CHAPTER VIII.
REPORT OF IFRS

CONTENTS

CÔNG TY CỔ PHẦN XÂY DỰNG COTECCONS
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REPORT OF FACTUAL FINDINGS

For the the years ended 30 June 2026, and 2025

APPENDIX 1: VAS VERSUS IFRS KEY ACCOUNTING DIFFERENCES

List of management's identification of conceptual differences applicable to the Group are as below:

1. IFRS 16 Leases: Recognition of Right-of-use Assets and Lease liabilities under applicable lease contracts

2. IAS 16 Property, Plant and Equipment: Reclassification of low-value assets

3. IAS 19 Employee Benefits: Measurement and recognition of accumulating paid absences

4. IFRS 2 Share Based Payments: Measurement and recognition of shares granted to the employees under Group schemes

5. IFRS 9 Financial Instruments - Classification & measurement:

- Equity investment designated at fair value through profit or loss
- Business Cooperation Contract Investments designated at fair value through profit or loss
- Trading Securities designated at fair value through profit or loss
- Expected Credit Loss

6. IFRS 3 Business Combinations: Recognition of goodwill & acquisition accounting

7. Relevant IFRSs and IASs - presentation purposes: reclassification from Construction in Progress to Property, plant and equipment, intangible assets and inventories

8. Relevant IFRSs and IASs - presentation purposes: reclassification from Provision for doubtful receivables to Trade receivables and Current deposits and other receivables.

9. Relevant IFRSs and IASs - presentation purposes: reclassification from finance income to other income

10. Relevant IFRSs and IASs - presentation purposes: reclassification from other operating income to other income

11. Relevant IFRSs and IASs - presentation purposes: reclassification from other operating income to cost of sales

12. IAS 12 Deferred tax — recognition and reconciliation of temporary differences

Basis for adjustment are presented at Appendix 4.

REPORT OF FACTUAL FINDINGS

For the the years ended 30 June 2026, and 2025

APPENDIX 2: IFRS-BASED CONSOLIDATED FINANCIAL INFORMATION

(PRESENTED IN VND)

The Group's statements of financial position and profit or loss and other comprehensive income prepared by management for the scoped periods are presented in Vietnam Dong (VND"), which is also the Company's functional currency.

CONSOLIDATED STATEMENTS OF PROFIT OR LOSS

for the years ended 30 June 2026 and 2025

VND

	For the years ended 30 June	
	2026	**2025**
Revenue from contracts with customers	34,294,440,889,652	24,847,095,288,590
Rental income	45,180,428,143	37,435,803,838
Revenue	**34,339,621,317,795**	**24,884,531,092,428**
Cost of sales	(32,886,100,054,865)	(24,075,382,279,029)
Gross profit	**1,453,521,262,930**	**809,148,813,399**
Other operating income	7,680,947,479	25,353,745,833
Selling expenses	(1,489,832,490)	(1,272,382,275)
Administrative expenses	(710,934,389,037)	(529,200,819,703)
Other operating expenses	(9,426,396,563)	(576,706,106)
Operating profit	**739,351,592,319**	**303,452,651,148**
Finance income	304,734,347,427	150,693,479,631
Finance costs	(339,267,594,956)	(181,632,068,347)
Other income	80,900,832,209	61,005,593,059
Other expenses	(9,832,399,206)	(1,690,862,699)
Net fair value gain on financial assets at FVTPL	56,281,085,814	81,094,737,793
Share of loss of an associate	(8,799,437)	(20,035,982)
Profit before income tax	**832,159,064,170**	**412,903,494,603**
EBITDA (*)	**1,128,593,300,705**	**581,960,948,438**
Income tax expense	(190,969,115,274)	(84,735,437,722)
Profit for the year/period	**641,189,948,896**	**328,168,056,881**

(*) EBITDA represents profit before net loan interest, income tax expense, depreciation, and amortisation. This non-IFRS measure is presented to provide supplemental information on the Group's performance.

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

for the years ended 30 June 2026 and 2025

VND

	For the years ended 30 June	
	2026	**2025**
Profit for the year/period	**641,189,948,896**	**328,168,056,881**
Other comprehensive loss		
Other comprehensive loss that may be reclassified to profit or loss in subsequent periods (net of tax):		
Exchange differences on translation of foreign operations	(259,430,754)	(2,602,352,552)
Other comprehensive loss that may be reclassified to profit or loss in subsequent periods	**(259,430,754)**	**(2,602,352,552)**
Other comprehensive loss for the year, net of tax	**(259,430,754)**	**(2,602,352,552)**
Total comprehensive income for the year/period, net of tax	**640,930,518,142**	**325,565,704,329**

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
as at 30 June 2026 and 2025

VND

	30 June 2026	30 June 2025
ASSETS		
Non-current assets		
Property, plant and equipment	796,978,280,502	459,267,762,291
Investment properties	257,342,515,809	308,156,881,069
Intangible assets	111,333,053,129	118,751,544,825
Goodwill	174,925,739,087	188,690,871,937
Right-of-use assets	185,749,865,384	213,215,527,816
Investment in an associate	2,426,660,204	2,435,459,641
Equity investment designated at fair value through profit or loss	432,581,407,097	388,485,596,992
Non-current financial assets at fair value through profit or loss	-	318,578,571,186
Non-current deposits and other receivables	2,244,143,650	27,901,679,367
Deferred tax assets	157,382,685,420	131,312,349,896
Non-current other assets	2,724,862,717	10,760,668,570
Total non-current assets	**2,123,689,212,999**	**2,167,556,913,590**
Current assets		
Inventories	9,982,090,350,734	5,989,982,161,958
Trade receivables	13,944,726,908,847	13,590,625,474,426
Current deposits and other receivables	4,929,789,989,640	3,598,148,954,076
Contract assets	-	488,018,268
Current financial assets at fair value through profit or loss	-	124,907,539,219
Short-term deposits	3,886,774,307,586	1,474,389,527,295
Current other assets	13,463,173,127	727,432,268
Cash and cash equivalents	3,935,562,475,908	2,712,312,888,753
Total current assets	**36,692,407,205,842**	**27,491,581,996,263**
TOTAL ASSETS	**38,816,096,418,841**	**29,659,138,909,853**

