

CHUONG DUONG CORPORATION
PARENT COMPANY'S SEPARATE FINANCIAL STATEMENTS
Q1 2026



CHUONG DUONG CORPORATION

Headquarters : 328 Vo Van Kiet, Cau Ong Lanh Ward, Ho Chi Minh City

Tel : (84.28) 3 836 7734 - Fax : (84.28) 3 836 0582

Website : www.chuongduongcorp.vn - Email : info@cdcorp.vn

Stock symbol (HOSE) : CDC

CHUONG DUONG CORPORATION
SEPARATE FINANCIAL STATEMENTS
For the period from 01/01/2026 to 31/03/2026

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STATEMENT OF FINANCIAL POSITION

As of 31 March 2026

(Applicable to entities that meet the going concern assumption)

Unit: VND

Item	Codes	Note	31/03/2026 VND	01/01/2026 VND
C. LIABILITIES	300		1,918,470,009,052	1,793,295,234,658
I. Short-term liabilities	310		1,589,712,746,897	1,343,547,691,859
Short-term trade payables	311	V.14	89,463,874,979	73,709,472,941
Short-term prepayments from customers	312	V.15	383,311,063,174	233,999,025,221
Dividends and profit payable	313		-	-
Taxes and other payables to government budget	314	V.09	9,913,820,867	9,874,288,617
Payables to employees	315		3,418,559,970	6,270,007,858
Short-term accrued expenses	316	V.16	113,274,788,578	128,277,987,272
Other short-term payments	320	V.17	19,807,013,958	24,041,784,623
Short-term borrowings and finance lease liabilities	321	V.19	960,297,873,738	857,643,966,736
Short-term provisions	322	V.18	8,387,854,738	8,432,854,738
Bonus and welfare fund	323		1,837,896,895	1,298,303,853
II. Long-term liabilities	330		328,757,262,155	449,747,542,799
Long-term trade payables	331	V.14	57,569,588,938	51,777,657,145
Long-term repayments from customers	332	V.15	93,142,202,271	93,577,237,437
Taxes and other payables to the State, long-term	333	V.09	-	-
Long-term accrued expenses	334	V.16	30,000,000,000	30,000,000,000
Other long-term payables	338	V.17	19,998,172,677	20,115,956,906
Long-term borrowings and finance lease liabilities	339	V.19	128,047,298,269	253,377,298,269
Long-term provisions	343	V.18	-	899,393,042

STATEMENT OF FINANCIAL POSITION

As of 31 March 2026

(Applicable to entities that meet the going concern assumption)

Unit.: VND

Item	Codes	Note	31/03/2026	01/01/2026
			VND	VND
D.OWNERS' EQUITY	400		603,438,109,074	600,822,677,665
I. Owners' equity	410		603,438,109,074	600,822,677,665
Contributed capital	411	V.20	527,726,610,000	527,726,610,000
- Ordinary shares with voting rights	411a	V.20	527,726,610,000	527,726,610,000
Capital surplus	412		21,425,616,000	21,425,616,000
Development and investment funds	418	V.20	5,926,734,244	5,926,734,244
Undistributed profit after tax	420	V.20	48,359,148,830	45,743,717,421
Undistributed profit after tax brought forward	420a		45,743,717,421	17,525,666,625
Undistributed profit after tax for the current period	420b		2,615,431,409	28,218,050,796
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	440		2,521,908,118,126	2,394,117,912,323

Approved on: 30 April 2026

Preparer



NGUYEN THI KIM NGAN

Chief Accountant



VO VAN GIAP

General Director



PHAN MINH HOANG

INCOME STATEMENT

From 01/01/2026 to 31/03/2026

ITEMS	Codes	Notes	Ind Quarter of 2026 (VND)	Ind Quarter of 2025 (VND)	Year 2026 Accumulated to 31.12.2026 (VND)	Year 2025 Accumulated to 31.12.2025 (VND)
Revenues from sales and services rendered	01	V1.01	266,972,665,918	264,869,033,005	266,972,665,918	264,869,033,005
Revenue deductions	02	V1.02				
Net revenues from sales and services rendered (10 = 01-02)	10		266,972,665,918	264,869,033,005	266,972,665,918	264,869,033,005
Costs of goods sold	11	V1.02	255,530,582,420	251,583,817,191	255,530,582,420	251,583,817,191
Gross revenues from sales and services rendered (20 = 10-11)	20		11,442,083,498	13,285,215,814	11,442,083,498	13,285,215,814
Financial income	21	V1.03	2,776,384,034	5,809,189,907	2,776,384,034	5,809,189,907
Financial expenses	22	V1.04	8,020,095,299	10,942,370,773	8,020,095,299	10,942,370,773
- In which: Interest expenses	23		8,020,095,299	10,892,370,773	8,020,095,299	10,892,370,773
Selling expenses	25		-	-	-	-
General administrative expenses	26		3,704,300,824	3,466,569,683	3,704,300,824	3,466,569,683
Net profits from operating activities	30		2,494,071,409	4,685,465,265	2,494,071,409	4,685,465,265
Other income	31		128,860,000	110,100,000	128,860,000	110,100,000
Other expenses	32		7,500,000	335,129,826	7,500,000	335,129,826
Other profits (40 = 31-32)	40		121,360,000	(225,029,826)	121,360,000	(225,029,826)
Total net profit before tax (50 = 30+40)	50		2,615,431,409	4,460,435,439	2,615,431,409	4,460,435,439
Current corporate income tax expenses	51	V1.15	-	1,108,451,817	-	1,108,451,817
Deferred corporate income tax expenses	52	V1.15	-	-	-	-
Profits after corporate income tax (60 = 50-51-52)	60		2,615,431,409	3,351,983,622	2,615,431,409	3,351,983,622

Preparer



NGUYEN THI KIM NGAN

Chief Accountant



VO VAN GIAP

Approved on 24 April 2026

General Director



CASH FLOW STATEMENT

(Indirect method)

From 01/01/2026 to 31/03/2026

Item	Code	Year 2026 VND	Year 2025 VND
I. Cash flows from operating activities			
Profit before tax	01	2,615,431,409	4,460,435,439
- Depreciation of fixed assets and investment properties	02	1,084,536,055	2,265,587,578
- Provisions	03	25,400,000	(1,675,352,908)
- Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign currencies	04	-	104,273,121
- Gains (losses) on investing activities	05	(2,776,384,034)	(5,809,189,907)
- Interest expenses	06	8,020,095,299	10,892,370,773
Operating profit before changes in working capital		8,969,078,729	10,238,124,096
- Increase (decrease) in receivables	09	(80,747,043,270)	(99,663,520,546)
- Increase (decrease) in inventories	10	(43,032,386,435)	(20,082,342,296)
- Increase (decrease) in payables	11	157,737,085,858	(308,794,705,104)
- Increase (decrease) in prepaid expenses	12	(18,813,148)	78,775,850
- Increase (decrease) in trading securities	13		
- Interest paid	14	(17,561,335,765)	(7,747,667,435)
- Corporate income tax paid	15	(300,000,000)	-
- Other receipts from operating activities	16	-	-
- Other payments on operating activities	17	-	(2,021,450,000)
Net cash flows from operating activities	20	25,046,585,969	(427,992,785,435)
II. Cash flows from investing activities			
Expenditures on purchase and construction of fixed assets and long-term assets	21	-	(70,000,000)
Expenditures on loans and purchase of debt instruments from other entities	23	48,931,441,096	(108,500,000,000)
Proceeds from lending or repurchase of debt instruments from other entities	24	30,000,000,000	328,289,140,311
Expenditures on equity investments in other entities	25	30,000,000,000	328,289,140,311
Proceeds from equity investment in other entities	26	52,000,000,000	-
Proceeds from interests, dividends and distributed profits	27	1,731,579,374	5,239,211,607
Net cash flows from investing activities	30	162,663,020,470	553,247,492,229

CASH FLOW STATEMENT
(Indirect method)
From 01/01/2026 to 31/03/2026

Item	Code	Year 2026 VND	Year 2025 VND
III. Cash flows from financial activities			
Proceeds from issuance of shares and receipt of contributed	31	-	-
Proceeds from borrowings	33	212,927,596,266	1,119,155,739,918
Repayment of principal	34	(235,431,841,437)	(741,645,890,954)
Repayment of financial principal	35	(171,847,827)	-
Net cash flows from financial activities	40	(22,676,092,998)	377,509,848,964
Net cash flows during the year (50=20+30+40)	50	35,033,513,441	174,475,415,447
Cash and cash equivalents at the beginning of the year	60	51,294,868,017	51,294,868,017
Cash and cash equivalents at the end of the year (70=50+60+61)	70	86,328,381,458	225,770,283,464

Preparer



NGUYEN THI KIM NGAN

Chief Accountant



VO VAN GIAP

Approved on 30 April 2026

General Director



CHƯƠNG DƯƠNG

VAN MINH HOANG

NOTES TO THE SEPERATE FINANCIAL STATEMENTS

For the period ended 31 March 2026

I GENERAL INFORMATION OF THE COMPANY**1.1 Structure of ownership**

Chuong Duong Corporation (“the Company”) was initially established as a unit under the No. 1 Construction Corporation - Ministry of Construction according to Decision No. 141/TCT-TCCB dated 01 January 1980 of the No. 1 Construction Corporation (now know as “Construction Corporation No. 1 JSC”). The Company was later transformed into a joint stock company under Decision 1589/QĐ-BXD dated 20 November 2003 of the Minister of Construction.

