CNT GROUP JOINT STOCK COMPANY	**THE SOCIAL REPUBLIC OF VIET NAM**
No. :242/CBTT-CNT	**Independence - Freedom - Happiness**
	Ho chi Minh City, July 29., 2025

PERIODIC FINANCIAL STATEMENTS DISCLOSURE

To: Hanoi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the stock market, CNT Group Joint Stock Company hereby discloses its Consolidated Financial Statements (CFS) for Q2 2025 to the Hanoi Stock Exchange as follows:

1. **Organization name: CNT Group Joint Stock Company**

- Stock symbol: CNT
- Address: 9-19 (2nd floor) Ho Tung Mau, Sai Gon Ward, Ho Chi Minh City
- Tel: 028 3829 5488 Fax: 028 3821 1096
- Email: info@cnt.com.vn Website: http://cnt.com.vn

2. **Contents of disclosed information:**

– Financial Statement Q2 2025

☐ Separate Financial Statements (The listed company does not have subsidiaries and the parent accounting entity has no subordinate units);

☒ Consolidated financial statements (The listed company has subsidiaries);

☐ Combined Financial Statements (The listed company has subordinate accounting units with independent accounting systems).

– Circumstances requiring explanation:

+ The auditing organization provides a non-unqualified opinion on the financial statements (for audited CFS of 2025):

☐ Yes ☐ No

Explanation document provided in case of ticking yes:

☐ Yes ☐ No

+ The profit after tax in the reporting period shows a difference of 5% or more before and after the audit, there is a change from a loss to profit or vice versa (for the audited CFS of 2025):

☐ Yes ☐ No

Explanation document provided in case of ticking yes:

☐ Yes ☐ No

+ The profit after tax in the income statement of reporting period changes by 10% or more compared to the same period of the previous year?

☒ Yes ☐ No

Explanation document provided in case of ticking yes:

☒ Yes ☐ No

+ The profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa?

☐ Yes ☒ No

Explanation document provided in case of ticking yes:

☐ Yes ☒ No

This information has been disclosed on the company website on at the following link: www.cnt.com.vn at Shareholder relations/Financial report.

Representative of the organization
Legal representative/Authorized person for information disclosure
(Signature, name, position, seal)

CÔNG TY CỔ PHẦN TẬP ĐOÀN CNT

PHÓ CHỦ TỊCH
HỘI ĐỒNG QUẢN TRỊ
TRẦN CÔNG QUÝ

Recipients:
- CFS Q2.2025
- Explanation document

AUDITED CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

CNT GROUP CORPORATION

CONSOLIDATED BALANCE SHEET

As at June 30, 2025

Unit: VND

ASSETS	Code	Notes	Jun. 30, 2025	Jan. 01, 2025
A. CURRENT ASSETS	**100**		**459,452,045,209**	**779,581,720,069**
I. Cash and cash equivalents	**110**	**V.1**	**59,181,462,583**	**303,136,723,666**
1. Cash	111		8,181,462,583	123,136,723,666
2. Cash equivalents	112		51,000,000,000	180,000,000,000
II. Short-term financial investments	**120**	**V.2**	**114,600,000,000**	**189,500,000,000**
1. Trading securities	121		-	-
2. Provision for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		114,600,000,000	189,500,000,000
III. Short-term accounts receivable	**130**		**61,001,570,459**	**162,048,724,567**
1. Trade receivables	131	V.3	225,545,793,204	227,265,066,026
2. Prepayments to suppliers	132	V.4	12,079,003,586	108,455,348,458
3. Intercompany receivables	133		-	-
4. Construction contract-in-progress receivables	134		-	-
5. Receivables from short-term loans	135	V.5a	-	400,000,000
6. Other receivables	136	V.6a	59,593,761,531	60,680,324,276
7. Provision for doubtful debts	137	V.3,4,6	(236,559,644,247)	(235,533,325,354)
8. Shortage of assets awaiting resolution	139		342,656,385	781,311,161
IV. Inventories	**140**	**V.8**	**214,167,277,195**	**111,910,828,002**
1. Inventories	141		214,167,277,195	111,910,828,002
2. Provision for decline in value of inventories	149		-	-
V. Other current assets	**150**		**10,501,734,972**	**12,985,443,834**
1. Short-term prepayments	151	V.10a	6,893,860,492	8,787,747,890
2. Deductible VAT	152		3,343,717,426	3,409,390,950
3. Taxes and other receivables from the State Budget	153	V.13b	264,157,054	788,304,994
4. Repurchase and sale of Government's bonds	154		-	-
5. Other current assets	155		-	-

CONSOLIDATED BALANCE SHEET

As at June 30, 2025

Unit: VND

ASSETS	Code	Notes	Jun. 30, 2025	Jan. 01, 2025
B. LONG-TERM ASSETS	**200**		**332,852,827,636**	**64,575,477,942**
I. Long-term receivables	**210**		**2,628,251,251**	**3,208,251,251**
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital from sub-units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Receivables from long-term loans	215	V.5b	-	200,000,000
6. Other long-term receivables	216	V.6b	2,628,251,251	3,208,251,251
7. Provision for doubtful long-term receivables	219	V.5	-	(200,000,000)
II. Fixed assets	**220**		**31,548,394,959**	**32,970,554,653**
1. Tangible fixed assets	221	V.9	31,548,394,959	32,970,554,653
- Cost	*222*		55,044,433,687	55,884,433,687
- Accumulated depreciation	*223*		(23,496,038,728)	(22,913,879,034)
2. Finance lease assets	224		-	-
- Cost	*225*		-	-
- Accumulated depreciation	*226*		-	-
3. Intangible fixed assets	227		-	-
- Cost	*228*		-	-
- Accumulated amortization	*229*		-	-
III. Investment Properties	**230**		**-**	**-**
- Cost	231		-	-
- Accumulated depreciation	232		-	-
IV. Non-current assets in progress	**240**		**468,200,000**	**-**
1. Works in progress	241		-	-
2. Capital construction in progress	242		468,200,000	-
V. Long-term investments	**250**	**V.2**	**297,023,445,415**	**26,453,179,411**
1. Investments in subsidiaries	251		-	-
2. Investments in associates, joint-ventures	252		295,639,369,998	25,065,079,411
3. Investments in equity of other entities	253		2,241,310,000	2,241,310,000
4. Provision for decline in the value of long-term investments	254		(857,234,583)	(853,210,000)
5. Held-to-maturity investments	255		-	-
VI. Other long-term assets	**260**		**1,184,536,011**	**1,943,492,627**
1. Long-term prepaid expenses	261	V.10b	391,117,218	1,179,232,128
2. Deferred income tax assets	262	V.19	793,418,793	764,260,499
3. Equipment, materials, spare parts	263		-	-
4. Other long-term assets	268		-	-
5. Goodwill	269		-	-
TOTAL ASSETS	**270**		**792,304,872,845**	**844,157,198,011**

CONSOLIDATED BALANCE SHEET

As at June 30, 2025

Unit: VND

RESOURCES	Code	Notes	Jun. 30, 2025	Jan. 01, 2025
C. LIABILITIES	**300**		**102,823,681,642**	**147,048,180,234**
I. Current liabilities	**310**		**88,451,824,154**	**132,316,581,258**
1. Short-term trade payables	311	V.11	3,313,890,290	4,285,536,067
2. Advances from customers	312	V.12	7,982,186,109	21,848,773,780
3. Taxes and other payables to the State Budget	313	V.13a	972,431,619	29,976,977,681
4. Payables to employees	314		1,186,864,286	2,062,532,330
5. Short-term accrued expenses	315	V.14	34,566,078,737	39,816,068,751
6. Short-term intercompany payables	316		-	-
7. Construction contract-in-progress payables	317		-	-
8. Short-term unrealized revenue	318	V.15	26,497,215,459	25,573,886,146
9. Other short-term payables	319	V.16	9,871,616,864	3,206,955,713
10. Short-term borrowings and financial lease liabilities	320	V.17a	1,484,310,000	2,968,620,000
11. Provision for short-term payables	321	V.18a	2,148,201,284	2,148,201,284
12. Bonus and welfare fund	322		429,029,506	429,029,506
13. Price stabilization fund	323		-	-
14. Repurchase and sale of Government's bond	324		-	-
II. Long-term liabilities	**330**		**14,371,857,488**	**14,731,598,976**
1. Long-term trade payables	331		-	-
2. Long-term Advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for operating capital received	334		-	-
5. Long-term intercompany payables	335		-	-
6. Long-term unrealized revenue	336		-	-
7. Other long-term payables	337		-	-
8. Long-term borrowings and financial lease liabilities	338	V.17b	15,132,175,036	15,132,175,036
9. Convertible bond	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liabilities	341		(760,317,548)	(400,576,060)
12. Provision for long-term liabilities	342	V.18b	-	-
13. Fund for science and technology development	343		-	-

CONSOLIDATED BALANCE SHEET

As at June 30, 2025

Unit: VND

	RESOURCES	Code	Notes	Jun. 30, 2025	Jan. 01, 2025
D.	**OWNERS' EQUITY**	**400**		**689,481,191,203**	**697,109,017,777**
I.	**Owners' equity**	**410**	**V.20**	**689,481,191,203**	**697,109,017,777**
1.	Owners' capital	411		503,927,850,000	503,927,850,000
	- Ordinary shares with voting rights	*411a*		503,927,850,000	503,927,850,000
	- Preferred shares	*411b*		-	-
2.	Share premium	412		-	-
3.	Bond conversion option	413		-	-
4.	Owners' other capital	414		-	-
5.	Treasury shares	415		(1,012,784,684)	(1,012,784,684)
6.	Difference upon assets revaluation	416		-	-
7.	Foreign exchange differences	417		-	-
8.	Investment and development fund	418		22,399,587,678	22,399,587,678
9.	Fund for support of arrangement of enterprises	419		-	-
10.	Other funds	420		-	-
11.	Undistributed earnings	421		164,166,538,209	171,794,364,783
	- Undistributed earnings accumulated to the end of prior period	*421a*		*161,741,983,120*	*36,845,593,998*
	- Undistributed earnings in this period	*421b*		*2,424,555,089*	*134,948,770,785*
12.	Investment reserve for basic construction	422		-	-
13.	Non-controlling interest	429		-	-
II.	**Budget sources and other funds**	**430**		**-**	**-**
1.	Budget sources	431		-	-
2.	Fund to form fixed assets	432		-	-
	TOTAL RESOURCES	**440**		**792,304,872,845**	**844,157,198,011**

