

CNC CAPITAL VIETNAM JOINT
STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

No. 1510B/2025/CBTT-CNC

Hanoi, October 15, 2025

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, CNC Capital Vietnam Joint Stock Company discloses financial statement information (FS) for the third quarter of 2025 with the Hanoi Stock Exchange as follows:

1. Name of organization: CNC Capital Vietnam Joint Stock Company

- Stock Code: KSQ
- Address: No. 65, Lane 54, Le Quang Dao Street, Tu Liem Ward, Hanoi City
- Phone: (84.24) 3564 3689- 08 5514 3689
- Email: ksq.jsc@gmail.com Website: <http://cnccapital.com.vn>

2. Contents of information announcement:

- Financial Statements Quarter 3 of 2025

☒ Separate financial statements (TCNY has no subsidiaries and superior accounting units have subordinate units);

☐ Consolidated financial statements (TCNY has subsidiaries);

☐ General financial statements (TCNY has an accounting unit under the organization of its own accounting apparatus).

- Cases subject to explanation of causes:

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period last year:

☒ Yes

No ☐

Written explanation in case of integration:

☒ Yes

No ☐

+ Profit after tax in the reporting period is at a loss, transferred from profit in the same period of the previous year to a loss in this period or vice versa:

☒ Yes

No ☐



Written explanation in case of integration:

☒ Yes

No ☐

This information was disclosed on the Company's website on October 15, 2025 at the link: [http:// cnccapital.com.vn/bao-cao-tai-chinh.html](http://cnccapital.com.vn/bao-cao-tai-chinh.html)

We would like to commit that the information published above is true and fully responsible before the law for the content of the information disclosed.

CNC CAPITAL VIETNAM JOINT STOCK COMPANY

Legal Representative/Legal Representative
(Sign, clearly state full name, position, and seal)

Attachments:

- Financial statements for the 3rd quarter of 2025
- Written explanation attached to the financial statements for the 3rd quarter of 2025



CHỦ TỊCH HĐQT
Trần Việt Hùng



**CNC CAPITAL VIETNAM JOINT STOCK
COMPANY**

FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01/07/2025 TO 30/09/2025

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REPORT OF THE BOARD OF MANAGERS

The Board of Managers of CNC Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company") presents its Report and the Company's Financial Statements for the operating period from 01/07/2025 to 30/09/2025

CNC Capital Vietnam Joint Stock Company operates under the Business Registration Certificate No. 0103034314 issued by the Department of Planning and Investment of Hanoi City for the first time on 05/01/2009 and under the 11th change 0101971512 on 17/05/2024

Company Name: CNC Capital Vietnam Joint Stock Company

Head office: No. 65, Lane 54, Le Quang Dao Street, Tu Liem Ward, Hanoi City.

Charter capital: 300,000,000,000 VND (*In words: Three hundred billion VND./.*)

Par value of shares: 10,000 VND/share.

Total Shares: 30,000,000 shares.

BOARD OF DIRECTORS AND BOARD OF MANAGERS

The members of the Board of Directors and the Board of Managers of the Company who have run the Company during the year and as of the date of this report include:

Board of Directors

Mr. Tran Viet Hung President

Mr. Nguyen Huu Loi Member

Ms. Dong Thi Trang Member

Board of Directors

Mr. Nguyen Huu Loi General Director

RESPONSIBILITIES OF THE BOARD OF MANAGERS

The Board of Managers is responsible for preparing annual financial statements that truthfully and reasonably reflect the Company's financial situation as well as business results and cash flow in the year, in accordance with accounting standards, Vietnamese corporate accounting regimes and legal regulations related to the preparation and submission of presentation of financial statements. In preparing these financial statements, the managers is required to:

- Select appropriate accounting policies and apply them consistently.
- Make judgments and estimates in a reasonable and prudently.
- Clarify whether appropriate accounting principles have been followed, whether there are material deviations that need to be disclosed and explained in the financial statements.
- Prepare financial statements on a continuous basis unless it is impossible to assume that the Company will continue to operate its business.
- Design and implement an effective internal control system for the purpose of preparing and presenting reasonable financial statements to limit risk and fraud.

The Board of Managers of the Company is responsible for ensuring that the accounting books are properly recorded to reasonably reflect the Company's financial position at any given

time and ensuring that the financial statements comply with Vietnamese Accounting Standards, corporate accounting regime and legal regulations related to the preparation and presentation of financial statements. The Board of Managers is also responsible for ensuring the safety of the Company's assets and taking appropriate measures to prevent and detect fraud and other misconduct.