The Company operates under the Enterprise Registration Certificate No. 0303146167 of a joint stock company, issued by the Department of Planning and Investment of Ho Chi Minh City (now known as Department of Business Registration and Corporate Finance – Ho Chi Minh City Department of Finance), first granted on 29 December 2003, subsequently amended several times, with the 19h amendment dated 11 November 2025 reflecting the change of charter capital.

The Company’s name in English is CHUONG DUONG CORPORATION. Abbreviated name is CHUONGDUONG CORP.

The charter capital of the Company, according to the Enterprise Registration Certificate No. 0303146167 as amended for the 18th time on 05 August 2025, is VND 527,726,610,000 (*in words: Five hundred twenty-seven billion, seven hundred twenty-six million, six hundred ten thousand Vietnamese Dong*).

The Company’s shares are currently listed on Ho Chi Minh City Stock Exchange (HOSE) with Stock code: CDC.

Registered office at: 328 Vo Van Kiet Street, Cau Ong Lanh Ward, Ho Chi Minh City, Vietnam.

Total employees of the Company as of 31 March 2026 are 128 persons (as of 31 December 2025 are 121 persons).

1.2 Operating industry and principal activities

The operating industries of the Company as stated in Certificate of Business Registration are as follows:

- Mechanical processing; metal treatment and coating;
- Manufacture of building materials;
- Pollution treatment and other waste management activities. Details: Provide solutions and services for the treatment of industrial and domestic wastewater;
- Construction of other civil engineering works. Details: Construction of civil, industrial, transportation, irrigation works, and water supply and drainage works;
- Site preparation. Ground levelling for industrial and residential areas;
- Installation of electrical systems. Construction and installation of electrical and water systems;
- Wholesale of automobiles and other motor vehicles. Details: Buying and selling automobiles;
- Maintenance and repair of automobiles and other motor vehicles. Details: Automobile repair;
- Wholesale of parts and accessories for automobiles and other motor vehicles. Details: Trading in automobile equipment and parts;
- Wholesale of motorcycles and motorbikes. Details: Buying and selling motorcycles;
- Maintenance and repair of motorcycles and motorbikes. Details: Motorcycle repair;
- Agents, brokers, and auctioneers. Details: Agents for buying, selling, and consignment of goods;
- Wholesale of machinery, equipment, and other machine parts. Details: Trading in office equipment, electrical appliances, domestic and industrial electrical appliances, water supply and drainage equipment, postal and telecommunications equipment, lighting equipment, and industrial machines and equipment;
- Wholesale of other construction materials, installation equipment. Details: Trading in building materials;
- Other passenger road transport. Details: Passenger transport;
- Road freight transport. Details: Freight transport;
- Other food services; • Food and beverage services, entertainment (excluding bar business);
- Import and export of the company's business items. Main activities of the Company during the year: Shipping agency, transport support services, leasing of properties.

The main activities of the Company for the year: Real estate development, trading, and construction.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

1.3 The company's organization

As at 31 March 2026, The Company has the following subsidiaries:

No.	Company	Address	Operation	Voting power (%)	Rate (%)	Benefit (%)
Subsidiaries						
1	Chuong Duong Homeland JSC (i)	C5, Quang Vinh Residential Area, Block 3, Tran Bien Ward, Dong Nai Province	Real estate business	59.70%	59.70%	59.70%
2	Chuong Duong Steel Structure One Member Co., Ltd	328 Vo Van Kiet Street, Cau Ong Lanh Ward, Ho Chi Minh City	Steel structure processing	100.00%	100.00%	100.00%
3	Chuong Duong - Serland Building Management Co., Ltd	3rd Floor (Podium), Lot B, No. 328-330 Vo Van Kiet, Cau Ong Lanh Ward, Ho Chi Minh City	Service of apartment management	100.00%	100.00%	100.00%
4	Chuong Duong Number One Co., Ltd (ii)	76/50 Le Van Phan Street, Phu Tho Hoa Ward, Ho Chi Minh City	Construction	66.67%	66.67%	66.67%
5	Chuong Duong Sai Gon Construction Co., Ltd (ii)	A1003, 10th Floor, Lot A - Central Garden Building, 225 Ben Chuong Duong Street, Cau Ong Lanh Ward, Ho Chi Minh City	Construction	90.00%	39.93%	39.93%
Associates						
1	Civil Engineering Construction No.525 JSC	673 Truong Chinh Street, An Khe Ward, Da Nang	Construction	35.55%	35.55%	35.55%
2	Chuong Duong Trading JSC	9th Floor, Central Garden Office Building, 328 Vo Van Kiet Street, Cau Ong Lanh Ward, Ho Chi Minh City	Trading of materials for construction	21.00%	21.00%	21.00%
3	Nam Viet Tower JSC	S0302b, 3rd Floor, Service - Trade Area, Central Garden High-rise Building, No. 328 Vo Van Kiet Street, Cau Ong Lanh Ward, Ho Chi Minh City	Consulting and construction	26.00%	26.00%	26.00%
4	Chuong Duong Homeland - Da Nang JSC	No. 328 Vo Van Kiet Street, Cau Ong Lanh Ward, Ho Chi Minh City	Real estate business	31.50%	31.50%	31.50%

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

1.3 The company's organization (Continued)

- (i) The Company contributed capital to establish Chuong Duong Homeland JSC according to Resolution No. 50/NQ-HDQT dated 14 March 2024, with a charter capital of VND 280,000,000,000. The Company's headquarters is located in Bien Hoa City, Dong Nai Province. The main business activity is real estate trading.
- (ii) As of the date of preparation of these consolidated financial statements, these subsidiaries have temporarily ceased operations.

As of 31 March 2026, the subordinate units of the Company are as follows:

Name	Main activities	Address
Branch of Chuong Duong Corporation – Chuong Duong Concrete Construction unit (iii)	Construction	Chieu Lieu Hamlet, Tan Dong Hiep Commune, Di An City, Binh Duong Province
Chuong Duong Steel Structure Unit – Branch of Chuong Duong Corporation (ii)	Construction	1A Street, Bien Hoa Industrial Park, An Binh Ward, Bien Hoa City, Dong Nai Province

- (iii) As at the date of preparation of these separate financial statements, these subordinate units have temporarily ceased operations.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2025

1.4 The ordinary course of business

The ordinary course of business of the Company is 12 months.

1.5 Declaration on the comparability of information on the separate financial statements

The Company has consistently applied its accounting policies in accordance with the Accounting Regime for Enterprises promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. Accordingly, the information and figures presented in the consolidated financial statements are comparable, except for the items that have been restated and disclosed in Section 7 of the Notes.

2. ACCOUNTING PERIOD, MONETARY UNIT IN ACCOUNTING

2.1 Annual accounting period

Annual accounting period of the Company is solar year, which starts on 01 January and ends on 31 December every year.

2.2 Monetary unit used in accounting period

The accompanying separate financial statements are expressed in Vietnamese Dong (VND).

3. APPLIED ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

3.1 Applied accounting system

The Company applies the Vietnamese Accounting Regime for Enterprises promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, which replaces Circular No. 200/2014/TT-BTC.

3.2 Statements for the compliance with Accounting Standards and System

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the separate Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Accounting Regime for Enterprises (“Circular 99”). Circular 99 replaces the previous guidance on the Accounting Regime for Enterprises under Circular No. 200/2014/TT-BTC dated 22 December 2014 (“Circular 200”) and its amendments and supplements. Circular 99 is effective from 1 January 2026 and applies to annual accounting periods beginning on or after 1 January 2026.

The Company’s consolidated financial statements as at 31 March 2026 have been prepared in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance on guidance for the preparation and presentation of consolidated financial statements.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2025

INFORMATION SUPPLEMENTING THE ITEMS IN THE SEPARATE BALANCE SHEET**5.1 Cash and cash equivalents**

	Cuối quý VND	Đầu năm VND
Tiền mặt	248,742,849	130,473,007
Tiền gửi ngân hàng không kỳ hạn	86,079,638,609	51,164,395,010
Tổng	86,328,381,458	51,294,868,017

5.2 Financial investments**a. Held to maturity investments**

	End of quarter (VND)		Beginning of the year (VND)	
	Original value	Book value	Original value	Book value
- Term deposits (i)	375,070,240,613	375,070,240,613	405,001,681,709	405,001,681,709
- Loan	41,907,000,000	41,907,000,000	41,907,000,000	41,907,000,000
Total	416,977,240,613	416,977,240,613	446,908,681,709	446,908,681,709

- (i) Term deposits at commercial joint stock commercial banks with term of 3 - 12 months, applied rate of interest is 2.8%-4.4% per annum.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.2 Financial investments (Continued)**b. Trading securities**

	End of quarter (VND)			Beginning of the year (VND)		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
Shares	908,159,855		(182,839,630)	908,159,855		(182,839,630)
Vietnam Public Joint Stock Commercial Bank (i)	673,329,125		-	673,329,125		-
Vicem Hoang Mai Cement Joint Stock Company (Stock code: HOM) (ii)	105,289,800	31,200,000	(74,089,800)	105,289,800	31,200,000	(74,089,800)
Investment Commerce Fisheries Corporation (Stock code: ICF) (ii)	92,551,230	14,190,000	(78,361,230)	92,551,230	14,190,000	(78,361,230)
Petrovietnam Construction Joint Stock Corporation (Stock code: PVX) (ii)	36,989,700	6,601,100	(30,388,600)	36,989,700	6,601,100	(30,388,600)
Total	908,159,855		(182,839,630)	908,159,855		(182,839,630)

(i) Investments in other shares are not presented at fair value as the invested shares are neither listed nor publicly traded on the stock exchange, and current regulations do not provide specific guidance on determining the fair value of such financial investments.