CÔNG TY CỔ PHẦN TẬP ĐOÀN CNT
M.S.D.N: 0301460120 - C.T.C.P.
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Minh Nhat Linh	Nguyen Tien Dung	Nguyen Son Nam
Preparer	**Chief Accountant**	**General Director**

Ho Chi Minh City, Vietnam

CONSOLIDATED INCOME STATEMENT

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

ITEMS	Code	Notes	Q2.2025	Q2.2024	Accumulated Jun 30, 2025	Accumulated Jun 30, 2024
1. Revenue from sale of goods and rendering of services	01	VI.1	11,996,211,129	58,215,998,588	18,270,486,021	163,982,970,617
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services	10	VI.2	11,996,211,129	58,215,998,588	18,270,486,021	163,982,970,617
4. Cost of sales	11	VI.3	3,477,107,088	14,533,885,889	8,485,388,163	38,083,723,334
5. Gross profit	**20**		**8,519,104,041**	**43,682,112,699**	**9,785,097,858**	**125,899,247,283**
(20 = 10 -11)			-	-		
6. Financial income	21	VI.4	2,361,883,671	7,233,756,203	7,588,848,298	15,368,345,371
7. Financial expenses	22	VI.5	789,958,213	14,485,562	1,103,881,771	802,487,698
In which: loan interest expenses	*23*		785,933,630	14,485,562	1,099,857,188	29,288,360
8. Share in profits of associates	24		(505,709,412)	-	(505,709,412)	(388,464,685)
9. Selling expenses	25	VI.6a	725,081,532	3,801,658,926	1,177,197,542	9,574,105,106
10. General & administration expenses	26	VI.6b	6,550,404,755	4,457,095,928	11,515,139,745	8,398,001,320
11. Operating profit	**30**		**2,309,833,800**	**42,642,628,486**	**3,072,017,686**	**122,104,533,845**
(30 = 20 + (21 - 22) - (25 + 26))			-	-		
12. Other income	31	VI.7	451,316,500	1,292,852,939	4,022,329,314	1,392,552,939
13. Other expenses	32	VI.8	1,990,660,624	226,740,304	3,626,055,177	293,715,593
14. Other profit (40 = 31 - 32)	**40**		**(1,539,344,124)**	**1,066,112,635**	**396,274,137**	**1,098,837,346**
15. Accounting profit before tax	**50**		**770,489,676**	**43,708,741,121**	**3,468,291,823**	**123,203,371,191**
(50 = 30 + 40)						
16. Corporate income tax - current	51	VI.10	624,672,404	8,125,049,206	889,817,814	20,647,368,477
17. Corporate income tax - deferred	52	VI.11	(207,813,572)	372,104,081	(388,899,782)	1,218,851,120
18. Net profit after corporate income tax	**60**		**353,630,844**	**35,211,587,834**	**2,967,373,791**	**101,337,151,594**
(60 = 50 - 51 -52)						
Shareholders of the parent company	61		353,630,844	35,160,510,313	2,967,373,791	101,336,492,293
Non-Controlling Interests	62		-	51,077,521	-	659,302
19. Earnings per share	**70**	**VI.12**	**7**	**881**	**59**	**2,539**
20. Diluted earnings per share	**71**	**VI.13**	**7**	**881**	**59**	**2,539**

CÔNG TY CỔ PHẦN TẬP ĐOÀN CNT

Nguyen Minh Nhat Linh Preparer	Nguyen Tien Dung Chief Accountant	Nguyen Son Nam General Director

Ho Chi Minh City, Vietnam
July 28, 2025

CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

ITEMS	Code	Notes	Accumulated Jun 30, 2025	Accumulated Jun 30, 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit before tax	01		**3,468,291,823**	**123,203,371,191**
2. Adjustments for :				
- Depreciation of fixed assets and investment properties	02	VI.9	1,422,159,694	1,942,981,248
- Provisions	03	VI.6	830,343,476	(1,258,513,459)
- Gain/losses from foreign exchange differences upon revaluation of monetary assets denominated in foreign currencies	04		-	-
- Gains/losses from investing activities	05		(7,338,955,886)	(14,040,189,386)
- Interest expense	06	VI.5	1,099,857,188	29,288,360
- Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	**08**		**(518,303,705)**	**109,876,937,954**
- Increase (-)/ decrease (+) in receivables	09		97,210,171,795	13,097,305,779
- Increase (-)/ decrease (+) in inventories	10		(102,256,449,193)	14,471,095,622
- Increase (+)/ decrease (-) in payables (Other than payables, income tax)	11		(22,358,782,475)	(142,225,542,788)
- Increase (-)/ decrease (+)in prepaid expenses	12		2,682,002,308	10,060,463,447
- Increase (-)/ decrease (+) in trading securities	13		-	-
- Interest paid	14		(1,099,857,188)	(1,184,245,744)
- Corporate income tax paid	15	V.13a	(29,370,215,936)	(29,496,568,034)
- Other receipts from operating activities	16		-	-
- Other payments on operating activities	17		-	-
Net cash inflows/(outflows) from operating activities	**20**		**(55,711,434,394)**	**(25,400,553,764)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchases of fixed assets and other long-term assets	21		(468,200,000)	(12,790,923,325)
2. Proceeds from disposals of fixed assets and other long-term assets	22		255,817,000	120,000,000
3. Loans granted, purchases of debt instruments of other entities	23		191,000,000,000	(618,500,000,000)
4. Collection of loans, proceeds from sales of debt instruments of other entities	24		(116,100,000,000)	652,200,000,000
5. Investments in other entities	25		(271,080,000,000)	(5,459,085,315)
6. Proceeds from divestment in other entities	26		-	-
7. Dividends and interest received	27		10,702,366,541	15,288,792,157
Net cash inflows/(outflows) from investing activities	**30**		**(185,690,016,459)**	**30,858,783,517**

CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

ITEMS	Code	Notes	Accumulated Jun 30, 2025	Accumulated Jun 30, 2024
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issue of shares and capital contribution	31		-	-
2. Payments for shares returns and repurchases	32		-	-
3. Proceeds from borrowings	33	VII.1	80,000,000,000	20,024,308,196
4. Repayments of borrowings	34	VII.2	(81,484,310,000)	(8,451,132,225)
5. Payments for finance lease liabilities	35		-	-
6. Dividends paid	36		(1,069,500,230)	-
Net cash inflows/(outflows) from financing activities	**40**		**(2,553,810,230)**	**11,573,175,971**
Net cash inflows/(outflows) (50 = 20+ 30 + 40)	**50**		**(243,955,261,083)**	**17,031,405,724**
Cash and cash equivalents at the beginning of the year	**60**		**303,136,723,666**	**38,740,717,045**
Effect of foreign exchange differences	61		-	-
Cash and cash equivalents at the end of the year (70 = 50+60+61)	**70**	**V.1**	**59,181,462,583**	**55,772,122,769**

CÔNG TY CỔ PHẦN TẬP ĐOÀN CNT

M.S.D.N: 0301480120 - C.T.C.P - THÀNH PHỐ HỒ CHÍ MINH

Nguyen Minh Nhat Linh	Nguyen Tien Dung	Nguyen Son Nam
Preparer	**Chief Accountant**	**General Director**

Ho Chi Minh City, Vietnan
July 28, 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

I. BUSINESS HIGHLIGHTS

1. Establishment

CNT Group Corporation is a Construction and Material Trading Joint-Stock Company which is established and operating under Enterprise Registration Certificate No.4103001488, dated March 4, 2003, issued by the Ho Chi Minh City Department of Planning and Investment. The certificate was amended for the 19th on January 23, 2025, to adjust the charter capital.

Structure of ownership:

Joint Stock Company.

English Name: CNT GROUP CORPORATION

Short Name: CNT GROUP

Security code: CNT

Head office: 2nd floor, from 9 to 19, Ho Tung Mau Street, Sai Gon Ward, Ho Chi Minh City, Viet Nam.

2. Business sector

Real estate business, construction, commerce, and services.

3. The Group's principal activities

Real estate business. Real estate broker. Real estate appraisal services, Real estate exchange, Real estate consultant, Real Estate Auction, Real estate advertising, Real estate management (Excluding legal services)... To develop an investment project, Investment advice (Excluding financial and accounting advice). Industrial construction, Traffic, Irrigation, Civil works, power lines, substations, and other construction projects.Trading materials, construction materials, Interior decoration items, Concrete admixtures, Raw materials for the production of construction materials and interior decoration items, Machinery, transportation equipment for construction purposes, and handicraft products. Investing in and trading real estate, motorcycles, equipment, spare parts, transportation vehicles, electronic goods, ceramics, plastic products, rubber products, agricultural products, and food items. Trading in iron, steel, scrap materials (not conducted at the headquarters), copper, aluminum, and plastic pellets.Mining and trading of construction sand. Manufacturing construction materials (not produced at the headquarters); Mining and trading of construction stones and gravel. Commercial advertising services. Freight forwarding and transportation services, warehousing (Not permitted to manufacture construction materials, plastics, rubber, or process perishable food products within concentrated residential areas in Ho Chi Minh City.). Manufacturing construction materials (not produced at the headquarters), mining and trading of construction stones and gravel.

4. Normal operating cycle

Normal operating cycle of the Group lasts 12 months of the normal fiscal year beginning from January 1 and ending on December 31.

5. Operations in the year affecting the consolidated financial statements: Not applicable.

6. Total number of employees as of June 30, 2025: 44 employees. (As at June 30, 2024: 69 employees).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

7. Enterprise Structure

7.1. Total number of subsidiaries: 03 (three) subsidiaries

- Number of subsidiaries consolidated: 03 (three) subsidiaries.
- Number of subsidiaries not consolidated: None.