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (continued)
as at 30 June 2026 and 2025

VND

	30 June 2026	30 June 2025
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Issued capital	1,140,264,670,000	1,036,332,610,000
Share premium	2,714,397,074,105	2,714,397,074,105
Treasury shares	(264,867,149,803)	(264,867,149,803)
Retained earnings	5,922,690,359,206	5,487,155,379,122
Other reserves	158,918,006,464	158,918,006,464
Other components of equity	5,692,521,830	5,433,091,076
	9,677,095,481,802	**9,137,369,010,964**
Non-controlling interests	593,942,843	560,478,784
Total equity	**9,677,689,424,645**	**9,137,929,489,748**
Non-current liabilities		
Non-current interest-bearing loans, bonds and borrowings	1,543,948,685,730	2,826,000,000
Deferred tax liabilities	48,356,292,638	81,161,139,882
Non-current lease liabilities	8,556,764,638	25,158,014,409
Other individually immaterial provisions	2,829,431,717	2,717,350,052
Other payables	231,000,000	19,485,066,931
Total non-current liabilities	**1,603,922,174,723**	**131,347,571,274**
Current liabilities		
Trade, other and related party payables	13,593,692,305,929	12,353,081,803,847
Contract liabilities	9,032,374,806,616	4,818,292,391,911
Current interest-bearing loans, bonds and borrowings	4,459,158,229,642	2,984,145,681,710
Income tax payable	181,305,901,495	28,021,361,651
Provision for warranty	255,217,906,794	189,887,955,633
Current lease liabilities	12,057,476,122	15,825,995,254
Dividends payable	678,192,875	606,658,825
Total current liabilities	**27,534,484,819,473**	**20,389,861,848,831**
Total liabilities	**29,138,406,994,196**	**20,521,209,420,105**
TOTAL EQUITY AND LIABILITIES	**38,816,096,418,841**	**29,659,138,909,853**

CONSOLIDATED STATEMENT OF CASH FLOWS

for the years ended 30 June 2026 and 2025

VND

	For the years ended 30 June	
	2026	2025
OPERATING ACTIVITIES		
Profit before tax	832,159,064,170	412,903,494,603
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and impairment of property, plant and equipment and right-of-use assets	228,245,823,375	156,287,867,052
Amortisation and impairment of intangible assets and impairment of goodwill	8,323,991,696	12,458,642,052
Share-based payment expense	-	103,547,674,111
Net foreign exchange differences	(473,148,661)	(2,088,011,261)
Finance income	(266,130,992,184)	(126,767,686,515)
Finance costs	351,598,059,525	119,323,657,915
Other income	(92,391,974,041)	(65,765,259,942)
Fair value gain on financial assets at fair value through profit or loss	(56,281,085,814)	(81,094,737,793)
Movements in provisions	176,441,395,066	34,011,332,480
Working capital changes:		
Increase in trade receivables, contract assets and deposits and other receivables	(1,656,787,005,352)	(4,149,047,210,473)
(Increase) decrease in inventories and right of return assets	(3,883,853,295,887)	(2,861,125,495,382)
Increase in trade and other payables, contract liabilities and refund liabilities	5,476,812,311,859	5,581,450,128,298
	1,117,663,143,752	**(865,905,604,855)**
Interest and dividend received	314,679,397,240	365,005,280,206
Interest paid	(295,076,633,868)	(166,109,617,817)
Income tax paid	(99,962,979,475)	(117,853,292,053)
Net cash flows (used in) from operating activities	**1,037,302,927,649**	**(784,863,234,519)**

CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

for the years ended 30 June 2026 and 2025

VND

	For the years ended 30 June	
	2026	2025
INVESTING ACTIVITIES		
Proceeds from sale of property, plant and equipment	70,999,656,343	270,064,920,706
Purchase of property, plant and equipment	(529,271,995,017)	(589,394,551,177)
Purchase of equity investment	(11,793,312,548)	(15,923,600,433)
Purchase of financial instruments	-	-
Proceeds from sale of equity investment	325,000,000,000	-
Proceeds from sale of financial instruments	119,632,590,016	135,788,978,148
Payments for bank term-deposits and loans to other entities	(9,019,163,432,004)	(3,519,425,526,266)
Collections from bank term deposits, bonds and loans to other entity	6,395,297,877,005	3,670,020,590,712
Net cash flows used in investing activities	**(2,649,298,616,205)**	**(48,869,188,310)**
FINANCING ACTIVITIES		
Proceeds from exercise of share options	-	15,013,330,000
Payment of principal portion of lease liabilities	(14,005,148,872)	(16,970,882,008)
Proceeds from borrowings	14,933,764,542,920	6,319,011,078,424
Repayment of borrowings	(11,983,236,179,960)	(4,881,897,695,565)
Dividends paid to equity holders of the parent	(101,358,479,950)	(99,857,697,150)
Net cash flows from financing activities	**2,835,164,734,138**	**1,335,298,133,701**
Net increase in cash and cash equivalents	1,223,169,045,582	501,565,710,872
Net foreign exchange difference	80,541,573	334,086,144
Cash and cash equivalents at the beginning of the year/period	2,712,312,888,753	2,210,413,091,737
Cash and cash equivalents at 30 June	**3,935,562,475,908**	**2,712,312,888,753**

