

**CII BRIDGES AND ROADS INVESTMENT JOINT
STOCK COMPANY**

**SEPARATE FINANCIAL STATEMENTS
Quarter 1/2026**



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SEPARATE STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

ASSETS	Codes Notes	31/03/2026	01/01/2026 (Restated)
A. CURRENT ASSETS	100	1,808,834,487,164	1,758,119,438,957
I. Cash and cash equivalents	110 V.1	14,242,207,406	26,572,326,054
1. Cash	111	4,742,207,406	17,072,326,054
2. Cash equivalents	112	9,500,000,000	9,500,000,000
II. Short-term receivables	130	1,792,132,383,901	1,728,991,713,216
1. Short-term trade receivables	131 V.2	1,636,508,189	1,960,508,189
2. Other short-term receivables	135 V.3a	1,790,495,875,712	1,727,031,205,027
III. Other current assets	160	2,459,895,857	2,555,399,687
1. Deductible value-added tax	162	792,598,532	888,102,362
2. Taxes and other receivables from the State	163 V.10	1,667,297,325	1,667,297,325
B. NON-CURRENT ASSETS	200	5,321,508,441,081	5,290,809,437,387
I. Long-term receivables	210	716,725,800	716,725,800
1. Other long-term receivables	215 V.3b	716,725,800	716,725,800
II. Fixed assets	220	2,383,494,504	2,531,016,705
1. Tangible fixed assets	221 V.5	2,383,494,504	2,531,016,705
- Cost	222	6,823,006,016	6,823,006,016
- Accumulated depreciation	223	(4,439,511,512)	(4,291,989,311)
III. Long-term financial investments	260	5,313,696,866,378	5,282,226,866,378
1. Investments in subsidiaries	261 V.6	4,687,715,708,847	4,687,715,708,847
2. Held-to-maturity investments	265 V.4	625,981,157,531	594,511,157,531
IV. Other long-term assets	270	4,711,354,399	5,334,828,504
1. Long-term prepayments	271 V.7	4,711,354,399	5,334,828,504
TOTAL ASSETS (270 = 100 + 200)	270	7,130,342,928,245	7,048,928,876,344

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)


As at 31 March 2026

Unit: VND

RESOURCES	Codes	Notes	31/03/2026	01/01/2026 (Restated)
C. LIABILITIES	300		3,975,952,620,133	3,975,566,162,511
I. Current liabilities	310		778,903,080,956	745,193,453,549
1. Short-term trade payables	311	V.8	8,300,710,965	8,300,710,965
2. Short-term advances from customers	312	V.9	476,098,580	476,098,580
3. Taxes and amounts payable to the	314	V.10	164,344,680	811,741,596
4. Payables to employees	315		1,850,000,000	1,000,000,000
5. Short-term accrued expenses	316		-	194,545,000
6. Other current payables	320	V.11	362,928,493,738	360,263,389,505
7. Short-term loans and obligations under finance leases	321	V.12	401,946,330,829	371,739,011,085
8. Bonus and welfare funds	323		3,237,102,164	2,407,956,818
II. Long-term liabilities	330		3,197,049,539,177	3,230,372,708,962
1. Other long-term payables	338	V.11	7,300,000,000	7,300,000,000
2. Long-term borrowings and finance lease liabilities	339	V.12	3,189,749,539,177	3,223,072,708,962
D. EQUITY	400		3,154,390,308,112	3,073,362,713,833
I. Owners' equity	410	V.13	3,154,390,308,112	3,073,362,713,833
1. Owners' contributed capital	411		2,121,303,080,000	2,121,303,080,000
- Ordinary shares carrying voting rights	411a		2,121,303,080,000	2,121,303,080,000
2. Share premium	412		3,138,829,914	3,138,829,914
3. Investment and development fund	418		91,212,950,485	91,212,950,485
4. Retained earnings	420		938,735,447,713	857,707,853,434
- Retained earnings accumulated to the prior year end	420a		852,851,398,538	533,944,193,710
- Retained earnings of the current year	420b		85,884,049,175	323,763,659,724
TOTAL RESOURCES (440 = 300 + 400)	440		7,130,342,928,245	7,048,928,876,344


Phung Thi Tham
Preparer


Luong Thi Thu Yen
Chief Accountant


Nguyen Van Chinh
Legal representative
Approved on 21 April 2026

SEPARATE STATEMENT OF INCOME
Quarter 1/2026

Unit: VND

ITEMS	Codes	Notes	Quarter 1/2026		Quarter 1/2025		From 01/01/2026 to 31/03/2026		From 01/01/2025 to 31/03/2025	
			01	VI.1	2,366,886,382	2,047,078,707	2,366,886,382	2,047,078,707	2,366,886,382	2,047,078,707
1. Gross revenue from goods sold and services rendered	01	VI.1	2,366,886,382	2,047,078,707	2,366,886,382	2,047,078,707	2,366,886,382	2,047,078,707	2,366,886,382	2,047,078,707
2. Deductions	02		-	-	-	-	-	-	-	-
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		2,366,886,382	2,047,078,707	2,366,886,382	2,047,078,707	2,366,886,382	2,047,078,707	2,366,886,382	2,047,078,707
4. Cost of sales	11	VI.2	2,393,143,115	1,807,410,913	2,393,143,115	1,807,410,913	2,393,143,115	1,807,410,913	2,393,143,115	1,807,410,913
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		(26,256,733)	239,667,794	(26,256,733)	239,667,794	(26,256,733)	239,667,794	(26,256,733)	239,667,794
6. Gain/(loss) from the sale and disposal of real estate	21		-	-	-	-	-	-	-	-
7. Financial income	22	VI.3	187,534,590,588	179,029,516,038	187,534,590,588	179,029,516,038	187,534,590,588	179,029,516,038	187,534,590,588	179,029,516,038
8. Financial expenses	23	VI.4	97,928,127,350	92,794,469,674	97,928,127,350	92,794,469,674	97,928,127,350	92,794,469,674	97,928,127,350	92,794,469,674
- In which: Interest expense	24		97,928,127,350	92,794,469,674	97,928,127,350	92,794,469,674	97,928,127,350	92,794,469,674	97,928,127,350	92,794,469,674
9. Selling expenses	25		-	-	-	-	-	-	-	-
10. General and administration expenses	26	VI.5	3,696,157,343	2,110,309,804	3,696,157,343	2,110,309,804	3,696,157,343	2,110,309,804	3,696,157,343	2,110,309,804
11. Operating profit [30 = 20 + (21 - 22) - (25 + 26)]	30		85,884,049,162	84,364,404,354	85,884,049,162	84,364,404,354	85,884,049,162	84,364,404,354	85,884,049,162	84,364,404,354
12. Other income	31		13	-	13	-	13	-	13	-
13. Other expenses	32		-	-	-	-	-	-	-	-
14. (Loss)/profit from other activities (40 = 31 - 32)	40		13	-	13	-	13	-	13	-
15. Accounting profit before tax (50 = 30 + 40)	50		85,884,049,175	84,364,404,354	85,884,049,175	84,364,404,354	85,884,049,175	84,364,404,354	85,884,049,175	84,364,404,354
16. Current corporate income tax expense	51	VI.6	-	-	-	-	-	-	-	-
17. Deferred corporate tax (income)/expense	52		-	-	-	-	-	-	-	-
17. Net profit after corporate income tax (60 = 50 - 51)	60		85,884,049,175	84,364,404,354	85,884,049,175	84,364,404,354	85,884,049,175	84,364,404,354	85,884,049,175	84,364,404,354