The Board of Managers confirms that the Company complies with the above-mentioned requirements in the preparation of the Financial Statements.

Approve financial statements

I, Tran Viet Hung – Chairman of the Board of Directors, the legal representative of the Company, approve the attached financial statements for the 3rd quarter of 2025. The accompanying financial statements for the 3rd quarter of 2025 reflect honestly and reasonably, on material aspects, the Company's financial position as at 30/09/2025, as well as the results of business activities and cash flows for the accounting period from 01/01/2025 to 30/09/2025, in accordance with accounting standards, accounting regimes for Vietnamese enterprises and legal regulations related to the preparation and presentation of financial statements.

On behalf of and on behalf of the Board of Directors of the company./.



Tran Viet Hung
Chairman of the Board of Directors

Hanoi, October 15, 2025

BALANCE SHEET

As of 30/09/2025

ASSET	Index code	TM	30/09/2025 (VND)	01/01/2025 (VND)
ASSET				
A- SHORT-TERM ASSETS	100		291.530.068.072	36.807.452.660
I. Cash and cash equivalents	110		288.420.422	561.547.342
1. Cash	111	V.1	288.420.422	561.547.342
2. Cash equivalents	112			
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Discount Backup	122		-	-
3. Investments held to maturity	123		-	-
4. Short-term investment	124		-	-
III. Short-term receivables	130		288.939.320.440	9.651.310.642
1. Short-term receivables of customers	131	V.2	75.780.000	-
2. Short-term seller upfront	132	V.3	285.539.960.391	1.233.730.593
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.4A	3.323.580.049	8.417.580.049
IV. Inventory	140		1.714.688.109	242.857.143
1. Inventory	141	V.5	1.714.688.109	242.857.143
2. Provision for inventory discounts	149		-	-
V. Other short-term assets	150		587.639.101	26.351.737.533
1. Short-term upfront costs	151		28.985.528	1.120.304.045
2. Deductible VAT	152		558.653.573	25.231.433.488
3. Other short-term assets	155		-	-
B. LONG-TERM ASSETS	200		14.763.759.533	274.158.594.656
I. Long-term receivables	210		14.719.200.000	22.601.700.000
1. Long-term receivables of customers	211			-
2. Other long-term receivables	216	V.4B	14.719.200.000	22.601.700.000
II. Fixed assets	220		23.059.533	28.337.313
1. Tangible fixed assets	221	V.6A	23.059.533	28.337.313
- Historical cost	222		35.185.185	35.185.185
- Cumulative wear value	223		(12.125.652)	(6.847.872)
IV. Long-term unfinished assets	240		255.350.057.343	251.528.557.343
1. Long-term unfinished production and business expenses	241			
2. Unfinished capital construction costs	242	V.6B	21.500.000	251.528.557.343
VI. Other long-term assets	260		-	-
1. Long-term upfront costs	261			-
2. Deferred income tax assets	262		-	-
TOTAL ASSETS	270		306.293.827.605	310.966.047.316

BALANCE SHEET (CONTINUED)

As of 30/09/2025

FUNDING	Index code	TM	30/09/2025 (VND)	01/01/2025 (VND)
FUNDING				
A. LIABILITIES	300		46.665.785.376	46.170.503.564
I. Short-term debt	310		46.665.785.376	46.170.503.564
1. Payable to short-term sellers	311	V.7	1.194.617.120	1.590.433.482
2. Buyer pays in advance for a short term	312		-	-
3. Taxes and amounts payable to the State	313	V.9	248.596.763	248.596.763
4. Payables to employees	314		-	-
5. Short-term expenses	315		12.317.949.628	9.955.136.958
6. Other short-term payables	319	V.10	13.346.816	10.061.312
7. Loans and short-term financial leases	320	V.8	32.475.000.000	33.950.000.000
8. Welfare Reward Fund	322		416.275.049	416.275.049
B. EQUITY	400		259.628.042.229	264.795.543.752
II. Equity	410	V.11	259.628.042.229	264.795.543.752
1. Owner's contributed capital	411		300.000.000.000	300.000.000.000
- Voting common shares	411a		300.000.000.000	300.000.000.000
2. Surplus of equity capital	412		(148.500.000)	(148.500.000)
3. Development investment funds	418		1.248.825.147	1.248.825.147
4 Undistributed profit after tax	421		(41.472.282.918)	(36.304.781.395)
- Accumulated undistributed profit by the end of the previous period	421a		(36.304.781.395)	(31.860.797.213)
- Undistributed profit for this period	421b		(5.167.501.523)	(4.443.984.182)
TOTAL CAPITAL	440		306.293.827.605	310.966.047.316