REPORT OF FACTUAL FINDINGS

For the the years ended 30 June 2026, and 2025

APPENDIX 3: IFRS CONVERSION ADJUSTMENTS: BASIS OF ADJUSTMENTS AND RECONCILIATION

RECONCILIATION OF EQUITY

as at 30 june 2026

VND

	Notes	Local GAAP 30 June 2026	Reclassifications and remeasurements	IFRS 30 June 2026
ASSETS				
Non-current assets				
Property, plant and equipment	B, G	424,703,543,056	372,274,737,446	796,978,280,502
Investment properties		257,342,515,809	-	257,342,515,809
Intangible assets	G	110,795,900,403	537,152,726	111,333,053,129
Goodwill	F	137,802,869,358	37,122,869,729	174,925,739,087
Right-of-use assets	A, M	4,733,970,234	181,015,895,150	185,749,865,384
Investment in an associate		2,426,660,204	-	2,426,660,204
Equity investment designated at fair value through profit or loss	E	317,680,517,459	114,900,889,638	432,581,407,097
Non-current financial assets at fair value through profit or loss	E	-	-	-
Non-current deposits and other receivables	E, M	2,210,301,305	33,842,345	2,244,143,650
Deferred tax assets	L	131,061,286,999	26,321,398,421	157,382,685,420
Non-current other assets	A, B	548,395,717,275	(545,670,854,558)	2,724,862,717
Total non-current assets		**1,937,153,282,102**	**186,535,930,897**	**2,123,689,212,999**
Current assets				
Inventories	G	9,989,533,633,365	(7,443,282,631)	9,982,090,350,734
Trade receivables	E, H	13,952,183,848,719	(7,456,939,872)	13,944,726,908,847
Contract assets		-	-	-
Current deposits and other receivables	E, H, M	4,984,953,651,818	(55,163,662,178)	4,929,789,989,640
Current other assets	B, M	9,553,953,861	3,909,219,266	13,463,173,127
Short-term deposits		3,886,747,098,258	27,209,328	3,886,774,307,586
Current financial assets at fair value through profit or loss	E	-	-	-
Cash and cash equivalents		3,935,562,475,908	-	3,935,562,475,908
Total current assets		**36,758,534,661,929**	**(66,127,456,087)**	**36,692,407,205,842**
TOTAL ASSETS		**38,695,687,944,031**	**120,408,474,810**	**38,816,096,418,841**

RECONCILIATION OF EQUITY (continued)

as at 30 june 2026

VND

	Notes	Local GAAP 30 June 2026	Reclassifications and remeasurements	IFRS 30 June 2026
EQUITY AND LIABILITIES				
Equity attributable to owners of the parent				
Issued capital		1,140,264,670,000	-	1,140,264,670,000
Share premium		2,714,397,074,105	-	2,714,397,074,105
Treasury shares		(264,867,149,803)	-	(264,867,149,803)
Retained earnings		6,056,300,432,082	(133,610,072,876)	5,922,690,359,206
Other reserves	D	-	158,918,006,464	158,918,006,464
Other components of equity		5,692,521,830	-	5,692,521,830
		9,651,787,548,214	25,307,933,588	9,677,095,481,802
Non-controlling interests		594,284,784	(341,941)	593,942,843
Total equity		**9,652,381,832,998**	**25,307,591,647**	**9,677,689,424,645**
Non-current liabilities				
Non-current interest-bearing loans, bonds and borrowings	M	1,541,672,975,376	2,275,710,354	1,543,948,685,730
Deferred tax liabilities	L	24,605,870,538	23,750,422,100	48,356,292,638
Non-current lease liabilities	A	-	8,556,764,638	8,556,764,638
Other payables		231,000,000	-	231,000,000
Other individually immaterial provisions		2,829,431,717	-	2,829,431,717
Total non-current liabilities		**1,569,339,277,631**	**34,582,897,092**	**1,603,922,174,723**
Current liabilities				
Trade, other and related party payables	C, E, M	13,590,561,985,889	3,130,320,040	13,593,692,305,929
Contract liabilities		9,032,374,806,616	-	9,032,374,806,616
Current interest-bearing loans, bonds and borrowings	M	4,401,304,582,531	57,853,647,111	4,459,158,229,642
Income tax payable	M	194,507,551,572	(13,201,650,077)	181,305,901,495
Current lease liabilities	A	-	12,057,476,122	12,057,476,122
Dividends payable	M	-	678,192,875	678,192,875
Provision for warranty		255,217,906,794	-	255,217,906,794
Total current liabilities		**27,473,966,833,402**	**60,517,986,071**	**27,534,484,819,473**
Total liabilities		**29,043,306,111,033**	**95,100,883,163**	**29,138,406,994,196**
TOTAL EQUITY AND LIABILITIES		**38,695,687,944,031**	**120,408,474,810**	**38,816,096,418,841**

