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CỔ PHẦN
TẬP
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CIENCO4

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CONSOLIDATED FINANCIAL STATEMENTS
CIENCO4 GROUP JOINT STOCK COMPANY
For the financial period ends Sep 30, 2026



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CONSOLIDATED BALANCE SHEET

As of September 30, 2026

Code	ASSET	Explanation	Sep 30, 2026	01/01/2026
	A.		VND	VND
100	CURRENT ASSETS		5.173.765.568.913	5.138.357.434.524
110	I. Cash and cash equivalents	3	145.422.588.595	151.954.778.506
111	1. Money		45.422.588.595	70.186.283.295
112	2. Cash equivalents		100.000.000.000	81.768.495.211
120	II. Short-term financial investments	4	2.091.811.450.590	2.127.491.043.334
123	1. Held to maturity investment		2.230.182.997.887	2.231.376.967.402
124	2. Provision for short-term held-to-maturity investments		(138.371.547.297)	(103.885.924.068)
130	III. Short-term receivables		2.176.949.010.725	2.107.162.865.365
131	1. Short-term trade receivables	5	1.048.135.495.167	1.080.058.094.457
132	2. Short-term seller advance	6	602.882.222.054	587.985.034.452
135	3. Other short-term receivables	8	541.450.630.241	453.371.616.874
136	4. Provision for doubtful short-term receivables		(15.519.336.737)	(14.251.880.418)
140	IV. Inventory	10	740.995.526.255	727.634.511.537
141	1. Inventory		740.995.526.255	727.634.511.537
160	V. Other current assets		18.586.992.748	24.114.235.782
161	1. Expenses awaiting for Short-term Allocation	11	2.921.943.100	3.026.396.907
162	2. Deductible value added tax		12.088.331.155	17.261.910.755
163	3. Taxes and other amounts receivable from the State	20	3.576.718.493	3.825.928.120

CONSOLIDATED BALANCE SHEET

As of Sep 30, 2026

(Next)

Code	ASSET	Explanation	Sep 30, 2026 VND	01/01/2026 VND
200	B. LONG-TERM ASSETS		3.983.180.958.853	4.014.901.073.546
210	I. Long-term receivables		28.856.718.337	27.652.566.817
215	1 Other long-term receivables	8	28.856.718.337	27.652.566.817
220	II. Fixed assets		2.060.237.129.775	2.121.754.566.672
221	1. Tangible fixed assets	12	1.988.949.941.412	2.037.989.265.857
222	- Original price		3.363.796.976.325	3.364.725.933.454
223	- Accumulated depreciation		(1.374.847.034.913)	(1.326.736.667.597)
224	2. Financial lease fixed assets	13	60.809.783.447	73.217.763.180
225	- Original price		92.438.486.354	104.945.638.141
226	- Accumulated depreciation		(31.628.702.907)	(31.727.874.961)
227	3. Intangible fixed assets	14	10.477.404.916	10.547.537.635
228	- Original price		12.818.582.128	12.818.582.128
229	- Accumulated depreciation		(2.341.177.212)	(2.271.044.493)
240	III Investment real estate	15	114.817.263.026	111.977.798.702
241	- Original price		152.637.779.191	146.028.558.568
242	- Accumulated depreciation		(37.820.516.165)	(34.050.759.866)
250	IV Long-term unfinished assets	16	3.308.433.211	17.008.059.189
252	1 Cost of unfinished construction		3.308.433.211	17.008.059.189
260	V. Long-term financial investment	4	509.548.482.111	557.668.793.123
262	1. Investment in joint ventures and associates		233.863.482.111	280.102.560.123
263	2. Investing in other entities		287.066.233.000	287.066.233.000
264	3. Provision		(11.381.233.000)	(9.500.000.000)
270	VI Other long-term assets		1.166.412.932.393	1.787.839.289.043
271	1. Expenses awaiting for longterm allocations	11	1.158.231.780.515	1.169.528.687.478
272	2. Refundable income tax assets	35	854.625.624	1.076.358.786
274	3. Others long-term assets	17	7.326.526.254	8.234.242.779
270	TOTAL ASSETS		9.056.946.527.766	9.153.258.508.070

CONSOLIDATED BALANCE SHEET

As of September 30, 2026

(Next)

Code	CAPITAL SOURCES	Explanation	Sep 30, 2026 VND	01/01/2026 VND
300	C. LIABILITIES PAYABLE		5.051.780.674.225	5.156.605.347.471
310	I. Short-term debt		3.071.076.626.260	3.079.056.936.061
311	1. Short-term trade payables	17	807.764.395.584	812.425.671.069
312	2. Short-term advance payment buyer	18	588.368.122.746	572.419.531.466
313	3. Dividend and profit expenses	19	681.925.089	696.925.089
314	4. Taxes and other payments to the State	20	30.682.046.776	41.017.215.938
315	5. Payable to workers		16.045.362.188	18.264.316.582
316	6. Short-term payable expenses	21	421.942.473.239	416.037.723.145
319	7. Short-term unearned revenue	22	11.715.077.897	16.783.395.674
320	8. Other short-term payables	23	105.185.865.269	104.636.865.445
321	9. Short-term Finance Lease Loans and Debts	24	1.063.890.246.430	1.087.507.680.611
323	10. Bonus and welfare fund		24.801.111.042	9.267.611.042
330	II Long-term debt		1.980.704.047.965	2.077.548.411.410
331	1. Long-term trade payables	18	118.265.362.541	153.076.610.829
337	2. Long-term unearned Revenue	22	625.325.426	2.651.911.462
338	3. Other long-term payables	23	21.222.536.442	21.446.237.300
339	4. Long-term Finance Leases and Loans	24	1.824.428.311.104	1.883.019.179.508
342	5. Deferred income tax payable	35	16.162.512.452	17.354.472.311
400	D. EQUITY		4.005.165.853.541	3.996.653.160.599
410	I. Equity	25	4.005.165.853.541	3.996.653.160.599
411	1. Owner's equity		3.573.007.540.000	3.573.007.540.000
411a	- Common shares with voting rights		3.573.007.540.000	3.573.007.540.000
412	2. Capital surplus		17.028.980.995	17.128.980.995
418	3. Development investment fund		11.958.123.768	10.536.247.316
420	4. Undistributed profit after tax		401.149.413.322	393.970.599.777
420a	-Undistributed profit after tax accumulated to the end of the previous period.		374.970.599.777	312.005.890.648
420b	- Undistributed profit after tax this period.		26.178.813.545	81.964.709.129
429	5. Non-controlling interest		2.021.795.456	2.009.792.511
440	TOTAL CAPITAL		9.056.946.527.766	9.153.258.508.070

Tran Van Khanh
Charist

Phan Sy Hung
Chief Accountant



Nguyen Tuan Huynh
General Director
Hanoi, October 28, 2026

CONSOLIDATED STATEMENT OF PERFORMANCE

Quarter III, 2026

Code	Target	Explanation	Q3, 2026	Q3 2025	Accumulated at Q3, 2026	Accumulated at Q3, 2025	
			VND	VND	VND	VND	
01	1.	Sales and service revenue	27	808.224.835.176	681.873.188.137	2.021.631.765.704	2.178.624.748.895
10	2.	Net revenue from sales and services		808.224.835.176	681.873.188.137	2.021.631.765.704	2.178.624.748.895
11	3.	Cost of goods sold	28	729.317.987.259	578.698.283.901	1.767.164.363.594	1.920.086.789.611
20	4.	Gross profit from sales and service provision		78.906.847.917	103.174.904.236	254.467.402.110	258.537.959.284
21	5.	Financial revenue	29	13.744.923.881	10.886.063.182	41.034.323.759	50.806.617.123
22	6.	Financial costs	30	42.059.078.606	39.187.984.351	118.985.319.827	125.674.349.063
23		In which: Interest expense		37.976.665.162	33.702.209.544	105.556.863.318	97.147.361.460
24	7.	Cost of sales		1.042.030.139	962.458.527	2.781.795.628	2.792.602.050
25	8.	Business management costs	31	31.492.797.426	19.079.466.376	102.909.579.938	81.362.010.781
26	9.	Profit or loss in joint ventures and associates		(10.076.017.215)	(1.541.005.521)	(30.846.715.511)	(25.376.630.599)
30	10.	Net operating profit		7.981.848.412	53.290.057.643	39.978.314.965	74.138.983.914
31	11.	Other income	32	4.050.996.268	2.959.150.965	7.014.638.733	18.323.608.540
32	12.	Other costs	33	1.475.143.688	1.426.142.046	2.431.075.896	2.899.805.025
40	13.	Other profits		2.575.852.580	1.533.008.919	4.583.562.837	15.423.803.515
50	14.	Total accounting profit before tax		10.557.700.992	54.823.066.562	44.561.877.802	89.562.787.429
51	15.	Current Corporate Income Tax Expense	34	5.320.254.033	12.864.155.587	17.996.713.670	23.130.213.393
52	16.	Deferred Corporate Income Tax Expense	35	775.228.882	113.262.545	-	(473.050.868)
60	17.	Profit after tax Corporate income		4.462.218.077	41.845.648.430	26.565.164.132	66.905.624.904
61	18.	Profit after tax of parent company		4.509.305.189	41.900.330.523	26.178.813.545	67.042.333.862
62	19.	Profit after tax of non-controlling shareholders		(47.087.112)	(54.682.093)	386.350.587	(136.708.958)
70	20.	Basic earnings per share	36	12	118	73	188