Luong Thi Thu Yen
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Approved on 23 April 2026

Phung Thi Tham
Preparer

SEPARATE STATEMENT OF CASH FLOWS

(Indirect method)


Quarter 1/2026

Unit: VND

ITEMS	Codes	From 01/01/2026	From 01/01/2025
		to 31/03/2026	to 31/03/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1 Profit before tax	01	85,884,049,175	84,364,404,354
2 Adjustments for			
Depreciation of fixed assets	02	147,522,201	171,224,895
Gain from investing activities	05	(187,534,590,588)	(179,029,516,038)
Interest expense	06	97,928,127,350	92,794,469,674
3 Operating loss before movements in working capital	08	(3,574,891,862)	(1,699,417,115)
(Decrease)/Increase in receivables	09	957,644,922	3,235,805,676
(Decrease)/Increase in inventories	10	-	84,566,731
Decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(5,209,489,690)	(18,332,057,176)
(Increase)/decrease in prepaid expenses	12	623,474,105	(2,311,517,794)
Interest paid	14	(91,664,293,642)	(54,851,439,187)
Other cash outflows	17	(2,408,491,251)	(1,644,928,000)
Net cash used in operating activities	20	(101,276,047,418)	(75,518,986,865)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Cash outflow for lending, buying debt instruments of other entities	23	(31,470,000,000)	(50,000,000,000)
2. Cash recovered from lending, selling debt instruments of other entities	24	-	63,326,923,089
3. Interest, dividends and profits received	27	123,531,778,811	90,691,191,339
Net cash generated from/(used in) investing activities	30	92,061,778,811	104,018,114,428
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	53,520,291,667	480,000,000,000
2. Repayment of borrowings	34	(56,636,141,708)	(507,914,334,906)
Net cash (used in)/generated from financing activities	40	(3,115,850,041)	(27,914,334,906)
Net (decrease)/increase in cash and cash equivalents (50 = 20 + 30 + 40)	50	(12,330,118,648)	584,792,657
Cash and cash equivalents at the beginning of the year	60	26,572,326,054	14,279,355,620
Cash and cash equivalents at the end of the year (70 = 50 + 60)	70	14,242,207,406	14,864,148,277


Phung Thi Tham
Preparer


Luong Thi Thu Yen
Chief Accountant


Nguyen Van Chinh
Legal representative
Approved on 29 April 2026



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter 1/2026

I. GENERAL INFORMATION**Structure of ownership**

CII Bridges and Roads Investment Joint Stock Company ("the Company") was transformed from Lu Gia Mechanical Company, a state-owned company incorporated in 1978, under Decision No. 8032/QD-UB-KT dated 28 December 1999 of the People's Committee of Ho Chi Minh City. The Company operates under the Enterprise Registration Certificate No. 0300482241 dated 8 March 2000 initially issued by the Ho Chi Minh City Department of Planning and Investment, and the 24th amendment dated 25 December 2025 on changing the Company's charter capital and address.

The Parent Company of the Company is Ho Chi Minh City Infrastructure Investment Joint Stock Company ("CII"), with its head office located on the 12th Floor, 152 Dien Bien Phu, Thanh My Tay Ward, Ho Chi Minh City, Vietnam. The parent company's ownership ratio is 54.84%, comprising a 47.81% direct holding and an indirect holding of 7.03% through CII Trading Investment Company Limited and CII Service and Investment One Member Company Limited.

The Company's charter capital as at 31 March 2026 is VND 2,121,303,080,000, equally divided into 212,130,308 shares with a par value of VND 10,000 per share.

The Company's head office is located on the 21st Floor, 152 Dien Bien Phu, Ward Thanh My Tay, Ho Chi Minh City, Vietnam.

The Company's name in English: CII Bridges & Roads Investment Joint Stock Company, abbreviated name: CII Bridges And Roads.

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

The number of employees as at 31 March 2026 and as at 31 December 2025 was 27 and 26, respectively.

Business sector

The Company operates in various business sectors.

Operating industries and principal activities

Operating industries of the Company: installing electrical systems; manufacturing electric equipment; repairing electric equipment; architectural and technical consultancy; wholesaling construction materials, installation equipment; other specialized wholesale; wholesale of other machinery, equipment, and spare parts; manufacturing metal structures; producing other metal product; installation of other construction systems; retailing engine fuel in specialized stores; vocational education; construction of public works, railways, and roads, civil engineering works; leveling; mining, treating and supplying water; installation of water supply and sewerage system; trading real estate, land use rights of owners, users or rental; coastal and sea freight; inland waterway freight; health promotion services.

The Company's principal activities during the period were investing in the construction, operation, and commercial exploitation of urban technical infrastructure under build-operate-transfer (B.O.T) contracts; executing construction and installation of public lighting systems; and carrying out maintenance and upkeep of public works.

Normal production and business cycle

The production and business cycle of the Company's investment activity starts from applying for an investment license, carrying out site clearance, and construction until completion. Therefore, the investment activity's business cycle is estimated from 24 months to 60 months.