Preparer



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Hanoi, October 15, 2025
Chairman of the Board of Directors



Tran Viet Hung

REPORT ON RESULTS OF BUSINESS OPERATIONS

For the period of operation from 01/07/2025 to 30/09/2025

Quota	Index code	TM	This quarter this year	This quarter last year	Accumulated numbers from the beginning of the year to the end of this quarter (This year)	Accumulated numbers from the beginning of the year to the end of this quarter (Previous Year)
1. Revenue from sales and provision of services	01		1.225.858.603	-	1.546.336.132	7.327.428.874
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and service provision (10 = 01 - 02)	10		1.225.858.603	-	1.546.336.132	7.327.428.874
4. Cost of goods sold	11		1.103.627.120	-	1.367.243.910	7.248.624.956
5. Gross profit on sales and service provision (20=10-11)	20		122.231.483	-	179.092.222	78.803.918
6. Revenue from financial activities	21	VI.12	93.233	7.524	108.028	3.216.191.426
7. Financing costs	22		793.360.615	752.204.795	2.362.812.670	2.493.177.397
- In which: Interest expense	23		-	-	-	-
8. Profit and loss portion in an associate joint venture company	24		-	-	-	-
9. Cost of sales	25		-	-	-	-
10. Business management expenses	26	VI.13	273.151.148	246.125.655	2.983.283.051	1.091.215.603
11. Net profit from business activities(30=20+(21-22)+24-(25+26)}	30		(944.187.047)	(998.322.926)	(5.166.895.471)	(289.397.656)
12. Other income	31		-	-	-	-
13. Other expenses	32		-	156.506	606.052	615.347
14. Other Profits(40=31-32)	40		-	(156.506)	(606.052)	(615.347)
15. Total accounting profit before tax (50=30+40)	50		(944.187.047)	(998.479.432)	(5.167.501.523)	(290.013.003)
16. Current CIT expenses	51		-	-	-	-
17. Deferred CIT expenses	52		-	-	-	-
18. Profit after corporate income tax(60=50-51-52)	60		(944.187.047)	(998.479.432)	(5.167.501.523)	(290.013.003)
19. Basic earnings per share(*)	70	VI.14	(31)	(172)	(172)	(9.67)

Preparer



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Hanoi, October 15, 2025
Chairman of the Board of Directors



CASH FLOW STATEMENT
For the period of operation from 01/01/2025 to 30/09/2025
(According to the direct method)

Quota	Index code	TM	Accumulated from the beginning of the year to the end of this quarter (This year)	Accumulated from the beginning of the year to the end of this quarter (Previous year)
I. Cash flow from business activities			-	-
1. Proceeds from the sale, provision of services and other revenues	01		1.596.102.823	7.471.342.852
2. Payments to suppliers of goods and services	02		(13.255.848.027)	(77.848.226.068)
3. Payments to employees	03		(627.564.808)	(407.252.628)
4. Paid loan interest	04		-	-
5. Paid corporate income tax	05		-	(1.342.009.100)
6. Other revenues from business activities	06		18.037.804.733	73.368.100.000
7. Other expenses for business activities	07		(4.548.621.641)	(129.654.330)
Net cash flow from business activities	20		1.201.873.080	1.112.300.726
II. Cash flow from investment activities				
1. Money spent on procurement and construction of fixed assets and other long-term assets	21		-	-
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets	22		-	-
3. Expenses for loans and purchases of debt instruments of other units	23		-	-
4. Money from recovery of loans and resale of debt instruments of other units	24		-	-
5. Expenditures on investment in capital contribution to other units	25		-	-
6. Money recovered from investment in capital contribution to other units	26		-	-
7. Loan interest, dividends and profits to be distributed	27		-	-
Net cash flow from investment activities	30		-	-
III. Cash flow from financial activities				
1. Proceeds from the issuance of shares, receipt of capital contributions from owners	31		-	-
2. Payments of contributed capital to owners or repurchase of shares of issued enterprises	32		-	-
3. Proceeds from borrowing	33		-	-
4. Payment of loan principal	34		(1.475.000.000)	(1.250.000.000)
5. Payment of financial lease debts	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flow from financial activities	40		(1.475.000.000)	(1.250.000.000)
Net Cash Flow in the Period (50 = 20+30+40)	50		(273.126.920)	(137.699.274)
Cash and cash equivalents at the beginning of the period	60		561.547.342	317.074.072
Effects of changes in foreign currency exchange rates	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1	288.420.422	179.374.798

Preparer



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Hanoi, October 15, 2025
Chairman of the Board of Directors



Tran Viet Hung

EXPLANATION OF FINANCIAL STATEMENTS

As of 30/09/2025

I. CHARACTERISTICS OF THE OPERATION OF THE ENTERPRISE

1. Forms of capital ownership

CNC Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company"), operates under the Business Registration Certificate No. 0103034314 issued by the Department of Planning and Investment of Hanoi for the first time on 05/01/2009 and under the 11th change 0101971512 on 17/05/2024.