RECONCILIATION OF EQUITY (continued)

as at 30 june 2025

VND

	Notes	Local GAAP 30 June 2025	Reclassifications and remeasurements	IFRS 30 June 2025
ASSETS				
Non-current assets				
Property, plant and equipment	B, G	339,109,926,644	120,157,835,647	459,267,762,291
Investment properties		308,156,881,069	-	308,156,881,069
Intangible assets	G	101,888,608,099	16,862,936,726	118,751,544,825
Goodwill	F	168,171,462,706	20,519,409,231	188,690,871,937
Right-of-use assets	A, M	712,088,024	212,503,439,792	213,215,527,816
Investment in an associate		2,435,459,641	-	2,435,459,641
Equity investment designated at fair value through profit or loss	E	312,880,517,459	75,605,079,533	388,485,596,992
Non-current financial assets at fair value through profit or loss	E	-	318,578,571,186	318,578,571,186
Non-current deposits and other receivables	E, M	28,561,091,830	(659,412,463)	27,901,679,367
Deferred tax assets	L	115,813,570,202	15,498,779,694	131,312,349,896
Non-current other assets	A, B	310,854,496,698	(300,093,828,128)	10,760,668,570
Total non-current assets		**1,688,584,102,372**	**478,972,811,218**	**2,167,556,913,590**
Current assets				
Inventories	G	6,013,956,992,223	(23,974,830,265)	5,989,982,161,958
Trade receivables	E, H	13,558,748,717,150	31,876,757,276	13,590,625,474,426
Contract assets		488,018,268	-	488,018,268
Current deposits and other receivables	E, H, M	4,131,406,685,105	(533,257,731,029)	3,598,148,954,076
Current other assets	B, M	6,771,586,771	(6,044,154,503)	727,432,268
Short-term deposits		1,474,389,527,295	-	1,474,389,527,295
Current financial assets at fair value through profit or loss	E	114,829,257,389	10,078,281,830	124,907,539,219
Cash and cash equivalents		2,712,312,888,753	-	2,712,312,888,753
Total current assets		**28,012,903,672,954**	**(521,321,676,691)**	**27,491,581,996,263**
TOTAL ASSETS		**29,701,487,775,326**	**(42,348,865,473)**	**29,659,138,909,853**

RECONCILIATION OF EQUITY (continued)

as at 30 june 2025

VND

	Notes	Local GAAP 30 June 2025	Reclassifications and remeasurements	IFRS 30 June 2025
EQUITY AND LIABILITIES				
Equity attributable to owners of the parent				
Issued capital		1,036,332,610,000	-	1,036,332,610,000
Share premium		2,714,397,074,105	-	2,714,397,074,105
Treasury shares		(264,867,149,803)	-	(264,867,149,803)
Retained earnings		5,473,308,874,277	13,846,504,845	5,487,155,379,122
Other reserves	D	-	158,918,006,464	158,918,006,464
Other components of equity		5,433,091,076	-	5,433,091,076
		8,964,604,499,655	**172,764,511,309**	**9,137,369,010,964**
Non-controlling interests		560,262,546	216,238	560,478,784
Total equity		**8,965,164,762,201**	**172,764,727,547**	**9,137,929,489,748**
Non-current liabilities				
Non-current interest-bearing loans, bonds and borrowings	M	2,826,000,000	-	2,826,000,000
Deferred tax liabilities	L	27,601,030,609	53,560,109,273	81,161,139,882
Non-current lease liabilities	A	-	25,158,014,409	25,158,014,409
Other individually immaterial provisions		2,717,350,052	-	2,717,350,052
Other payables		19,485,066,931	-	19,485,066,931
Total non-current liabilities		**52,629,447,592**	**78,718,123,682**	**131,347,571,274**
Current liabilities				
Trade, other and related party payables	C, E, M	12,654,945,785,254	(301,863,981,407)	12,353,081,803,847
Contract liabilities		4,818,292,391,911	-	4,818,292,391,911
Current interest-bearing loans, bonds and borrowings	M	2,984,145,681,710	-	2,984,145,681,710
Dividends payable	M	-	606,658,825	606,658,825
Income tax payable	M	36,421,751,025	(8,400,389,374)	28,021,361,651
Current lease liabilities	A	-	15,825,995,254	15,825,995,254
Provision for warranty		189,887,955,633	-	189,887,955,633
Total current liabilities		**20,683,693,565,533**	**(293,831,716,702)**	**20,389,861,848,831**
Total liabilities		**20,736,323,013,125**	**(215,113,593,020)**	**20,521,209,420,105**
TOTAL EQUITY AND LIABILITIES		**29,701,487,775,326**	**(42,348,865,473)**	**29,659,138,909,853**