(ii) The fair value of listed or publicly traded trading securities is determined by multiplying the number of shares held by the Company by the closing price of the shares on the stock exchange as at 31 March 2026.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.2 Financial investments (Continued)

c. Investments in other entities

	Ratio		End of quarter (VND)			Beginning of the year (VND)		
	Equity owned	Voting rights	Fair value		Provision	Fair value (i)		Provision
			Historical cost	(i)		Historical cost	(i)	
Investments in subsidiaries								
Chuong Duong Homeland Joint Stock Company (ii)	59.70%	59.70%	355,990,926,281	331,340,000,000	(6,269,476,939)	255,990,926,281	231,340,000,000	(6,269,476,939)
Chuong Duong Steel Structure One Member Co., Ltd	100.00%	100.00%	13,218,000,000	13,218,000,000	(4,228,638,640)	13,218,000,000	13,218,000,000	(4,228,638,640)
Chuong Duong - Serland Building Management Co., Ltd	100.00%	100.00%	10,000,000,000	10,000,000,000	(607,912,018)	10,000,000,000	10,000,000,000	(607,912,018)
Chuong Duong Number One Co., Ltd	66.67%	66.67%	1,300,000,000	1,300,000,000	(1,300,000,000)	1,300,000,000	1,300,000,000	(1,300,000,000)
Chuong Duong Sai Gon Construction Co., Ltd	39.93%	90.00%	132,926,281	132,926,281	(132,926,281)	132,926,281	132,926,281	(132,926,281)
Investments in associates								
Civil Engineering Construction No.525 JSC (iv)	35.55%	35.55%	143,752,500,000	71,000,000,000	(4,707,095,154)	143,752,500,000	71,000,000,000	(4,707,095,154)
Chuong Duong Trading JSC	21.00%	21.00%	4,200,000,000	4,200,000,000	(3,407,095,154)	4,200,000,000	4,200,000,000	(3,407,095,154)
Nam Viet Tower Jsc	26.00%	26.00%	1,300,000,000	1,300,000,000	(1,300,000,000)	1,300,000,000	1,300,000,000	(1,300,000,000)
Chuong Duong Homeland - Da Nang JSC	31.50%	31.50%	67,252,500,000	67,252,500,000	-	67,252,500,000	67,252,500,000	-
Investments in other entities								
FV-Cons Construction Investment Consulting Co., Ltd (as known as Chuong Duong Construction Investment Consulting One Member Co., Ltd) (iii)	18.00%	18.00%	540,000,000	540,000,000	-	540,000,000	540,000,000	-
Total			500,283,426,281	540,000,000	(10,976,572,093)	400,283,426,281	400,283,426,281	(10,976,572,093)

(i) The Company has not determined the fair value of financial investments in unlisted companies as at 31 December 2025, due to the absence of specific guidance under current regulations on how to determine the fair value of such financial investments.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

- (ii) According to Resolution No. 06/NQ-BOD dated 23 January 2025 of the Board of Directors, the Company made an additional capital contribution to Chuong Duong Homeland Joint Stock Company with a total increased investment value of VND 98,000,000,000. Subsequently, the increased investment value was adjusted pursuant to Resolution No. 99/NQ-BOD dated 31 July 2025, with the revised value being VND 81,340,000,000, corresponding to an additional 8,134,000 shares. As at 31 December 2025, the Company had contributed an additional VND 50,000,000,000. The Company pledged all of its shares held in Chuong Duong Homeland JSC as collateral to secure the credit obligations of its subsidiary, as disclosed in Note 5.19.
- (iii) According to Resolution No. 96/NQ-HDQT dated 28 July 2025 of the Board of Directors, FV-CONS Construction Investment Consulting Co., Ltd. (formerly Chuong Duong Construction Investment Consulting Co., Ltd., hereinafter referred to as "FV-CONS") implemented a restructuring of its charter capital. Accordingly, the Company's ownership interest decreased from 90% to 18% as FV-CONS raised additional capital contributions from other investors.
- (iv) The Company's ownership interest in Construction Works Joint Stock Company 525 ("Company 525") decreased from 44.5% to 35.55% as the Company did not participate in the additional capital contribution during the share issuance to increase the charter capital of Company 525.

The significant transactions and balances of the Company and its subsidiaries and associates during the period are presented in Note 7.3.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.3 Short-term receivables from customers

	End of quarter VND	Beginning of the year VND
a) Short-term	231,757,140,216	281,331,402,123
Long Son International Port JSC	9,608,042	14,680,934,077
Chien Do Trading and Service Co., Ltd	37,255,409,740	18,915,287,301
Long Hung Phat Real Estate Co., Ltd	27,592,423,690	31,782,856,655
Steel Vesa Co., Ltd	30,190,455,040	30,190,455,040
Xuan Thao Real Estate JSC	23,565,735,947	23,862,640,343
Others	113,143,507,757	161,899,228,707
b) Long-term	41,324,266,731	-
Long Son International Port JSC	7,814,544,568	-
Chuong Duong Homeland JSC	15,619,620,650	-
Others	17,890,101,513	-
Total	273,081,406,947	281,331,402,123
In which,		
Receivables from related parties (details in Note 7.3)	3,202,980,736	3,202,980,736

5.4 Prepayments to sellers in short-term

	End of quarter VND	Beginning of the year VND
Chuong Duong Trading JSC	98,417,933,287	54,448,915,771
Cuong Thinh Trading, Construction and Solutions Co. Ltd	23,432,756,814	60,976,620,344
Dinh Viet Investment And Assembly JSC	33,381,297,627	32,889,014,605
Mr. Khong Trung Kien	70,000,000,000	70,000,000,000
Others	88,098,839,454	82,634,777,399
Total	313,330,827,182	300,949,328,119
In which,		
Prepayments to related parties (details in Note 7.3)	105,652,710,911	62,900,818,961

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.5 Other receivables

	End of quarter (VND)		Beginning of the year (VND)	
	Book value	Allowance	Book value	Allowance
a) Short-term	113,926,957,190	(589,966,485)	141,379,353,641	(589,966,485)
- Receivables from employees	14,027,626,423	-	22,475,149,713	-
- Short-term deposits	752,921,881	-	750,272,001	-
- Other receivables	99,146,408,886	(589,966,485)	118,153,931,927	(589,966,485)
- Interest on bank deposits, loan interest receivables	2,239,006,502	-	2,239,006,502	-
- Statutory insurances overpaid	1,487,300,200	-	238,234,799	-
+ Advances	78,674,648,870	-	58,411,358,950	-
+ Delta Trading and Investment Development Co., Ltd	1,000,000,000	-	50,000,000,000	-
+ Others	15,745,453,314	(589,966,485)	7,265,331,676	(589,966,485)
b) Long-term	956,949,901	-	858,974,571	-
- Long-term deposits	956,949,901	-	680,762,010	-
- Other receivables	-	-	178,212,561	-
+ Others	-	-	178,212,561	-
Total	114,883,907,091	(589,966,485)	142,238,328,212	(589,966,485)

In which,

Other short-term receivables from related parties (details in Note 7.3)

	5,806,215,666	-	4,308,369,906	-
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- (i) The project development advance expenses for individuals working at the Company were approved by the Board of Directors according to proposal No. 02A/CDC/Ttr dated 02 January 2024. The maximum advance period does not exceed 12 months according to each approved advance request.
- (ii) The Company authorized PT Delta E-commerce Company Limited to identify, contact, and negotiate with legally established individuals/organizations for new projects in Hai Phong City and Ho Chi Minh City. As at 31 March 2026, PT Delta E-commerce Company Limited had refunded VND 49 billion to the Company in accordance with the agreement between the parties.

328 Vo Van Kiet Street-

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NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.6 Bad debts

	30 June 2025 (VND)				01 January 2025 (VND)			
	Overdue periods	Original value	Recoverable amount	Allowance	Overdue periods	Original value	Recoverable amount	Allowance
Receivables from customers		63.360.370.025	32.192.859.321	(31.167.510.704)		63.360.370.025	32.263.259.321	(31.097.110.704)
Ton Duc Thang University	Over 3 years	3.845.755.611	-	(3.845.755.611)	Over 3 years	3.845.755.611	-	(3.845.755.611)
Others	From over 6 months to 3 years and over 3 years	59.514.614.414	32.192.859.321	(27.321.755.093)	From over 6 months to 3 years and over 3 years	59.514.614.414	32.263.259.321	(27.251.355.093)
Prepayments to sellers		314.774.433	-	(314.774.433)		314.774.433	-	(314.774.433)
Others	Over 3 years	314.774.433	-	(314.774.433)	Over 3 years	314.774.433	-	(314.774.433)
Other receivables		589.966.485	-	(589.966.485)		589.966.485	-	(589.966.485)
Others	Over 3 years	589.966.485	-	(589.966.485)	Over 3 years	589.966.485	-	(589.966.485)
Total		64.265.110.943	32.192.859.321	(32.072.251.622)		64.265.110.943	32.263.259.321	(32.001.851.622)

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For the period ended 31 March 2026

5.7 Inventories

	End of quarter (VND)		Beginning of the year (VND)	
	Original value	Allowance	Original value	Allowance
Work in progress (*)	633,043,266,144	-	590,010,879,709	-
Finished real estate property	72,700,280,254	-	72,700,280,254	-
Goods	63,186,201,961	-	63,186,201,961	-
Total	768,929,748,359	-	725,897,361,924	-

(*) Details on work in progress as follows:

	End of quarter (VND)		Beginning of the year (VND)	
	Original value	Allowance	Original value	Allowance
Ba Diem Project (i)	493,127,288,395	-	488,727,049,425	-
Long Son Industrial Service Complex	12,905,803,481	-	6,015,875,937	-
Construction of warehouses and logistics services for Habitat Port	9,940,948,829	-	2,291,899,032	-
Joint venture company building a wood pellet processing plant	17,030,369,886	-	12,875,854,489	-
FPT Corporation	11,984,291,269	-	9,114,299,077	-
EPC Company for Gas Pipeline Block B O Mon	16,207,640,880	-	9,477,644,076	-
Other projects	71,846,923,404	-	61,508,257,673	-
Total	633,043,266,144	-	590,010,879,709	-

(i) Includes compensation costs, site clearance, transfer of land use rights, loan interest, and bond interest for the Ba Diem Project.