Tran Van Khanh
Chartist

Phan Sy Hung
Chief Accountant

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CÔNG TY CỔ PHẦN
TẬP ĐOÀN
CIENCO4
NGUYỄN TUẤN HUYNH
General Director
Hanoi, October 28, 2026

CONSOLIDATED STATEMENT OF CASH FLOWS

Accounting Period From 01/01/2026 to 30/09/2026

(By direct method)

Code	INDICATORS	Explanation	Accrued from the Year's beginning to 30/09/2026 VND	Accrued from the Year's beginning to 30/09/2025 VND
I. CASH FLOW FROM OPERATING ACTIVITIES				
01	1.	Revenue from sales, services and other revenues	2.039.395.909.431	1.780.597.561.504
02	2.	Payments to suppliers of goods and services	(1.719.521.540.217)	(1.710.126.891.433)
03	3.	Money paid to workers	(97.853.055.911)	(92.985.471.094)
04	4.	Interest paid	(169.039.804.465)	(176.349.311.165)
05	5.	Corporate Income Tax paid	(32.535.761.002)	(38.030.000.000)
06	6.	Other income from operating activities	57.213.080.207	62.334.456.950
07	7.	Other expenses for business activities	(47.976.205.900)	(41.043.992.074)
20		Net cash flow from operating activities	29.682.622.143	(215.603.647.312)
II. CASH FLOW FROM INVESTING ACTIVITIES				
21	1.	Cash paid for the purchase and construction of fixed assets and other long-term assets	(4.388.737.245)	
22	2.	Proceeds from liquidation, sale of fixed assets and other long-term assets.	1.650.740.994	
23	3.	Money spent on lending and purchasing debt instruments of other entities.	(1.008.459.523.085)	(515.476.460.702)
24	4.	Proceeds from loans and resale of debt instruments of other entities.	962.045.930.875	480.164.199.563
25	5.	Money spent on investment in other entities		(7.785.000.000)
26	6.	Proceeds from capital investment in other entities	15.210.000.0000	
27	7.	Interest income, dividends and profits	35.799.220.130	21.584.109.513
30		Net cash flow from investing activities	1.857.631.669	(21.513.151.626)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
31	1.	Proceeds from issuing shares, receiving capital contributions from owners	-	-
32	2.	Money to return capital to owners, buy back shares issued by the enterprise.	-	-
33	3.	Proceeds from borrowing	1.065.067.606.398	1.036.058.305.922
34	4.	Loan principal	(1.077.726.405.293)	(904.466.785.275)
35	5.	Financial principal repayment	(25.413.644.828)	(25.834.842.587)
36	6.	Dividends, profits paid to owners		-
40		Cash flow from financing activities	(38.072.443.723)	105.756.678.060

CONSOLIDATED STATEMENT OF CASH FLOWS

From 01/01/2026 To 30/09/2026

(By direct method)

(Next)

Code	INDICATORS	Explanation	Accrued from the Year's beginning to 30/09/2026 VND	Accrued from the Year's beginning to 30/09/2025 VND
50	Net Cash Flow During the Year		(6.532.189.911)	(131.360.120.878)
60	Cash and cash equivalents at the beginning of the year		151.954.778.506	225.390.039.246
61	Impact of exchange foreign rate changes on foreign currency conversion		-	-
70	Cash and cash equivalents at year end	3	145.422.588.595	94.029.918.368

Tran Van Khanh
 Charist

Phan Sy Hung
 Chief Accountant



Nguyen Tuan Huynh
 General Director
 Hanoi, October 28, 2026

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter III, 2026

1. CHARACTERISTICS OF BUSINESS ACTIVITIES

1.1 Form of capital ownership

CIENCO4 Group Joint Stock Company was established under Decision No. 2601/QĐ-BGTVT dated August 22, 2007 of the Ministry of Transport, an enterprise equitized from Traffic Construction One Member Limited Liability Company 4. The Cienco4 Group officially operates under the model of a Joint Stock Company according to the Certificate of Business Registration of Joint Stock Company No. 2900324850, first issued on November 5, 2010 and changed for the 15th time on August 25, 2025.

The Cienco4 Group's headquarters is located at: 10th & 11th Floor, ICON4 Building, 243A De La Thanh Street, Lang Ward, Hanoi City, Vietnam.

The Cienco4 Group's charter capital is VND 3,573,007,540,000 (In words: Three thousand five hundred seventy-three billion seven million five hundred forty thousand Dong), equivalent to 357,300,754 shares, with a par value of VND 10,000 per share.

The total number of employees of The Cienco4 Group as of September 30, 2026 is: 440 people (As of January 1, 2026: 464 people).

1.2 Business field: Construction of railway and road works.

1.3 Business Line

The Cienco4 Group's main activities are:

- Construction of railway and road works;
- Installation of water supply, drainage, heating and air conditioning systems;
- Site preparation;
- Electrical installation;
- Construction of all kinds of houses;
- Manufacture of concrete and products from cement and plaster;
- Manufacture of metal components;
- Repair and rental of machinery, equipment, offices;
- Investing in transport infrastructure projects, small hydropower plants and other infrastructure in the form of BOT, BT, BOO;
- Related technical activities and consulting;
- Architectural activities: Design and construction of bridges and roads; Design of construction drawings for bridges and roads; Geological and water resource exploration activities; Survey and consulting services for civil, traffic and irrigation works (excluding design services); Geodetic survey of works; Consulting on geological survey of works; Supervision of construction and completion of bridges and roads.
- Construction of other civil engineering works.

- Management consulting activities.

1.4 The operation of the Group in the period that affects to the consolidated financial statement.

During the period, major construction Packages—such as XL01 (Bung – Van Ninh), XL01 (Hau Giang – Ca Mau), and packages 4.6 and 4.7 of the Long Thanh International Airport Project are nearly completed, with only small quantities remaining for final settlement. Meanwhile, new construction Packages have not created significant revenue. Consequently, revenue from construction contracts decreased by VND 322.40 billion (a 23.75% decline), the original cost of these activities decreased with the amount of VND 355.23 billion accordingly (a 28.25% decline) in comparison with the same period of last year. Furthermore, revenue from BOT (Build-Operate-Transfer) toll collection operations was declined sharply of VND 20.47 billion (a 21.93% decrease) in comparison with the previous period; as the result of the reduction in traffic volume at toll stations, vehicles used the Dien Chau – Bai Vot expressway section alternatively. The original cost for these BOT operations decreased by VND 5.18 billion (a 9.20% decline). The decrease in these major business activities was the primary reason for the VND 0.74 billion (2.12%) decrease in accounting profit before tax in comparison with the previous period.