RECONCILIATION OF TOTAL COMPREHENSIVE INCOME

for the year ended 30 june 2026

VND

	Notes	Local GAAP year ended 30 June 2026	Reclassifications and remeasurements	IFRS year ended 30 June 2026
Revenue		34,339,621,317,795	-	34,339,621,317,795
Cost of sales	K, M	(32,907,910,470,258)	21,810,415,393	(32,886,100,054,865)
Gross profit		**1,431,710,847,537**	**21,810,415,393**	**1,453,521,262,930**
Other operating income	J, K	208,589,567,712	(200,908,620,233)	7,680,947,479
Selling expenses		(1,489,832,490)	-	(1,489,832,490)
Administrative expenses	A, B, C, D, E, F, M	(676,213,826,078)	(34,720,562,959)	(710,934,389,037)
Other operating expenses	M	-	(9,426,396,563)	(9,426,396,563)
Operating profit		**962,596,756,681**	**(223,245,164,362)**	**739,351,592,319**
Finance income	E, I, M	407,086,809,983	(102,352,462,556)	304,734,347,427
Finance costs	A, E, M	(349,685,692,010)	10,418,097,054	(339,267,594,956)
Other income	I, J	-	80,900,832,209	80,900,832,209
Other expenses	M	-	(9,832,399,206)	(9,832,399,206)
Net fair value gain on financial assets at FVTPL	E	-	56,281,085,814	56,281,085,814
Share of loss of an associate		(8,799,437)	-	(8,799,437)
Profit before tax		**1,019,989,075,217**	**(187,830,011,047)**	**832,159,064,170**
EBITDA		**1,186,580,099,876**	**(57,986,799,171)**	**1,128,593,300,705**
Income tax expense	L	(231,601,421,174)	40,632,305,900	(190,969,115,274)
Profit for the year		**788,387,654,043**	**(147,197,705,147)**	**641,189,948,896**
Other comprehensive loss, net of tax	**M**	**-**	**(259,430,754)**	**(259,430,754)**
Total comprehensive income for the year		**788,387,654,043**	**(147,457,135,901)**	**640,930,518,142**

RECONCILIATION OF TOTAL COMPREHENSIVE INCOME (continued)

for the year ended 30 june 2025

VND

	Notes	Local GAAP year ended 30 June 2025	Reclassifications and remeasurements	IFRS year ended 30 June 2025
Revenue		24,884,531,092,428	-	24,884,531,092,428
Cost of sales	K, M	(24,082,409,514,717)	7,027,235,688	(24,075,382,279,029)
Gross profit		**802,121,577,711**	**7,027,235,688**	**809,148,813,399**
Other operating income	J, K	31,804,275,415	(6,450,529,582)	25,353,745,833
Selling expenses		(1,272,382,275)	-	(1,272,382,275)
Administrative expenses	A, B, C, D, E, F, M	(331,352,351,831)	(197,848,467,872)	(529,200,819,703)
Other operating expenses	M	-	(576,706,106)	(576,706,106)
Operating profit		**501,301,119,020**	**(197,848,467,872)**	**303,452,651,148**
Finance income	E, I, M	256,009,612,494	(105,316,132,863)	150,693,479,631
Finance costs	A, E, M	(205,279,530,585)	23,647,462,238	(181,632,068,347)
Other income	I, J	-	61,005,593,059	61,005,593,059
Other expenses	M	-	(1,690,862,699)	(1,690,862,699)
Net fair value gain on financial assets at FVTPL	E	-	81,094,737,793	81,094,737,793
Share of loss of an associate		(20,035,982)	-	(20,035,982)
Profit before tax		**552,011,164,947**	**(139,107,670,344)**	**412,903,494,603**
EBITDA		**661,056,413,100**	**(79,095,464,662)**	**581,960,948,438**
Income tax expense	L	(95,799,276,132)	11,063,838,410	(84,735,437,722)
Profit for the year		**456,211,888,815**	**(128,043,831,934)**	**328,168,056,881**
Other comprehensive loss, net of tax	**M**	**-**	**(2,602,352,552)**	**(2,602,352,552)**
Total comprehensive income for the year		**456,211,888,815**	**(130,646,184,486)**	**325,565,704,329**

Notes to the reconciliation of equity as at 30 June 2026 and 2025 and total comprehensive income for the years ended 30 June 2026, and 2025

A. LEASES

Under VAS, the Company classified a lease as a finance lease or an operating lease. Operating lease payments were recognized as an operating expense in the consolidated statement of profit or loss on a straight-line basis over the lease term. Under IFRS, a lessee applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets.

The Company recognizes lease liabilities representing the obligation to make lease payments and right-of-use assets representing the right to use the underlying assets. At the date of transition to IFRS, the Company applied the transitional provisions and measured lease liabilities at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate at the date of transition to IFRS. Right-of-use assets are measured at the amount equal to the lease liabilities, adjusted by the amount of any prepaid or accrued lease payments.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025 and for the years ended 30 June 2026, and 2025:

Impact on equity ((decrease)/increase in equity)

VND

	30 June 2026	30 June 2025
Right-of-use assets	185,749,865,384	213,215,527,816
Non-current other assets	(166,280,999,077)	(172,259,287,857)
Total assets	**19,468,866,307**	**40,956,239,959**
Current lease liabilities	11,426,862,077	15,825,995,254
Non-current lease liabilities	8,076,766,723	25,158,014,409
Total liabilities	**19,503,628,800**	**40,984,009,663**
(Decrease) increase in equity	**(34,762,493)**	**(27,769,704)**

Impact on consolidated statement of profit or loss ((decrease)/increase in profit)

VND

	For the year ended 30 June 2026	For the year ended 30 June 2025
Administrative expenses	2,103,105,781	2,655,021,384
Finance costs	(2,110,098,571)	(4,150,625,330)
(Decrease) increase in profit before tax	**(6,992,790)**	**(1,495,603,946)**

B. PROPERTY, PLANT AND EQUIPMENT

Low-value assets

Under VAS, the Company classified low-value assets (cost of VND 30,000,000 or less) as prepayment. Under IFRS, the Company classifies as property, plant and equipment all items where their useful life exceeds 12 months and recognizes as expenses items that do not meet the recognition criteria for assets.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025 and for the years ended 30 June 2026, and 2025:

Impact on financial statement line item (decrease in equity)

VND

	30 June 2026	30 June 2025
Property, plant and equipment	365,368,607,541	113,045,942,108
Current other assets	(824,750,968)	(6,756,242,527)
Non-current other assets	(379,389,855,481)	(127,834,540,271)
Total assets	**(14,845,998,908)**	**(21,544,840,690)**
Decrease in equity	**(14,845,998,908)**	**(21,544,840,690)**

Impact on consolidated statement of profit or loss (increase/(decrease) in profit)

VND

	For the year ended 30 June 2026	For the year ended 30 June 2025
Administrative expenses	6,698,841,782	8,735,756,129
Increase (decrease) in profit before tax	**6,698,841,782**	**8,735,756,129**

C. EMPLOYEE BENEFITS

Accumulating paid absences

Under VAS, accumulated compensated absences were not accrued.