Head office: No. 65, Lane 54, Le Quang Dao Street, Tu Liem Ward, Hanoi City

Charter capital: 300,000,000,000 VND (*In words: Three hundred billion VND./.*)

2. Business scope

Production of livestock, poultry and aquatic feed

Production of iron, steel, cast iron

Demolition

Site preparation

Sawing, sawing, planing and preserving wood

Road passenger transport in inner cities and suburbs (except for transport by bus)

Other road passenger transport

Wholesale of other machinery, equipment and machine parts

- Trading in heating, refrigeration, civil electricity, water supply equipment, auto parts, motorcycles, construction machinery and machinery of all kinds, office equipment, civil carpentry, carpentry, medical equipment, fire prevention and fighting equipment and chemicals (except for chemicals banned by the State) - Supply of teaching equipment, vocational training equipment and teaching research equipment; - Wholesale of industrial equipment, machinery, electronics and telecommunications, computers and informatics; - Purchase and sale of school equipment; - Purchase and sale of laboratory, chemical, biological and physical equipment; - Buying and selling elevators; - Purchase and sale of industrial and civil electrical cabinet systems - Purchase and sale of sound and light systems, television, switchboards; - Purchase and sale of air conditioning and ventilation systems; - Purchase and sale of industrial kitchen and laundry systems; - Buying and selling Sauna and Steam systems; - Buying and selling medical gas systems, industrial gases - Wholesale of medical machinery and equipment;

Freight transport by road

Retail sale of furniture, paints, glass and other installation equipment in construction in specialized stores

Restaurants and mobile catering services

Short Stay Service

Scrap Recycling

Natural gas extraction

Iron ore mining

Mining of other non-ferrous metal ores

Mining of rare and precious metal ores

Mining of stone, sand, gravel, clay

Mining of minerals, chemicals and minerals for fertilizers

Other mining has not been classified anywhere

Wholesale of Metals and Metal Ores
(Except for gold trading)

Wholesale of other installation materials and equipment in construction

Wholesale of bamboo, bamboo, wood and processed wood Wholesale of hardware Wholesale of other construction materials and equipment

Electronic Components Manufacturing

Manufacture of computers and computer peripherals

Communication Equipment Manufacturing

Manufacturing of Civil Electronic Products

Manufacture of motors, generators, power transformers, electrical distribution and control equipment

Battery and accumulator manufacturing

Production of optical cables and fibers

Manufacturing wires, cables, and other electronics

Manufacture of electrical conductor equipment of all kinds

Lighting Electrical Equipment Manufacturing

Manufacturing of Civil Electrical Appliances

Other Electrical Equipment Manufacturing

Manufacture of engines and turbines (except engines of aircraft, automobiles, motorcycles and motorcycles)

Production of equipment using refractive energy

Manufacture of other pumps, compressors, hoses and valves

Manufacture of balls, gears, gearboxes, control parts and motion transmissions

Manufacture of ovens, smelting furnaces and kilns

Manufacture of lifting, lowering and loading and unloading equipment

Manufacture of office machinery and equipment (except for computers and computer peripherals)

Production of motorized or pneumatic hand tools

Other common machine production

Manufacture of beds, cabinets, tables, chairs

Manufacture of medical, dental, orthopedic and rehabilitation equipment and instruments

Repair of prefabricated metal products

Repair of machinery and equipment

Electronics and optical equipment repair

Repair of electrical equipment

Repair other equipment

Installation of industrial machinery and equipment

Electrical System Installation

Installation of other construction systems

Completion of construction works

Other Specialized Construction Activities

Wholesale of raw agricultural and forest products (except timber, bamboo, bamboo) and live animals

Wholesale of computers, peripherals, and software

Wholesale of electronic and telecommunications equipment and components

Wholesale of agricultural machinery, equipment and spare parts

Wholesale of solid, liquid, gaseous fuels and related products

Other specialized wholesalers have not been classified anywhere

- Trading in basic chemicals (except for chemicals prohibited by the State); - Purchase and sale of industrial gas machines; - Trading in textile and garment products, fabrics and yarns of all kinds; - Wholesale and retail of consumables in the health sector;

