,506	36,070,788,676
	Rendering of construction services	1,369,966,838	-
	Lending	-	45,300,000,000
	Collect loan repayment	-	45,300,000,000
	Loan interests	-	230,350,685

33. **TRANSACTIONS WITH RELATED PARTIES** (continued)

Significant transactions with related parties during current and previous years were as follows: (continued)

Related parties	*Nature of transaction*	*Current year*	*VND* *Previous year*
Kusto	Office rental income	187,734,087	100,159,635
Kusto Vietnam	Office rental income	34,552,713	22,360,557
Ladona	Rendering of construction services	130,646,509,096	594,337,115,123
	Utility expenses	-	545,446,671
CTD Taiwan	Capital contribution	44,258,665,808	21,012,000,000
	Management service income	26,016,032,942	-
CTD KZ	Capital contribution	26,350,000,000	-
GEO	Acquisition of a subsidiary	6,724,437,200	-
CTD Sing	Capital contribution	14,221,440,000	-
VSOL	Office rental income	60,000,000	-

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

VND

Related parties	*Nature of transaction*	*Ending balance*	*Beginning balance*
Short-term trade receivables			
Ladona	Rendering of construction services	74,361,021,954	96,553,093,825
CTD Taiwan	Management services	26,030,315,366	-
CTD Materials	Utility services	10,965,021,655	15,610,089,150
Unicons	Office leasing, equipment rental	1,645,965,449	41,510,078,764
Sinh Nam	Service revenue	1,020,459,989	557,855,834
UGVN	Office leasing	9,641,375	8,654,003
Kusto Vietnam	Office leasing	7,762,999	226,697
Kusto	Office leasing	192,446	42,731,716
TOTAL		**114,040,381,233**	**154,282,729,989**
Short-term loan receivable			
Sinh Nam	Lending	150,000,000,000	117,654,455,474
Short-term advances from customers			
Kusto	Office leasing	348,389	-
Ladona	Rendering of construction services	-	3,534,058,685
TOTAL		**348,389**	**3,534,058,685**

33. **TRANSACTIONS WITH RELATED PARTIES** (continued)

Amounts due from related parties at the separate balance sheet dates were as follows: (continued)

Related parties	*Nature of transaction*	*Ending balance*	*VND* *Beginning balance*
Short-term advance to suppliers			
Unicons	Rendering of construction services	411,857,046,596	251,364,557,811
Sinh Nam	Rendering of construction services	15,763,475,728	6,891,198,637
CTD Materials	Rendering of construction services	8,339,228,896	6,186,613,627
VSOL	Software solutions services	7,909,045,650	-
TOTAL		**443,868,796,870**	**264,442,370,075**
Other short-term receivables			
Covestcons	Profit distributed	50,000,000,000	150,000,000,000
Sinh Nam	Loan interests	2,857,739,721	3,851,911,903
CTD Nest	Off set between payables and receivables	1,879,466,011	1,879,466,011
Unicons	Received on behalf	-	138,498,185
TOTAL		**54,737,205,732**	**155,869,876,099**

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

VND

Related parties	*Nature of transaction*	*Ending balance*	*Beginning balance*
Short-term trade payables			
Unicons	Construction cost and equipment rental	1,994,044,684,369	895,755,129,651
UGVN	Construction cost	36,457,556,708	227,878,073,199
CTD Materials	Rendering of construction services	31,951,869,026	16,301,738,235
Sinh Nam	Construction cost	21,931,704,863	28,474,379,759
Covestcons	Payment on behalf	1,319,172,061	-
Ladona	Construction utilities	589,082,403	589,082,403
TOTAL		**2,086,294,069,430**	**1,168,998,403,247**
Other short-term payables			
UGVN	Deposit for office rental	410,828,460	281,026,830
Sinh Nam	Deposit for office rental	117,658,800	117,658,800
Kusto	Deposit for office rental	50,895,360	18,236,070
Kusto Vietnam	Deposit for office rental	15,160,446	5,030,640
TOTAL		**594,543,066**	**421,952,340**

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors ("BOD"), Board of Supervision ("BOS") and the Management is as below:

VND

Individuals	*Position*	*Remuneration*	
		Current year	*Previous year*
Mr. Bolat Duisenov	Chairman of BOD	9,420,137,914	9,711,231,660
Mr. Nguyen Van Dua	Deputy Chief Executive Officer cum Chief Financial Officer *to 26 April 2026*	7,420,081,667	3,875,090,040
Mr. Vo Hoang Lam	Deputy Chief Executive Officer cum General Director Coteccons Business Unit 1 and Member of BOD	5,863,051,519	7,051,047,815
Mr. Nguyen Chi Thien	Deputy Chief Executive Officer cum General Director Coteccons Business Unit 2	5,443,573,918	5,855,480,503
Ms. Nguyen Trinh Thuy Trang	Deputy Chief Executive Officer cum Chief Operating Officer	5,137,454,346	5,290,035,559
Mr. Tran Ngoc Hai	Deputy Chief Executive Officer cum Chief of Commercial	4,518,961,519	4,691,904,045
Mr. Pham Quang Vu	Member of BOD	1,200,000,000	1,200,000,000
Mr. Vu Hoang Nam	Member of BOS *from 20 October 2025*	637,562,500	-
Mr. Tong Van Nga	Member of BOD	600,000,000	600,000,000
Mr. Tan Chin Tiong	Member of BOD	600,000,000	600,000,000
Mr. Nguy Gia Hoang	Head of BOS *from 29 October 2025*	224,000,000	-
Mr. Zhaidarzhan Zatayev	Member of BOS	108,000,000	-
Mr. Tran Van Thuc	Head of BOS cum Director of Risk Management, Compliance and Internal Audit *to 20 October 2025*	80,000,000	1,347,243,963
Mr. Doan Phan Trung Kien	Member of BOS *to 20 October 2025*	32,000,000	96,000,000
Mr. Pham Quan Luc	Deputy Chief Executive Officer *to 17 October 2024* Deputy General Director Coteccons Business Unit 1 *to 25 September 2025*	-	3,664,122,447
TOTAL		**41,284,823,383**	**43,982,156,032**