Under IFRS, accumulating paid absences are measured as the additional amount that the Company expects to pay as a result of the unused entitlement that has accumulated at the end of the reporting period.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025, and for the years ended 30 June 2026, and 2025, as below:

Impact on equity (decrease in equity)

VND

	30 June 2026	30 June 2025
Trade, other and related party payables	49,091,123,994	15,342,288,043
Total liabilities	**49,091,123,994**	**15,342,288,043**
Decrease in equity	**(49,091,123,994)**	**(15,342,288,043)**

Impact on consolidated statements of profit or loss (decrease in profit)

VND

	For the year ended 30 June 2026	For the year ended 30 June 2025
Administrative expenses	(33,748,835,951)	(1,003,701,087)
Decrease in profit before tax	**(33,748,835,951)**	**(1,003,701,087)**

D. SHARE-BASED PAYMENTS

Employee Stock Ownership Plan

Under VAS, the Company did not account for share-based payment transactions. When cash was received upon the exercise of share options, this was recognized in equity.

Under IFRS, the Company measures the cost of equity-settled share-based payment transactions with employees at the fair value at the date when the grant is made using an appropriate valuation model.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025 and the years ended 30 June 2026, and 2025:

Impact on equity

VND

	30 June 2026	30 June 2025
Other reserves	158,918,006,464	158,918,006,464
Retained earnings	**(158,918,006,464)**	**(158,918,006,464)**
Net impact on equity	**-**	**-**

Impact on consolidated statement of profit or loss (decrease in profit)

VND

	For the year ended 30 June 2026	For the year ended 30 June 2025
Administrative expenses	-	(103,547,674,111)
Decrease in profit before tax	**-**	**(103,547,674,111)**

E. FINANCIAL INSTRUMENTS

Equity investment designated at fair value through profit or loss

Under VAS, financial assets were measured at cost. Under IFRS, equity investments are classified and measured as at fair value through profit or loss unless an election is made, on an investment-by-investment basis, to designate the equity investment at fair value through other comprehensive income. The Company has not elected to measure this equity investment at fair value through other comprehensive income.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025 and for the years ended 30 June 2026, and 2025:

Impact on equity (increase in equity)

VND

	30 June 2026	30 June 2025
Equity investment designated at fair value through profit or loss	114,900,889,638	75,605,079,533
Total assets	**114,900,889,638**	**75,605,079,533**
Increase in equity	**114,900,889,638**	**75,605,079,533**

Impact on consolidated statement of profit or loss (increase in profit)

VND

	For the year ended 30 June 2026	For the year ended 30 June 2025
Net fair value gain on financial assets at FVTPL	39,295,810,105	22,044,811,321
Increase in profit before tax	**39,295,810,105**	**22,044,811,321**

Business Cooperation Contract Investments

Under VAS, Business Cooperation Contract Investments were accounted for at cost.
Upon transition to IFRS, the Company assessed the contractual terms of these arrangements and concluded that they meet the definition of financial assets. As the contractual cash flows do not meet the solely payments of principal and interest (SPPI) criterion, these assets are classified and measured at fair value through profit or loss in accordance with IFRS 9.

During the year ended 30 June 2026, the Company disposed of its Business Cooperation Contract Investments for total proceeds of VND 325,000,000,000. Accordingly, no balance remained at 30 June 2026. Under VAS, these investments were accounted for at cost, and the entire gain on disposal of VND 188,524,601,403 was recognised in FY2026. Under IFRS, fair value gains had been recognised in prior periods (cumulative VND 182,117,185,000) based on the expected future net cash inflows. Upon settlement in FY2026, only the remaining difference between the carrying amount and the cash received, amounting to VND 6,407,416,403, was recognised in profit or loss. Therefore, profit before tax under IFRS for FY2026 is lower than under VAS by VND 182,117,185,000, and no difference in equity remained at 30 June 2026.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025 and for the years ended 30 June 2026, and 2025:

Impact on equity (increase in equity)

VND

	30 June 2026	30 June 2025
Current deposits and other receivables	-	(461,461,386,185)
Non-current financial assets at fair value through profit or loss	-	**318,578,571,186**
Total assets	**-**	**(142,882,814,999)**
Trade, other and related party payables	-	(324,999,999,999)
Total liabilities	**-**	**(324,999,999,999)**
Increase in equity	**-**	**182,117,185,000**

Impact on consolidated statement of profit or loss (increase in profit)

VND

	For the year ended 30 June 2026	For the year ended 30 June 2025
Net fair value gain on financial assets at FVTPL	(182,117,185,000)	70,977,327,653
Net impact on profit before tax	**(182,117,185,000)**	**70,977,327,653**