General wholesale

Warehousing and storage of goods

Building houses for living

Advertise

Building houses that are not for living

Market research and public opinion polls

Railway construction

Construction of road works

Motor Car Rental

Construction of electrical works

Construction of water supply and drainage works

Construction of telecommunications and communication works

Construction of other public-utility works

Details: - Construction of sludge treatment works

Educational Support Services

Construction of water works

Mining and collection of hard coal

Installation of water supply, drainage, heating and air conditioning systems

Mining and collection of lignite

Crude Oil Extraction

Logging

Exploitation of forest products other than timber

Afforestation, forest care and forestry tree nurturing

Repair and maintenance of means of transport (except automobiles, motorcycles, motorcycles and other motor vehicles)

Rental of machinery, equipment and other tangible utensils without an operator

Details: - Leasing agricultural and forestry machinery and equipment without operators; -
Leasing construction and civil engineering machinery and equipment without an operator; -
Leasing office machinery and equipment without an operator; - Lease of machinery,
equipment and other tangible utensils that have not been classified as goods in business.

Kindergarten Education

Kindergarten Education

Primary Education

Retail of new other goods in specialty stores

Details: Retail of gold, silver, precious stones and semi-precious stones, jewelry in specialized stores

Retail of other goods on the move or at the market

Details: Retail of gold, silver, precious stones and semi-precious stones, mobile jewelry or at the market

Production of precious metals and non-ferrous metals

Cultivation service activities

Livestock service activities

Post-harvest service activities

Seed processing for propagation

Wholesale of rice, wheat, other grains, wheat flour

Food Wholesale

Food retail in specialty stores

Retail food in specialized stores

Fund Management Activities

Details: Innovative startup investment

Production of plastic products

Retail sale of medicines, medical devices, cosmetics and hygiene items in specialized stores

II. ACCOUNTING PERIOD AND MONETARY UNITS USED IN ACCOUNTING

1. Accounting years

The accounting year starts from 01/01 and ends on 31/12 every year.

2. Currency used in accounting records

The currency used in accounting records is the Vietnamese dong (VND).

III. APPLICABLE ACCOUNTING STANDARDS AND REGIMES

Statement on compliance with Accounting Standards and Accounting Regimes: The financial statements for the 3rd quarter of 2025 are presented in Vietnam Dong (VND), prepared based on accounting principles in accordance with the provisions of the Vietnamese Corporate Accounting Regime issued in Circular No. 200/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance, Vietnamese accounting standards and legal regulations related to the preparation and presentation of financial statements for the 3rd quarter of 2025.

Applicable Accounting Form: General Log

IV. MAJOR ACCOUNTING POLICIES

1. Accounting estimates

The preparation of financial statements for the 3rd quarter of 2025 complies with accounting standards, accounting regimes for Vietnamese enterprises and legal regulations related to the preparation and presentation of interim financial statements that require the Board of Managers to have estimates and assumptions that affect the reporting figures on debts, assets and presents liabilities and contingent assets as of the date of the mid-year financial statements, as well as reporting figures on revenues and expenses throughout the mid-year accounting period. Actual business results may differ from estimates and assumptions.

2. Receivables

Receivables are monitored in detail according to the receivable term, receivables, receivables and other factors according to the Company's management needs. The classification of receivables as customer receivables and other receivables shall be carried out on the following principles:

- Customers' receivables include commercial receivables arising from transactions of a buying and selling nature;
- Other receivables include non-commercial receivables, related to the revenue and liquidation of the Company's investments.

At the time of making financial statements, the Company shall classify long-term or short-term receivables based on the remaining term of receivables.

Recognized receivables do not exceed the recoverable value.

3. Inventory

Inventory is determined by cost price. The cost of inventory includes the cost of purchase, processing costs, and other directly related costs incurred to obtain the inventory in its current location and state. Inventory is determined according to the month-weighted average method.

Inventory is accounted according to the regular declaration method.

Unfinished production and business costs are the total cost of raw materials, labor costs and general production costs determined according to the Company's subjective estimates.

4. Principles of recognition and depreciation of fixed assets

Tangible fixed assets are presented at historical cost minus the accumulated depreciation value. The historical cost of tangible fixed assets formed from procurement and construction and

transfer is the total cost that the Company must spend to have fixed assets up to the time of putting such assets into a state of readiness for use.