1.5 Corporate structure

The Cienco4 Group has subsidiaries whose financial statements are consolidated as at 30 September 2026, including:

Company name	Address	Rate of Benefit	Voting ratio	Main business activities
CIENCO4 Land Investment Joint Stock Company	10 th Floor, ICON4 Building, 243A De La Thanh, Lang Ward, Hanoi	68.88%	68.88%	Real estate business, land use rights owned, used or rented.
Green Tea Islands Joint Stock Company	No. 29, Quang Trung Street, Thanh Vinh Ward, Nghe An	100%	100%	Transportation business, tourism services
Shanghai Investment Co., Ltd.	No.61, Nguyen Truogn To Street, Thanh Vinh Ward, Nghe An	100%	100%	Construction works
Educational Equipment Joint Stock Company 2	136 Le Van Duyet, Gia Dinh Ward, Ho Chi Minh City	99.01%	99.01%	Educational equipment and materials business

Joint ventures and associates are accounted for using the equity method in The Cienco4 Group's Consolidated Financial Statements: See note 04.

Comparability of information in consolidated financial statements.

The information in the consolidated financial statements has been consistently presented by The Cienco4 Group and is comparable between financial years.

2. ACCOUNTING POLICY AND REGIMES APPLIED AT THE CIENCO4 GROUP

2.1. Accounting period, currency used in accounting

The Cienco4 Group's annual accounting period according to the calendar year begins on January 1 and ends on December 31 of each year.

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

2.2. Applicable accounting standards and regimes

Applicable accounting regime.

The Cienco4 Group applies the enterprise accounting regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance, Circular No. 202/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and the Circular No. 43/2026/TT-BTC dated April 20, 2026 on amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC guiding the method of preparing and presenting consolidated financial statements.

Statement on compliance with accounting standards and accounting regimes

The Cienco4 Group has applied Vietnamese accounting standards and standard guidance documents issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard, circulars guiding the implementation of standards and current corporate accounting regimes being applied.

2.3. The change in accounting policy and application

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC, providing guidance on the enterprise accounting regime which replaces the Ministry of Finance's Circular No. 200/2014/TT-BTC dated December 22, 2014 and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amended and supplemented certain articles of Circular No. 200/2014/TT-BTC. On April 20, 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC, amending and supplementing certain articles of the Ministry of Finance's Circular No. 202/2014/TT-BTC dated December 22, 2014, which provides guidance on the preparation and presentation of consolidated financial statements. This Circular is effective for financial years beginning on or after January 1, 2026.

The Group has applied non-retrospective adjustments to its accounting policies following the initial application of the provisions in Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. These Circulars also required for the change in the presentation of certain items in the financial statements. Comparative figures have been adjusted in compliance with the presentation of the current period and the relevant requirements of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC.

2.4. Basis for preparing consolidated financial statements

The consolidated financial statements of The Cienco4 Group are prepared on the basis of consolidating the separate financial statements of The Cienco4 Group and the financial statements of the subsidiary controlled by The Cienco4 Group (the subsidiary) prepared for the financial year ended 31 December each year. Control is achieved where The Cienco4 Group has the power to govern the financial and operating policies of an investee company so as to obtain benefits from its activities.

The financial statements of subsidiaries are prepared using accounting policies that are consistent with those of The Cienco4 Group. Where necessary, adjustments are made to the financial statements of subsidiaries to ensure consistency of accounting policies used by The Cienco4 Group and its subsidiaries.

Significant balances, income and expenses, including unrealized gains or losses arising from intra-group transactions, are eliminated in consolidation of the financial statements.

Non-controlling interest

Non-controlling interest is the share of non-controlling owners in the profit or loss and net assets of the subsidiary.

2.5. Accounting estimates

The preparation of consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese corporate accounting regime and legal regulations relating to the preparation and presentation of consolidated financial statements requires the Board of Directors to make estimates and assumptions that affect the amounts of assets, liabilities and disclosure of contingent assets and liabilities at the end of the financial year as well as the amounts of revenue and expenses during the financial year.

Estimates and assumptions that have a material effect on the consolidated financial statements include:

- Provision for doubtful debts;
- Estimated useful life of fixed assets;
- Estimate the time period for allocating prepaid expenses;
- Classification and provision of financial investments;
- Estimated allocation of goodwill;
- Provision for inventory decline;
- Estimated corporate income tax.

Estimates and assumptions are regularly evaluated based on past experience and other factors, including future assumptions that have a material impact on The Cienco4 Group's consolidated financial statements and are considered reasonable by The Cienco4 Group's Board of Directors.

2.6. Foreign currency transactions

Foreign currency transactions during the fiscal year are converted into Vietnamese Dong at the actual exchange rate on the transaction date.

The actual transaction exchange rate when re-evaluating foreign currency items at the time of preparing the consolidated financial statements is determined according to the following principles:

- For items classified as assets, apply the foreign currency buying rate of the commercial bank where The Cienco4 Group regularly conducts transactions;
- For foreign currency deposits, the buying rate of the bank where The Cienco4 Group opens its foreign currency account is applied;
- For items classified as liabilities, apply the foreign currency selling rate of the commercial bank where The Cienco4 Group regularly conducts transactions.

All actual exchange differences arising during the year and differences arising from revaluation of foreign currency monetary items at the date of preparation of consolidated financial statements are recorded in the business results of the fiscal year.

2.7. Cash and cash equivalents

Cash includes cash in hand and non-term bank deposits.

Cash equivalents are short-term investments with a recovery period of no more than 03 months from the investment date, are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

2.8. Commercial advantage

Goodwill or gain from bargain purchase is determined as the difference between the cost of the investment and the fair value of the identifiable net assets of the subsidiary at the date of acquisition held by the parent company (when the parent company holds control of the subsidiary). The gain from bargain purchase (if any) will be recognized in the consolidated statement of income. Goodwill is amortized into expenses on a straight-line basis over its estimated useful life of 10 years. Periodically, The Cienco4 Group will assess the impairment of goodwill in the subsidiary. If there is evidence that the amount of goodwill lost is greater than the annual allocation, the amortization will be made according to the amount of goodwill lost in the year of emergence.

2.9. Financial investments

Held-to-maturity investments include: Term bank deposits held to maturity with the aim of earning annual interest.

In the consolidated financial statements, investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recorded in the consolidated balance sheet at cost and then adjusted for changes in The Cienco4 Group's share of the net assets of the associate after acquisition. Goodwill arises from the investment in an associate is included in the carrying amount of the investment. The Cienco4 Group does not amortize this goodwill but assesses it annually for impairment.

For adjusting the value of investments in joint ventures and associates from the date of investment to the beginning of the reporting year, The Cienco4 Group shall perform as follows:

For the adjustment to the Business Performance Report of previous years, The Cienco4 Group adjusts to Undistributed Profit after tax according to the net accumulated adjustment amount up to the beginning of the reporting year.

For the adjustment due to the difference in asset revaluation and exchange rate difference recorded in the Balance Sheet of previous years, The Cienco4 Group determines the adjustment to the corresponding items on the Balance Sheet according to the net cumulative adjustment amount.

For the adjustment of the value of the investment in a joint venture or associate arising during the year, The Cienco4 Group excludes the preferred dividends of other shareholders (if the preferred shares are classified as equity); the expected amount of deductions for the bonus and welfare fund of the joint venture or associate; the profit related to the transaction of the joint venture or associate contributes capital or selling assets to The

Cienco4 Group before determining The Cienco4 Group's ownership in the profit or loss of the joint venture or associate in the reporting year. The Cienco4 Group then adjusts the value of the investment corresponding to the ownership in the profit or loss of the joint venture or associate and immediately records it in the consolidated business performance report.

The financial statements of the associates are prepared for the same reporting year as The Cienco4 Group and using consistent accounting policies with The Cienco4 Group. Where necessary, adjustments have been made to ensure consistency with The Cienco4 Group's accounting policies.

Investments in joint venture companies to implement BOT projects will be gradually recovered through profits shared from these companies. specific:

For Yen Lenh BOT Limited Liability Company:

- For the Yen Lenh Bridge Construction Project: The estimated toll collection period is 14 years, 06 months and 02 days, starting from March 1, 2005 to September 2, 2019, the toll collection period to generate profit is 18 months after full capital recovery. Currently, the above BOT Contract has not been finalized and the assets formed from the BOT project are still being managed by the Ministry of Transport to Yen Lenh BOT Limited Liability Company;
- For the Additional Section Project from Yen Lenh to Vuc Vong Intersection: The estimated toll collection period is 10 years 00 months 00 days, starting from December 9, 2016 to December 9, 2026. The project currently does not have a specific capital recovery plan.