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

I. GENERAL INFORMATION (continued)**The Company's structure**

As of 31 March 2026, the Company has invested in subsidiaries as follows:

Name	31/03/2026		01/01/2026		Principal activities
	Proportion of voting right power held (%)	Proportion of ownership interest (%)	Proportion of voting right power held (%)	Proportion of ownership interest (%)	
1. BOT Trung Luong - My Thuan JSC (i)	89%	89%	89%	89%	Investing in the B.O.T project of Trung Luong - My Thuan expressway construction
2. Ha Noi Highway Construction and Investment JSC.	51%	51%	51%	51%	Investing in the B.O.T project of Ha Noi Highway expansion
3. BOT Ninh Thuan Province Co., Ltd.	100%	100%	100%	100%	Investing in the B.O.T project of 1A National Road expansion, section through Ninh Thuan Province
4. BOT Rach Mieu Bridge Co., Ltd.	50.36%	50.71%	50.36%	50.71%	Investing in the B.O.T project of Rach Mieu Bridge and expansion of 4 sections of 60 National Road
5. Co Chien Investment Co., Ltd.	51%	51%	51%	51%	Investing in the B.O.T project of Co Chien Bridge, connecting Tra Vinh and Ben Tre
6. Hien An Binh Bridges and Roads One Member Co., Ltd.	100.00%	100.00%	100.00%	100.00%	Investing in bridges and roads projects
7. Ninh Thuan Investment and Construction Development JSC.	99.99%	99.99%	99.99%	99.99%	Investing in the B.O.T project of 1A National Road bypass expansion, section through Phan Rang - Thap Chi
8. CII Bridge and Road Management Operation Services JSC.	66.67%	66.67%	66.67%	66.67%	Providing toll collection services, road and bridge maintenance, tree planting and care, and other infrastructure services.
9. VRG Infrastructure Investment Co., Ltd. (invested indirectly through Hien An Binh Bridges and Roads One Member Co., Ltd.)	100.00%	100.00%	100.00%	100.00%	Investing in the B.O.T project of DT 74 road expansion

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

I. GENERAL INFORMATION (continued)**The Company's structure** (continued)

- (i) Pursuant to the memorandum of agreement dated December 8, 2015 among the Company, CII, and the relevant shareholders, CII shall assume all obligations and be entitled to all rights and benefits arising from the capital investment in BOT Trung Luong – My Thuan Joint Stock Company.

Notes on the comparability of information presented in the separate financial statements

The comparative figures are those of the separate financial statements for the accounting period from January 1, 2025 to March 31, 2025. The Company has consistently applied its accounting policies as well as the requirements of accounting standards, the accounting regime, and relevant legal regulations in the preparation and presentation of the separate financial statements. Accordingly, the information presented in the separate financial statements is comparable.

II. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD**Accounting convention**

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

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

Fiscal year

The company's fiscal year begins on January 1 and ends on December 31 each year.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

III. APPLIED ACCOUNTING STANDARDS AND ACCOUNTING REGIME

The Company's Board of Management ensures to comply with the requirements of Vietnamese accounting standards and the Vietnamese accounting regime for enterprises issued in accordance with Circular No. 99/2025/TT-BTC ("Circular 99") dated 27 October 2025 of the Ministry of Finance in the preparation and presentation of financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

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

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term, highly liquid investments, which are matured within three months commencing on transaction day, are readily convertible to known amounts of cash, and are subject to an insignificant risk of changes in value.

Financial investments*Trading securities*

Trading securities are securities held by the Company for trading purposes. Trading securities are recognized from the date the Company obtains ownership and are initially measured at the fair value of the consideration at the transaction date, plus transaction costs directly attributable to the acquisition.

In subsequent accounting periods, investments in securities are measured at cost less any impairment (decline in value) of trading securities.

The recognition date of trading securities is the date the Company obtains ownership, specifically as follows:

- For listed securities: recognized at the matching (execution) date (T+0).
- For unlisted securities: recognized at the date when ownership is officially transferred in accordance with applicable laws and regulations.

Interest, dividends, and profits relating to periods prior to the acquisition of trading securities are accounted for as a reduction in the cost of those trading securities. Interest, dividends, and profits relating to periods after the acquisition are recognized as revenue. Stock dividends are recorded only in terms of the increase in the number of shares held; no value is recognized for the shares received, and no dividend income is recognized in respect of stock dividends.

Shares received in exchange are measured at their fair value at the exchange date. The fair value of shares is determined as follows:

- For shares of listed companies, the fair value is the closing price quoted on the stock exchange at the exchange date. If the stock market is not traded on the exchange date, the fair value is the closing price of the most recent trading session immediately preceding the exchange date.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Financial investments (continued)***Trading securities (continued)*

- For unlisted shares traded on the UPCOM market, the fair value is the closing trading price on UPCOM at the exchange date. If there is no trading on the exchange date, the fair value is the closing price of the most recent trading session immediately preceding the exchange date.
- For other unlisted shares, the fair value is the price agreed upon by the parties under the contract or the book value at the exchange date.
- Provision for impairment of trading securities is made for each type of security traded on the market whose market price is lower than its cost. The market price of listed trading securities is determined based on the closing price at the most recent trading date up to the reporting date. For shares traded on UPCOM, the market price is the average reference price over the 30 most recent consecutive trading days prior to the reporting date, as announced by the Stock Exchange. In cases where securities have no transactions within 30 days prior to the provision date, or are delisted, suspended, or halted from trading, the Company determines the provision level for each investment in accordance with regulations applicable to other investments. For listed corporate bonds that are registered for trading, the market price is the most recent trading price on the Stock Exchange within 10 days prior to the reporting date. If there are no transactions within 10 days prior to the annual reporting date, the Company does not make a provision for this investment.
- Increases or decreases in the provision for impairment of trading securities at the end of the reporting period are recognized in financial expenses for the period.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits of more than three months (commercial bills), bonds, and preference shares which the issuer shall redeem at a certain date in the future, and other held-to-maturity investments.

Held-to-maturity investments are recognized on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognized in the separate statement of income on an accrual basis. Pre-acquisition interest and other economic benefits are deducted from the cost of such investments at the acquisition date.

When there is specific evidence that a part or all of the investment may not be recoverable and the amount of loss can be measured reliably, the loss is recognized in financial expenses during the year and directly reduced to the investment value.

Held-to-maturity investments are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Investments in subsidiaries

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Financial investments (continued)***Investments in subsidiaries (continued)*

Investments in subsidiaries are initially recognized at cost, including the purchase price, capital contribution, and any directly attributable transaction costs. Pre-acquisition dividends and profits of the investment are recorded as a reduction in the value of the investment. Post-acquisition dividends and profits are recognized as revenue. When the investors receive stock dividends, they only record the number of additional shares, not recording an increase in the value of investments and income from stock dividends.

Investments in subsidiaries are carried in the separate statement of financial position at cost less provision for impairment of such investments (if any). Provisions for impairment of investments in subsidiaries are made when the investee suffers a loss that may cause the Company to lose its investment capital or when there is reliable evidence of diminution in value of those investments at the statement of financial position date.