Expected credit loss

Under VAS, impairment of financial assets applied an 'incurred loss' approach. Under IFRS, a forward-looking expected credit loss (ECL) approach is applied. This ECL approach is relevant for all debt instruments not held at fair value through profit or loss and contract assets.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025 and for the years ended 30 June 2026, and 2025:

Impact on equity ((decrease)/increase in equity)

VND

	30 June 2026	30 June 2025
Trade receivables	(66,410,771,241)	(39,774,205,418)
Total assets	**(66,410,771,241)**	**(39,774,205,418)**
(Decrease) increase in equity	**(66,410,771,241)**	**(39,774,205,418)**

Impact on statements of profit or loss ((decrease)/increase in profit)

VND

	For the year ended 30 June 2026	For the year ended 30 June 2025
Administrative expenses	(26,636,565,823)	(124,447,066,001)
(Decrease) increase in profit before tax	**(26,636,565,823)**	**(124,447,066,001)**

F. BUSINESS COMBINATION

Under VAS, goodwill was amortized over a maximum useful life of 10 years. Impairment of goodwill was considered only under specific circumstances. Under IFRS, no annual amortization is recognized however goodwill is subject to an annual impairment test.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025 and for the years ended 30 June 2026, and 2025:

Impact on equity (increase in equity)

VND

	30 June 2026	30 June 2025
Goodwill	37,122,869,729	20,519,409,231
Total assets	**37,122,869,729**	**20,519,409,231**
Increase in equity	**37,122,869,729**	**20,519,409,231**

Impact on statements of profit or loss (increase in profit)

VND

	For the year ended 30 June 2026	For the year ended 30 June 2025
Administrative expenses	16,603,460,498	17,156,843,262
Increase in profit before tax	**16,603,460,498**	**17,156,843,262**

G. CONSTRUCTION IN PROGRESS (CIP)

Under VAS, CIP included expenditures for assets under construction without distinction as to their final use.

Upon transition to IFRS, the Company reassessed the nature and intended use of these projects. Accordingly, CIP balances were reclassified to property, plant and equipment, intangible assets, or inventories, as appropriate, in accordance with IAS 16, IAS 38 and IAS 2.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025:

Impact on equity

VND

	30 June 2026	30 June 2025
Inventories	(7,443,282,631)	(23,974,830,265)
Property, plant and equipment	6,906,129,905	7,111,893,539
Intangible assets	537,152,726	16,862,936,726
Total assets	-	-
Net impact on equity	-	-

H. RECLASSIFICATION OF PROVISIONS RELATING TO RECEIVABLES

Under VAS, certain provisions relating to receivable balances were presented separately in the statement of financial position.

Upon transition to IFRS, the Company reassessed the nature of these balances and concluded that they are directly related to receivables. Accordingly, these amounts were reclassified and presented as adjustments to trade receivables and current deposits and other receivables, as appropriate, in accordance with IFRS presentation principles.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025:

Impact on equity

VND

	30 June 2026	30 June 2025
Trade receivables	58,953,831,369	71,650,962,694
Current deposits and other receivables	58,953,831,369	71,650,962,694
Total assets	-	-
Increase in equity	-	-

I. RECLASSIFICATION OF INTEREST INCOME FROM LATE PAYMENTS

Under VAS, interest income arising from customer late payments was presented as finance income in the statement of profit or loss.

Upon transition to IFRS, the Company reassessed the nature of such income and determined that it is incidental to the Company's operating activities rather than arising from financing arrangements. Accordingly, this income was reclassified from finance income to other income.

The Company recognized an adjustment to the following financial statement line items for the years ended 30 June 2026, and 2025:

Impact on consolidated statement of profit or loss

VND

	30 June 2026	30 June 2025
Other income	80,900,832,209	61,005,593,059
Finance income	(80,900,832,209)	(61,005,593,059)
Net impact on profit before tax	**-**	**-**

J. REVERSAL OF CONSTRUCTION WARRANTY PROVISION

Under IFRS, as the warranty provision is initially recognized as part of cost of sales, any subsequent reversal represents a reduction of construction costs and is therefore required to be presented as cost of sales.

The Company recognized an adjustment to the following financial statement line items for the years ended 30 June 2026, and 2025:

Impact on consolidated statement of profit or loss

VND

	30 June 2026	30 June 2025
Other operating income	(12,384,018,830)	(6,450,529,582)
Cost of sales	12,384,018,830	6,450,529,582
Net impact on profit before tax	**-**	**-**

K. DEFERRED TAX

Temporary difference recognized in relation to each underlying adjustment

The various adjustments resulted in temporary differences. The Company recognizes deferred taxes on temporary differences. Deferred tax adjustments have been recognized in relation to each underlying adjustment, either in retained earnings, other comprehensive income or directly in equity, according to where the underlying adjustment is recognized.

The Company recognized an adjustment to the following financial statement line items as of 30 June 2026 and 2025 and for the years ended 30 June 2026 and 2025:

Impact on equity (decrease in equity)

VND

	30 June 2026	30 June 2025
Deferred tax assets	26,321,398,421.00	15,498,779,694
Total assets	**26,321,398,421.00**	**15,498,779,694**
Deferred tax liabilities	23,750,422,100.00	53,560,109,273
Total liabilities	**23,750,422,100.00**	**53,560,109,273**
Decrease in equity	**2,570,976,321.00**	**(38,061,329,579)**

Impact on consolidated statement of comprehensive income (increase/(decrease) in profit)

VND

	30 June 2026	30 June 2025
Income tax expense	40,632,305,900	11,063,838,410
Increase (decrease) in profit for the year/period	**40,632,305,900**	**11,063,838,410**