Tangible fixed assets shall be depreciated by the straight-line method, based on the estimated useful life, in accordance with the provisions of Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance and Decision No. 1173/QĐ-BTC dated May 21, 2013 of the Minister of Finance. The specific depreciation calculation time of assets is as follows:

	Number of years
Houses, architectural objects	07
Machinery and Equipment	03 - 08

5. Principles of recognition of payable expenses

Expenses payable are recorded based on reasonable estimates of the amount payable for goods and services used in the period.

Payable expenses include interest expenses and other expenses actually incurred but have not been paid or invoices and documents have not been fully paid by 30/09/2025.

6. Principles of recognition of equity

The owner's investment capital is recorded according to the actual contributed capital of shareholders contributing shares, calculated according to the par value of issued shares.

7. Principles and methods of revenue recognition

Revenue is recognized when the results of the transaction are reliably determined and the Company is likely to obtain economic benefits from this transaction.

Sales revenue is recognized when the risks, benefits and ownership of the goods are transferred to the buyer, and the Company is able to determine the costs associated with the sale.

Revenue from financial activities includes: interest, exchange rate differences.

Interest is recorded on the basis of time and actual interest rate for each period.

8. Principles and methods of recording financial expenses

Expenses recorded in financial expenses include:

- Expenses or losses related to financial investment activities;
- Expenses for lending and borrowing capital;

Borrowing expenses in the period are the net value of borrowing expenses payable after deduction of post-investment interest rate support from the Vietnam Development Bank.

The above amounts are recorded according to the total amount incurred in the period, not offset against the revenue from financial activities.

9. Principles and methods of recording tax amounts

The current income tax expense reflects the payable corporate income tax amount incurred.

Taxable income is different from the net profit presented on the Income Statement because taxable income does not include taxable income or expenses deducted in other years and in addition does not include non-taxable or non-deductible items.

The corporate income tax rate is 20%.

Other taxes are applied in accordance with the applicable tax laws in Vietnam.

10. Financial Instruments

Initial Recognition

Financial assets

According to the Circular No. 210/2009/TT-BTC dated 06/11/2009 of the Ministry of Finance, financial assets are appropriately classified for the purpose of explanation in financial statements, into financial assets recognized at fair value through the report on business results, loans and receivables, investments held to maturity, and financial assets available for sale. The Company determines the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are determined by the cost plus direct transaction costs associated with the procurement of such financial assets. The Company's financial assets include cash and cash equivalents, customer receivables, other receivables, loans.

Financial liabilities

According to the Circular No. 210/2009/TT-BTC dated 06/11/2009 of the Ministry of Finance, financial liabilities are appropriately classified for the purpose of explanation in financial statements, into financial liabilities recorded at fair value through the report on business results and financial liabilities are determined according to the allocated value. The Company determines the classification of these financial liabilities at the time of initial recognition.

At the time of initial recognition, financial liabilities are determined by the cost price plus the direct transaction costs associated with the issuance of such financial liabilities. The Company's financial liabilities include seller payables, other payables, loans.

Value after initial recognition

Currently, there is no regulation on the redetermination of the value of financial instruments after the initial recognition. Therefore, the initial post-recognition value of financial instruments is reflected in the cost price.

Clearing of Financial Instruments

The financial assets and financial liabilities are cleared and the net value will be presented on the Balance Sheet, if and only if, the Company has the legal right to offset these recognized values and intends to offset them on a net basis, or acquire assets and pay liabilities simultaneously.

11. Related Parties

Investment Companies are related parties of the Company.

Key management employees have the rights and responsibilities for the planning, management and control of the Company's activities: members of the Board of Directors, members of the Board of Managers.

V. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE BALANCE SHEET.

1. Cash and cash equivalents

30/09/2025 (VND) 01/01/2025 (VND)