An increase or decrease in allowance for diminution in value of investments in subsidiaries and joint ventures at the closing date is recognized as financial expenses in the year.

Receivables

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

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

An increase or decrease in provision for doubtful debts at the closing date is recognized in general and administration expenses in the year.

Inventories

Inventories are stated at the lower of cost and net realizable value. Cost comprises direct materials and where applicable, direct labor costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Net realizable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling, and distribution.

Provision for devaluation of inventories is made in accordance with prevailing accounting regulations which allow provision to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realizable values as of reporting date. The provision for devaluation of obsolete, damaged, or sub-standard inventories is not included in deductible expenses for the calculation of corporate income tax until such inventories are disposed.

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

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

	<u>Years</u>
Buildings and structures	10 - 50
Machinery and equipment	7
Motor vehicles	5 - 10
Office equipment	3
Others	6

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognized in the separate statement of income.

Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization. The Company's intangible fixed assets represent the computer software which is amortized using the straight-line method from 5 to 10 years.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or the purposes not yet determined, are carried at cost. Cost includes professional fees and for qualifying assets, borrowing costs dealt with under the Company's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Prepayments

Prepayments include actual costs that have arisen but are related to the results of the operation of various accounting periods, including office repair costs and other prepaid expenses. These expenditures have been capitalized as prepayments and are allocated to the income statement using the straight-line method in accordance with the current prevailing accounting regulations.

Payables

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

Dividends, interest payable

Dividends are declared and paid in the subsequent financial year from retained earnings, subject to approval by the General Meeting of Shareholders at the Annual General Meeting and upon issuance of dividend notices to the Company's shareholders.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Accrued expenses**

Accrued expenses are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Company or lack of accounting document, which are recorded to operating expenses of the reporting period.

Borrowings and finance lease liabilities

Borrowings and finance lease liabilities including loans, finance lease debt, excluding loans in the form of bonds or preferred shares with provisions that oblige the issuer to repurchase at a specific time in the future. The Company records borrowings in detail by debtors and classifies them into short-term and long-term borrowings based on their remaining period from the statement of financial position date to the maturity date.

Costs directly attributable to borrowings are recognized as financial expenses, except for costs incurred on a particular loan for investment, construction, or production of an asset in progress, which are capitalized under Accounting standard "Borrowing costs".

Owners' equity recognition

Owners' equity is recognized by actual capital contributions from shareholders.

Share premium is recognized at the greater or smaller difference between issuing price and par value of shares upon the initial public offering, additional issue, or re-issue of treasury shares. Direct costs related to the additional issuance of shares and the re-issue of treasury shares are recorded as a reduction in share premium.

Retained earnings are recognized by the Company's net profit or loss minus (-) current corporate income tax expense and adjustments due to retroactive application of accounting policy changes and retroactive adjustments due to material errors of the previous years.

Dividends are announced and paid in the next year from net profit after tax based on the approval of the General Meeting of Shareholders at the Annual General Meeting of the Company.

Appropriation of reserves and funds from profit after tax is based on the Company's ordinance and approval in the Annual General Meeting.

Revenue recognition*Revenue from sales of goods*

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Revenue recognition (continued)***Revenue from services rendered*

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

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

Financial income

Interest income is accrued on a time basis by reference to the principal outstanding and at the applicable interest rate.

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

Cost of sales

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

Borrowing costs

Borrowing costs are recognized in the separate statement of income in the year when incurred unless they are capitalized in accordance with Accounting Standard "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalized even when the construction period is less than 12 months.

Investment cooperation agreement

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Taxation**

Income tax expense represents the sum of the current tax payable and deferred tax.

The current tax payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is calculated for differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation and is accounted for using the statement of financial position method. Deferred tax liabilities are generally recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which temporary deductible differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realized. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

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

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

Related parties

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

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

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

	31/03/2026 VND	01/01/2026 VND
Bank demand deposits	4,742,207,406	17,072,326,054
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam</i>	3,089,304,156	4,174,821,504
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam</i>	663,556,478	15,872,797
<i>Vietnam Prosperity Joint Stock Commercial Bank – Southern Head Office</i>	613,007,875	12,498,682,097
<i>Other banks</i>	376,338,897	382,949,656
Cash equivalents	9,500,000,000	9,500,000,000
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam</i>	9,500,000,000	9,500,000,000
Total	14,242,207,406	26,572,326,054

Cash equivalents represent deposits placed with commercial banks with original maturities of no more than three (03) months.

2. Short-term trade receivables

	31/03/2026 VND	01/01/2026 VND
Trade receivables from other parties	492,614,181	492,614,181
Other customers	492,614,181	492,614,181
Trade receivables from related parties	1,143,894,008	1,467,894,008
Ha Noi Highway Construction and Investment JSC.	-	324,000,000
BOT Rach Mieu Bridge Co., Ltd.	1,143,894,008	1,143,894,008
Total	1,636,508,189	1,960,508,189

3. Other receivables

	31/03/2026 VND	01/01/2026 VND
a. Other short-term receivables		
Dividend and profit receivables	1,703,608,699,799	1,634,136,629,635
Supplement capital contributed to the B.O.T project of Trung Luong - My Thuan expressway	47,275,800,000	47,275,800,000
Deposit for share purchase (i)	24,699,376,097	25,327,562,977
Interest income receivable from time deposits,	14,807,954,028	20,277,212,415
Advances made on behalf	35,045,788	-
Receivables from employees	55,000,000	-
Deposits and security deposits	14,000,000	14,000,000
Total	1,790,495,875,712	1,727,031,205,027
b. Other long-term receivables		
Deposit for office rental	716,725,800	716,725,800
Total of other receivables	1,791,212,601,512	1,727,747,930,827

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**3. Other receivables** (continued)

	31/03/2026 VND	01/01/2026 VND
In which, receivables from related parties		
<i>Dividend and profit receivables</i>	1,703,608,699,799	1,634,136,629,635
Ha Noi Highway Construction and Investment JSC.	550,759,392,670	566,929,713,046
BOT Ninh Thuan Province Co., Ltd.	683,219,403,850	512,668,380,961
BOT Trung Luong - My Thuan JSC.	203,750,856,346	259,659,488,695
Hien An Binh Bridges and Roads One Member Co., Ltd.	257,192,742,907	286,192,742,907
CII Bridge and Road Management Operation Services JSC.	8,686,304,026	8,686,304,026
<i>Interest income receivable</i>	14,606,886,745	20,093,875,624
BOT Ninh Thuan Province Co., Ltd.	14,606,886,745	20,093,875,624
<i>Other receivables</i>	47,275,800,000	47,275,800,000
BOT Trung Luong - My Thuan JSC.	47,275,800,000	47,275,800,000
Other long - term receivables	716,725,800	716,725,800
Dien Bien Phu Building Investment Company Limited	716,725,800	716,725,800
Total other receivables	1,766,208,112,344	1,702,223,031,059

- (i) The year-end balance represents an advance paid to Tuan Loc Construction Investment Joint Stock Company under a sale and purchase commitment agreement dated October 25, 2023. Accordingly, Tuan Loc commits to sell, and the Company commits to purchase, the shares of BOT Trung Luong – My Thuan Joint Stock Company currently held by Tuan Loc within a period of three (3) years from the signing date of the agreement or prior to the final maturity date as stipulated in the agreement.