Currently, the relevant Parties is negotiating to sign the Appendix of the Contract that amending and supplementing the Contract No. 52002/GTVT-KHDT dated 11 May 2002 and the other Contract Appendix in connection to toll collection period of this Project and other issues.

- For the BOT National Highway 1A Two-Member Limited Liability Company CIENCO4 - TCT319: The expected price collection period is 21 years and 09 months, from March 5, 2015. The project currently has no specific capital recovery plan.
- For Thai Nguyen-Cho Moi BOT Limited Liability Company: The estimated toll collection period is 25 years and 04 months, starting from January 25, 2018. The project currently has no specific capital recovery plan.

Investments in equity instruments of other entities include: investments in equity instruments of other entities that do not have control, joint control or significant influence over the investee. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less provision for investment value reduction.

Provisions for investment depreciation are made at the end of the year as follows:

- For trading Securities Investments: the provision is made based on the difference of the original cost of investments recorded in the accounting ledgers which is greater than their market value at the time of provisioning.

- For long-term investments (not classified as trading securities) and without significant influence on the investee: if the investment is in listed shares or the fair value of the investment is reliably determined, the provision is based on the market value of the shares; if the investment's fair value cannot be determined at the reporting date, the provision is based on the financial statements at the time of provisioning of the investee.
- For investments held to maturity: based on the recoverability, provision for doubtful debts is established according to the provisions of law.

2.10. Accounts receivable

Receivables are monitored in detail by receivable term, receivable entity, original currency, and other factors according to the Company's management needs. Receivables are classified as short-term and long-term in the consolidated financial statements based on the remaining term of receivables at the reporting date.

Provision for doubtful debts is made for the following items: overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that are not yet due for payment but are unlikely to be recovered. In particular, the provision for overdue receivables is made by The Cienco4 Group based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that are not yet due for payment but the debtor has gone bankrupt or is in the process of dissolution, missing, absconding or the expected level of loss that may occur.

2.11. Inventory

Inventories are initially recorded at cost, which includes purchase costs, processing costs and other directly attributable costs incurred in bringing the inventories to their present location and condition at the time of initial recognition. After initial recognition, at the time of preparing financial statements, if the net realizable value of the inventory is lower than the cost price, the inventory is recorded at net realizable value.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs of completion and estimated costs to make the sale.

Inventory value is determined by the specific identification method.

Inventories are accounted for using the perpetual inventory method.

Method for determining the value of unfinished products at the end of the year: Unfinished production and business costs are collected for each revenue project that has not been completed or has not recorded, corresponding to the amount of unfinished work at the end of the year.

Provision for inventory devaluation is made at the end of the year based on the difference between the original cost of inventory and the net realizable value.

2.12. Fixed assets and financial leased fixed assets

Tangible fixed assets and intangible fixed assets are initially recorded at cost. During use, tangible fixed assets and intangible fixed assets are recorded at cost, accumulated depreciation and residual value.

Value after initial recognition

If these expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of a tangible fixed asset beyond its inherently assessed standard of performance, the expenditures are capitalized as an additional cost of the tangible fixed asset. Other expenditures incurred after the fixed asset has been put into operation, such as repairs, maintenance and overhaul costs, are recognized in the consolidated statement of income in the year in which the expenditures are incurred.

Leased fixed assets are recorded at their original cost at their fair value or the present value of the minimum lease payments (if the fair value is higher than the present value of the minimum lease payments) plus initial direct costs incurred in connection with the lease (excluding VAT). During use, leased fixed assets are recorded at their original cost, accumulated depreciation and residual value. Depreciation of leased fixed assets is deducted based on the lease term according to the contract and included in production and business costs, ensuring adequate capital recovery.

Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

- Houses, buildings	06 - 25	Year
- Other machinery and equipment	05 - 07	Year
- Means of transport	06 - 07	Year
- Office equipment	03 - 06	Year
- Other assets	03-05	Year
- Land use rights	30-50	Year
- Indefinite land use rights	No depreciation	
- Management software	03	Year

The Vinh City Bypass BOT Branch depreciates at the corresponding rate of actual annual revenue generated in accordance with the toll collection exploitation period of the BOT Project according to Official Dispatch No. 10136 dated July 24, 2015 of the Ministry of Finance, appendix to contract No. 06/PLHD-2177/GTVT-KHDT dated July 25, 2019 with the Ministry of Transport, in accordance with the provisions of Circular 147/2016/TT-BTC dated October 13, 2016 on amending and supplementing a number of articles of Circular 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance guiding the management, use and depreciation of fixed assets.

2.13. Investment real estate

Investment properties are initially recorded at cost.

For investment real estate for operating lease, it is recorded at original cost, accumulated depreciation and residual value. In which, depreciation is calculated using the straight-line method with the estimated depreciation period as follows:

- Houses, buildings	42 years
- Land use rights	05 years

2.14. Cost of unfinished construction

Construction in progress represents fixed assets under purchase and construction that have not been completed as at the balance sheet date and is stated at cost. This includes costs for construction, installation of machinery and equipment and other direct costs.

2.15. Operating lease

Operating leases are leases of fixed assets in which considerably all the risks and rewards of ownership of the asset remain with the lessor. Payments made under operating leases are charged to the income statement on a straight-line basis over the lease term.

2.16. Business Cooperation Contract (BCC)

A business cooperation contract (BCC) is a contractual agreement between two or more parties to jointly carry out an economic activity without forming an independent legal entity. This activity may be jointly controlled by the capital contributors under the joint venture agreement.

Business contract cooperation between The Cienco4 Group and Southern Rubber Industry Joint Stock Company jointly manage and operate the office building at 180 Nguyen Thi Minh Khai, District 3, Ho Chi Minh City. The parties participating in the joint venture jointly open detailed accounting books on the same accounting system to record and reflect in their Financial Reports the following contents:

- Equity contribution to jointly controlled assets, classified according to the nature of the assets;
- Liabilities incurred separately by each party contributes capital to the joint venture;
- The portion of the liability arises jointly with other joint venture partners from the operations of the joint venture;
- Income from the sale or use of the joint venture's share of the output together with the joint venture's share of the expenses incurred from the joint venture's operations;
- Expenses incurred in connection with joint venture capital contribution.

2.17. Prepaid expenses

Expenses incurred related to the business performance of many fiscal years are recorded as prepaid expenses to be gradually allocated to the business performance in the following fiscal years.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each fiscal year is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria.

The Cienco4 Group's prepaid expenses include:

- Prepaid expenses for office and head office rental are one-time prepayments under the lease contract. These expenses are allocated to the consolidated income statement using the straight-line method over the term of the lease contract.
- Tools and supplies include assets held by The Cienco4 Group for use in the normal course of business, with an original cost of each asset of less than VND30 million and therefore not eligible for

recognition as fixed assets under current regulations. The original cost of tools and supplies is amortized on a straight-line basis over a period of 01 to 03 years.

- Interest expenses of the Vinh City Bypass BOT Project are allocated in proportion to the actual annual revenue generated in accordance with the toll collection and capital recovery period of the BOT Project according to Official Dispatch 2631/BTC/CST dated February 26, 2016 of the Ministry of Finance.
- Major repair costs for the Nam Ben Thuy - Ha Tinh BOT Project: allocated over 4-5 years from the time that the repair costs are incurred, based on the Financial Plan;
- Other prepaid expenses are recorded at historical cost and are amortized using the straight-line method over their useful lives from 01 to 03 years.

2.18. Accounts Payable

Payables are monitored by payment term, payable entity, original currency and other factors according to the management needs of The Cienco4 Group. Payables are classified as short-term and long-term in the consolidated financial statements based on the remaining term of the payables at the reporting date.

2.19. Dividends and profits payable

Dividends and profits payable (in the form of cash or non-monetary assets) are recognized when an enterprise has no right to avoid the obligation to pay such dividends or profits to its shareholders or capital-contributing members, in accordance with relevant legal regulations.

The time of recognition occurs when when an enterprise has no right to avoid the obligation to pay such dividends or profits to its shareholders, following the announcement of a dividend distribution by the Board of Directors and the notification of the date for determining shareholders entitled to receive dividends issued by the Vietnam Securities Depository and Clearing Corporation.

2.20. Borrowings and finance lease liabilities

The value of a finance lease liability is the total amount payable, calculated based on the present value of the minimum lease payments or the fair value of the leased asset.