7.2. List of subsidiaries consolidated:

As at June 30, 2025, the Group had 03 (three) directly owned subsidiaries as follows:

Company's name and address	Business sector	Percentage of owning	Percentage of voting right
CNT Tra Duoc One Member Company Limited Group 5, Ray Moi hamlet, Binh Tri commune, Kien Luong district, Kien Giang province	Trading in construction materials and other installation equipment	100.00%	100.00%
CNT Kien Giang One Member Company Limited Lot F07-22, Street No. 2, Ha Tien New Urban Area, Phao Dai ward, Ha Tien city, Kien Giang province	Trading in construction materials and installation systems	100.00%	100.00%
Dream1 Thu Duc Company Limited 6th floor, from 9 to 19, Ho Tung Mau street, Nguyen Thai Binh ward, District 1, Ho Chi Minh City	Real estate trading, including ownership, land use rights, and leasehold transactions	100.00%	100.00%

7.3. List of significant associates reflected in the consolidated financial statements using the equity method:

Company's name and address	Principal activities	Percentage of owning	Percentage of voting right
Blue Bay Quy Nhon Company Limited 46 Lam Van Tuong street, Nhon Binh ward, Quy Nhon city, Binh Đinh province	Real estate trading, including ownership, land use rights, and leasehold transactions	38.00%	38.00%
Southern Civil And Industrial Construction Company Limited 38E Tran Cao Van street, ward 6, District 3, Ho Chi Minh City	Construction of civil engineering works	33.33%	33.33%
TMT Saigon Investment and Trading Joint Stock Company No. 49 Le Quoc Hung street, ward 12, District 4, Ho Chi Minh City	Trading in construction materials and other installation equipment	30.60%	30.60%
Bac Thang Long - Thanh Dong Corporation Dap 3 Residential Group, Dac Son district, Pho Yen city, Thai Nguyen province	Trading of construction materials and equipment	20.50%	20.50%

8. Disclosure on comparability of information in the consolidated financial statements

The selection of figures and information needs to be presented in the consolidated financial statements has been implemented based on the principles of comparability among corresponding accounting periods.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

1. Fiscal year

The fiscal year of Group is begun on January 01 and ended December 31 annually.

2. Reporting currency

Vietnam Dong (VND) is used as a currency unit for accounting records.

III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES

1. Applicable Accounting System

The Group applies the Vietnamese Corporate Accounting System as guided by Circular No. 200/2014/TT-BTC issued by the Ministry of Finance of Vietnam on December 22, 2014, Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing certain provisions of Circular No.200/2014, Circular No. 202/2014/TT-BTC issued by the Ministry of Finance of Vietnam on December 22, 2014, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of financial statements.

2. Disclosure of compliance with Accounting Standards and the Accounting System

The Board of Management ensures compliance with the requirements of Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System as stipulated in Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing certain provisions of Circular No.200/2014, Circular No. 202/2014/TT-BTC issued by the Ministry of Finance of Vietnam on December 22, 2014, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis of consolidation of financial statements

The consolidated financial statements comprise the financial statements of CNT Group Corporation (the "Company") and its subsidiaries (collectively referred to as the "Group") for Q2.2025 accounting period ended June 30, 2025.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and until the date that such control ceases.

The financial statements of subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies. Adjustments are made to eliminate any differences in accounting policies to ensure consistency across the Group.

All balances between entities within the Group, as well as revenues, income, and expenses arising from intra-group transactions, including unrealised gains from such transactions that are included in the carrying amounts of assets, are fully eliminated.

1. Basis of consolidation of financial statements (cont.)

Unrealised losses arising from intra-group transactions that are included in the carrying amounts of assets are also eliminated, except to the extent that the transaction indicates an impairment of the related asset.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet

Losses incurred by subsidiaries are allocated to non-controlling interests even if such losses exceed the non-controlling interests' share in the net assets of the subsidiaries.

Goodwill (or gain from a bargain purchase) arising from the acquisition of subsidiaries represents the difference between the cost of the investment and the fair value of the identifiable net assets of the subsidiaries at the acquisition date. Goodwill is amortised on a straight-line basis over its estimated useful life, not exceeding 10 years. The Group periodically assesses goodwill for impairment, and if there is evidence that the impairment loss exceeds the annual amortisation amount, the excess impairment is recognised immediately in the period in which it arises.

2. Principle for cash and cash equivalents

Cash includes cash on hand, demand deposit.

Cash equivalents comprise term deposits and other short-term investments with maturity period less than 3 months from the date of acquisition, highly liquid, readily convertible to known amount of cash and subject to an insignificant risk of changes in cash.

3. Cash includes cash on hand, demand deposit.

Held-to-maturity investments

Held-to-maturity investments include term deposits at banks, loans held to maturity to earn periodic interest, and other investments held to maturity.

Held-to-maturity investments are initially recognised at cost, which includes the purchase price and any directly attributable transaction costs. After initial recognition, if no provision for doubtful debts is made in accordance with legal regulations, these investments are measured at recoverable value. When there is clear evidence that part or all of an investment is irrecoverable, the corresponding loss is recognised in finance expenses for the period and deducted from the carrying amount of the investment.

Loans receivable

Loans and receivables are amounts lent under loan agreements, arrangements, or contracts between two parties for the purpose of earning periodic interest and are recognized at cost, net of the provision for doubtful receivables. The Provision for doubtful receivables on loans is determined based on estimated losses for overdue amounts and those not yet overdue but deemed uncollectible due to the borrower's inability to repay.

3. Cash includes cash on hand, demand deposit (cont.)

Investments in associates

Investments in associates are recognised when the Group holds from 20% to less than 50% of the voting rights of the investees, has significant influence, but does not have control over the financial and operating policy decisions of these investees. Investments in associates are presented in the consolidated financial statements using the equity method.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post-acquisition changes in the Group's share of the net assets of the associates. The consolidated statement of profit or loss reflects the Group's share of the results of operations of the associates after the acquisition date as a separate line item.

Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment.

The financial statements of associates are prepared for the same reporting period as the consolidated financial statements of the Group and using consistent accounting policies. Appropriate consolidation adjustments have been made to ensure the accounting policies are applied consistently with those of the Group where necessary.

Principles for recording equity investments in other entities

Equity investment in other entities represents the Group's investment in other entities' equity instruments. However, the Group does not hold any control or joint control right and exercise significant influences over the investees either

The investments are stated at original cost including purchase price and costs directly attributable to the investment.

Regarding the investments the Group holds in a long time (not trading securities) and no significant influences are exercised on the investees, provision for loss will be made as follows:

+ Investments in listed equity or securities measured at fair value with reliably determinable fair values, the provision is recognized based on the market value of the securities.

+ If it is impossible to determine the investments' fair value at the reporting date, the provision will be made on the basis the loss that investee suffers. Basis for making provision for loss of investments in other entities is the consolidated financial statements of the investee (if it is a parent company) or the financial statements of the investee (if it is an independent entity without subsidiaries).

4. Principles for trade receivables and other receivables recognition.

Receivables are recognized at cost, net of provision for doubtful receivables.

The classifying of the receivables as trade receivables, inter-company receivables and other receivables depends on the nature of the transaction or relationship between the company and debtor.

Method of making provision for doubtful debts: Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankrupcy, making procedures for dissolution, go missing or run away...

5. Principles for recording inventories

Inventories are stated at original cost less (-) the provision for the decline in value of obsolete and deteriorated inventories.

Original costs are determined as follows:

Work in progress: costs of raw materials, labor and other directly costs for producing inventories incurred in the duration of building works in progress.

The project's work-in-progress costs include land clearance costs, consulting fees, infrastructure construction costs, project management expenses, etc.

Inventory property

Property acquired or being constructed for sale in the ordinary course of the Group, rather than to be held for rental or capital appreciation is recognized as inventory. Inventory is measured at the lower of cost and NRV. The cost of inventory includes freehold for land, construction cost , specific costs and other related overhead costs incurred to bring the inventory to its present location and condition.

Method of calculating inventories' value: Special identification.

Method of accounting for the inventories: Perpetual method.

Method of recognizing provision for obsolete inventories: Provision for obsolete inventories is recognized when the NRV of inventories is lower than their cost. is the estimated selling price less the estimated costs of completion and the estimated selling expenses. Provision for obsolete inventories is determined as the excess of the cost of inventories over their net realizable value. Provisions are made for each inventory item where the cost exceeds its NRV.

6. Principles for recording fixed assets:

6.1 Tangible fixed assets

Tangible fixed assets are stated at original cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenditures incurred beyond their originally assessed standard of performance are capitalised as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the year.

When the assets are sold or disposed, their original costs and the accumulated depreciation which have been written off and any gain or loss from disposal of assets are recorded in the income statement.

Determination of original costs of tangible fixed assets:

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price less (-) trade discounts or reduction plus (+) taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

For fixed assets that are buildings and structures attached to land use rights, the value of the land use rights is separately determined and recognised as an intangible fixed asset.

6. Principles for recording fixed assets (cont.)

6.2 Method of depreciating and amortizing fixed assets

Depreciation is charged to write off the cost of fixed assets on a straight line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful life for assets is as follows:

Buildings and structures	*05 - 10 years*
Machinery and equipment	*03 - 10 years*
Transportation and facilities	*03 - 15 years*
Office equipment	*03 - 10 years*

7. Principles for recording prepaid expenses

Prepaid expenses are all expenses that actually incurred but relate to the operating result of several accounting periods. The Group's prepaid expenses include: Selling expenses of the Ha Tien land project (such as brokerage expenses, advertising costs, and other expenses incurred in relation to land sales at the Ha Tien New Urban Area project), and other prepaid expenses.

Method of allocating prepaid expenses: The determination and allocation of prepaid expenses into costs of production and business operation of each period is on a straight-line basis. Based on the nature and level of each expense, the term of allocation is defined as follows: short-term prepaid expenses should be allocated within one year; Long-term expenses should be allocated in the term from 12 months to 36 months. Particularly, the brokerage expenses for land sales at the Ha Tien New Urban Area project are allocated based on the revenue recognized during the period.

8. Principles for recording liabilities

Liabilities are recorded at original cost and not lower than the payment obligation.

Liabilities shall be classified into trade payables, inter-company payables and other payables depending on the nature of transactions and relationship between the Group and debtors.

Liabilities must be kept records in detail according to payment schedule, creditor, type of original currency (including revaluation of liabilities payable which satisfying the definition of monetary assets denominated in foreign currencies) and other factors according to requirements of the enterprise.

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable shall be recorded according to cautious rules.

9. Principles for recording accruals

Accrued expenses include estimated costs payable for the provisional calculation of the cost of land lots sold and other accrued expenses, which are recognised based on reasonable estimates of amounts payable for goods and services received during the period but for which invoices or sufficient accounting documents have not yet been obtained. These expenses are recorded in the production and business costs of the reporting period.

10. Principles for recording provision liabilities

Provisions are recognized when the following conditions are satisfied: the Group has a present (legal or constructive) obligations as a result of past events; it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated.