4. Held-to-maturity investments

	31/03/2026 VND	01/01/2026 VND
Related parties (i)	624,786,957,531	593,316,957,531
Other parties (ii)	1,194,200,000	1,194,200,000
Total	625,981,157,531	594,511,157,531

- (i) The long-term funding support provided to Ninh Thuan BOT One Member Limited Liability Company has a term of five (5) years and will mature on November 6, 2030. The purpose of this funding support is to supplement working capital for business operations, with an applicable interest rate of 10.77% per annum during the period. The outstanding balance as at March 31, 2026 is VND 624,786,957,531.
- (ii) The funding support provided to Tuan Loc Construction Investment Joint Stock Company under a contract has a term of three (3) years from April 8, 2024, for the purpose of paying for additional subscribed shares in Trung Luong – My Thuan Joint Stock Company. The applicable interest rate during the period is 8.5% per annum. The funding support is secured by the additional shares acquired and the related benefits of Tuan Loc in Trung Luong – My Thuan Joint Stock Company.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter 1/2026

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

5. Tangible fixed assets	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Cost						
As at 01/01/2026	854,759,656	460,370,000	4,372,682,072	445,705,400	689,488,888	6,823,006,016
Purchases during the year	-	-	-	-	-	-
As at 31/03/2026	854,759,656	460,370,000	4,372,682,072	445,705,400	689,488,888	6,823,006,016
Accumulated depreciation						
As at 01/01/2026	826,219,152	169,898,445	2,762,397,461	274,915,908	258,558,345	4,291,989,311
Charge for the year	1,784,496	16,441,785	72,102,297	12,023,133	45,170,490	147,522,201
As at 31/03/2026	828,003,648	186,340,230	2,834,499,758	286,939,041	303,728,835	4,439,511,512
Net book value						
As at 01/01/2026	28,540,504	290,471,555	1,610,284,611	170,789,492	430,930,543	2,531,016,705
As at 31/03/2026	26,756,008	274,029,770	1,538,182,314	158,766,359	385,760,053	2,383,494,504

The cost of tangible fixed assets that have been fully depreciated but are still in use as at 31 March 2026 and as at 1 January 2026 is VND 2,881,534,990.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter 1/2026

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

6. Investment in subsidiaries	31/03/2026				01/01/2026			
	Number of shares	Cost VND	Provision VND	Fair value VND	Number of shares	Cost VND	Provision VND	Fair value VND
BOT Trung Luong - My Thuan JSC.	147,940,699	1,889,009,917,776	-	-	147,940,699	1,889,009,917,776	-	-
Ha Noi Highway Construction and Investment JSC.	94,350,000	943,500,000,000	-	-	94,350,000	943,500,000,000	-	-
BOT Ninh Thuan Province Co., Ltd.	-	607,325,833,333	-	-	-	607,325,833,333	-	-
Hien An Binh Bridges and Roads One-Member Co., Ltd.	-	659,031,334,454	-	-	-	659,031,334,454	-	-
BOT Rach Mieu Bridge Co., Ltd.	-	242,278,623,284	-	-	-	242,278,623,284	-	-
Ninh Thuan Investment Construction Development JSC.	21,998,000	219,980,000,000	-	-	21,998,000	219,980,000,000	-	-
Co Chien Investment Co., Ltd.	-	106,590,000,000	-	-	-	106,590,000,000	-	-
CII Bridge and Road Management Operation Services JSC.	2,000,000	20,000,000,000	-	-	2,000,000	20,000,000,000	-	-
Total		4,687,715,708,847				4,687,715,708,847		

The fair value of subsidiaries has not been determined for disclosure in the separate financial statements since there is no quoted market price, and market information and transactions for these investments are not available. The fair value of these investments may differ from their carrying amounts.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**7. Long-term prepayments**

	31/03/2026	01/01/2026
	VND	VND
Cost of project development	3,245,092,852	3,604,509,351
Office renovation and repair expenses	1,466,261,547	1,730,319,153
Total	4,711,354,399	5,334,828,504

8. Short-term payables to suppliers

	31/03/2026	01/01/2026
	VND	VND
	<i>Carrying amount and also amount able to be paid off</i>	
Lu Gia MechanicalElectric JSC.	3,434,857,499	3,434,857,499
Tuan Loc Construction Investment Corporation	3,000,000,000	3,000,000,000
Other suppliers	1,865,853,466	1,865,853,466
Total	8,300,710,965	8,300,710,965

9. Short-term advances from customers

	31/03/2026	01/01/2026
	VND	VND
Advances from customers who are related parties	476,098,580	476,098,580
Total	476,098,580	476,098,580

Of which, from related parties

Ninh Thuan Investment Construction Development JSC.	476,098,580	476,098,580
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10. Taxes and amounts receivable from, payable to the State budget

	01/01/2026	Payable during the year	Payment during the year	31/03/2026
	VND	VND	VND	VND
a. Receivables				
Corporate income tax	1,177,431,555	-	-	1,177,431,555
Out-of-provincial value added tax	489,865,770	-	-	489,865,770
Total	1,667,297,325	-	-	1,667,297,325
b. Payables				
Personal income tax	811,741,596	639,400,482	1,286,797,398	164,344,680
Total	811,741,596	639,400,482	1,286,797,398	164,344,680