Borrowings and finance lease liabilities are supervised for individual lender, specific loan agreement, and repayment term. When borrowings or lease liabilities are denominated in foreign currencies, they must be tracked in detail according to the original currency.

2.21. Borrowing costs

Borrowing costs are recognized as production and business expenses in the year when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans for the construction of fixed assets, investment real estate, interest is capitalized even when the construction period is less than 12 months.

2.22. Cost to Pay

Payables for goods and services received from sellers or provided to buyers in the reporting year but not actually paid and other payables such as loan interest payable and contract guarantee costs payable are recorded in production and business expenses of the reporting year.

Accounting for payable expenses into production and business expenses during the year must be carried out according to the principle of matching between revenue and expenses incurred during the year. Payable expenses will be settled with the actual expenses incurred. The difference between the provision and actual expenses will be reversed.

2.23. Unearned Revenue

Unearned revenue includes revenue received in advance from leasing offices, premises and profits from resale of finance leased fixed assets.

Unearned revenue is transferred to sales and service revenue at the amount determined appropriately for each fiscal year.

2.24. Equity

Owner's equity is recorded at the actual capital contributed by the owner.

Share premium reflects the difference between the par value, direct costs associated with the issuance of shares and the issue price of shares (including cases of re-issuance of treasury shares) and can be a positive surplus (if the issue price is higher than the par value and direct costs associated with the issuance of shares) or a negative surplus (if the issue price is lower than the par value and direct costs associated with the issuance of shares).

Undistributed earnings after tax reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or loss handling of The Cienco4 Group.

2.25. Revenue

Revenue is recognized when it is probable that the economic benefits will flow to The Cienco4 Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, rebates and sales returns.

The following specific recognition criteria must also be met when revenue is recognized:

Sales revenue

- The significant risks and rewards of ownership of the product or goods have been transferred to the buyer;
- The Cienco4 Group no longer holds the right to manage the goods as the owner of the goods or the right to control the goods.

Service revenue

- Determine the portion of work completed as of the date of the Consolidated Balance Sheet.

Construction contract revenue

Construction contracts stipulate that contractors are paid according to the value of the performed volume. When the results of the construction contract are reliably determined and confirmed by the customer, revenue and expenses related to the contract are recorded corresponding to the completed work confirmed by the customer in the year reflected on the issued invoice.

Financial revenue

Revenue arising from interest, cash, dividends, distributed profits and other financial revenue is recorded when both (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- Revenue is determined with relative certainty.

Dividends and profits are recognized when The Cienco4 Group is entitled to receive dividends or profits from capital contributions.

2.26. Cost of goods sold and services rendered

Cost of goods sold and services provided is the total cost incurred of goods, materials sold and services provided to customers during the year, recorded in accordance with the revenue generated during the year and ensures compliance with the principle of prudence. Cases of material loss exceeding the norm, costs exceeding the normal norm, lost inventory after deducting the responsibility of the relevant collective or individual... are fully and promptly recorded in the cost of sold goods during the year.

The cost of construction contracts is recognized corresponding to revenue based on the completed construction volume that has been accepted by the investor. The percentage of the cost of construction contracts is determined for each project and project item based on estimates by the Board of Directors in accordance with each contract package and will be adjusted when the contract package is approved for final settlement by the investor.

2.27. Financial costs

Expenses recorded in financial expenses include:

- Costs or losses related to financial investment activities;
- Borrowing costs;
- Provision for loss of investment in other units, loss of selling foreign currency, ect.

The above amounts are recorded at the total amount incurred during the year, without offsetting against financial operating revenue.

2.28. Sales expenses

Sales expenses reflect the actual costs incurred during the process of selling products, goods, or providing services. Sales expenses primarily include: salaries for sales staff; costs of raw materials, supplies, and tools; depreciation of fixed assets used for sales activities; provisions for product or goods warranties; provisions for construction project warranties; costs of purchasing services; and other expenses.

2.29. Enterprise administrative expenses

Administrative expenses reflect the Group's overall management costs, primarily including: salaries for administrative staff; social insurance, health insurance, trade union contributions, and unemployment insurance for administrative staff; office supplies and tools; depreciation of fixed assets used for general administrative purposes; provisions for doubtful receivables; provisions for restructuring; costs of externally purchased services; and other expenses.

2.30. Sale and liquidation of fixed assets

Income from the sale or liquidation of fixed assets is recorded in the consolidated statement of performance when the significant risks and benefit of ownership have been transferred to the buyer.

Gains or losses arising from the sale or liquidation of fixed assets are determined as the difference between the revenue and cost relating to the sale of fixed assets and the remaining value of the fixed assets. Such gains or losses are presented on a net basis in the statement of performance in the period.

2.31. Corporate income tax

a) Deferred income tax assets and Deferred income tax liabilities.

Deferred income tax assets are determined based on the total of deductible temporary differences and the carry-forward of unused tax losses and unused tax credits. Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred income tax assets and deferred income tax liabilities are determined at current corporate income tax rates.

Deferred tax assets are recognized only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilized. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Deferred tax assets and deferred tax liabilities are offset in preparing the Balance Sheet.

b) Current corporate income tax expense and Deferred corporate income tax expense

Tax expense is determined on the basis of taxable income in the year and corporate income tax rate in the current fiscal year.

Deferred corporate income tax expense is determined on the basis of deductible temporary differences, taxable temporary differences and corporate income tax rates.

Do not offset current corporate income tax expense against deferred corporate income tax expense.

c) Tax incentives

Vinh City Bypass BOT Branch enjoys corporate income tax incentives for income from BOT projects according to the guidance in Decree 24/2007/ND-CP and Decree 78/2007/ND-CP, accordingly the Branch is exempted from tax for 4 years starting from 2007, reduced by 50% of tax payable in the next 9 years starting from 2011, applying a tax rate of 10% for the entire project duration.

d) Current year corporate income tax rate

For the fiscal year ending September 30, 2026, The Cienco4 Group is subject to the following corporate income tax rates:

- 10% tax rate on income from BOT project Vinh city bypass
- Tax rate of 20% on income from construction and other activities.

2.32. Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributed to shareholders owning common shares of The Cienco4 Group (after adjusting for the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of common shares outstanding during the year.

2.33. Stakeholders

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. The Cienco4 Group's related parties include:

- Enterprises that directly or indirectly through one or more intermediaries control, or are controlled by, or are under common control with The Cienco4 Group, including parent companies, subsidiaries and associates;
- Individuals who directly or indirectly hold voting power of The Cienco4 Group and have significant influence over The Cienco4 Group, key management personnel of The Cienco4 Group, close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.
- Other individuals and enterprises are determined as the relevant Parties in accordance with the current regulation.

In considering each possible related party relationship for the preparation and presentation of the consolidated financial statements, The Cienco4 Group pays attention to the substance of the relationship rather than its legal form.

2.34. Parts information

A segment is a distinguishable component of The Cienco4 Group that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment). Such a segment is subject to risks and rewards that are different from those of other segments.

Segment information is prepared and presented in accordance with the accounting policies applied to the preparation and presentation of The Cienco4 Group's financial statements in order to help users of the financial statements understand and evaluate The Cienco4 Group's operations comprehensively.

3. CASH AND CASH EQUIVALENTS

	September 30, 2026	01/01/2026
	VND	VND
Cash	15.360.959.280	13.300.927.105
Non-term bank deposits	30.061.629.315	56.523.356.190
Cash in Transfer		362.000.000
Cash equivalents	100.000.000.000	81.768.495.211
	145.422.588.595	151.954.778.506

- (i) As of September 30, 2026, cash equivalents in the form of time deposits from 1 month to 3 months with a value of VND 100.000.000.000 are deposited at Vietnam Investment and Development Bank - Nghe An Branch with interest rates from 2.1%/year to 6%/year.