34. COMMITMENTS

Operating lease commitment

The Company leases out its Coteccons Building property under operating lease arrangements. The future minimum rental receivables as at the balance sheet dates under the operating lease agreements is as follows:

	Ending balance	*Beginning balance*
		VND
Less than 1 year	16,234,017,796	14,125,526,427
From 1 to 5 years	19,721,847,267	29,815,218,489
TOTAL	**35,955,865,063**	**43,940,744,916**

Capital contribution obligation

As at 30 June 2026, the Company had capital contribution commitments in subsidiaries as follows:

		Amount
	USD	*VND*
CTD Inc	10,000,000	264,660,000,000
CTD Sing	9,460,000	250,368,360,000
CTD Saudi	5,000,000	132,330,000,000
GEO	-	60,000,000,000
CTD India	1,980,000	52,402,680,000
CTD Cambodia	1,500,000	39,699,000,000
TOTAL	**27,940,000**	**799,460,040,000**

35. EVENTS AFTER THE BALANCE SHEET DATE

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the separate financial statements of the Company.

Ho Chi Minh City, Vietnam

24 September 2026

CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS
COTECCONS
MSDN 0303443233

Le Nguyen Thuc Trinh	Tran Thi Thanh Van	Nguyen Hong Son
Preparer	Chief Accountant	Executive Assistant to the Chief Financial Officer Authorized representative

COTECCONS BUILDING FUTURES

No.: 7433/2026/CV-CTD

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, September 24, 2026

EXPLANATION OF DIFFERENCE IN NET PROFIT AFTER TAX
FOR THE YEAR ENDED 30 JUNE 2026 (From 1 July 2025 to 30 June 2026)

Coteccons Construction Joint Stock Company explained the difference in net profit after tax on the Separate and Consolidated Financial Statements (audited) for the year ended 30 June 2026 (from 1 July 2025 to 30 June 2026) compared to the same period last year as follows:

I. SEPARATE FINANCIAL STATEMENTS

Items	For the year ended 30 June 2026	For the year ended 30 June 2025	Variance	%
Net profit after tax	630,818,883,410	314,303,622,885	316,515,260,525	100.7%

Cause: Net profit after tax of the Separate Financial Statements (audited) in 2026 (From 1st July 2025 to 30th June 2026) increased by 100.7% over the same period last year, mainly due to the impact of the following indicators:

Items	For the year ended 30 June 2026	For the year ended 30 June 2025	Variance	%
Net revenues from sale of goods and rendering of services	29,581,735,872,370	19,330,378,685,964	10,251,357,186,406	53.0%
Gross profits from sale of goods and rendering of services	1,260,589,733,244	633,931,037,226	626,658,696,018	98.9%

Net revenue from sales of goods and services in 2026 reached VND 29,581 billion, an increase of 53.0% compared to the same period last year, equivalent to an increase of VND 10,251 billion. Gross profit reached VND 1,260 billion, up 98.9% year-on-year, corresponding to a gross profit margin of 4.26%.

The main reason is that Coteccons has implemented effective cost control measures to cope with significant fluctuations, including prices of raw materials, labor costs, and equipment. This helped to mitigate risks and adverse market impacts while maintaining stable growth in business performance.

II. CONSOLIDATED FINANCIAL STATEMENTS

Items	For the year ended 30 June 2026	For the year ended 30 June 2025	Variance	%
Net profit after tax	788,387,654,043	456,211,888,815	332,175,765,228	72.81%

<u>Cause</u>: Net profit after tax of the Consolidated Financial Statements (audited) in 2026 (From 1st July 2025 to 30th June 2026) increased by 72.81% over the same period last year, mainly due to the impact of the following indicators:

Items	For the year ended 30 June 2026	For the year ended 30 June 2025	Variance	%
Net revenues from sale of goods and rendering of services	34,339,621,317,795	24,884,531,092,428	9,455,090,225,367	38.00%
Gross profit from sales of goods and provision of services	1,445,893,909,484	815,142,288,987	630,751,620,497	77.38%
Other income	208,589,567,712	31,804,275,415	176,785,292,297	555.85%

Net revenue from sales of goods and services in 2026 reached VND 34,339 billion, an increase of 38.00% compared to the same period last year, equivalent to an increase of VND 9,455 billion. Gross profit reached VND 1,445 billion, up 77.38% year-on-year, corresponding to a gross profit margin of 4.21%.

The main reason is that Coteccons has implemented effective cost control measures to cope with significant fluctuations, including prices of raw materials, labor costs, and equipment. This helped to mitigate risks and adverse market impacts while maintaining stable growth in business performance.

Furthermore, other income in 2026 increased by VND 176 billion, mainly from proceeds related to the termination/liquidation of a business cooperation contract.

COTECCONS CONSTRUCTION JOINT STOCK COMPANY
EXECUTIVE ASSISTANT TO THE CFO

Recipients:
As above;
File at Office.

CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS
COTECCONS
MSDN 0303443233

NGUYEN HONG SON