The recognized value of a provision liability which is estimated to be the most reasonable for settling the present obligation at the balance sheet date.

The environmental remediation and restoration costs are accrued by the Company in accordance with Decision No. 139/QĐ-UBND issued by the People's Committee of Kien Giang Province on January 18, 2012, approving the environmental rehabilitation and restoration project for the extraction and processing of construction stone at the Tra Duoc Lon quarry in Binh Tri commune, Kien Luong district, Kien Giang province.

11. Principles for recoding unearned revenue

Unrealized revenue is the revenue which will be recorded in correspondence with the obligations that the Group must perform in one or more following accounting periods.

Unearned revenue includes amounts received in advance from customers under land purchase agreements where the land has not yet been transferred.

Method of allocating unearned revenue is on the principle of conformity with obligations that the Group will perform in next one or several accounting periods.

12. Principles for recording borrowings

Borrowings are total amounts the Group owes to banks, institutions, financial companies and other objects (excluding borrowings under the form of bond or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

Borrowings are monitored in detail according to creditor, agreement and borrowed asset.

13. Principles for recording borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds are recognised as an expense in the year in which they are incurred, except where the borrowing costs related to borrowings in respect of the construction or production of uncompleted assets, in which case the borrowing costs incurred during the period of construction are computed in those assets' value (capitalised) as part of the cost of the assets concerned when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

14. Principles for recording owners' Equity

Share capital

Share capital is the amount that is initially contributed or supplemented by shareholders. Share capital will be recorded at the actual contributed capital by cash or assets calculated according to the par value of issued shares in the early establishment period or additional mobilization to expand operation.

Share premium is the difference between the cost over and above the nominal value of the first issued or additionally issued share and the differences (increase or decrease) of the actual receiving amount against the repurchase price when treasury share is reissued. In case where shares are repurchased to cancel immediately at the purchase date, shares' value recorded decrease the business capital source at purchase date is the actual repurchase price and the business resource should be written down according to the par value and share premium of the repurchased shares.

Undistributed profit

Undistributed earnings reflects the Group's cumulative after-tax segment result as of the reporting date.

The distribution of profit is based on the charter of the Group approved by the annual shareholder meeting.

15. Principles for Recognizing Treasury Shares

The owners' equity instruments acquired by the Group (treasury share) are recorded at original cost and deducted into the owners' equity. The Group does not record gain (loss) when purchasing, selling, issuing or cancelling its equity instruments. Upon reissue, the difference between reissue price and cost will be recorded in item "Share premium".

16. Principles for recording revenues and other incomes

Revenue from goods sold

Revenue from sales is recognized when all 5 following conditions have been satisfied: 1. The enterprise has transferred to the buyer the significant risks and rewards of ownership of the goods; 2) The enterprise retains neither continuing managerial involvement as an owner nor effective control over the goods sold; 3) The amount of revenue can be measured reliably; 4) The economic benefits associated with the transaction has flown or will flow to the enterprise; 5) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service rendered

Revenue from services rendered is recorded when the result of the supply of services is determined reliably. In case where the services are rendered in several periods, the revenue will recorded by the part of completed works at the balance sheet. Revenue from services rendered is determined when the following four conditions have been satisfied: 1. The revenue is determined firmly; 2. The economic benefits associated with the transaction has flown or will flow from the supply of the services; 3. Part of completed works can be determined at the balance sheet date; 4. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

If the contract's results cannot be determined firmly, the revenue will be recorded at the recoverable level of expenses recorded.

16. Principles for recording revenues and orther incomes (cont.)

Revenue from asset lease

Revenue from asset lease is recorded on the principle of allocating advanced lease amount in conformity with lease term.

Revenue from sale of real estate

For works, work items of which enterprises being investors: Recording turnovers from sales of real estate must satisfy five following conditions: 1. The real estate has completed and transferred to the buyers, enterprises have transferred risks and benefits associated with ownership of the real estate to the buyers; 2. Enterprises no longer hold the right to manage the real estate as real estate's owners or the right to control the real estate; 3. The turnover is detemined reliably; 4. Enterprises have received or will receive economic benefits from the sales of the real estate; 5. Costs related to sales of the real estate may be determined.

For real estate divided into plots for sale: The investors record the turnovers for the plot sold if satisfy the following conditions: 1. Risks and benefits associated with the land use rights are transferred to the buyer; 2. The turnover is determined reliably; 3. Costs related to sale of plots may be determined; 4. Enterprises have received or will receive economic benefits from sales of the plots.

Financial income

Financial incomes include interests from demand deposits and other financial incomes.

Income arising from interests of the enterprises shall be recognized if they simultaneously satisfy the two (2) conditions below 1. It is possible to obtain economic benefits from the concerned transactions; 2. Income is determined with relative certainty.

Interests incomes recognized on the basis of the actual time and interest rates in each period.

When an amount which has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be accounted as expense incurred in the year, but not recorded as income decrease.

17. Principles and methods for recognizing the cost of goods sold

Cost of goods sold and services provided

The cost of goods sold and services provided during the year is recorded in the income statement based on the costs incurred from goods, materials sold, and other costs provided during the year. The cost of goods is recognized at the time the transaction occurs or when it is relatively certain that it will arise in the future, regardless of whether the payment has been made or not. The cost of goods sold and revenue are recognized simultaneously in accordance with the matching principle. Costs exceeding the normal consumption level are immediately recorded in the cost of goods sold based on the prudence principle.

Cost of real estate business

The cost of real estate sold during the year is recognised in the income statement is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

From 2003 to 2017, the Group recorded the cost of goods sold for the business activities of the Ha Tien New Urban Area infrastructure investment project based on an estimated fixed percentage of revenue, rather than the actual costs incurred for the project. From 2018 up to the date of this financial statement, the Group has recorded the cost of goods sold for the business activities of the infrastructure investment project based on the budget approved by the Group's Board of Directors. This change in accounting estimate by the Group's Management Board was based on reasonable estimates at each stage of the project. The cumulative cost of goods sold for this real estate project will be adjusted and fully recorded at the time of final settlement of the project.

18. Selling expenses and administrative expenses.

Selling expenses represent the actual costs incurred in the course of selling products, primarily consisting of brokerage commission expenses.

Administrative expenses represent the general management costs of the company, including expenses such as salaries, wages, and allowances for administrative staff; social insurance, health insurance, trade union fees, and unemployment insurance for administrative employees; office supplies, tools and equipment, and depreciation of fixed assets used for administrative purposes; land rental fees and business license tax; provision for doubtful debts; outsourced services (such as electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.); and other cash expenses (such as hospitality and customer conference costs).

19. Principles and methods for recognizing tax expenses

Corporate income tax includes the current corporate income tax expense and the deferred corporate income tax expense arising during the year, which serve as the basis for determining the Group's after-tax business performance in the current financial year.

Current income tax expense represents the corporate income tax payable based on taxable profit for the year and applicable tax rate.

Deferred corporate income tax expense is the amount of corporate income tax payable in the future, arising from the recognition of deferred tax liabilities during the year and the reversal of deferred tax assets recognized in previous years. The Group does not include in this account deferred tax assets or deferred tax liabilities arising from transactions that are recognized directly in equity.

19. Principles and methods for recognizing tax expenses (cont.)

Deferred corporate income tax income is the amount that reduces the deferred corporate income tax expense, arising from the recognition of deferred tax assets during the year and the reversal of deferred tax liabilities recognized in previous years.

The Group only offsets deferred tax assets and deferred tax liabilities when it has a legal right to offset current tax assets against current tax liabilities, and the deferred tax assets and deferred tax liabilities relate to corporate income taxes managed by the same tax authority for the same taxable entity. Additionally, the Group intends to settle the current tax liabilities and current tax assets on a net basis.

The tax amounts payable to the State budget will be finalized with the tax office. Differences between the tax amounts payable specified in the book and the tax amounts under finalization will be adjusted when the tax finalization has been issued by the tax office.

In 2025, the corporate income tax rate applied to the Group's business performance is 20%.

20. Principle of recognizing basic earnings per share

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the year attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

21. Principle of recognizing diluted earnings per share

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

22. Financial instruments

Initial recognition

Financial assets

Financial assets within the scope of Circular No. 210 /2009/TT-BTC issued by the Ministry of Finance on 6 November 2009 providing guidance for the adoption in Vietnam of the International Financial Reporting Standards on presentation and disclosures of financial instruments ("Circular 210") are classified, for disclosures in the notes to the consolidated financial statements, as financial assets at fair value through profit or loss, held-to-maturity investments, loans and receivables or available-for-sale financial assets as appropriate. The Group determines the classification of its financial assets at initial recognition.

All financial assets are recognised initially at cost plus directly attributable transaction costs.

The Group's financial assets include cash and short-term deposits, trade and other receivables, loan receivables, quoted and unquoted financial instruments and derivative financial instruments.

22. Financial instruments (cont.)

Financial liabilities

Financial liabilities within the scope of Circular 210 are classified, for disclosures in the notes to the consolidated financial statements, as financial liabilities at fair value through profit or loss or financial liabilities measured at amortised cost as appropriate. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at cost, net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, loans and borrowings and derivative financial instruments.

Subsequent re-measurement

Currently, there is no requirement to remeasure the value of financial instruments after initial recognition.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the consolidated balance sheet if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

23. Related parties

Related parties include enterprises and individuals who, directly or indirectly through one or more intermediaries, have control over or are controlled by the Group. Related parties also include entities and individuals who directly or indirectly hold voting rights and have significant influence over the Group, key management personnel such as the Board of Directors and the Board of Management, close family members of these individuals, as well as entities affiliated with or associated with these individuals. When assessing each related party relationship, the substance of the relationship is considered rather than its legal form.

24. Principles for the presentation of segment reports

A segment is a separately identifiable component of the Group that engages in the production or provision of individual products or services, or a group of related products or services (business segment), or engages in the production or provision of products or services within a specific economic environment (geographical segment). Each segment bears risks and derives economic benefits that are different from those of other business segments or from those of operations in other economic environments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	30/06/2025	01/01/2025
Cash	**8,181,462,583**	**123,136,723,666**
Cash on hand	439,205,126	879,536,249
Cash in bank for the Company's activities	7,742,257,457	122,257,187,417
Cash equivalents	**51,000,000,000**	**180,000,000,000**
Term deposits with a maturity of less than 03 months (*)	51,000,000,000	180,000,000,000
Total	**59,181,462,583**	**303,136,723,666**

(*) Term deposits with maturities of less than 3 months have interest rates ranging from 3.8% to 4.6% per year.