Cash	284.507.731	480.201.407
Bank deposits	3.912.691	81.345.935
Plus	288.420.422	561.547.342
2. Short-term receivables of customers		
	30/09/2025 (VND)	01/01/2025 (VND)
- Viet Phat Construction Investment Co., Ltd. in Hai Duong	75.780.000	-
Plus	75.780.000	-
3. Pay the seller upfront		
	30/09/2025 (VND)	01/01/2025 (VND)
- Vinh Cuu Private Enterprises	100.000.000	100.000.000
- Thai Ha Bridge BOT Joint Stock Company	285.188.460.391	935.730.593
- UHY Auditing and Consulting Co., Ltd.	-	78.000.000
- International Auditing and Valuation Co., Ltd.	120.000.000	
-Other customers	131.500.000	120.000.000
Plus	285.539.960.391	1.233.730.593
4. Other receivables		
4A. Other short-term receivables		
	30/09/2025 (VND)	01/01/2025 (VND)
- Escrow, escrow	717.097.200	717.097.200
- Interest receivables for business cooperation	2.606.482.849	7.506.482.849
+ Tien Dai Phat Co., Ltd.	1.728.038.356	4.828.038.356
+ HTC Fire Protection Technology and Construction Joint Stock Company	-	-
+ Toan Phat Equipment Manufacturing and Trading Co., Ltd.	878.444.493	2.678.444.493
-Other receivables	-	194.000.000
Plus	3.323.580.049	8.417.580.049
4B. Other long-term receivables		
	30/09/2025 (VND)	01/01/2025 (VND)
- Business cooperation principal receivables	14.719.200.000	22.601.700.000
+ Tien Dai Phat Co., Ltd.	14.719.200.000	22.601.700.000
Plus	14.719.200.000	22.601.700.000

5. Inventory

	30/09/2025 (VND)		01/01/2025 (VND)	
	Original price	Redundancy	Original price	Redundancy
-Merchandise	1.714.688.109	-	242.857.143	-
Plus	1.714.688.109	-	242.857.143	-

6. Long-term assets

6A. Tangible fixed assets

	Machinery and Equipment	Plus
	<u>VND</u>	<u>VND</u>
HISTORICAL PRICE		
01/01/2025	35.185.185	35.185.185
- In-Term Purchases	-	-
30/09/2025	35.185.185	35.185.185
CUMULATIVE WEAR		
01/01/2025	(6.847.872)	(6.847.872)
- Depreciation in the period	(5.277.780)	(5.277.780)
30/09/2025	(12.125.652)	(12.125.652)
RESIDUAL VALUE		
01/01/2025	28.337.313	28.337.313
30/09/2025	23.059.533	23.059.533

6B. Long-term unfinished assets

	30/09/2025 (VND)	01/01/2025 (VND)
- Property procurement	21.500.000	251.528.557.343
Plus	21.500.000	251.528.557.343

7. Payable to short-term sellers

30/09/2025 (VND)	01/01/2025 (VND)
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Huong Linh Trade Promotion Co., Ltd.	1.022.618.779	1.022.618.779
E&C Maxx Vietnam Joint Stock Company	156.998.341	567.814.703
Other subjects	15.000.000	
Plus	1.194.617.120	1.590.433.482

8. Loans and financial lease debts

Content	30/09/2025 (VND)	During the period		01/01/2025 (VND)
		Increase	Diminish	
Vietinbank-Ha Nam Branch	32.475.000.000	-	1.475.000.000	33.950.000.000
Plus	32.475.000.000	-	1.475.000.000	33.950.000.000

9. Taxes and amounts payable to the State

	30/09/2025 (VND)	01/01/2025 (VND)
Fees, charges and other payables	248.596.763	248.596.763
Plus	248.596.763	248.596.763

10. Other short-term payables

	30/09/2025 (VND)	01/01/2025 (VND)
SOCIAL INSURANCE, HEALTH INSURANCE, UNEMPLOYMENT INSURANCE	13.346.816	10.061.312
Other payables and payables		
Plus	13.346.816	10.061.312

11. Source of Equity

- a. Equity Fluctuation Comparison Table
See details in Appendix No. 02

Appendix 02: Equity Fluctuation Comparison Table

Quota	CSH's investment capital	Equity surplus	Development Investment Fund	Reward Fund	Other funds under VCSH	Undistributed profits	Add Equity
1. Opening balance	300.000.000.000	(148.500.000)	1.248.825.147	-	-	(36.304.781.395)	264.795.543.752
2. Increase during the period							
Capital increase in the period						-	-
Profit increased during the period							
Increase due to profit distribution						-	-
Treasury stocks bought in the period							
3. Decrease in Period							
Profit distribution in the period						5.167.501.523	5.167.501.523
- Setting up funds							-
- Dividends							-
Issue of bonus shares							-
Other decreases during the year							
4. Closing balance	300.000.000.000	(148.500.000)	1.248.825.147	-	-	(41.472.282.918)	259.628.042.229