4. FINANCIAL INVESTMENTS

A) Held-to-maturity investments

	Original price	June 30, 2026	Preventive	Original price	01/01/2026	Preventive
	VND	Recoverable	VND	VND	Recoverable	VND
Short term investment						
Term	72.495.632.000	72.495.632.000	-	71.241.683.335	71.241.683.335	-
deposits (i)						
Short term	2.157.687.365.887	2.019.315.818.590	(138.371.547.297)	2.160.135.284.067	2.056.249.359.999	(103.885.924.068)
lease (ii)						
	2.230.182.997.887	2.091.811.450.590	(138.371.547.297)	2.231.376.967.402	2.127.491.043.334	(103.885.924.068)

- (i) As of September 30, 2026, time deposits of 6 to 12 months with a value of VND 72.495.632.000 were held at Vietnam Foreign Trade Commercial Bank - Vinh Branch, Vietnam Investment and Development Bank - Nghe An Branch and Loc Phat Vietnam Commercial Bank with interest rates ranging from 3.4%/year to 6.0%/year.
- (ii) The short term lease is reclassified in accordance with the Circular No.99/2025/TT-BTC issued on 27 October 2025 by Ministry of Finance.

CIENCO4 Group Joint Stock Company

ICON4 Building, 243A De La Thanh, Lang Ward, Hanoi

Consolidated financial statements For the financial period ended September 30, 2026

4 FINANCIAL INVESTMENTS

b) Investment in joint ventures and associates

			September 30, 2026			1/1/2026		
	Address	Rate of Benefit	Voting rights ratio	Book value under equity method	Rate of Benefit	Voting rights ratio	Book value under equity method	
		%	%	VND	%	%	VND	
Investment in Associates				29,904,520,921			30,086,883,423	
- CIENCO4 Consulting Joint Stock Company	No 3 Bui Duong Lich, Vinh Hung Ward, Nghe An	37.50%	37.50%	3,035,212,892	37.50%	37.50%	3,035,212,892	
- 415 Construction and Investment Joint Stock Company	No 37 Dao Duy Anh, Phu Nhuan, Ho Chi Minh City	49.00%	49.00%	10,338,860,090	49.00%	49.00%	10,338,860,090	
- 412 Construction and Investment Joint Stock Company	No 29 Quang Trung, Thanh Vinh Ward, Nghe An	49.00%	49.00%	6,960,233,335	49.00%	49.00%	6,949,964,429	
- 422 Construction and Investment Joint Stock Company	No 29 Quang Trung, Thanh Vinh Ward, Nghe An	49.00%	49.00%	6,988,832,529	49.00%	49.00%	6,969,693,672	
- 499 Construction and Investment Joint Stock Company	No 230, 7A street, 17 Area, An Lac Ward, Ho Chi Minh City	34.00%	34.00%	122,083,246	34.00%	34.00%	122,083,246	
- CIENCO4 Japan Bridge JSC	10 Floor, ICON4 Building, No 243A, La Thanh, Lang Ward, Ha Noi	49.67%	49.67%	2,459,298,829	49.67%	49.67%	2,671,069,094	
Investment in Joint Ventures				203,558,961,190			250,015,676,700	
- Yen Lech Bridge BOT Limited Liability Company (ii)	Chu Manh Trinh Street, Son Nam Ward, Hung Yen, Viet Nam	30.00%	50.00%	9,197,981,873	30.00%	50.00%	28,667,509,493	
- BOT National Highway 1A Two-Member Limited Liability Company CIENCO4 - TCT319	Hoang Mai toll station, Hoang Mai ward, Nghe An	51.00%	50.00%	35,501,411,493	51.00%	50.00%	61,472,011,242	
- Thai Nguyen Cho Moi BOT Limited Liability Company	Km 76+100, National Highway 3, Quan Trieu Ward, Thai Nguyen	49.31%	33.34%	159,259,567,824	49.31%	33.34%	159,876,155,960	
				233,863,482,111			286,102,560,123	

4. FINANCIAL INVESTMENTS

C) Investing capital in other units

September 30, 2026				01/01/2026		
	Original price	Recoverable	Preventive	Original price	Recoverable	Preventive
	VND	VND	VND	VND	VND	VND
Investment in other entities						
1. 246 Traffic Construction Joint Stock Company	1.881.233.000		(1.881.233.000)	1.881.233.000	1.881.233.000	-
1-Phuc Thanh Hung Investment Joint Stock Company (iii)	229.500.000.000	229.500.000.000	-	229.500.000.000	229.500.000.000	-
1. Quang Tri Airport Limited Liability Company (iv)	46.185.000.000	46.185.000.000	-	46.185.000.000	46.185.000.000	-
1. 407 Joint Stock Company	5.700.000.000		(5.700.000.000)	5.700.000.000		(5.700.000.000)
1. 414 Joint Stock Company	3.800.000.000		(3.800.000.000)	3.800.000.000		(3.800.000.000)
	287.066.233.000	275.685.000.000	(11.381.233.000)	287.066.233.000	277.566.233.000	(9.500.000.000)

(i) Thai Nguyen – Cho Moi BOT Company Limited is a project enterprise established to implement the Thai Nguyen – Cho Moi BOT Project, which includes two component projects: the new investment in the road from Thai Nguyen to Cho Moi and the investment in the renovation and upgrading of National Highway 3. The entire project has been completed and put into operation, but currently only one road component, the new investment component, is collecting service fees. The renovation and upgrading component of National Highway 3 has not yet implemented service fee collection, as planned, due to unresolved issues between investors, localities, and management agencies. Currently, the Government is in the process of drafting a decree detailing the handling of obstacles in BOT transportation projects (including the Thai Nguyen – Cho Moi BOT Project). Accordingly, the Project is proposing that the State pay compensation costs and terminate the contract early. After the Decree is officially issued and the State acquires the project, terminating the BOT contract, the Group will comprehensively address all issues related to Thai Nguyen - Cho Moi BOT Company Limited (including the loan mentioned in Explanation No. 07...).

(ii) The Group has used the profits distributed from Yen Le Bridge BOT Company Limited to recover its investment capital starting from 2016. The cumulative recovered investment capital as of June 30, 2026 is VND 23,870,000,000 for Phase 1 of the Project - Construction of Yen Le Bridge and VND 25,145,000,000 for Phase 2 of the Project - Investment in upgrading National Highway 38 section from Yen Le Bridge to Vuc Vong intersection (see also accounting policy for capital contribution to BOT project investment units in Note 2.8). As of September 30, 2026, the balance of this investment relates to Phase 2 of the Project - Additional section from Yen Le Bridge to Vuc Vong intersection.

(iii) In implementation of Resolution No. 01/2021/NQ-HDQT dated January 12, 2021, of the Board of Directors of CIENCO4 Group, the Group participated in contributing capital to establish Phuc Thanh Hung Investment Joint Stock Company to implement the Dien Chau – Bai Vot section of the project to build several sections of

the North-South East Expressway in the 2017-2020 period. According to Resolution No. 70/2022/NQ-DHĐCĐTN2022 of the General Meeting of Shareholders of Phuc Thanh Hung Investment Joint Stock Company dated June 16, 2022, the total equity capital committed by shareholders until the completion of the project is VND 1,530,000,000,000. Of which, the Group contributed VND 229,500,000,000. As of September 30, 2026, the Group has fully contributed its committed capital.

Currently, the Dien Chau - Bai Vot expressway project has officially started collecting tolls to recover investment capital as stipulated in the BOT contract signed with the Ministry of Transport (now the Ministry of Construction). During the year, Phuc Thanh Hung Joint Stock Company has not yet distributed profits to recover investment capital for the investor.

(iv) In accordance with Resolution No. 22/2023/NQ-HĐQT dated December 11, 2023, of the Board of Directors of CIENCO4 Group, the Group participated in contributing capital to establish Quang Tri Airport Company Limited to implement component project 2 - airport construction under the Quang Tri Airport construction investment project. The total equity capital committed by shareholders until the completion of the project is VND 307,900,000,000. Of which, the Group contributed VND 46,185,000,000. As of September 30, 2026, the Group has contributed the full committed capital.

The Group has not yet determined the fair value of these financial investments because Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System do not provide specific guidance on determining fair value.