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**11. Other payables**

	31/03/2026 VND	01/01/2026 VND
a. Other current payables		
Recovery of investment capital (i)	219,980,000,000	219,980,000,000
Profits received in advance (ii)	109,549,509,355	109,549,509,355
Accrued financing costs payable	29,768,251,768	28,120,669,045
Remuneration of Board of Directors	3,594,439,427	2,565,621,128
Other payables	36,293,188	47,589,977
	362,928,493,738	360,263,389,505
b. Other long-term payables		
Payments made on behalf of others	7,300,000,000	7,300,000,000
	7,300,000,000	7,300,000,000
Total	370,228,493,738	367,563,389,505
In which, payables to related parties		
<i>Recovery of investment capital</i>	219.980.000.000	219.980.000.000
Ninh Thuan Investment Construction Development JSC.	219.980.000.000	219.980.000.000
<i>Profits received in advance</i>	109.549.509.355	109.549.509.355
BOT Rach Mieu Bridge Co., Ltd.	109.549.509.355	109.549.509.355
<i>Interest payable</i>	29.768.251.768	28.120.669.045
Ho Chi Minh City Infrastructure Investment JSC.	29.768.251.768	28.120.669.045
Total	359.297.761.123	357.650.178.400

- (i) This represents an advance received for the recovery of the investment in Ninh Thuan Investment Construction Development Joint Stock Company, a subsidiary implementing the BOT project for the expansion of the National Highway 1A bypass section through Phan Rang – Thap Cham City, Ninh Thuan Province. This amount will be offset against the carrying amount of the investment in the subsidiary upon completion of the final settlement of toll revenue and the procedures for charter capital reduction.
- (ii) This represents advances of profits from subsidiaries, including BOT Rach Mieu Bridge Company Limited, amounting to VND 109,549,509,355. This amount will be recognized in the Company's separate statement of profit or loss upon issuance of the official decision on profit distribution.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter 1/2026

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

12. Loans and obligations under finance leases

	31/03/2026		Arising during the year		01/01/2026	
	Carrying amount VND	Principal able to be paid off VND	Increase VND	Decrease VND	Carrying amount VND	Principal able to be paid off VND
a. Short-term loans						
CII - Parent company	271,497,051,252	271,497,051,252	53,520,291,667	181,818,834	218,158,578,419	218,158,578,419
Current portion of long-term loans (see Note b)	130,449,279,577	130,449,279,577	-	-	153,580,432,666	153,580,432,666
Total	401,946,330,829	401,946,330,829	53,520,291,667	181,818,834	371,739,011,085	371,739,011,085

Details of funding support from the parent company at the end of the period are as follows:

- Funding support under Contract No. 23/2020/HDHT-CII dated July 21, 2020 and its appendices, for the purpose of business cooperation. The applicable interest rate during the period is 11.5% per annum, maturing on July 21, 2026, and unsecured. The outstanding balance as at March 31, 2026 is VND 254,394,494,797.
- Funding support under Contract No. 27/2015/HD-CII dated April 13, 2015 and its appendices, for the purpose of equity investment in BOT Trung Luong – My Thuan Joint Stock Company and funding support to Tuan Loc Construction Investment Joint Stock Company. The applicable interest rate during the period is 11.5% per annum, maturing on April 13, 2026. The collateral comprises shares of BOT Trung Luong – My Thuan Joint Stock Company owned by Tuan Loc Construction Investment Joint Stock Company. The outstanding balance as at March 31, 2026 is VND 6,302,556,455.
- Funding support under Contract No. 15/2020/HD-CII dated April 13, 2020 and its appendices, for the purpose of equity investment in BOT Trung Luong – My Thuan Joint Stock Company. The applicable interest rate during the period is 11.5% per annum, maturing on April 13, 2026, and unsecured. The outstanding balance as at March 31, 2026 is VND 10,800,000,000.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter 1/2026

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

12. Loans and obligations under finance leases (continued)	31/03/2026				Arising during the year		01/01/2026
	Carrying amount VND	Principal able to be paid off VND	Increase VND	Decrease VND	Carrying amount VND	Principal able to be paid off VND	
b. Long-term loans							
Borrowings from related parties (see Note V.12)	3,320,198,818,754	3,320,198,818,754	6,955,830,215	63,410,153,089	3,376,653,141,628	3,376,653,141,628	
Less: Amount due for settlement in 12 months	(130,449,279,577)	(130,449,279,577)	-	-	(153,580,432,666)	(153,580,432,666)	
Total	3,189,749,539,177	3,189,749,539,177	6,955,830,215	63,410,153,089	3,223,072,708,962	3,223,072,708,962	
Total of loans	3,591,695,870,006	3,591,695,870,006	60,476,121,882	63,591,971,923	3,594,811,720,047	3,594,811,720,047	

The ending balance of related parties represents amounts received under investment cooperation contracts and accrued interest, including:

- Payables to OBI Real Estate Investment Company Limited (OBI) under an investment cooperation contract for the project on the expansion of National Highway 1 through Ninh Thuan Province. The contract term is eight (8) years from January 15, 2024. Under the contract, OBI is entitled to profit-sharing from the project or a minimum return as agreed between the parties from time to time. The outstanding payable balance as at March 31, 2026 is VND 907,500,000,000.
- Payables to CII Engineering and Construction Joint Stock Company (CII E&C) under an investment cooperation contract for the Trung Luong – My Thuan Expressway Phase 1 project. The contract term is from July 1, 2023 to December 31, 2031. Under the contract, CII E&C is entitled to profit-sharing from the project or a minimum return as agreed between the parties from time to time. The outstanding payable balance as at March 31, 2026 is VND 1,306,985,731,427.
- Payables to Thu Thiem North Area One Member Limited Liability Company (KBTT) under an investment cooperation contract for the Hanoi Highway project. The contract term is ten (10) years from August 25, 2023. Under the contract, KBTT is entitled to profit-sharing from the project or a minimum return as agreed between the parties from time to time. The outstanding payable balance as at March 31, 2026 is VND 855,756,548,150.
- Investment capital received for cooperation to invest in BOT Trung Luong – My Thuan Joint Stock Company, corresponding to a 40% beneficial interest with CII Invest (previously cooperation with CII), amounting to VND 249,956,539,177 as at March 31, 2026.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

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

12. Loans and obligations under finance leases (continued)

The repayment schedule for amounts received under investment cooperation arrangements is as follows:

	31/03/2026	01/01/2026
	VND	VND
Within one year	130,449,279,577	153,580,432,666
In the second year	551,884,539,177	192,490,000,000
In the third to the fifth year inclusive	2,560,508,000,000	2,723,082,000,000
After five years	77,357,000,000	307,500,708,962
Total	3,320,198,818,754	3,376,653,141,628
Less: Amount due for settlement in 12 months	(130,449,279,577)	(153,580,432,666)
Amount due for settlement after 12 months	3,189,749,539,177	3,223,072,708,962