5.8 Deferred expenses

	End of quarter VND	Beginning of the year VND
a) Short-term	402,703,860	302,391,667
Tools and supplies waiting for allocation	231,336,261	216,041,661
Others short-term preparid expenses	171,367,599	86,350,006
b) Long-term	566,005,210	647,504,255
Office maintenance costs	561,097,779	642,596,824
Others long-term preparid expenses	4,907,431	4,907,431
Total	968,709,070	949,895,922

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NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.9 Tax and other amounts of payables to/receivables from the government budget

Unit: VND

	01/01/2026	Additions during the year	Paid during the year	31/03/2026
Payables	9,874,288,617	25,509,124,214	25,469,591,964	9,913,820,867
Value added tax	272,902,891	24,653,702,919	24,670,469,584	256,136,226
Corporate income tax	8,624,879,296	-	300,000,000	8,324,879,296
Personal income tax	955,673,261	838,654,630	499,122,380	1,295,205,511
Environmental and other taxes	20,833,169	16,766,665	-	37,599,834
Receivables	3,494,344,174	-	25,193,164	3,519,537,338
Value added tax overpad	3,319,081,966	-	-	3,319,081,966
Property tax, land rent overpad	175,262,208	-	25,193,164	200,455,372

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.10 Increase, decrease in tangible fixed assets

Unit: VND

	Buidlings and structures	Machineries, equipment	Vehicles	Office tools and equipment	Total
HISTORICAL COST					
Balance as at Beginning of the year	3,831,265,911	4,204,708,859	12,916,555,580	958,332,102	21,910,862,452
Balance as at End of quarter	3,831,265,911	4,204,708,859	12,916,555,580	958,332,102	21,910,862,452
ACCUMULATED DEPRECIATION					
Balance as at Beginning of the year	2,134,961,921	4,047,255,108	8,570,800,572	791,419,444	15,544,437,045
Increase in the year	155,365,008	4,246,251	335,092,440	27,184,459	521,888,158
Charged for the year	155,365,008	4,246,251	335,092,440	27,184,459	521,888,158
Decrease in the year	-	-	26,234,568	-	-
Balance as at End of quarter	2,290,326,929	4,051,501,359	8,932,127,580	818,603,903	16,066,325,203
NET BOOK VALUE					
As at Beginning of the year	1,696,303,990	157,453,751	4,345,755,008	166,912,658	6,366,425,407
As at End of quarter	1,540,938,982	153,207,500	3,984,428,000	139,728,199	5,844,537,249

In which:

- Cost of tangible fixed assets that was fully depreciated but is still in use as of 31 March 2026 totalling VND 6.314.182.172 (as of 31 December 2025: VND 6.314.182.172).
- Net book value of tangible fixed assets used to secure bank loans as of 31 December 2025 is VND 31 March 2026 (as of 31 December 2025: VND 473.762.216).

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.11 Increase, decrease in tangible fixed assets financiallease

	Machineries, equipment	Total
HISTORICAL COST		
Balance as at Beginning of the year	-	-
Increase in the year	3,148,148,148	3,148,148,148
Finance lease during the year	3,148,148,148	3,148,148,148
Decrease in the year	-	-
Balance as at End of quarter	<u>3,148,148,148</u>	<u>3,148,148,148</u>
ACCUMULATED DEPRECIATION		
Balance as at Beginning of the year	-	-
Increase in the year	262,345,680	262,345,680
Charged for the year	262,345,680	262,345,680
Decrease in the year	-	-
Balance as at End of quarter	<u>262,345,680</u>	<u>262,345,680</u>
NET BOOK VALUE		
As at Beginning of the year	-	-
As at End of quarter	<u>2,885,802,468</u>	<u>2,885,802,468</u>

5.12 Increase, decrease in investment properties*Unit: VND*

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- (i) Investment properties includes the office building for lease at 328 Vo Van Kiet Street, Co Giang Ward, District 1, Ho Chi Minh City; the office building and Central Garden Service Trade Area at 328 Vo Van Kiet Street, Co Giang Ward, District 1, Ho Chi Minh City.

The Company has mortgaged the investment real estate for the following purposes:

- The 1st and 2nd floors of the Central Garden Service Trade Area are mortgaged to secure ADB loans from the Construction Corporation No 1 JSC (Details in Note 5.18).
- The commercial service works land use rights at Lot 27, Map No. 36, at 328 Vo Van Kiet Street, Co Giang Ward, District 1, Ho Chi Minh City, are mortgaged to secure loans from commercial banks (Details in Note 5.18).
- The office building for lease at 328 Vo Van Kiet Street, Co Giang Ward, District 1, Ho Chi Minh City, is used as collateral for bond issuance (Details in Note 5.18).

According to Vietnamese Accounting Standard No. 05 - Investment Property, the fair value of investment real estate as of 31 March 2026, needs to be presented. However, the Company does not have sufficient information to determine the fair value of these assets at the date of the consolidated balance sheet.

5.13 Long-term work in progress

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

	End of quarter (VND)		Beginning of the year (VND)	
	Original value	Recoverable amount	Original value	Recoverable amount
The Tan Huong Luxury Apartment Project and school in Phu Tho Hoa Ward, Ho Chi Minh City (i)	30,226,673,610	30,226,673,610	30,226,673,610	30,226,673,610
Chuong Duong Home Project (ii)	4,329,470,382	4,329,470,382	4,329,470,382	4,329,470,382
	-	-	-	-
Total	34,556,143,992	34,556,143,992	34,556,143,992	34,556,143,992

- (i) The unfinished costs of the Tan Huong high-end apartment and school project in Tan Quy Ward, Tan Phu District, Ho Chi Minh City. According to Document No. 93/STNMT-QLĐ dated 09 January 2023, of the Ho Chi Minh City Department of Natural Resources and Environment, the project to build a secondary school in the Tan Huong Apartment area (as initially approved for investment policy) was proposed to be converted to the construction of a preschool to align with the detailed urban construction planning project with a 1/2000 scale for Tan Quy Ward residential area and the zoning plan with a 1/2000 scale for Zone 2, Tan Phu District, Ho Chi Minh City. As at the date of these separate financial statements, the Company has not received any notifications or official documents from the competent State authority to continue investing in the school project.

Additionally, the Company has mortgaged the land use rights for the school, ownership and use rights of the basement and mezzanine for parking, and the ground-floor commercial area of the Tan Huong Apartment Project to secure loans (Details in Note 5.18).

- (ii) The unfinished costs of the Chuong Duong Home project correspond to the social housing area the Company is leasing for a term of 5 years, according to the Housing Law of 2014.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.14 Trade payables

	End of quarter (VND)		Beginning of the year (VND)	
	Book value	Repayable amount	Book value	Repayable amount
		0		
a) Short-term	89,463,874,979	89,463,874,979	73,709,472,941	73,709,472,941
Chuông Duông Trading JSC	-	-	1,949,992,578	1,949,992,578
Chuông Duông Homeland JSC	-	-	10,829,415,734	10,829,415,734
Kim Thanh Steel Co., Ltd	-	-	9,078,799,214	9,078,799,214
Truong Vinh Co., Ltd	5,339,642,131	5,339,642,131	-	-
Cuong Thinh Trading, Services, Construction and Solutions Co., Ltd.	3,070,458,160	3,070,458,160	-	-
Others	81,053,774,688	81,053,774,688	51,851,265,415	51,851,265,415
b) Long-term	57,569,588,938	57,569,588,938	51,777,657,145	51,777,657,145
Industry Infrastructure Development And Construction JSC	5,283,270,963	5,283,270,963	4,683,880,197	4,683,880,197
HDC Engineering Consultants Corporation	1,630,147,623	1,630,147,623	2,430,147,623	2,430,147,623
Others	50,656,170,352	50,656,170,352	44,663,629,325	44,663,629,325
Total	147,033,463,917	147,033,463,917	125,487,130,086	125,487,130,086
<i>In which,</i>				
<i>Short-term trade paybles to related parties (details in Note 7.3)</i>	<i>35,973,399,298</i>	<i>35,973,399,298</i>	<i>18,950,992,122</i>	<i>18,950,992,122</i>
<i>Long-term trade paybles to related parties (details in Note 7.3)</i>	<i>6,476,141,103</i>	<i>6,476,141,103</i>	<i>4,644,199,194</i>	<i>4,644,199,194</i>

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.15 Prepayments from customers