2. Financial investments - See page 40 - 41.

3. Short-term trade receivable

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
Trade receivables from related parties (refer to note VIII.3)	-	-	-	-
Xuan Giang Company Limited	68,945,492,374	(68,945,492,374)	68,945,492,374	(68,945,492,374)
Tra My Trading Company Limited	22,747,360,234	(22,747,360,234)	22,747,360,234	(22,747,360,234)
Other customers	133,852,940,596	(131,000,972,304)	135,572,213,418	(131,674,653,411)
Total	**225,545,793,204**	**(222,693,824,912)**	**227,265,066,026**	**(223,367,506,019)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

4. Short-term prepayments to suppliers	**30/06/2025**		**01/01/2025**	
	Value	**Provision**	**Value**	**Provision**
Prepayment to related parties (refer to note VIII.3)	-	-	95,000,000,000	-
Hai Son Company Limited	5,000,000,000	**(1,500,000,000)**	5,000,000,000	-
SaiGon - GiaDinh Real Estate Joint Stock Company	3,152,685,510	(3,152,685,510)	3,152,685,510	(3,152,685,510)
Binh Duong Investment And Trade Joint - Stock Company	1,330,000,000	(1,330,000,000)	1,330,000,000	(1,330,000,000)
Other suppliers	2,596,318,076	(1,678,276,350)	3,972,662,948	(1,678,276,350)
Total	**12,079,003,586**	**(7,660,961,860)**	**108,455,348,458**	**(6,160,961,860)**

5. Receivables from loans	**30/06/2025**		**01/01/2025**	
	Cost	**Provision**	**Cost**	**Provision**
a. Short-term	-	-	**400,000,000**	-
Loan receivables from related parties (refer to note VIII.3)	-	-	400,000,000	-
b. Long-term	-	-	**200,000,000**	**(200,000,000)**
Loan receivables from related parties (see the note VIII.3)			200,000,000	(200,000,000)
Total	-	-	**600,000,000**	**(200,000,000)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

6. Other receivables	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
a. Short-term	**59,593,761,531**	**(6,004,857,475)**	**60,680,324,276**	**(6,004,857,475)**
Advances	46,837,408,266	(3,971,271,135)	45,205,403,616	(3,974,823,135)
Advances for developing project	*40,000,000,000*	-	*40,000,000,000*	-
Others	*6,837,408,266*	*(3,971,271,135)*	*5,205,403,616*	*(3,974,823,135)*
Other receivables	12,756,353,265	(2,033,586,340)	15,474,920,660	(2,030,034,340)
Other short-term receivables from related parties (refer to note VIII.3)	*200,000,000*	*(200,000,000)*	*386,586,302*	*(295,868,940)*
Accrued interest receivable on term deposits	*(312,424,893)*	-	*2,801,093,350*	-
Song Da Urban Investment Construction And Development Joint Stock Company (**)	*8,047,767,710*	-	*8,047,767,710*	-
Others	*4,821,010,448*	*(1,833,586,340)*	*4,239,473,298*	*(1,734,165,400)*
Deposits	-	-	-	-
b. Long-term	**2,628,251,251**	**-**	**3,208,251,251**	**-**
Deposit, mortgages or collaterals	2,628,251,251	-	3,208,251,251	-
Total	**62,222,012,782**	**(6,004,857,475)**	**63,888,575,527**	**(6,004,857,475)**

(*) This is the advance payment for Mr. Tran Cong Quy (related party) according to the Minutes of the Board of Directors' Meeting No. 22/BB-HĐQT dated December 30, 2021, regarding the collection of land funds for the Company's project development.

(**) This receivable is pending clearance as the related legal procedures have not yet been completed as agreed.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

7. Bad debts - See page 42 - 43.

8. Inventories

	30/06/2025		01/01/2025	
	Cost	**Provision**	**Cost**	**Provision**
Raw materials	-	-	12,683,532	-
Work in process	188,045,278,317	-	85,831,374,146	-
Ha Tien New Urban Area Project	*44,023,716,751*	-	*45,583,850,913*	-
Buon Me Thuot Project	*134,843,545*	-	*134,843,545*	-
Quy Nhon Binh Dinh Commercial Apartment Project	*42,531,580,543*	-	*40,025,026,022*	-
Other project	*101,355,137,478*	-	*87,653,666*	-
Construction in progress	-	-	-	-
Merchandise	26,121,998,878	-	26,066,770,324	-
Merchandise	*281,842,937*	-	*281,842,937*	-
Inventory properties (*)	*25,840,155,941*	-	*25,784,927,387*	-
Total	**214,167,277,195**	**-**	**111,910,828,002**	**-**

(*) Real estate inventory reflects the value of purchased and invested land plots, with details as follows:

	30/06/2025		01/01/2025	
	Cost	**Provision**	**Cost**	**Provision**
Cu Chi real estate goods	*6,266,509,562*	-	*6,266,509,562*	-
Long An real estate goods	*11,706,300,000*	-	*11,706,300,000*	-
Vung Tau real estate goods	*6,094,421,000*	-	*6,094,421,000*	-
Other real estate goods	*1,772,925,379*	-	*1,717,696,825*	-
Total	**25,840,155,941**	**-**	**25,784,927,387**	**-**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

9. Tangible fixed assets - See page 44.

10. Prepaid Expenses	**30/06/2025**	**01/01/2025**
a. Short-term	**6,893,860,492**	**8,787,747,890**
Selling expense of the Ha Tien land project	6,374,605,823	8,658,998,349
The right to exploit the Tra Duoc stone quarry	-	-
Other expenses	519,254,669	128,749,541
b. Long-term	**391,117,218**	**1,179,232,128**
Office repair expenses	337,935,949	866,453,535
Other expenses	53,181,269	312,778,593
Total	**7,284,977,710**	**9,966,980,018**

11. Short-term trade payables	**30/06/2025**		**01/01/2025**	
	Value	**Amount be able to pay**	**Value**	**Amount be able to pay**
Ha Tien Kien Giang General Trading and Service Company Limited	-	-	1,301,456,294	1,301,456,294
135 Contruction Investment Project Joint Stock Company	1,203,554,050	1,203,554,050	1,203,554,050	1,203,554,050
ILY FUR Joint Stock Company	750,389,768	750,389,768	750,389,768	750,389,768
Hoan Phat Kien Giang One Member Company Limited	719,831,938	681,167,938	681,167,938	681,167,938
Other suppliers	640,114,534	640,114,534	348,968,017	348,968,017
Total	**3,313,890,290**	**3,275,226,290**	**4,285,536,067**	**4,285,536,067**

12. Short-term advances from customers	**30/06/2025**	**01/01/2025**
Customers buying land in Ha Tien	7,977,993,109	21,789,096,320
Other customers	4,193,000	59,677,460
Total	**7,982,186,109**	**21,848,773,780**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

13. Taxes and payables to the State Budget	01/01/2025	Payable amounts	Paid amounts	30/06/2025
a. Payable				
VAT on goods sold/services provided	-	1,573,921,508	1,044,497,063	529,424,445
Special consumption tax	-	-	-	-
Import and export tax	-	-	-	-
Corporate incomes tax	29,441,393,672	889,817,814	29,527,129,479	804,082,007
Personal income tax	534,384,009	659,231,333	1,025,265,730	168,349,612
Natural resource tax	-	-	-	-
Property tax, land rent	-	-	-	-
Other taxs		4,000,000	4,000,000	-
Fees and other payables		1,162,597	1,162,597	-
Total	**29,975,777,681**	**3,128,133,252**	**31,602,054,869**	**1,501,856,064**
b. Receivable				
Import and export duties	779,770,694	-	-	779,770,694
Overpaid VAT on goods sold/services provided	-	-	-	5,276,505
Overpaid corporate incomes tax	-	-	-	8,534,300
Total	**779,770,694**	**-**	**-**	**793,581,499**

14. Accrued expenses	30/06/2025	01/01/2025
Short-term	**34,566,078,737**	**39,816,068,751**
Ha Tien land project expenses	33,536,260,011	39,246,580,994
Interest expenses	-	-
Other interest expenses	1,029,818,726	569,487,757
Total	**34,566,078,737**	**39,816,068,751**

15. Short-term unearned revenues	30/06/2025	01/01/2025
Revenue collected according to the progress of Ha Tien land project	26,497,215,459	25,573,886,146
Total	**26,497,215,459**	**25,573,886,146**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

16. Short-term other payables	**30/06/2025**	**01/01/2025**
Deposit, mortgages or collaterals	50,000,000	50,000,000
Other payables	9,821,616,864	3,156,955,713
Vietnam Machinery Installation Corporation	-	*2,091,442,684*
Others	*9,821,616,864*	*1,065,513,029*
Total	**9,871,616,864**	**3,206,955,713**

17. Loans	**30/06/2025**		**01/01/2025**	
	Value	**Amount be able to pay**	**Value**	**Amount be able to pay**
a. Current portion of long-term loans	**1,484,310,000**	**1,484,310,000**	**2,968,620,000**	**2,968,620,000**
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tay Sai Gon Branch (1)	1,484,310,000	1,484,310,000	2,968,620,000	2,968,620,000
b. Long-term loans	**15,132,175,036**	**15,132,175,036**	**15,132,175,036**	**15,132,175,036**
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tay Sai Gon Branch (1)	15,132,175,036	15,132,175,036	15,132,175,036	15,132,175,036
Total	**16,616,485,036**	**16,616,485,036**	**18,100,795,036**	**18,100,795,036**

Notes to loans

(1) Loan from the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tay Sai Gon Branch under the medium- and long-term loan agreement on a per-drawdown basis, Contract No. 017/24/02/0006 dated February 28, 2024, with details as follows:□

Maximum loan amount: VND 19,300,000,000.

Loan term: Maximum of 84 months from the day following the disbursement date of the loan.

Lending interest rate: As per the debt acknowledgment and each disbursement (ranging from 6.8% to 9% per annum).

Purpose of the loan: To finance lawful and valid medium and long-term credit needs for the payment of investment costs for an office combined with housing for the company's employees at the Ha Tien New Urban Area.

Credit risk: Land use rights at the Ha Tien New Urban Area project.