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter 1/2026

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

13. Owner's equity

a. Statement of changes in equity

	Owners' contributed capital VND	Share premium VND	Investment and development VND	Retained earnings VND	Total VND
As at 01/01/2025	1,928,547,650,000	3,657,748,096	91,212,950,485	773,000,154,590	2,796,418,503,171
Profit for the year	-	-	-	84,364,404,354	84,364,404,354
As at 31/03/2025	1,928,547,650,000	3,657,748,096	91,212,950,485	857,364,558,944	2,880,782,907,525
Profit for the year	-	-	-	239,399,255,370	239,399,255,370
Dividends paid	-	-	-	(231,425,718,000)	(231,425,718,000)
Increase in share capital during the year	192,755,430,000	(518,918,182)	-	-	192,236,511,818
Appropriation to bonus and welfare funds	-	-	-	(6,104,194,304)	(6,104,194,304)
Appropriation to remuneration of Boards of Directors and Supervisory	-	-	-	(1,526,048,576)	(1,526,048,576)
As at 31/12/2025	2,121,303,080,000	3,138,829,914	91,212,950,485	857,707,853,434	3,073,362,713,833
As at 01/01/2026	2,121,303,080,000	3,138,829,914	91,212,950,485	857,707,853,434	3,073,362,713,833
Profit for the year	-	-	-	85,884,049,175	85,884,049,175
Appropriation to bonus and welfare funds	-	-	-	(3,237,636,597)	(3,237,636,597)
Appropriation to remuneration of Boards of Directors and Supervisory	-	-	-	(1,618,818,299)	(1,618,818,299)
As at 31/03/2026	2,121,303,080,000	3,138,829,914	91,212,950,485	938,735,447,713	3,154,390,308,112

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF FINANCIAL POSITION (continued)**13. Owners' equity (continued)****b. Shares**

	31/03/2026 Shares	01/01/2026 Shares
Number of shares authorized to be issued	212,130,308	212,130,308
Number of shares issued to the public	212,130,308	212,130,308
+ Ordinary shares	212,130,308	212,130,308
Number of shares bought back	-	-
+ Ordinary shares	-	-
Number of outstanding shares in circulation	212,130,308	212,130,308
+ Ordinary shares	212,130,308	212,130,308
Par value per share: VND 10,000		

c. Dividends

Dividends for the year 2025 are expected to be paid in cash at a rate ranging from 6% to 12%. The final dividend payment level and form of distribution will be approved at the 2025 Annual General Meeting of Shareholders.

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

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Revenue from services rendered	2,366,886,382	2,047,078,707
Total	2,366,886,382	2,047,078,707

Of which, revenue from transactions with related parties

BOT Ninh Thuan Province Co., Ltd.	1,022,558,573	939,553,704
Ha Noi Highway Construction and Investment JSC.	300,000,000	300,000,000
Co Chien Investment Co., Ltd.	272,727,274	272,727,274
VRG Infrastructure Investment Co., Ltd.	518,181,818	500,528,182
577 Investment Corporation	30,000,000	30,000,000
Ho Chi Minh City Infrastructure Investment JSC.	13,888,889	4,269,547
Total	2,157,356,554	2,047,078,707

2. Cost of sales

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Cost of services rendered	2,393,143,115	1,807,410,913
Total	2,393,143,115	1,807,410,913

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF INCOME (continued)**3. Financial income**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Dividends and profits received	170,551,022,889	155,548,409,461
Bank and loan interest	16,983,567,699	23,481,106,577
Total	187,534,590,588	179,029,516,038

Of which, income from transactions with related parties**Dividends and profits distributed from subsidiaries**

BOT Ninh Thuan Province Company Limited	170,551,022,889	155,548,409,461
Ha Noi Highway Construction and Investment JSC.	-	38,038,409,461
Co Chien Investment Co., Ltd.	-	510,000,000
Interest income	16,913,011,121	23,407,259,534
BOT Ninh Thuan Province Co., Ltd.	16,913,011,121	10,033,202,666
Ho Chi Minh City Infrastructure Investment JSC.	-	13,374,056,868
Total	187,464,034,010	178,955,668,995

4. Financial expenses

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Interest expense from loans, cooperation investments	97,928,127,350	92,794,469,674
Total	97,928,127,350	92,794,469,674

Of which, expenses from transactions with related parties

Dien Bien Phu Building Investment Company Limited	26,626,102,739	25,480,945,206
Khu Bac Thu Thiem Company Limited	20,080,533,669	20,740,330,699
CII Engineering and Construction JSC.	38,001,827,019	35,805,331,942
Ho Chi Minh City Infrastructure Investment JSC.	6,263,833,708	967,860,572
CII Trading Investment Limited Liability Company	6,955,830,215	9,800,001,255
Total	97,928,127,350	92,794,469,674

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE STATEMENT OF INCOME (continued)**5. General and administration expenses**

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Management staff expense	2,483,652,247	1,176,753,752
Office tools and supplies	301,486,911	83,331,202
Depreciation expenses	165,444,411	285,832,178
Project development costs	446,840,297	-
Outsource rendered services	119,772,607	186,088,849
Others	178,960,870	378,303,823
Total	3,696,157,343	2,110,309,804

6. Current corporate income tax expense

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Accounting profit before tax	85,884,049,175	84,364,404,354
Adjustment for taxable income		
Non-deductible expenses	30,873,826,912	23,180,771,957
Dividends and profits received	(170,551,022,889)	(155,548,409,461)
Assessable loss	(53,793,146,802)	(48,003,233,150)
Tax loss carried forward	-	-
Taxable income	-	-
Normal tax rate	20%	20%
Current corporate income tax expense	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

VII. OTHER INFORMATION**1. Related party**

<u>Related parties</u>	<u>Relationship</u>
Ho Chi Minh City Infrastructure Investment JSC. (CII)	Parent company
BOT Ninh Thuan Province Co., Ltd.	Subsidiary
Ha Noi Highway Construction and Investment JSC.	Subsidiary
BOT Trung Luong - My Thuan JSC.	Subsidiary
BOT Rach Mieu Bridge Co., Ltd.	Subsidiary
Co Chien Investment Co., Ltd.	Subsidiary
Ninh Thuan Investment Construction Development JSC.	Subsidiary
CII Bridge and Road Management Operation Services JSC.	Subsidiary
Hien An Binh Bridges and Roads One Member Co., Ltd.	Subsidiary
VRG Infrastructure Investment Co., Ltd.	Indirectly invested subsidiary
Khu Bac Thu Thiem Company Limited	Inter-group company
CII Services and Investment One Member Limited Liability Company	Inter-group company
Dien Bien Phu Building Investment Company Limited	Inter-group company
CII Trading Investment Limited Liability Company	Inter-group company
Sai Gon Bridge Co., Ltd.	Inter-group company
CII Engineering and Construction JSC.	Inter-group company
Board of Directors and Board of Management	Key management personnel