	End of quarter VND	Beginning of the year VND
a) Short-term	383,311,063,174	233,999,025,221
Uni-Vinafor Renewables Chau Duc Co., Ltd	7,015,642,303	3,182,299,581
Nam Viet Real Estate Investment Corporation	5,784,137,664	5,246,339,509
Hamaco Concrete JSC	73,029,190,083	-
Chuong Duong Homeland JSC	244,542,089,173	179,428,209,542
Others	52,940,003,951	46,142,176,589
b) Long-term	93,142,202,271	93,577,237,437
Customers who made advance payments to buy houses at the Chuong Duong Home Project	93,142,202,271	93,577,237,437
Total	476,453,265,445	327,576,262,658
<i>In which,</i>		
<i>Short-term prepayments from related parties (details in Note 7.3)</i>	<i>244,416,809,512</i>	<i>179,428,209,542</i>

5.16 Accrued expenses

	End of quarter VND	Beginning of the year VND
a) Short-term	113,274,788,578	128,277,987,272
Accrued interest	1,918,245,009	3,637,344,149
Accrued expenditures for projects	92,360,367,199	105,621,466,753
Other accrued expenses	90,400,000	113,400,000
Accrued costs of merchandies at Chuong Duong Home Project that have been sold	18,905,776,370	18,905,776,370
b) Long-term	30,000,000,000	30,000,000,000
The Tan Huong Luxury Apartment Project and school in Phu Tho Hoa Ward, Ho Chi Minh City (i)	30,000,000,000	30,000,000,000
Total	143,274,788,578	158,277,987,272
<i>In which,</i>		
<i>Accrued expenses payable to related parties (details in Note 7.3)</i>	<i>6,476,141,103</i>	<i>4,644,199,194</i>

- (i) The Company accrues the financial obligations to be paid related to the Tan Huong high-end apartment and school project in Tan Quy Ward, Tan Phu District, Ho Chi Minh City, as the competent State authority has not yet determined the specific value of the land use rights to calculate the financial obligations to be paid by the Company. The value of the accrual may change when the competent State authority issues notifications or documents determining the financial obligations to be paid.

At the same time, the Company has not received any notifications or official documents to continue investing in the school project, as this project was proposed to be converted from a secondary school to a preschool according to the document from the Ho Chi Minh City Department of Natural Resources and Environment.

5.17 Other payables

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

	End of quarter VND	Beginning of the year VND
a) Short-term	19,807,013,958	24,041,784,623
Trade union fees	583,731,744	621,923,604
Social insurance	1,726,539,119	1,726,539,119
Healthcare insurance	24,600,372	24,600,372
Unemployment insurance	12,165,271	12,165,271
Maintenance fund in apartment buildings	821,300,401	1,944,022,014
Chuong Duong - Serland Building Management Co., Ltd - Borrowings	7,000,000,000	7,000,000,000
 Chuong Duong Homeland JSC - Borrowings	 3,300,191,781	 8,750,191,781
Other short-term payables	6,338,485,270	3,962,342,462
b) Long-term	19,998,172,677	20,115,956,906
Long-term payables on deposits received	6,562,837,677	6,680,621,906
Payable on guarantee deposit for the implemenation of Long Binh Tan Social Housing Project	13,435,335,000	13,435,335,000
Total	39,805,186,635	44,157,741,529
<i>In which,</i>		
<i>Other payables to related parties (details in Note 7.3)</i>	<i>24,212,931,605</i>	<i>32,012,931,605</i>

5.18 Provisions

	End of quarter VND	Beginning of the year VND
a) Short-term	8,387,854,738	8,432,854,738
Provision for warranty of the Chuong Duong Home Project	8,387,854,738	8,432,854,738
b) Long-term	-	899,393,042
Provision for unemployment benefits	-	899,393,042
Total	8,387,854,738	9,332,247,780

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.19 Loans and finance lease liabilities

Note	End of quarter (VND)		During the year (VND)		Beginning of the year (VND)	
	Carrying value	Repayable amount	Carrying value	Repayable amount	Carrying value	Repayable amount
a) Short-term						
<i>Short-term borrowings</i>						
Joint Stock Commercial Bank For Investment And Development Of Vietnam - Dong Nai Branch	344,522,619,863	344,522,619,863	83,744,898,453	83,052,643,973	343,830,365,383	343,830,365,383
Vietnam Bank For Agriculture And Rural Development - Thu Duc City II Branch	316,140,800,000	316,140,800,000	125,219,929,076	125,595,702,035	316,516,572,959	316,516,572,959
Joint Stock Commercial Bank For Foreign Trade Of Vietnam - Dong Dong Nai Branch	18,764,852,385	18,764,852,385	2,425,424,610	1,991,495,429	18,330,923,204	18,330,923,204
Tien Phong Commercial Joint Stock Bank	6,726,453,891	6,726,453,891	1,537,344,127	-	5,189,109,764	5,189,109,764
Chuong Duong Homeland JSC	92,450,000,000	92,450,000,000	-	2,800,000,000	95,250,000,000	95,250,000,000
Chuong Duong E&C Co., Ltd	55,609,713,376	-	-	5,000,000,000	5,000,000,000	5,000,000,000
Other creditors	110,950,000,000	110,950,000,000	110,950,000,000	524,000,000	56,133,713,376	56,133,713,376
Issued bonds						
Current portion of long-term borrowings	15,133,434,223	15,133,434,223	-	2,259,847,827	17,393,282,050	17,393,282,050
Construction Corporation No 1 JSC	10,715,890,742	10,715,890,742	-	-	10,715,890,742	10,715,890,742
BIDV - SUMI TRUST Leasing Company., Ltd	515,543,481	515,543,481	-	171,847,827	687,391,308	687,391,308
Others	3,902,000,000	3,902,000,000	-	2,088,000,000	5,990,000,000	5,990,000,000
b) Long-term	128,047,298,269	128,047,298,269	-	125,330,000,000	253,377,298,269	253,377,298,269
Construction Corporation No 1 JSC	17,859,820,013	17,859,820,013	-	-	17,859,820,013	17,859,820,013
BIDV - SUMI TRUST Leasing Company., Ltd	1,718,478,256	1,718,478,256	-	-	1,718,478,256	1,718,478,256
Other creditors	108,469,000,000	108,469,000,000	-	14,380,000,000	122,849,000,000	122,849,000,000
Issued bonds	-	-	-	110,950,000,000	110,950,000,000	110,950,000,000
Total	977,395,172,007	977,395,172,007	212,927,596,266	346,553,689,264	1,111,021,265,005	1,111,021,265,005
<i>In which,</i>						
Borrowings from related parties (details in Note 7.3)	92,450,000,000	92,450,000,000			95,250,000,000	95,250,000,000

CHUONG DUONG CORPORATION

328 Vo Van Kiet Street-

Cau Ong Lanh Ward, Ho Chi Minh City

Form No. B 09 - DN

Issued under Circular No. 99/2025/TT-BTC

Dated 27 October 2025 by The Ministry of Finance

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.19 Loans and finance lease liabilities (Continued)

(i) Credit Limit Agreement No. 01/2025/378299/HĐTD dated 01 December 2025, with the Bank for Investment and Development of Vietnam - Dong Nai Branch ("BIDV Dong Nai").

Line of credit : VND 450,000,000,000, including short-term loans and payment guarantees, other guarantees of the Company at BIDV Dong Nai arising from Credit Limit Agreement No. 01/2023/378299/HĐTD dated 31 October 2023;

Available period : 12 months from the date of signing the Credit Limit Agreement, but not beyond 30 November 2025;

Loan term : Not more than 6 months from the date of fund withdrawal;

Purpose of loan : Supplementing working capital, issuing guarantees to serve construction and trade activities;

Interest rate : Determined in each specific Credit Agreement

Security measures : Mortgaging assets, property rights, valuable papers owned by the Company at BIDV Dong Nai, including:

- Transportation vehicles owned by the Company;
- Land use rights in Truong Tho Ward, Thu Duc District, Thu Duc City, Ho Chi Minh City;
- Land use rights for the area of school construction and the ground floor commercial and service area - parking space at the Tan Huong high-end apartment project in Tan Quy Ward, Tan Phu District, Ho Chi Minh City;
- Term deposit contracts opened at BIDV Dong Nai with a minimum value of VND 88,054,712,329;
- Property rights (such as debt claims, receivables, materials...) arising from construction contracts credited by BIDV Dong Nai.

(ii) Credit Agreement No. 6100-LAV-202502454 dated 18 December 2025, with the Vietnam Bank for Agriculture and Rural Development – Thu Duc City Branch II ("Agribank Thu Duc II")

Line of credit : VND 450,000,000,000, with a maximum loan balance of VND 350,000,000,000, including the loan balance of Credit Agreement No. 1940-LAV-202300261 dated 23 August 2023;

Available period : From the signing date of the Agreement to the end of 24 September 2026;

Loan term : Not more than 6 months from the date of fund withdrawal;

Purpose of loan : Supplementing working capital for production and business activities in 2024 – 2025;

Interest rate : Determined for each borrowing;

Security measures : Pledging assets and valuable papers owned by the Company at Agribank Thu Duc II:

- Term deposit contracts opened by the Company at Agribank Thu Duc II with a total value of VND 198,800,000,000.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

- Land use rights for the 3rd floor, commercial service works, at 328 Vo Van Kiet, Cau Long Lanh Ward, Ho Chi Minh City.
- Land use rights in Truong Tho Ward, Thu Duc City, Ho Chi Minh City

(iii) Credit Facility Agreement No. 20250051/CTD/KHBB dated 30 June 2025 with the Joint Stock Commercial Bank for Foreign Trade of Vietnam – Dong Dong Nai Branch (“Vietcombank Dong Dong Nai”).