REPORT OF FACTUAL FINDINGS (continued)

For the the years ended 30 June 2026, and 2025

APPENDIX 4: MANAGEMENT COMMENTS ON KEY DIFFERENCES ARISING FROM VAS TO IFRS CONVERSION

VND

		Change in profit or loss		
IFRS Reference	**Impact on BS**	**Fiscal year 2026**	**Fiscal year 2025**	**Forward-looking note**
IFRS 2 - Share-based payments	Other reserve	-	(103,547,674,111)	Impact to P/L but no impact to overall Net assets of the Group
IFRS 9 - Expected credit loss	Trade receivables due to ECL measurement	(26,636,565,823)	(124,447,066,001)	ECL may change based on recovery expectations, counterparty credit risk, historical loss experience and macroeconomic assumptions
IAS 16 - Property, plant and equipment	Property, plant and equipment	6,698,841,782.00	8,735,756,129	Future impact reflected through systematic depreciation rather than immediate expensing
IAS 19 - Employee benefits	Other payables	(33,748,835,951.00)	(1,003,701,087)	Balances may vary depending on utilisation patterns and updated assumptions
IFRS 9 - Financial instruments - Equity investment at FVTPL	Financial instruments recognised at fair value instead of cost model	39,295,810,105	22,044,811,321	Current fair values are derived with reference to book values of investees; independent valuation may improve measurement reliability.
IFRS 9 - Financial instruments - Business Cooperation Contract Investments		(182,117,185,000)	70,977,327,653	FV gains had been recognised based on future net cash inflow. Upon settlement in 2026, only the remaining difference between the carrying amount and cash received is recognised in profit or loss
IFRS 9 - Financial instruments - Trading securities		(10,078,281,830)	(29,248,575,968)	Volatility in line with market movements
IFRS 3 - Business combinations	Goodwill	16,603,460,498.00	17,156,843,262	Goodwill subject to annual impairment testing; future impairment is recognised in profit or loss
IAS 12 - Deferred tax	Deferred tax assets and Deferred tax liabilities	40,632,305,900	11,063,838,410	Deferred taxes will reverse in line with the underlying temporary differences. Once the temporary difference is taxable in the future, the deferred tax expense would be reversed.
Other IFRS adjustments		1,893,314,418	(2,377,744,094)	
TOTAL		**(147,457,135,901)**	**(130,646,184,486)**	

REPORT OF FACTUAL FINDINGS (continued)

For the the years ended 30 June 2026, and 2025

APPENDIX 5: SUPPORTING DOCUMENTS AND MANAGEMENT ASSUMPTIONS INDEX

No	Area	Key supporting documents	Key management assumptions
1	IFRS 16 Leases	Lease contracts, lease schedules, Right-of-use Assets calculation files, discount rate support	Lease term and IBR reasonably determined
2	IAS 16 Low-value equipment	Fixed asset register, capitalization policy, listing of reclassified items	Useful life exceeding 12 months; meets PPE recognition criteria
3	IAS 19 Accumulating paid absences	Leave policy, leave reports, provision workings	Leave entitlement expected to be utilized
4	IFRS 2 Share-based payments	ESOP approval resolutions, ESOP plan and terms, management's fair value assessment	Fair value at grant date appropriate
5	IFRS 9 FVTPL investments	Investment agreements, management's fair value assessment	Fair value measurement appropriate
6	IFRS 9 Business Corporation Contract	Investment agreement, cash flow forecast and management's fair value assessment	Fair value measurement appropriate, market inputs to determine most appropriate WACC
7	IFRS 9 Expected Credit Loss	Aging reports, ECL model, historical loss data	Historical loss rates and forward-looking factors reasonable
8	IFRS 3 Business combinations	SPA agreements, goodwill workings	Identifiable assets and liabilities measured at fair value
9	CIP reclassification (IAS 16, IAS 38, IAS 2)	CIP listings, project status reports, acceptance documents	Classification reflects asset nature
10	IAS 12 Deferred tax	Temporary difference schedules, tax computations	Tax rates at reversal appropriate

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FEATURED INITIATIVE

CONSTRUCTION-SITE WEDDING PHOTOS

Where love grows alongside' the projects

At Coteccons, construction sites are more than places where we build projects that leave a lasting mark on society. They are also places where relationships deepen and happiness grows. Inspired by this spirit, the Construction-Site Wedding Photos initiative was launched as a meaningful activity under the Happy Coteccons program for couples who have grown together, both at work and in life, within the Coteccons family.

These construction-site wedding photos tell more than the couples' love stories. They also speak of companionship, lasting bonds, and a shared love for the construction profession!

Wedding photos of Nguyễn Oanh and Ngô Thành in Hsinchu, Taiwan, where Coteccons is building the HRS Hsinchu project.

BUILDING FUTURES
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"My child got the Xây Nền Ước Mơ scholarship, while my 'scholarship' is getting to see my child grow up and do well in school."

Mr. LÊ HỮU HÙNG (left)
Construction worker at the Global City Project, Ho Chi Minh City

Nhan Dan Newspaper, the Training and Communications Center of the Ho Chi Minh City Press and Radio-Television Agency, Coteccons and Saigon Times Foundation (STF), together with other organizations, jointly awarded 615 scholarships under the 2026 Xây Nền Ước Mơ ("Building Foundations For Dreams") program. The scholarships were presented to children of workers at 84 Coteccons construction sites and five companies in the urban sanitation and drainage sectors in Ho Chi Minh City, Hanoi and Da Nang.