In addition to the balances and transactions with related parties presented in the report, during the period, the Company entered into the following significant transactions with related parties:

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
CII		
Cash recovered from lendings	-	45,326,923,089
Interest payment	53,520,291,667	7,000,000,000
Loan interest income	181,818,834	-
BOT Ninh Thuan Province Co., Ltd.		
Cash recovered from lendings	31,470,000,000	43,000,000,000
Interest received	-	18,000,000,000
Loan interest income	22,400,000,000	12,400,000,000
Ha Noi Highway Construction and Investment JSC.		
Profit received	16,170,320,376	24,184,109,706
Hien An Binh Bridges and Roads One Member Co., Ltd.		
Dividends received	29,000,000,000	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

VII. OTHER INFORMATION (continued)**1. Related party** (continued)**Significant related party balances as at the statement of financial position date were as follows** (continued)

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Khu Bac Thu Thiem Company Limited		
Repayment of investment cooperation	9,563,000,000	7,598,649,980
Payment of interest on investment cooperation	1,712,685,567	16,585,459,726
CII Engineering and Construction JSC.		
Cash received from investment cooperation	-	480,000,000,000
Repayment of investment cooperation	25,716,000,000	10,315,684,926
Investment cooperation expense	42,947,467,522	25,851,902,740
Dien Bien Phu Building Investment Company Limited		
Repayment of investment cooperation	5,000,000,000	10,000,000,000
Investment cooperation expense	18,750,000,000	20,374,454,795
CII Trading Investment Limited Liability Company		
Repayment of investment cooperation	-	480,000,000,000
BOT Trung Luong - My Thuan JSC.		
Dividends received	55,908,632,349	36,167,587,666

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter 1/2026

VII. OTHER INFORMATION (continued)**1. Related party (continued)****Remuneration for the Boards of Directors and Supervisory during the year:**

Full name	Title	From 01/01/2026	From 01/01/2025
		to 31/03/2026 VND	to 31/03/2025 VND
<u>Board of Directors</u>			
Mr. Nguyen Van Thanh	Chairman	88,500,000	-
Mr. Rodrigo Emmanuel Franco	Vice Chairman	47,200,000	-
Mr. Jose Ma. Kamantigue Lim	Vice Chairman	23,600,000	-
Mr. Le Quoc Binh	Member	59,000,000	-
Mr. Nguyen Van Chinh	Member	59,000,000	-
Mr. Le Van Nam	Member	59,000,000	-
Mr. Francis Gerard Elizaga Aberilla	Member	59,000,000	-
Mr. Christopher Daniel C. Lizo	Member	39,530,000	-
Mr. Luis Soriano Reñon	Member	19,470,000	-
Mr. Dang Quang Phuc		17,700,000	-
Total		472,000,000	-
<u>Board of Supervisory</u>			
Ms. Nguyen Thi Hong Hanh	Head of the Board	47,200,000	-
Ms. Duong Thi Long Nghi	Member	35,400,000	-
Ms. Luong Kim Dien An	Member	35,400,000	-
Total		118,000,000	-

Remuneration paid to the Board of Management during the year:

Full name	Title	From 01/01/2026	From 01/01/2025
		to 31/03/2026 VND	to 31/03/2025 VND
Mr. Nguyen Van Chinh	General Director	679,738,554	536,806,334
Mr. Francis Gerard Elizaga Aberilla	Deputy General Director	381,884,066	324,931,538
Mr. Nguyen Duy Minh	Deputy General Director	447,396,154	244,005,030
Ms. Luong Thi Thu Yen	Chief Accountant	235,607,143	198,127,500
Total		1,744,625,917	1,303,870,402

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter 1/2026

VII. OTHER INFORMATION (continued)

2. Supplementary information for items presented in the separate statement of cash flows

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
Proceeds from borrowings during the year		
Proceeds from borrowings and investment cooperation from intra-group companies	53,520,291,667	480,000,000,000
Total	53,520,291,667	480,000,000,000
Repayment of borrowings during the year		
Repayment of borrowings and investment cooperation for intra-group companies	56,636,141,708	507,914,334,906
Total	56,636,141,708	507,914,334,906

3. Comparative figures

The comparative figures are those of the separate financial statements for the financial year ended December 31, 2025 and the separate financial statements for the accounting period from January 1, 2025 to March 31, 2025.

Certain corresponding figures in the separate financial statements have been reclassified to conform with the presentation of the current period's separate financial statements due to the adoption of Circular No. 99/2025/TT-BTC dated October 27, 2025, as detailed below:

SEPARATE STATEMENT OF FINANCIAL POSITION

As of 31 December 2025

unit: VND

Code	Categories		Opening balance (as previously reported)	Restated	Opening balance (as restated)
265	Long-term held-to-maturity investments	(1)	(*)	594,511,157,531	594,511,157,531
215	Long-term loan receivables	(1)	594,511,157,531	(594,511,157,531)	(**)
320	Other short-term payables	(2)	153,580,432,666	(153,580,432,666)	(**)
321	Short-term borrowings and finance lease liabilities	(2)	(*)	153,580,432,666	153,580,432,666
338	Other long-term payables	(3)	3,223,072,708,962	(3,223,072,708,962)	(**)
339	Long-term borrowings and finance lease liabilities	(3)	(*)	3,223,072,708,962	3,223,072,708,962

(*) New line items of the separate statement of financial position in accordance with Circular 99.
(**) Line items of the separate statement of financial position no longer presented in accordance with Circular 99:

- (1) Reclassification of long-term loan receivables to long-term held-to-maturity investments.
- (2) Reclassification of amounts received under business cooperation arrangements from other short-term payables to short-term borrowings and finance lease liabilities.
- (3) Reclassification of amounts received under business cooperation arrangements from other long-term payables to long-term borrowings and finance lease liabilities.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter 1/2026

VII. OTHER INFORMATION (continued)

4. Events occurring after the end of the reporting period

There are no significant events occurring after the end of the reporting period that require adjustment or disclosure in the separate financial statements.



Phung Thi Tham
Preparer



Luong Thi Thu Yen
Chief Accountant



Nguyen Van Chinh
Legal representative

Approved on 29 April 2026