Credit limit : VND 20,000,000,000

Credit limit tenor : 12 months from the effective date of the Credit Agreement.

Loan tenor : Not exceeding 12 months from the drawdown date.

Purpose of the loan : Financing legitimate, reasonable, and valid short-term credit needs for construction project execution, excluding any short-term funding requirements related to fixed-asset investment activities

Interest rate : To be determined at the time of disbursement

Security/Collateral : Pledge and mortgage of assets, property rights, and valuable papers owned by the Company at Vietcombank Dong Dong Nai

- Deposit contract and all accrued interest at Vietcombank Dong Dong Nai with a value of VND 2,500,000,000.

- Inventories, circulating goods, receivables, and property rights arising from the commercial contract valued at VND 20,000,000,000.

- Property rights arising from Commercial Contract No. 186-2023/PTSC-LPGTV/HĐ dated 4 July 2023 between Chuong Duong Joint Stock Company and PetroVietnam Technical Services Corporation.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.19 Loans and finance lease liabilities (Continued)

(iv) Credit Facility Agreement No. 16/2025/HDTD/TTDT KHDNL8 dated 2 October 2025 with Tien Phong Commercial Joint Stock Bank ("TPBank")

Line of credit : VND 100,000,000,000, of which the maximum outstanding loan balance is VND 50,000,000,000.

Available period : 12 months from the effective date of the Credit Agreement 12 months from the effective date of the Credit Agreement.

Loan term : Not exceeding 9 months from the drawdown date.execution sector

Purpose of loan : To supplement the Customer's working capital for construction activities and to allow reimbursement disbursements in accordance with the Bank's regulations.

Interest rate : Based on the flexible interest rate specified in each individual loan agreement/promissory note.

Security measures : Existing or future receivables arising from construction contracts with counterparties whose assigned receivables are not classified as overdue debts, non-performing loans, or special-mention loans at credit institutions.

(v) Loan Agreement No. 2007/2025/HDVT/CDC-CDHL dated 20 July 2025 with Chuong Duong Homeland Joint Stock Company.

Loan amount : VND 100,000,000,000.

Loan term : 6 months.

Purpose of the loan : To finance the Company's business and operating activities.

Interest rate : 8% per annum.

Security/Collateral : The loan is unsecured

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.19 Loans and finance lease liabilities (Continued)

- (vi) Finance lease contract No. 21825000354/HDC TTC dated 13 May 2025 with BIDV – Sumi Trust Financial Leasing Company Limited – Ho Chi Minh City Branch (“BSL”)
Leased asset : 100% new Dahan tower crane, manufactured in 2025, origin China; lease asset value is VND 3,400,000,000 (inclusive of VAT)
Principal liability : VND 2,720,000,000, net of prepaid lease amount of VND 680,000,000. Security deposit VND 170,000,000
Lease term : 48 months, with expected expiry date of 04 June 2029
Repayment schedule : Monthly principal and interest payments
Lease interest rate : Reference rate plus margin, adjusted every 3 months; overdue interest equals 150% of the lease interest rate; late payment interest is 10%
Buyback price : VND 34,000,000

Terms	End of quarter (VND)		Beginning of the year (VND)			
	Total finance lease payments	Interest	Principal	Total finance lease payments	Interest	Principal
01 year and below	674,661,840	515,543,481	159,118,359	883,274,288	687,391,308	195,882,980
From 01 year to less than 05 years	1,718,478,256	1,718,478,256	-	1,918,452,624	1,718,478,256	199,974,368
Total	2,393,140,096	2,234,021,737	159,118,359	2,801,726,912	2,405,869,564	395,857,348

CHUONG DUONG CORPORATION

328 Vo Van Kiet Street-

Cau Ong Lanh Ward, Ho Chi Minh City

Form No. B 09 - DN

Issued under Circular No. 99/2025/TT-BTC

Dated 27 October 2025 by The Ministry of Finance

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.19 Loans and finance lease liabilities (Continued)

(vii) Terms and conditions of issued bonds are as follows:

Bond code : CDCH2124001
 Issue date : 26 November 2021
 Bond face value : VND 100,000 per bond
 Quantity of bonds issued : 1,119,500 bonds
 Quantity of bonds outstanding as of 31 December 2025 : 1,109,500 bonds

Class of bond : Non-convertible bonds, without warrants, secured by assets
 Fixed interest rate : 11% p.a
 Interest payment period : Every 6 months from the date of issuance
 Interest payment date : Periodically every 6 months from the date of issuance
 Total issued value : VND 300,000,000,000, equivalent to 3,000,000 bonds
 Total actual proceeds from bond issuance : VND 111,950,000,000, equivalent to 1,119,500 bonds

Purpose of Bond Proceeds : Investment in the construction of commercial centers and training facilities at the Chuong Duong Home and Tân Hưong Social Housing Project, supplementing capital for construction activities, and other business activities

Bond repurchase terms : - After 12 months from the date of issuance, the Company has the right to repurchase the issued bonds;
 - After 24 months from the date of issuance, bondholders have the right to request the Company to repurchase the bonds they own. The Company is obligated to repurchase the bonds from bondholders exercising this right, and the total number of bonds repurchased before maturity shall not exceed 50% of the issued bonds.

Secured assets : The assets owned by the Company used to secure bond issuance are as follows:
 - The office building at Vo Van Kiet, with a scale of 10 floors, 1 basement, total floor area of 360 m², and basement area of 1,000 m²; 50% of the outstanding shares of Construction Project 525 Joint Stock Company.

Details of the amount used from the bond issuance as follows : - Supplementing capital for construction activities: VND 3,752,121,780;
 - Other business activities (including deposits, payments for land use rights transfer in Ba Diem Commune, Hoc Mon District, Ho Chi Minh City; material trade business activities; other business activities such as VAT payment, personal income tax, and other costs...): VND 108,197,878,220.

According to Resolution No. 159/NQ-NSHTP dated 15 November 2024, of the Bondholders' Meeting of Chuong Duong Corporation (code CDCH2124001), the bond's term have been extended from 36 months to 60 months. Accordingly, the maturity date has been adjusted from 26 November 2024, to 26 November 2026. The terms of the bond issuance remain unchanged.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.19 Loans and finance lease liabilities (Continued)

	End of quarter (VND)		Beginning of the year (VND)	
	Amount	Interest rate	Amount	Interest rate
Face value of issued bonds	110,950,000,000	11% p.a	110,950,000,000	11% p.a
		60 months		36 months

(viii) Credit agreement for refinancing ADB loan No. 02/2016/HBTD-ADB/CC1-CDC dated March 15, 2016, with Construction Corporation No 1 JSC

Loan amount : USD 3,000,000

Loan term : 15 years, including 5 years grace period

Purpose of loan : To supplement working capital for production and business activities

Loan interest rate : Average 6-month interest rate of major banks in USD as notified by ADB every 6 months

Form of loan : Land use rights and assets attached to the land of the 1st and 2nd floors of the Central Garden Service Trade Area security

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.19 Loans and finance lease liabilities (Continued)

(ix) According to Resolution No. 106/NQ-HĐQT dated 10 June 2024 of the Board of Directors of Chuong Duong Joint Stock Company, the Company was approved to raise capital through individuals for the purpose of supplementing short-term working capital, project implementation costs, and other long-term investments. The details of loans from individuals are as follows:

As at 31 March 2026 (VND)

Leaders	Shor-term	Current portion of long-term	Long-term	Reference number and date of borrowing agreements	Interest rate p.a	Maturity	Collaterals
Ms. Doan Nguyen Yen Linh	3,184,713,376	-	-	- Số 09/2024/CDC-DNYL ngày 27/9/2024	8,9%	12 months	
Mr. Khong Trung Kien	8,953,000,000	-	-	- Số 03/2024/HBVV/CDC-KTK ngày 26/7/2024	8,9%	12 months	
Ms. Nguyen Thi Hong Oanh	2,833,000,000	-	-	- Số 04/2024/HBVV/CDC-BYS ngày 26/7/2024	8,9%	12 months	
Ms. Nguyen Thi Hong Oanh	-	490,000,000	14,610,000,000	Số 13/2024/CDC-NTHO ngày 24/10/2024	8,9%	60 months	
Mr. Tran Phu Soai	-	540,000,000	14,560,000,000	Số 13/2024/CDC-TPS ngày 29/10/2024	8,9%	60 months	
Mr. Tran Duc Do	-	540,000,000	14,560,000,000	Số 14/2024/CDC-TDD ngày 24/10/2024	8,9%	60 months	
Mr. Nguyen Thanh Cong	12,791,000,000	-	-	- Số 01/2025/HBVV/CDC-NTC ngày 18/05/2025	8,9%	12 months	
Ms. Vo Thi Hong Hanh	-	540,000,000	15,920,000,000	Số 01/2025/HBVV/CDC-VTHH ngày 26/05/2025	8,9%	60 months	No collaterals
Ms. Truong Chau Ai	-	790,000,000	13,850,000,000	Số 02/2025/HBVV/CDC-TCA ngày 28/05/2025	8,9%	60 months	
Ms. Do Ngoc Trang	-	-	-	- Số 03/2025/HBVV/CDC-DNT ngày 27/05/2025	8,9%	60 months	
Mr. Do Hong Duc	-	540,000,000	13,420,000,000	Số 04/2025/HBVV/CDC-DHD ngày 28/05/2025	8,9%	60 months	
Ms. Vu Thi Hong	-	360,000,000	14,960,000,000	Số 05/2025/HBVV/CDC-VTH ngày 26/05/2025	8,9%	60 months	
Mr. Nguyen Ngoc Trieu	11,480,000,000	-	-	- Số 10/2025/HBVV/CDC-NNT ngày 18/05/2025	8,9%	12 months	
Ms. Khong Thi Xuyen	-	-	-	- Số 07/2025/HBVV/CDC-KTK ngày 10/06/2025	8,9%	60 months	
Mr. To Minh Tai	-	102,000,000	6,589,000,000	Số 04/2025/HBVV/CDC-TMT ngày 25/08/2025	8,9%	60 months	
Ms. Van Thi Hong Diep	16,368,000,000	-	-	- Số 06/2025/HBVV/CDC-VTHD ngày 11/07/2025	8,9%	12 months	
Total	55,609,713,376		3,902,000,000				108,469,000,000