Investment in other entities

Details of The Cienco4 Group's other long-term investment companies as at September 30, 2026 are as follows:

Name of the company receiving investment	Place of establishment and operation	Rate of Benefit	Voting ratio	Main business activities
246 Traffic Construction Joint Stock Company	14th Floor, ICON4 Building, No. 243A, De La Thanh, Lang Ward, Hanoi.	14.529 %	14.529 %	Construction of works, traffic infrastructure
Phuc Thanh Hung Investment Joint Stock Company	Thuong Khe, Hung Nguyen, Nghe An Province.	15.00%	15.00%	Construction of works, traffic infrastructure
Quang Tri Airport Limited Liability Company	Quang Tri Airport, Xuan Lam village, Cua Viet commune, Quang Tri province, Vietnam.	15.00%	15.00%	Construction of works, traffic infrastructure
414 Joint Stock Company	No.19, No. 1043 Giai Phong, Hoang Mai Ward, Hanoi.	19.00%	19.00%	Construction of works, traffic infrastructure
407 Joint Stock Company	No.19, No. 1043 Giai Phong, Thinh Liet Ward, Hoang Mai, Hanoi.	19.00%	19.00%	Construction of works, traffic infrastructure

10. INVENTORY

	September 30, 2026		01/01/2026	
	Original price	Preventive	Original price	Preventive
	VND	VND	VND	VND
Raw materials	-	-	940.204.262	-
Work in progress (i)	722.617.005.591	-	706.004.407.940	-
Goods	18.378.520.664	-	20.689.899.335	-
	740.995.526.255	-	727.634.511.537	-

(i) Details of projects with large balances are as follows:

	September 30, 2026	01/01/2026
- Ben Thanh Suoi Tien Project (1)	130.992.050.728	136.944.096.718
- Construction package 4.6 – Long Thanh International Airport. (2)	18.585.517.963	43.999.559.068
- Long Son Urban Area Project (3)	36.077.096.929	36.018.696.246
- T&C Residential Project – 61 Nguyen Truong To (4)	27.656.686.926	27.656.686.926
- Construction package 4.7 – Long Thanh International Airport. (5)	31.844.107.729	12.589.837.469
- Other projects	477.461.545.316	448.795.531.513
	722.617.005.591	706.004.407.940

As of September 30, 2026, the value of The Cienco4 Group's unfinished construction works is the value of the completed construction volume accepted with subcontractors and will be accepted and settled with the Client, there are no backlog works and signs of loss.

- (1) The project is implemented according to the contract package No. 1a dated October 14, 2016 between the Urban Railway Management Board of Ho Chi Minh City People's Committee and the Joint Venture of Sumimoto Mitsui Construction Co., Ltd. - Transport Construction Corporation 4 - JSC (now CIENCO4 Group Joint Stock Company) on the construction of the underground section from Km 0+132 to Km 0+175 of Metro Line No. 1 from Ben Thanh Station to Ho Chi Minh City Theater Station. The total contract value is 3,031 billion VND, the contract implementation period is 48 months of construction and the progress is adjusted until the end of December 2022. To date, CIENCO4's work has been completed, the remaining unfinished volume including changing the thickness of the diaphragm wall, volume exceeds the plan, the electromechanical architecture part, and price slippage are being accepted by the Employer.
- (2) The project is implemented under contract No. 23098/LT/ACV - ACC - Truong Son - Vinaconex - Vinadic - Cienco4 - ACJC647 between Vietnam Airports Corporation - JSC and the consortium of ACC Aviation Construction Corporation - Truong Son Construction Corporation - VINACONEX JSC- VINADIC JSC- Cienco4 Group JSC - Six Four Seven Aviation Construction Corporation regarding the construction, installation and preparation of construction drawings for the runway, taxiway, aircraft parking area (cargo terminal, hangar, isolation) and other works of Project Part 3 - Essential works in the airport under the Long Thanh International Airport construction investment project phase 1. The

total contract value is VND 7,244.26 billion. The project has now been completed and the runway is technically operational; the final acceptance and settlement of completed work is currently underway.

- (3) The Long Son Urban Area Project includes the Long Son 1, Long Son 2, Long Son 3 - Vuc Giong, Long Son 4 Urban Area projects, which have been approved by the People's Committee of Nghe An province for detailed construction planning at a scale of 1/500 in Decision 4084/QD-UBND dated September 6, 2017 with areas for Long Son 1 Urban Area, Long Son 2 Urban Area, Long Son 3 Urban Area, Long Son 4 Urban Area being: 143,439.03 m², 23,821.05 m², 65,640 m², 56,874.29 m², respectively. The Long Son Urban Area Project is subject to land acquisition by the State and the People's Committee of Thai Hoa town has approved the compensation and site clearance support plan. The Cienco4 Group has been issued land allocation and land lease decisions by the People's Committee of Nghe An province with a total area of 262,067.8 m².

The project has been granted land use right certificates for part of Long Son 1 urban area, Long Son 2 urban area, part of Long Son 3 urban area and Long Son 4 urban area. Land use fees and land rental fees are offset against the construction investment costs of Hieu 2 Bridge project and the road at both ends of Thai Hoa town bridge under the BT form (see above). In previous years, The Cienco4 Group transferred the entire Long Son 1A urban area with an area of 119,794.4 m² (of which: land area for housing construction is: 58,218.9 m², land for commercial purposes is 6,368.3 m², land for public purposes is: 55,210.2 m²) and the entire area of Long Son 2 and Long Son 4 urban areas.

For the area of Long Son 1B and Long Son 3 urban area projects, The Cienco4 Group is continuing to work with relevant departments to get approval for the transfer.

As of September 30, 2026, the collected costs include costs survey, report preparation, design evaluation, land use conversion costs, and site clearance costs for the Long Son 1B and Long Son 3 urban area projects. After completing the procedures and completing 100% site clearance, The Cienco4 Group will proceed to sign the project transfer contract and record revenue in accordance with the agreement in the deposit contracts signed with Thanh Vinh Real Estate Investment and Development Joint Stock Company.

- (4) Project details are as follows:

- Project name: Commercial service area, housing and high-rise apartment building at No. 61, Nguyen Truong To Street, Thanh Vinh Ward, Nghe An Province;
- Investor: Cienco4 Land Investment Joint Stock Company;
- Construction location: No. 61, Nguyen Truong To Street, Thanh Vinh Ward, Nghe An Province;
- Purpose of construction: To build a commercial service area, housing and high-rise apartment building at No. 61, Nguyen Truong To Street, Thanh Vinh Ward, Nghe An Province for sale;
- Total investment value: VND 156,671,000,000.
- Actual progress: As of June 30, 2026, the high-rise apartment building has been completed and handed over for revenue recognition, the adjacent apartments are still under construction and have been handed over for revenue recognition, with a total of 32 apartments out of 52 apartments having been handed over.

- (5) The project was implemented under contract number 24092/LT/ACV - ACC - TS - VINACONEX - VINADIC - CIENCO4 - ACJC647 between Vietnam Airports Corporation - JSC and the consortium of ACC Aviation Construction Corporation - Truong Son Construction Corporation - VINACONEX JSC- VINADIC JSC - Cienco4 Group JSC - Six Four Seven Aviation Construction Corporation regarding the construction and equipment installation of the aircraft parking apron, passenger terminal and other works of Part 3 - Essential works in the airport under the Long Thanh International Airport construction investment project, phase 1. The total contract value is VND 6,267.99 billion. By December 31, 2025, the main items of package 4.7 have been basically completed.

27. TOTAL SALES AND SERVICE REVENUE

	Accrued from the Year's beginning to 30/09/2026 VND	Accrued from the Year's beginning to 30/09/2026 VND
Construction contract revenue	1.731.704.259.340	1.983.283.238.096
Revenue from sales of materials	112.188.457.175	8.493.174.504
Service revenue	151.735.677.116	167.358.215.363
- BOT toll revenue.	111.209.018.253	127.021.054.418
- Equipment rental revenue.	4.297.891.076	5.895.726.304
- Revenue from office and premises rental activities.	36.228.767.787	34.441.434.641
Real estate transfer revenue	11.199.453.473	
Other revenue	14.803.918.600	19.490.120.932
	2.021.631.765.704	2.178.624.748.895

29.COST OF GOODS SOLD

	Accrued from the Year's beginning to 30/09/2026 VND	Accrued from the Year's beginning to 30/09/2025 VND
Cost of construction activities	1.546.751.157.049	1.800.789.295.992
Cost of materials sold	111.070.905.733	8.218.985.987
Cost of services provided	89.984.100.595	96.134.471.773
- Cost of BOT toll collection activities.	76.214.073.066	80.679.125.249
- Cost of equipment rental operations.	932.227.396	1.745.470.440
- Cost of office and premises rental activities.	12.837.800.133	13.709.876.084
Real estate transfer cost (i)	9.618.429.856	
Other cost of goods	9.739.770.361	14.944.035.859
	1.767.164.363.594	1.926.086.789.611