18. Provision for liabilities	**30/06/2025**	**01/01/2025**
a. Short-term	**2,148,201,284**	**2,148,201,284**
Expenses for environmental improvement and restoration (*)	2,148,201,284	2,148,201,284
Total	**2,148,201,284**	**2,148,201,284**

(*) These are expenses for environmental improvement as per Decision No. 139/QĐ-UBND of the Kien Giang Province People's Committee dated January 18, 2012, regarding the approval of the project for environmental improvement and restoration related to the exploitation and processing of construction stone at the Tra Duoc Lon Mountain quarry in Binh Tri commune, Kien Luong district, Kien Giang province.

19. Deferred income tax assets and deferred income tax liabilities	**30/06/2025**	**01/01/2025**
Deferred tax assets		
- CIT rate used to determine the value of deferred income tax assets		
Accrued expenses and provision, difference in fixed asset depreciation	20%	20%
Temporary collected amount from real estate business activities	1%	1%
- Deferred income tax assets related to deductible temporary differences		
Accrued expenses and provision, difference in fixed asset depreciation	*528,446,638*	*508,521,638*
Temporary collected amount from real estate business activities	*264,972,155*	*255,738,861*
Total	**793,418,793**	**764,260,499**

20. Owners' Equity

a. Comparison schedule for changes in Owner's Equity - See page 45.

b. Owners' equity

	% of shareholding	**30/06/2025**	**01/01/2025**
Hong Ma Joint Stock Company	88.00%	443,456,508,000	443,456,508,000
Other shareholders	12.00%	60,471,342,000	60,471,342,000
Total	**100.00%**	**503,927,850,000**	**503,927,850,000**

c. Capital transactions with owners and distribution of dividends, profits	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Owners' equity	**503,927,850,000**	**400,150,690,000**
Beginning balance	*503,927,850,000*	*400,150,690,000*
Increase	-	-
Ending balance	*503,927,850,000*	*400,150,690,000*
Dividends, profit by cash (*)	1,069,500,230	-

(*)During the year, the Parent Company paid dividends in 2025 in shares. According to Resolution No. 05/NQ - HĐQT dated May 15, 2025, the Company issued 15,087,835 shares to pay dividends in 2024.

20. Owners' Equity (cont.)

d. Shares	**30/06/2025**	**01/01/2025**
Number of authorised shares		
Number of Issued shares	50,392,785	50,392,785
Ordinary share	*50,392,785*	*50,392,785*
Number of treasury shares	100,000	100,000
Ordinary share	*100,000*	*100,000*
Number of shares in circulation	50,292,785	50,292,785
Ordinary share	*50,292,785*	*50,292,785*
Par value: VND/share.	*10,000*	*10,000*

e. Funds	**30/06/2025**	**01/01/2025**
Investment and development fund	22,399,587,678	22,399,587,678
Total	**22,399,587,678**	**22,399,587,678**

** Purpose of setting up and using the enterprise's funds :*

Investment and Development Fund is appropriated from after-tax CIT profits and is used for investing in expanding the scale of production and business or for in-depth investment in the enterprise.

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sale of goods and rendering of services	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Revenue from stone quarrying	-	16,937,320,350
Sales of goods	-	347,812,530
Rendering of services	2,757,577,800	2,662,186,808
Revenue from investment property business	15,512,908,221	144,035,650,929
Total	**18,270,486,021**	**163,982,970,617**

2. Net revenue from sale of goods and rendering of services	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Revenue from stone quarrying	-	16,937,320,350
Sales of goods	-	347,812,530
Rendering of services	2,757,577,800	2,662,186,808
Revenue from investment property business	15,512,908,221	144,035,650,929
Total	**18,270,486,021**	**163,982,970,617**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

3. Cost of goods sold	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Cost of stone quarrying	3,579,539,618	16,829,462,733
Cost of merchandise sold	2,703,097,080	649,899,401
Cost of services rendered	-	2,842,146,982
Operating costs of investment properties	2,202,751,465	17,762,214,218
Total	**8,485,388,163**	**38,083,723,334**

4. Finance income	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Interest income	7,588,848,298	14,089,872,154
Foreign exchange gains from revaluation currencies	-	-
Interest income on late payments	-	1,278,473,217
Gain on capital divestment	-	-
Other income from financing activities	-	-
Total	**7,588,848,298**	**15,368,345,371**

5. Finance expenses	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Loan interest	1,099,857,188	29,288,360
Foreign exchange losses from revaluation	-	-
Loss on capital divestment	-	-
Provision of provision for loss of investment	4,024,583	773,199,338
Total	**1,103,881,771**	**802,487,698**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

6. Selling expenses and general and administrative expenses	Accumulated Jun 30, 2025	mulated Jun 30, 2024
a. Selling expenses		
Brokerage commission expense	1,177,197,542	9,574,105,106
Others expenses	-	-
Total	**1,177,197,542**	**9,574,105,106**
b. Administrative expenses		
Employee expenses	6,530,596,433	6,364,216,654
Stationery cost	-	
Depreciation expenses	286,286,982	495,708,137
Taxes, fees, and charges	7,000,000	9,000,000
Provision/Reversal for doubtful advance to suppliers	1,179,000,000	(2,031,712,797)
Other services expenses by cash	3,512,256,330	3,560,789,326
Goodwill amortization	-	-
Total	**11,515,139,745**	**8,398,001,320**

7. Other income	Accumulated Jun 30, 2025	Accumulated Jun 30, 2024
Gains from disposal of assets (*)	220,000,000	-
Penalty received	-	1,366,622,939
Others	3,802,329,314	25,930,000
Total	**4,022,329,314**	**1,392,552,939**

(*) Notes on disposals of fixed assets activities	Accumulated Jun 30, 2025	Accumulated Jun 30, 2024
Disposals of fixed assets	220,000,000	120,000,000
Net book value of fixed assets and expenses disposal of assets	-	169,682,768
Gain/(loss) from disposal of assets activities	**220,000,000**	**(49,682,768)**

8. Others expenses	Accumulated Jun 30, 2025	Accumulated Jun 30, 2024
Donation of fixed assets	-	49,682,768
Brokerage commission expenses	3,588,140,177	18,620,761
Others expenses	-	225,412,064
Asset disposal expenses	-	-
Others	37,915,000	-
Total	**3,626,055,177**	**293,715,593**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

9. Current tax expense	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
1. Total accounting profit before tax	**3,468,291,823**	**123,203,371,191**
- Income from Ha Tien land business	*2,297,877,603*	*107,265,849,238*
- Others	*698,161,949*	*15,937,521,953*
2. Adjustments to increase or decrease accounting profit to determine taxable income for CIT	**2,342,331,851**	**(1,516,287,282)**
- Adjustments to increase	*2,342,331,851*	*614,037,456*
- Adjustments to decrease	-	*2,130,324,738*
3. Current CIT payable (1+2)	**5,813,105,515**	**121,687,083,909**
Taxable income from real estate business activities	*2,297,877,603*	*107,265,849,238*
Taxable income (loss) from ordinary business activities	*3,515,227,912*	*14,421,234,671*
4. Loss transfer	**(1,410,182,917)**	**(12,654,420,870)**
5. Taxable income after loss transfer	**4,402,922,598**	**109,032,663,039**
CIT Rate	20%	20%
CIT Payable	**880,584,520**	**21,806,532,608**
1% provisional tax on real estate revenue	9,233,294	(1,159,164,132)
Collect CIT arrears	-	-
6. Total current CIT expense	**889,817,814**	**20,647,368,476**

10. Deferred CIT liability expense	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
- Deferred CIT expense resulting from temporary taxable differences	(388,899,782)	1,218,851,120
Total deferred CIT liability expense	**(388,899,782)**	**1,218,851,120**

11. Earnings per share	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Accounting profit after CIT	2,967,373,791	101,336,492,293
Increase or decrease of accounting profit	-	-
Profit or loss attributable to ordinary equity holders	**2,967,373,791**	**101,336,492,293**
Average ordinary shares outstanding during the year	50,292,785	39,915,069
Earnings per share	**59**	**2,539**

12. Diluted earnings per share	**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Profit or loss attributable to ordinary equity holders	2,967,373,791	101,336,492,292
Profit or loss attributable to ordinary equity holders after adjusting for dilutive factors	**2,967,373,791**	**101,336,492,292**
Average ordinary shares outstanding during the year	50,292,785	39,915,069
Average ordinary shares outstanding during the period after adjusting for dilutive factors	**50,292,785**	**39,915,069**
Diluted earnings per share	**59**	**2,574**

13. Objectives and financial risks management policies

Major risks of financial instruments include market risk, credit risk and liquidity risk.

The Board of Management considers the application of management policies for the above risks as follows:

13.1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to the changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks, for example risk of stock price. Financial instruments affected by the market risks include: borrowings, liabilities and deposits.

The sensitivity analysis has been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of the debt and the proportion of financial instruments in foreign currencies are all constant.

When calculating the sensibility analysis, the Board of Management assumes that the sensibility of available-for-sale liability in the balance sheet and related items in the income statement is affected by changes in the assumption of corresponding market risks. This analysis is based on the financial assets and liabilities that the Group held as at December 31, 2024.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to the changes in market prices. Market risks due to change in interest rate of the Group mainly relate to: trade receivables, other receivables, borrowings and liabilities, cash and short-term deposits.

The Group manages the interest rate risk by analyzing the competition status in the market in order to apply the interest rate that brings benefits to the Group and still in the limit of its risk management.

13.1. Market risk (cont.)

Sensibility to interest rate

The sensibility of borrowings and liabilities, cash and short-term deposits of the Group to changes that may occur at reasonable level in the interest rate is illustrated as follows.

Assuming that other variables remain constant, the fluctuation in the interest rate of deposits and borrowings with floating interest rate makes impact on the Group's profit before tax as follows:

	Increase/Decrease of basic points	*Influences on profit before tax*
Year 2025		
VND	+ 100	1,571,649,775
VND	- 100	(1,571,649,775)
Year 2024		
VND	+ 100	4,747,359,286
VND	- 100	(4,747,359,286)

Increase/decrease of basic points being used to analyze the sensibility to the interest rate is assumed on the basis of observable conditions of current market. These conditions show that the fluctuation is insignificantly greater than prior periods.

Real Estate Risk

The Group has determined the following risks related to the list of real estates investment: (i) Expenses of development project may increase in case of the delay in making plan. The Group has hired consultants who are specilized in requirement of specific planning in the project scale in order to decrease risks that may arise in the duration of planning; (ii) Risk of the fair value of investment in real estates due to basis factors arisen from market and customers.