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.20 Owners' equity

a. Equity reconciliation schedule

Unit: VND

	Contributed capital	Capital surplus	Development and investment funds	Undistributed profit after tax	Total
Balance as at 01 January 2025	219,887,160,000	14,318,909,600	5,926,734,244	92,213,047,025	338,272,585,113
Net profit for the year	-	-	-	28,218,050,796	28,218,050,796
Charter capital increase during the year (i)	219,887,160,000	21,988,716,000	-	-	241,875,876,000
Cost of charter capital increase (iii)	-	(563,100,000)	-	-	(563,100,000)
Bonus share issuance to existing shareholders	87,952,290,000	(14,318,909,600)	-	(73,633,380,400)	-
Appropriation to Bonus welfare fund (iv)	-	-	-	(1,054,000,000)	(1,054,000,000)
Balance as at 31 December 2025	527,726,610,000	21,425,616,000	5,926,734,244	45,743,717,421	606,749,411,909
Balance as at Beginning of the year	527,726,610,000	21,425,616,000	5,926,734,244	45,743,717,421	606,749,411,909
Net profit for the year	-	-	-	2,615,431,409	2,615,431,409
Balance as at End of quarter	527,726,610,000	21,425,616,000	5,926,734,244	48,359,148,830	609,364,843,318

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

5.20 Owners' equity (Continued)

b. Details of owners' equity

	End of quarter VND	Beginning of the year VND
Ms. Nguyen Thi Trang	30,000,000,000	30,000,000,000
Mr. Phung Khanh Ly	29,687,600,000	29,687,600,000
Mr. Nguyen Viet Binh	-	26,340,000,000
Ms. Do Ngoc Mai	26,848,800,000	-
Other shareholders	441,190,210,000	441,699,010,000
Total	527,726,610,000	527,726,610,000

c. Capital transactions with owners and dividends

	End of quarter VND	Beginning of the year VND
Shareholders' capital		
As at the beginning of the year	527,726,610,000	219,887,160,000
Additions of legal capital in the year	-	307,839,450,000
Deductions of legal capital in the year	-	-
As at the end of the year	527,726,610,000	527,726,610,000
Dividends payable	-	-

d. Shares

	End of quarter Shares	Beginning of the year Shares
Quantity of registered shares	52,772,661	52,772,661
Quantity of shares publicly offered	52,772,661	52,772,661
Common shares	52,772,661	52,772,661
Outstanding shares	52,772,661	52,772,661
Common shares	52,772,661	52,772,661
<i>Par value of outstanding shares (VND per share)</i>	<i>10,000</i>	<i>10,000</i>

e. Funds

	End of quarter VND	Beginning of the year VND
Development and investment funds	5,926,734,244	5,926,734,244
Total	5,926,734,244	5,926,734,244

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

6. INFORMATION TO ITEMS IN THE SEPARATE INCOME STATEMENT

6.1 Net revenues from sales and services rendered

	Quarter 1 Year 2026 VND	Quarter 1 Year 2025 VND
Revenue from goods and merchadises	136,175,685,157	191,815,223,394
Revenue from services rendered	5,830,424,509	13,511,569,972
Revenue from construction contracts	122,127,191,200	56,297,666,391
Revenue from leasing out and trading of real estates	2,839,365,052	3,244,573,248
Total (i)	266,972,665,918	264,869,033,005
<i>In which,</i>		
<i>Revenue from related parties (details in Note 7.3)</i>	<i>62,807,700,443</i>	<i>195,968,173,803</i>

6.2 Cost of goods sold

	Quarter 1 Year 2026 VND	Quarter 1 Year 2025 VND
Cost of goods and merchadises sold	136,124,013,111	191,593,646,635
Cost of services rendered	5,762,907,489	6,956,304,051
Cost of construction contracts	111,945,998,680	51,573,808,543
Cost of leased out assets and real estates sold (i)	1,697,663,140	1,460,057,962
Total (i)	255,530,582,420	251,583,817,191

6.3 Financial income

	Quarter 1 Year 2026 VND	Quarter 1 Year 2025 VND
Bank and loan interest	2,776,384,034	5,809,189,907
Total	2,776,384,034	5,809,189,907
<i>In which,</i>		
<i>Financial income with related parties (details in Note 7.3)</i>	<i>-</i>	<i>2,596,503,019</i>

6.4 Financial expenses

	Quarter 1 Year 2026 VND	Quarter 1 Year 2025 VND
Interest expenses on borrowings and bonds	8,020,095,299	10,892,370,773
Total	8,020,095,299	10,892,370,773

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

6.5 General administrative expenses

	Quarter 1 Year 2026	Quarter 1 Year 2025
	VND	VND
Employee expenses	2,416,272,488	3,237,798,920
Office supplies expenses	205,078,174	261,867,666
Amortization and Depreciation expenses	290,710,356	193,678,209
Charges and fee	32,976,392	68,651,297
Setting up/(Reversal) of allowances for bad debts	70,400,000	(1,675,352,908)
Outsourcing expenses	259,051,077	246,397,470
Other cash expenses	429,812,337	1,037,488,322
Other general administrative expenses	-	96,040,707
Total	3,704,300,824	3,466,569,683

6.6 Other profits

	Quarter 1 Year 2026	Quarter 1 Year 2025
	VND	VND
Other income	-	-
Others	128,860,000	110,100,000
Total	128,860,000	110,100,000
Other expenses		
Others	7,500,000	335,129,826
Total	7,500,000	335,129,826
Other profits	121,360,000	(225,029,826)

7. OTHER INFORMATION

7.1 Subsequent events

There are no material transaction occurring after the closing date of the account period that need to be adjusted or to be noted in the separate financial statements or the reporting period ended 31 March 2026.

7.2 Contingencies and other financial information

Lawsuit against Ton Duc Thang University

On 15 February 2022, the Company filed a lawsuit against Ton Duc Thang University at the People's Court of District 7, Ho Chi Minh City, regarding the resolution of an economic contract dispute. In the lawsuit, the Company requested that the People's Court of District 7, Ho Chi Minh City, require Ton Duc Thang University to repay a total amount of VND 4,307,246,285, including the principal debt of VND 3,845,755,611 and overdue interest of VND 461,490,674. As of the date of this consolidated financial report, the lawsuit is being handled by the People's Court of District 7, Ho Chi Minh City, and therefore, the outcome of the lawsuit and its potential impacts (if any) have not been recognized in the separate financial statements for the fiscal year ended 31 March 2026.

Lawsuit against Hau Giang Pineapple JSC

On 22 November 2022, the Company filed a lawsuit against Hau Giang Pineapple JSC at the People's Court of Vi Thanh City, Hau Giang Province, regarding the resolution of a construction contract dispute. According to Decision No. 02/2023/QĐST-KDTM dated 8 February 2023, of the People's Court of Vi Thanh City, Hau Giang Province, the court ruled that Hau Giang Pineapple JSC must pay the Company a total amount of VND 11,578,845,490, including the principal debt of VND 8,478,845,490 and interest of VND 3,100,000,000. The Company has made a provision for impairment of VND 4,935,191,843. According to the Minutes of Seizure and Disposal of Assets dated 22 August 2024, the competent State authorities have seized assets owned and used by Hau Giang Pineapple JSC to auction and sell the assets. As of the date of these separate financial statements, the asset auction process is ongoing.