b. Details of the owner's investment capital	30/09/2025 (VND)	01/01/2025 (VND)
Shareholders' contributed capital	300.000.000.000	300.000.000.000
Plus	300.000.000.000	300.000.000.000
c. Capital transactions with owners and dividend distributions		
	30/09/2025 (VND)	01/01/2025 (VND)
- Owner's investment capital		
+ Contributed capital at the beginning of the period	300.000.000.000	300.000.000.000
+ Contributed capital increased in the period	-	-
+ Contributed capital decreased in the period	-	-
+ Contributed capital at the end of the period	300.000.000.000	300.000.000.000
- Dividends distributed	-	-
+ Dividends and profits divided over profits of the previous year	-	-
d. Stocks	30/09/2025 (VND)	01/01/2025 (VND)
- Number of shares registered for issuance	30.000.000	30.000.000
- Number of shares issued	30.000.000	30.000.000
+ Common shares	30.000.000	30.000.000
+ Preferred stocks	-	-
- Number of shares outstanding	30.000.000	30.000.000
+ Common shares	30.000.000	30.000.000
+ Preferred stocks	-	-
- Number of treasury shares	-	-
+ Common shares	-	-
+ Preferred stocks	-	-
* Par value of outstanding shares (VND/share):	10.000	10.000

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF BUSINESS RESULTS

12. Revenue from financial activities

	From 01/01/2025 until 30/09/2025	From 01/01/2024 until 30/09/2024
- Interest on deposits	-	-
-Different	108.028	3.216.191.426
Plus	108.028	3.216.191.426

13. Business management expenses

	From 01/01/2025 until 30/09/2025	From 01/01/2024 until 30/09/2024
Business Management Expenses	2.983.283.051	1.091.215.603
Plus	2.983.283.051	1.091.215.603

14. Principal/impairment earnings per share

	From 01/01/2025 until 30/09/2025	From 01/01/2024 until 30/09/2024
- Profit after CIT	(5.167.501.523)	(290.013.003)
- Outstanding ordinary shares in the period	30.000.000	30.000.000
Plus	(172)	(9.67)

VII. OTHER INFORMATION

1. Financial instruments

1.1. Risk Management

The Company implements capital management to ensure that the Company can both operate and maximize the interests of Shareholders through the efficient use of capital.

1.2. Financial assets

Financial assets are assets through which a company can generate future earnings. These assets have been re-determined at fair value on the date of making the financial statements.

	30/09/2025 (VND)	01/01/2025 (VND)
-Money	288.420.422	561.547.342
- Other receivables	18.042.780.049	31.019.280.049
- Short-term investment	-	-
Plus	18.331.200.471	31.580.827.391

1.3. Financial liabilities

	30/09/2025 (VND)	01/01/2025 (VND)
- Borrowing and debt	32.475.000.000	33.950.000.000
- Expenses to be paid	12.317.949.628	9.955.136.958
Plus	44.792.949.628	43.905.136.958

1.4. Income of members of the Board of Directors and the Board of Directors

	From 01/01/2025 until 30/09/2025	From 01/01/2024 until 30/09/2024
- Mr. Tran Viet Hung - Chairman	86.670.000	87.170.000

- Mr. Nguyen Huu Loi - General Director	13.500.000	14.000.000
-Ms. Le Thi Thanh Nga - KTT	64.234.800	62.951.600
- Ms. Nguyen Thi Phuong Thuy - in charge of QT secretary	64.234.800	62.951.600
Plus	228.639.600	227.073.200

1.4. Financial risk management

Financial risk includes: market risk and credit risk, liquidity risk and cash flow risk. The company does not take precautionary measures against these risks due to the lack of a market for the purchase of these instruments.

Market risk: The company buys raw materials and goods from domestic suppliers to serve production and business activities. Therefore, the company will bear the risk of changing the selling price of raw materials and goods. This risk is managed by the company by making purchases from a large number of domestic suppliers, as well as being flexible in negotiating and adjusting selling prices for buyers when there are large fluctuations in commodity prices.

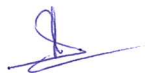
Credit risk: including liquidity risk and interest rate risk. The purpose of liquidity risk management is to ensure sufficient capital to pay for current and future liabilities. It is the Company's policy to regularly monitor liquidity requirements for current liabilities expected in the future in order to ensure the maintenance of a sufficient amount of cash that meets short-term and long-term liquidity.

2. Events arising after the closing date

From the end of the operating period to the date of preparation of the financial statements, we affirm that there is no event that may have a material impact and need to be presented in the financial statements for the operating period from 01/01/2025 to 30/09/2025 of the Company.

Hanoi, October 15, 2025

Preparer



Le Thi Thanh Nga

Chief Accountant



Le Thi Thanh Nga

Chairman of the Board of
Directors



Tran Viet Hung