13.2. Credit risk

Credit risk is the risk due to the customers' failure to perform its obligations causing the financial loss for the Group. The Group bears credit risks from production and doing business activities (mainly receivables from trading securities, trade receivables and other receivables) and from its financial activities including bank deposits and other financial instruments.

Trade receivables

The Group minimizes the credit risk by only doing business with entities who have good financial capacity and closely keeping track of the receivables to speed up the recovery of debts. On the basis of this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

Loan Receivables

The Group mitigates credit risk by only allowing member companies to borrow money with limits, loan durations, and borrowing purposes regulated internally by the Group and specified in individual contracts. The Group considers the credit risk related to receivables from lending to be low.

Bank deposits

The Group mainly maintains deposits in big and prestigious banks in Vietnam. The Group assesses that the concentration level of credit exposure to deposits is low.

13.3. Liquidity risk

Liquidity risk is the risk that arises from the Group's difficulty in fulfilling financial obligations due to lack of capital. The liquidity risk of the Group mainly arises from the difference of maturity of the financial assets and liabilities.

The Group supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of Management considers as sufficient to satisfy the Group's activities and minimize the influences of changes in cash flows.

The following table summarizes the liquidity deadline of the Group's financial liabilities on the basis of estimated payments in accordance with contract which are not discounted:

As at June 30, 2025	*Under 1 year*	*From 1-5 years*	*Over 5 years*	*Total*
Borrowings and liabilities	1,484,310,000	15,132,175,036	-	**16,616,485,036**
Trade payables	3,313,890,290	-	-	**3,313,890,290**
Others	44,437,695,601	-	-	**44,437,695,601**
Total	**49,235,895,891**	**15,132,175,036**	**-**	**64,368,070,927**
As at June 30, 2024				
Borrowings and liabilities	2,968,620,000	15,132,175,036	-	**18,100,795,036**
Trade payables	4,285,536,067	-	-	**4,285,536,067**
Others	43,023,024,464	-	-	**43,023,024,464**
Total	**50,277,180,531**	**15,132,175,036**	**-**	**65,409,355,567**

The Group is able to access capital sources and with regards to due borrowings within 12 months, the Group may continue to be lent by its current creditors.

Collateral

The Group has used the land use rights in Ha Tien City New Urban Area as collateral for the Group's long-term borrowings (refer to note V.17 – Borrowings).

14 Financial assets and financial liabilities - See page 46.

The fair value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Group uses the following methods and assumptions to estimate the fair value:

The fair value of cash on hand and short-term deposits, trade receivables, trade payables and other short-term liabilities is equivalent to the book value of these items because these instruments are in short-term.

- The fair value of securities and financial investments, whose fair value cannot be reliably determined due to the absence of a highly liquid market for these securities and financial investments, is presented at their book value.

Except for the above-mentioned items, the fair value of financial assets and financial liabilities has not been evaluated and determined officially as at Jun 30, 2025 and December 31, 2024. However, the Board of Management has assessed that the fair value of financial assets and liabilities is not significantly different from the book value at the period end.

VII. ADDITIONAL INFORMATION FOR ITEMS IN THE CONSOLIDATED CASH FLOW STATEMENT

	Accumulated Jun 30, 2025	Accumulated Jun 30, 2024
1. Actual cash received from loans		
- Cash received from normal loan agreements	80,000,000,000	20,024,308,196
	Accumulated Jun 30, 2025	**Accumulated Jun 30, 2024**
2. Actual cash payment of loans		
- Cash payment for normal loan agreements	(81,484,310,000)	(8,451,132,225)

VIII. OTHER INFORMATION

1. Contingent liabilities, commitments and other information

None of these contingent liabilities, commitments and other important financial information that occurred since the year ended that need to be adjusted or noted in the consolidated financial statements.

2. Subsequent events

There has been no significant subsequent event since the end of the financial year that need to be adjusted or noted in the consolidated financial statements.

3. Transactions with related parties

List of related parties in the year

Related parties	Relationship
Hong Ma Joint Stock Company	Parent company
TMT Saigon Investment and Trading Joint Stock Company	Associates
Southern Civil And Industrial Construction Company Limited	Associates
Blue Bay Quy Nhon Company Limited	Associates
Bac Thang Long - Thanh Dong Corporation	Associates
Bien Tay Construction And Trading Stock Company	Related company
Phuoc Hoa Investment And Development Company Limited	Related company
Mr. Pham Quoc Khanh	Chairman of the Board of Directors
Mr. Tran Cong Quy	Vice Chairman of the Board of Directors
Mr. Nguyen Huy Hoang	Member of the Board of Directors
Mr. Nguyen Son Nam	General Director
Mr. Le Viet Nam	Deputy General Director
Mr. Nguyen Thanh Long	Deputy General Director
Mr. Nguyen Tien Dung	Chief Accountant

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

Significant transactions with related parties during the year are as follows:

Related party	Principal activity	Accumulated Jun 30, 2025	Accumulated Jun 30, 2024
TMT Saigon Investment and Trading Joint Stock Company	Interest on loans advanced for purchasing materials	5,523,287	50,849,315
	Received loan payment	392,109,589	400,000,000
Bac Thang Long - Thanh Dong Corporation	Contribute charter capital	3,940,000,000	-
Blue Bay Quy Nhon Company Limited	Equity investment in Blue Bay	266,140,000,000	-
Mr. Tran Cong Quy	Repayment for land purchase	5,000,000,000	-
Mr. Nguyen Son Nam	Advance repayment	250,000,000	-
Mr. Le Viet Nam	Advance payment	2,091,000,000	-
	Advance repayment	193,000,000	-
Mr. Nguyen Thanh Long	Advance payment	-	-
	Advance repayment	40,000,000	-

Balances as at June 30, 2025 with related parties.

Long-term loan receivables	**30/06/2025**	**01/01/2025**
TMT Saigon Investment and Trading Joint Stock Company	-	386,586,302
Total	**-**	**386,586,302**

Long-term loan receivables	**30/06/2025**	**01/01/2025**
Southern Civil And Industrial Construction Company Limited	200,000,000	200,000,000
Total	**200,000,000**	**200,000,000**

Short - terms prepayments to suppliers	**30/06/2025**	**01/01/2025**
Mr. Tran Cong Quy		95,000,000,000
Total	**-**	**95,000,000,000**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

Remuneration and income of the Board of Directors and the Board of Management of the parent company for the year are as follows		**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Mr. Pham Quoc Khanh	Salary and bonuses	577,914,855	597,300,220
Mr. Tran Cong Quy	Salary and bonuses	533,407,000	542,968,949
Mr. Nguyen Huy Hoang	Remuneration	60,300,000	-
Mr. Ly Chi Tung	Remuneration	-	292,300,000
Mr. Nguyen Son Nam	Salary and bonus	545,363,557	567,061,806
Mr. Le Viet Nam	Salary and bonus	471,413,602	470,259,257
Mr. Nguyen Thanh Long	Salary and bonus	-	414,434,410
Total		**2,188,399,014**	**2,884,324,642**

Income of Chief Accountant		**Accumulated Jun 30, 2025**	**Accumulated Jun 30, 2024**
Mr. Nguyen Tien Dung	Salary and bonus	225,803,028	226,386,466

4. Presentation of segment asset, revenue and operating result - See page 47.

For management purposes, the Group's organizational structure is divided its operations into key segments based on production and business sectors as follows:

- Production department: quarry operations, construction equipment rental, quarry leasing, and brick production;
- Service segment: leasing premises in Ha Tien; leasing utility service areas - Lotteria and Coffee operations at the Ha Tien City New Urban Area;
- Real Estate Business Segment: sale of land at the Ha Tien New Urban Area, Phao Dai Ward, Ha Tien City, Kien Giang Province;
- Merchandise trading segment: trading of construction materials;

There is no segment reporting according to the geographical area as the operation of the Group is only in Vietnam, so there is no difference in risk and economic benefits which are necessary to be disclosed.

5. Information on going-concern operation: The Group will continue its operation in the future.

CÔNG TY CỔ PHẦN TẬP ĐOÀN CNT

Nguyen Minh Nhat Linh **Preparer**	**Nguyen Tien Dung** **Chief Accountant**	**Nguyen Son Nam** **General Director**

Ho Chi Minh City, Vietnam
July 28, 2025

V.2. Financial investments

a. Held-to-maturity investments

	30/06/2025		01/01/2025	
	Cost	**Book value**	**Cost**	**Book value**
- Term deposits less than 12 months	114,600,000,000	114,600,000,000	189,500,000,000	189,500,000,000
Total	**114,600,000,000**	**114,600,000,000**	**189,500,000,000**	**189,500,000,000**

(*) Held-to-maturity investments reflect time deposits with a 6-month term at commercial banks, offering interest rates of 4.2% - 5.5% per year.

b. Investments in associates, jointly controlled entities

	30/06/2025		01/01/2025	
	Cost	**Value under equity method**	**Cost**	**Value under equity method**
Blue Bay Quy Nhon Company Limited (1)	267,140,000,000	267,609,628,020	-	-
Bac Thang Long - Thanh Dong Corporation (2)	27,940,000,000	24,840,240,537	24,000,000,000	21,846,386,248
TMT Saigon Investment and Trading Joint Stock Company (3)	4,824,000,000	3,189,501,441	4,824,000,000	3,218,693,163
Southern Civil And Industrial Construction Company Limited	1,000,000,000	-	1,000,000,000	-
Total	**300,904,000,000**	**295,639,369,998**	**29,824,000,000**	**25,065,079,411**

V.2. Financial investments (cont.)

	30/06/2025			01/01/2025		
	Cost	Provision	Fair value (*)	Cost	Provision	Fair value (*)
c. Other long-term Investments						
Phuoc Hoa Joint Stock Company	853,210,000	(853,210,000)		853,210,000	(853,210,000)	
Western Sea Construction And Trading Joint Stock Company	1,388,100,000	-		1,388,100,000	-	
Total	**2,241,310,000**	**(853,210,000)**		**2,241,310,000**	**(853,210,000)**	

(1) Blue Bay Quy Nhon Company Limited (" CNT Blue Bay") was established under the Enterprise Registration Certificate No. 4101647062, first registered on October 9, 2024, issued by the Department of Planning and Investment of Binh Dinh Province. Its primary business activity is real estate trading, land use rights. The ownership percentage is 38%. As at June 30, 2025, CNT Blue Bay is operating normally.