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

7.3 Information of related parties

List of related parties of the Company are as follows:

No.	Related parties	Relationship
1	Chuong Duong Homeland JSC	Subsidiary
2	Chuong Duong Steel Structure Co., Ltd	Subsidiary
3	Chuong Duong - Serland Building Management Co., Ltd	Subsidiary
4	Chuong Duong Number One Co., Ltd	Subsidiary
5	Chuong Duong Sai Gon Construction Co., Ltd	Subsidiary
6	Civil Engineering Construction No.525 JSC	Associate
7	Chuong Duong Trading JSC	Associate
8	Nam Viet Tower JSC	Associate
9	Chuong Duong Homeland - Da Nang JSC	Associate
10	Members of the Board of Directors, Internal Audit Committee, Board of Management, other managing personnels, and close members within the families of these persons	Significant influence

a. Remuneration of the Boards of Directors, Supervisors, Management, and other managers

Related parties	Nature of transactions	Quarter 1 Year 2026 VND	Quarter 1 Year 2025 VND
The Board of Directors, Audit Committee, and the Board of Management	Income from salaries, bonus, remuneration, and other sources	887,000,000	1,411,000,000

7.3 Information of related parties (Continued)

Remuneration of the Board of Directors and others

Name	Position	Quarter 1 Year 2026 VND	Quarter 1 Year 2025 VND
Mr. Nguyen Ngoc Ben	Chairman of the Board of Directors	90,000,000	45,000,000
Mr. Van Minh Hoang	Member of the Board of Directors	60,000,000	30,000,000
Ms. Vu Linh Chi	Member of the Board of Directors -Appointed on September 17, 2025	35,000,000	-
Mr. Robert James Field Mcphail	Member of the Board of Directors -Appointed on June 12, 2025 -Also a member of the audit committee.	-	-
Mr. Dao Van Son	Member of the Board of Directors -Also a member of the audit committee.	60,000,000	30,000,000
Mr. Doan Thanh Tung	The person in charge of corporate governance	30,000,000	15,000,000
Total		275,000,000	120,000,000

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

Salary of the Board of General Directors and Other Key Executives

Name	Position	Quarter 1	Quarter 1
		Year 2026	Year 2025
		VND	VND
Mr. Nguyen Ngoc Ben	Chairman of the Board of Directors	150,000,000	360,000,000
Mr. Robert James Field	Former member of the Board of Directors cum Head of Audit		
Mcphail	Committee	-	-
Ms. Vu Linh Chi	Former member of the Board of Directors	100,000,000	-
Mr. Van Minh Hoang	General Director	130,000,000	300,000,000
Mr. Pham Si Nhu Nhien	Deputy General Director	60,000,000	180,000,000
Mr. Mai Xuan Chiem	Deputy General Director	75,000,000	190,000,000
Mr. Le Anh Trung	Deputy General Director	60,000,000	150,000,000
Mr. Doan Thanh Tung	The person in charge of corporate governance	37,000,000	111,000,000
Total		612,000,000	1,291,000,000

7.3 Information of related parties (Continued)

b. Related parties' transactions

Related parties	Nature of transaction	End of quarter VND	Beginning of the year VND
Selling			
Chuong Duong Homeland JSC	Good sold and services rendered	62,807,700,443	195,968,173,803
Chuong Duong - Seriland Building Management Co., Ltd	Good sold and services rendered	61,701,173,492	195,968,173,803
Chuong Duong Trading JSC	Good sold and services rendered	1,102,745,585	-
Chuong Duong Trading JSC	Good sold and services rendered	3,781,366	-
Purchasing			
Chuong Duong Homeland JSC	Goods and services purchased	7,599,278,354	183,643,984,009
Chuong Duong Steel Structure Co., Ltd	Goods and services purchased	1,773,253,589	160,710,373,022
Chuong Duong Steel Structure Co., Ltd	Goods and services purchased	3,335,618,902	7,765,233,591
Chuong Duong - Seriland Building Management Co., Ltd	Goods and services purchased	2,039,508,963	7,400,744,174
Chuong Duong Trading JSC	Goods and services purchased	450,896,900	7,767,633,222
Lending repaid			
Chuong Duong Homeland JSC		-	30,500,000,000
Chuong Duong Trading JSC	Principal	-	30,500,000,000
Financial income			
Chuong Duong Homeland JSC	Interest income on lending	-	2,596,503,019
Chuong Duong Trading JSC	Interest income on lending	-	1,335,730,849
Chuong Duong Trading JSC	Interest income on lending	-	1,260,772,170
Other transactions			
Chuong Duong Homeland JSC	Receiving deposits, payments on behalf	1,497,845,760	2,148,523,933
Chuong Duong Homeland JSC	Receiving deposits, payments on behalf	161,397,760	1,681,953,933
Chuong Duong Steel Structure Co., Ltd	Payments on behalf	1,000,000,000	147,000,000
Chuong Duong - Seriland Building Management Co., Ltd	Payments on behalf	60,000,000	80,000,000
Chuong Duong Trading JSC	Payments on behalf	20,000,000	101,600,000
Chuong Duong Homeland - Da Nang JSC	Payments on behalf	256,448,000	137,970,000
Principal on borrowings received			
Chuong Duong Steel Structure Co., Ltd		-	108,400,000,000
Chuong Duong Trading JSC		-	90,500,000,000
Chuong Duong Trading JSC		-	17,900,000,000
Principal on borrowings paid			
Chuong Duong Homeland JSC		2,800,000,000	75,000,000,000
Chuong Duong Homeland JSC		2,800,000,000	23,000,000,000
Chuong Duong Trading JSC		-	52,000,000,000

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

c. Related party balances

<u>Related parties</u>	<u>End of quarter</u> <u>VND</u>	<u>Beginning of the</u> <u>year</u> <u>VND</u>
<u>Short-term receivables from customers</u>	3,202,980,736	3,202,980,736
Chuong Duong Steel Structure Co., Ltd	3,195,369,436	3,195,369,436
Civil Engineering Construction No.525 JSC	6,122,050	6,122,050
Chuong Duong Trading JSC	1,489,250	1,489,250
<u>Prepayments to sellers in short-term</u>	105,652,710,911	62,900,818,961
Chuong Duong Trading JSC	-	503,266,968
Chuong Duong Number One Co., Ltd	6,477,353,044	6,477,353,044
Chuong Duong Trading JSC	99,175,357,867	55,920,198,949
<u>Short-term receivables from customers</u>	5,806,215,666	4,308,369,906
Chuong Duong Homeland JSC	220,430,640	59,032,880
Chuong Duong Steel Structure Co., Ltd	1,827,000,000	827,000,000
Chuong Duong - Serland Building Management Co., Ltd	140,000,000	80,000,000
Civil Engineering Construction No.525 JSC	1,031,161,800	1,031,161,800
Chuong Duong Trading JSC	2,130,591,226	2,110,591,226
Chuong Duong Homeland - Da Nang JSC	457,032,000	200,584,000
<u>Short-term prepayments from customers</u>	244,416,809,512	179,428,209,542
Chuong Duong Homeland JSC	244,416,809,512	179,428,209,542
<u>Short-term trade payables</u>	35,973,399,298	18,950,992,122
Chuong Duong Homeland JSC	-	10,829,415,734
Chuong Duong Steel Structure Co., Ltd	2,744,662,255	4,913,337,685
Chuong Duong - Serland Building Management Co., Ltd	1,637,101,841	905,852,223
Civil Engineering Construction No.525 JSC	936,553	936,553
Chuong Duong Trading JSC	-	1,949,992,578
Nam Viet Tower JSC	351,457,349	351,457,349
<u>Long-term trade receivables</u>	15,619,620,650	-
Chuong Duong Homeland JSC	15,619,620,650	-
<u>Long-term trade payables</u>	6,476,141,103	4,644,199,194
Chuong Duong - Serland Building Management Co., Ltd	1,831,941,909	-
Civil Engineering Construction No.525 JSC	4,644,199,194	4,644,199,194
<u>Borrowings and finance lease liabilities</u>	92,450,000,000	95,250,000,000
Chuong Duong Homeland JSC	92,450,000,000	95,250,000,000
<u>Other paybles</u>	24,212,931,605	32,012,931,605
Chuong Duong Homeland JSC	16,735,526,781	24,535,526,781
Chuong Duong Steel Structure Co., Ltd	477,404,824	477,404,824
Chuong Duong - Serland Building Management Co., Ltd	7,000,000,000	7,000,000,000

NOTES TO THE SEPERATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 31 March 2026

7.4 Comparative figures

As disclosed in Note 1.5, the Company applies the consolidated financial statements in accordance with Circular 99, effective from 1 January 2026. Accordingly, certain comparative figures in the financial statements have been reclassified to conform with the presentation requirements of the Circular.

The reconciliation between the previously reported figures and the reclassified amounts is as follows:

Items	Code	Statement of financial position as at 01/01/2026	Balance sheet as at 31/12/2025
II. Short-term financial investments	120	447,634,001,934	405,727,001,934
Trading securities	121	908,159,855	908,159,855
Allowance for diminution in value of trading securities	122	(182,839,630)	(182,839,630)
Held-to-maturity investments	123	446,908,681,709	405,001,681,709
III. Short-term receivables	130	691,658,232,261	733,565,232,261
Short-term trade receivables	131	281,331,402,123	281,331,402,123
Short-term advances to suppliers	132	300,949,328,119	300,949,328,119
Short-term loan receivables	135	–	41,907,000,000
Other short-term receivables	136	141,379,353,641	141,379,353,641
Allowance for doubtful short-term receivables	137	(32,001,851,622)	(32,001,851,622)

As of the date of preparing the Financial Statements for the First Quarter of 2026, the Legal Representative of Chuong Duong Corporation, Mr. Nguyen Ngoc Ben, has authorized Mr. Van Minh Hoang – the General Director, to sign the financial statements in accordance with current regulations. This authorization is based on Power of Attorney No. 59A/UQ-DDPL, issued on August 15, 2025."

Comparative figures are the figures on the separate financial statements for the year ended 31 December 2025, audited by CPA Vietnam Auditing Company Limited and the consolidated financial statements for the first quarter of 2026 for the period ended 31/03/2026

Ho Chi Minh City, 30 April 2026

Preparer



Nguyen Thi Kim Ngan

Chief Accountant



Vo Van Giap

General Director



The stamp is red and circular, containing the text: "M.S.D.N. 0303.187-G.T.C", "CÔNG TY CỔ PHẦN CHUÔNG DƯƠNG", and "THÀNH PHỐ HỒ CHÍ MINH". A signature is written over the stamp.

Van Minh Hoang