30. FINANCIAL ACTIVITIES REVENUE

	Accrued from the Year's beginning to 30/09/2026	Accrued from the Year's beginning to 30/09/2025
	VND	VND
Interest in deposits and loans	41.034.323.759	39.210.202.383
Profit sharing	-	11.550.000.000
Exchange rate difference interest arises during the period.	-	46.414.740
	41.034.323.759	50.806.617.123

31. FINANCIAL COSTS

	Accrued from the Year's beginning to 30/09/2026	Accrued from the Year's beginning to 30/09/2025
	VND	VND
Loan interest	105.556.863.318	97.147.361.460
All types of guarantee fees	11.547.223.509	28.526.987.603
Provision for impairment of financial investments	1.881.233.000	
	118.985.319.827	125.674.349.063

32. BUSINESS MANAGEMENT COSTS

	Accrued from the Year's beginning to 30/09/2026	Accrued from the Year's beginning to 30/09/2025
	VND	VND
Cost of raw materials	1.043.345.841	-
Labor costs	31.093.799.906	35.845.287.252
Cost of tools, equipment, supplies	180.361.577	426.234.654
Fixed asset depreciation costs	6.370.570.196	4.028.379.120
Taxes, fees and charges	645.657.415	70.099.675
Contingency costs	35.753.079.549	16.886.557.486
Outsourcing service costs	9.433.849.276	7.163.445.539
Other expenses in cash	17.730.176.756	16.283.267.633
Commercial advantage	658.739.422	658.739.422
	102.909.579.938	81.362.010.781

42. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The list and relationships between related parties and The Cienco4 Group are as follows:

Related parties	Relationship
407 Joint Stock Company	Other investment companies
412 Joint Stock Company	Affiliated companies
414 Joint Stock Company	Other investee companies
422 Joint Stock Company	Affiliated companies
Cienco4 Land Investment Joint Stock Company	Subsidiary
Green Tea Islands Joint Stock Company	Subsidiary
Educational Equipment Joint Stock Company 2	Subsidiary
Phuc Thanh Hung Investment Joint Stock Company	Other investee companies
Cienco4 Japan Bridge Joint Stock Company	Affiliated companies
Construction and Investment Joint Stock Company 415	Affiliated companies
499 Joint Stock Company	Affiliated companies
CIENCO4 Consulting Joint Stock Company	Affiliated companies
Thai Nguyen – Cho Moi BOT Limited Liability Company	Joint venture company
BOT National Highway 1A Cienco4 Two-Member Limited Liability Company – TCT319	Joint venture company
Yen Linh Bridge BOT Limited Liability Company	Joint venture company
New Link Joint Stock Company	Major shareholder
Duy Tuan HP construction JSC	Related to Member of BODs
Quang Tri Airport Limited Liability Company	Other investee companies
Members of BODs	Key Members
Member of Supervisions Boards	Key Members.

In addition to the information with related parties presented in the above notes, the company also had the following transactions during the year with related parties:

	First 9 months of 2026	First 9 months of 2025
	VND	VND
Revenue from sales of materials	62.220.586.498	2.185.396.436
422 Joint Stock Company	36.664.804.006	-
412 Joint Stock Company	24.577.789.169	-
Thai Nguyen Cho Moi BOT Limited Liability Company	977.993.323	2.185.396.436
Construction revenue	561.776.069.388	61.215.350.574
Phuc Thanh Hung Investment Joint Stock Company	-	907.106.631
Quang Tri Airport Limited Liability Company	531.572.600.171	60.308.243.943
Thai Nguyen – Cho Moi BOT Ltd	30.203.469.217	
Revenue from property rental and construction site utilities	914.386.587	560.966.892
422 Joint Stock Company	136.259.566	160.921.236
412 Joint Stock Company	651.457.728	230.872.656
Cienco4 Japan Bridge JSC	126.669.293	169.173.000
Completed construction volume received from relevant parties	125.904.401.663	58.749.064.518
422 Joint Stock Company	51.208.010.564	12.219.629.277
412 Joint Stock Company	50.450.301.451	33.478.322.058
CIENCO4 Consulting Joint Stock Company	100.000.000	275.000.000
3 Region Foundation Joint Stock Company	15.341.458.050	

New Link Joint Stock Company	259.745.673	-
Thai Nguyen Cho Moi BOT Limited Liability Company	8.544.885.925	12.776.113.183
Purchase materials, use services	18.897.567.935	15.776.199.589
422 Joint Stock Company	-	454.624.863
412 Joint Stock Company	392.606.061	134.973.997
499 Joint Stock Company	2.882.247.728	-
Cienco4 Japan Bridge Joint Stock Company	1.366.747.051	1.379.276.939
Duy Tuan HP construction JSC	14.255.967.095	13.807.323.790
Thai Nguyen Cho Moi BOT Limited Liability Company	-	-
Interest during the year	960.155.967	2.099.615.216
422 Joint Stock Company	-	270.000.000
412 Joint Stock Company	-	652.993.927
Yen Lenh Bridge BOT Limited Liability Company	960.155.967	1.176.621.289
Dividends, profits shared	-	11.550.000.000
Yen Lenh Bridge BOT Limited Liability Company	-	11.550.000.000
Collecting labor safety fines from related parties	200.000	10.000.000
422 Joint Stock Company	200.000	500.000
412 Joint Stock Company	-	6.000.000
499 Joint Stock Company	-	3.500.000

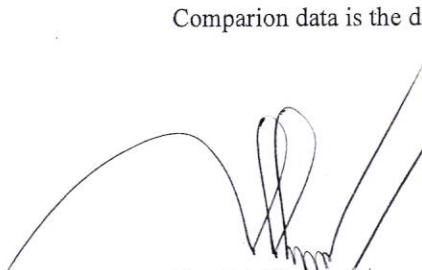
42. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONTINUED)

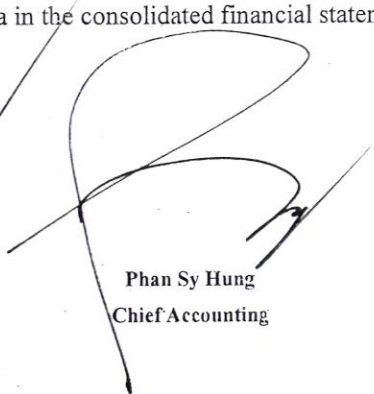
Salary, allowance and other income of Members of BODs

	Position	First 9 months of 2026 VND	First 9 months of 2025 VND
Nguyen Van Tuan	Chairman of the Board	171.869.783	167.139.652
Nguyen Tuan Huynh	General Director, Vice Chairman of the Board of Directors	170.177.783	165.527.391
Van Hong Tuan	Deputy General Director, member of the board of directors	171.234.957	165.452.957
Nguyen Anh Tan	Board Member	127.703.000	125.279.043
Le Trung Chien	Independent member of the board of directors	30.000.000	30.000.000
Nguyen Thi Van	Independent member of the board of directors	30.000.000	30.000.000
Nguyen Thi Xoan	Independent member of the board of directors	30.000.000	30.000.000
Tran Thi Thu Ha	Deputy General Director, member of the board of directors	165.564.304	164.474.696
Dam Xuan Toan	Deputy General Director, member of the board of directors	182.373.261	177.715.130
Ho Xuan Son	Deputy General Director, member of the board of directors	165.713.217	171.841.652
Vo Van Hoang	Deputy General Director (Appointed on January 1, 2024)	151.024.522	145.638.130
Nguyen Dinh Nhuan	Deputy General Manager	150.809.217	153.300.826
Pham Xuan Nam	Deputy General Manager	153.739.435	145.522.043
Dao Thi Thanh Mai	Head of Control Board	102.394.870	96.668.565
Pham Van Hieu	Board of Supervisors	98.959.696	95.836.087
Phan Thi Lien	Board of Supervisors (Appointed on April 25, 2025)	56.912.217	54.391.435

43. COMPARISON DATA

Comparison data is the data in the consolidated financial statement for the period ended on 30 September 2025.


 Tran Van Khanh
 Accountant


 Phan Sy Hung
 Chief Accounting


 Nguyen Tuan Huynh
 General Director
 Hanoi, October 28, 2026