(2) Bac Thang Long - Thanh Dong Corporation ("Bac Thang Long - Thanh Dong") was established under the Enterprise Registration Certificate No. 4601497344, first registered on December 18, 2017, issued by the Department of Planning and Investment of Thai Nguyen Province, with the 6th amendment registered on August 22, 2022. Its primary business activity is real estate trading. The ownership percentage is 20.5%.

(3) TMT Saigon Investment and Trading Joint Stock Company ("Saigon TMT") was established under the Enterprise Registration Certificate No. 0314146761, registered on December 6, 2016, by the Department of Planning and Investment of Ho Chi Minh City. Its main business activity is trading in steel and construction materials. The ownership percentage is 30.6%.

(*) At the reporting date, the Group has not determined fair values of these investments for disclosure in the consolidated financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair values of these investments may differ from their carrying amounts.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

V.7. Bad debts	30/06/2025			01/01/2025		
	Cost	Recoverable amount	Debtors	Cost	Recoverable amount	Debtors
- Total amount of loans overdue or not yet overdue but appeared to be irrecoverable	**243,111,612,539**	**6,351,968,292**		**235,733,325,354**	**-**	
- Trade receivables	**225,545,793,204**	**2,851,968,292**		**223,367,506,019**	**-**	
Xuan Giang Company Limited	68,945,492,374	-	Receivables overdue for more than 3 years	68,945,492,374	-	Receivables overdue for more than 3 years
Tra My Trading Company Limited	22,747,360,234	-	Receivables overdue for more than 3 years	22,747,360,234	-	Receivables overdue for more than 3 years
A Viet Trading Company Limited	19,069,748,646	-	Receivables overdue for more than 3 years	-	-	-
Others	114,783,191,950	2,851,968,292	Receivables overdue for more than 3 years	131,674,653,411	-	Overdue receivables from 6 months to 2 years
- Advance to suppliers	**11,160,961,860**	**3,500,000,000**		**6,160,961,860**	**-**	
Sai Gon - Gia Dinh Real Estate Joint Stock Company	3,152,685,510	-	Overdue prepayments more than 3 years	3,152,685,510	-	Overdue prepayments more than 3 years
Binh Duong Investment And Trade Joint - Stock Company	1,330,000,000	-	Overdue prepayments more than 3 years	1,330,000,000	-	Overdue prepayments more than 3 years
Hai Son Company Limited	5,000,000,000	3,500,000,000	Overdue prepayments more than 1 years	-	-	
Others	1,678,276,350	-	Overdue prepayments more than 3 years	1,678,276,350	-	Overdue prepayments more than 3 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

V.7. Bad debts (cont.)	30/06/2025			01/01/2025		
	Cost	Recoverable amount	Debtors	Cost	Recoverable amount	Debtors
- Loan receivables	**200,000,000**	**-**		**200,000,000**	**-**	
Southern Civil And Industrial Construction Company Limited	200,000,000	-	Receivables overdue for more than 3 years	200,000,000	-	Overdue prepayments more than 3 years
- Advance	**3,974,823,135**	**-**		**3,974,823,135**	**-**	
Mr. Nguyen Hai Trương	1,397,375,140	-	Receivables appeared to be irrecoverable	1,397,375,140	-	Overdue prepayments more than 3 years
Ms. Luong Ngoc Lan	480,000,000	-	Receivables appeared to be irrecoverable	480,000,000	-	Overdue prepayments more than 3 years
Others	2,097,447,995	-	Receivables appeared to be irrecoverable	2,097,447,995	-	Overdue receivables from 2-3 years
- Other receivables	**2,230,034,340**	**-**		**2,030,034,340**	**-**	
Thang Long Concrete And Construction Joint Stock Corporation	679,319,976	-	Receivables overdue for more than 3 years	679,319,976	-	Receivables overdue for more than 3 years
Mr. Le Quang Huu	528,287,500		Receivables overdue for more than 3 years	528,287,500	-	Receivables overdue for more than 3 years
Others	1,022,426,864	-	Receivables overdue for more than 3 years	822,426,864	-	Overdue receivables from 1 to 2 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

V.9. Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Transportation means	Office equipment	Total
Original cost:					
Beginning balance	44,827,744,161	4,036,786,605	6,387,381,557	632,521,364	**55,884,433,687**
New purchases	-	-	-	-	**-**
Disposal, sale	-	*(840,000,000)*	-	-	**(840,000,000)**
Closing balance	44,827,744,161	3,196,786,605	6,387,381,557	632,521,364	**55,044,433,687**
Accumulated depreciation:					
Opening balance	15,646,285,317	1,405,993,830	5,385,801,652	475,798,235	**22,913,879,034**
Depreciation for the year	*947,457,824*	*151,181,232*	*248,253,054*	*75,267,584*	**1,422,159,694**
Disposal, sale	-	*(840,000,000)*	-	-	**(840,000,000)**
Closing balance	16,593,743,141	717,175,062	5,634,054,706	551,065,819	**23,496,038,728**
Net carrying amount:					
Opening balance	29,181,458,844	2,630,792,775	1,001,579,905	156,723,129	**32,970,554,653**
Closing balance	28,234,001,020	2,479,611,543	753,326,851	81,455,545	**31,548,394,959**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For Q2.2025 accounting period ended June 30, 2025

Unit: VND

V. 21. Owners' equity

a. Comparison schedule for changes in Owner's Equity

Items	Owners' equity	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Non-Controlling Interest	Total
Opening balance at 01/01/2024	**400,150,690,000**	**-**	**(1,012,784,684)**	**22,399,587,678**	**144,418,741,182**	**53,182,343**	**566,009,416,519**
Profit	-	-	-	-	101,336,492,292	659,302	101,337,151,594
Other	-	-	-	-	-	50,000,000	50,000,000
Closing balance at 30/06/2024	**400,150,690,000**	**-**	**(1,012,784,684)**	**22,399,587,678**	**245,755,233,474**	**103,841,645**	**667,396,568,113**
Opening balance at 01/01/2025	**503,927,850,000**	**-**	**(1,012,784,684)**	**22,399,587,678**	**171,794,364,783**	**-**	**697,109,017,777**
Raise capital	-	-	-	-	-	-	-
Profit	-	-	-	-	2,967,373,791	-	2,967,373,791
Disbursement of dividends	-	-	-	-	(10,058,557,000)	-	(10,058,557,000)
Other (*)	-	-	-	-	(536,643,365)	-	(536,643,365)
Closing balance at 30/06/2025	**503,927,850,000**	**-**	**(1,012,784,684)**	**22,399,587,678**	**164,166,538,209**	**-**	**689,481,191,203**

(*) During the period, CNT Group has changed equity structure in Blue Bay Quy Nhon Subsidiary. At 01/04/2025, Blue Bay Quy Nhon Subsidiary has become an associate company. So, Profit and loss statement of Blue Bay Quy Nhon was still recorded Consolidated financial statements in Q1.2025. But, assets, liabilities and retained earnings of Blue Bay had not consolidated at 30/06/2025.

VI.15. Financial assets and financial liabilities

The following table specifies book value and fair value of the financial instruments presented in the consolidated financial statements.

	Book value				Fair value	
	30/06/2025		30/06/2024		30/06/2025	30/06/2024
	Value	Provision	Value	Provision		
Financial assets						
- Held-to-maturity investments	114,600,000,000	-	189,500,000,000	-	114,600,000,000	189,500,000,000
- Trade receivables	225,545,793,204	(222,693,824,912)	227,265,066,026	(223,367,506,019)	2,851,968,292	3,897,560,007
- Receivables from loans	-	(200,000,000)	600,000,000	(200,000,000)	(200,000,000)	400,000,000
- Other receivables	15,384,604,516	(2,033,586,340)	18,683,171,911	(2,815,299,137)	13,351,018,176	15,867,872,774
- Cash and cash equivalents	59,181,462,583	-	303,136,723,666	-	59,181,462,583	303,136,723,666
TOTAL	**414,711,860,303**	**(224,927,411,252)**	**739,184,961,603**	**(226,382,805,156)**	**189,784,449,051**	**512,802,156,447**
Financial liabilities						
- Borrowings and liabilities	16,616,485,036	-	18,100,795,036	-	16,616,485,036	18,100,795,036
- Trade payables	3,313,890,290	-	4,285,536,067	-	3,313,890,290	4,285,536,067
- Accrued expenses	9,871,616,864	-	3,206,955,713	-	9,871,616,864	3,206,955,713
- Other payables	34,566,078,737	-	39,816,068,751	-	34,566,078,737	39,816,068,751
TOTAL	**64,368,070,927**	**-**	**65,409,355,567**	**-**	**64,368,070,927**	**65,409,355,567**

VIII.4 Principles for presenting assets, revenue and operating results by segment

4.1 Major segment reporting: by business sector

As of June 30, 2025, the Group reports its operation by business sector. The Group provides a detailed analysis of items by business sector as follows:

Items	Trading materials and goods	Service division	Trading real estates	Commodity Trading	Total
1. Net revenue	**-**	**2,757,577,800**	**15,512,908,221**	**-**	**18,270,486,021**
Net revenue from sale to outsiders	-	2,757,577,800	15,512,908,221	-	18,270,486,021
2. Expenses	**3,579,539,618**	**-**	**2,202,751,465**	**2,703,097,080**	**8,485,388,163**
Cost of goods sold	3,579,539,618	-	2,202,751,465	2,703,097,080	8,485,388,163
3. Profit from operating activities	**(3,579,539,618)**	**2,757,577,800**	**13,310,156,756**	**(2,703,097,080)**	**9,785,097,858**

As of June 30, 2024, the Group reports its operation by business sector. The Group provides a detailed analysis of items by business sector as follows:

Items	Trading materials and goods	Service division	Trading real estates	Commodity Trading	Total
1. Net revenue	**16,937,320,350**	**2,662,186,808**	**144,035,650,929**	**347,812,530**	**163,982,970,617**
Net revenue from sales to outsiders	16,937,320,350	2,662,186,808	144,035,650,929	347,812,530	163,982,970,617
2. Expenses	**16,829,462,733**	**2,842,146,982**	**17,762,214,218**	**649,899,401**	**38,083,723,334**
Cost of goods sold	16,829,462,733	2,842,146,982	17,762,214,218	649,899,401	38,083,723,334
3. Profit from operating activities	**107,857,617**	**(179,960,174)**	**126,273,436,711**	**(302,086,871)**	**125,899,247,283**