IDJ VIETNAM INVESTMENT JOINT STOCK COMPANY

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 JUNE 2026

August 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of IDJ Vietnam Investment Joint Stock Company (hereinafter referred to as the "Company") submits this Report together with the Company's reviewed interim consolidated financial statements for the period from 1 January 2026 to 30 June 2026, comprising the Company and its subsidiaries (hereinafter collectively referred to as the "Group").

BOARD OF DIRECTORS, BOARD OF MANAGEMENT, BOARD OF SUPERVISORS AND CHIEF ACCOUNTANT

The members of the Board of Directors, Board of Management, the Board of Supervisors and Chief Accountant who held office during the period from 01 January 2026 to 30 June 2026 and up to the date of this report are as follows:

Board of Directors

Mr. Nguyen Duc Quan	Chairman
Mr. Nguyen Manh Cuong	Member
Ms. Nguyen Thi Ngoc Ha	Member
Mr. Ngo Thanh Trung	Member (Dismissed on 09 June 2026)

Board of Management

Mr. Nguyen Manh Cuong	General Director The legal representative of the Company

Board of Supervisors

Ms. Dau Thi Thao	Head of the Board of Supervisors
Ms. Vu Thi Dinh	Member
Ms. Ngo Thi Thanh Sac	Member

Chief Accountant

Mr. Nguyen Huu Dat

AUDITOR

The accompanying interim consolidated financial statements for the period from 1 January 2026 to 30 June 2026 have been reviewed by UHY Auditing and Consulting Company Limited.

RESPONSIBILITY OF THE BOARD OF MANAGEMENT

The Board of Management of the Company is responsible for preparing the interim consolidated financial statements for the period from 1 January 2026 to 30 June 2026, which give a true and fair view of the Company's financial position as at 30 June 2026, as well as its results of operations and its cash flows for the period. In preparing these interim consolidated financial statements, the Board of Management is required to:

STATEMENT OF THE BOARD OF MANAGEMENT (CONT'D)

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- Prepare the interim consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue as a going concern.
- Design and implement an effective system of internal control to ensure preparation and fair presentation of the interim consolidated financial statements and to mitigate the risks of material misstatement due to fraud or error.

The Board of Management confirms that the Company has complied with the above requirements in preparing the interim consolidated financial statements.

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim consolidated financial statements comply with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of the interim consolidated financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Board of Management,

M.S.D.N: 0102186693 - C.T.C.P
CÔNG TY
CỔ PHẦN ĐẦU TƯ
IDJ VIỆT NAM
Q. CẦU GIẤY - T.P HÀ NỘI

Nguyen Manh Cuong
General Director
Hanoi, 26 August 2026

UHY
Connect to possibility

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No.: 978 /2026/UHY-BCSX

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

On the interim consolidated financial statements of IDJ Vietnam Investment Joint Stock Company for the period from 01 January 2026 to 30 June 2026

To: Shareholders, Board of Directors, Board of Management
IDJ Vietnam Investment Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of IDJ Vietnam Investment Joint Stock Company (hereinafter referred to as the "Company") and its subsidiaries (collectively, the "Group"), prepared on 20 August 2026, from pages 06 to 60, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement, the interim consolidated cash flows statement for the period from 1 January 2026 to 30 June 2026, and the Notes to the interim consolidated financial statements.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of the interim consolidated financial statements and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the interim consolidated financial statements that are free from material misstatements, whether due to fraud or error.

Responsibilities of the Auditors

Our responsibility is to express a conclusion on these interim consolidated financial statements based on the results of our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements No.2410 – "Review of Interim Financial Information Performed by the Independent Auditor of the Entity."

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONT'D)

Conclusion of the Auditor

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of IDJ Vietnam Investment Joint Stock Company as at 30 June 2026, and of its interim consolidated results of operations and interim consolidated cash flows for the period from 1 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of interim consolidated financial statements.

Other Matter

The consolidated financial statements of IDJ Vietnam Investment Joint Stock Company for the accounting period from 1 January 2025 to 30 June 2025 were reviewed by another auditor and audit firm, pursuant to No. 2.0554/25/TC-AC dated 28 August 2025.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN UHY
UHY
MSDN: 0102021062
THÀNH PHỐ HÀ NỘI

Ha Minh Long
Deputy General Director
Auditor's Practicing Certificate No. 1221-2023-112-1
For and on behalf of
UHY AUDITING AND CONSULTING COMPANY LIMITED
Hanoi, 26 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	30/06/2026 VND	01/01/2026 VND
CURRENT ASSETS	**100**		**1,457,291,052,828**	**1,490,852,040,509**
Cash and cash equivalents	**110**	**5**	**9,562,786,966**	**13,301,003,359**
Cash	111		9,562,786,966	13,301,003,359
Short-term financial investments	**120**	6	**130,805,176,808**	**157,086,674,565**
Trading securities	121		7,300,000,000	11,212,500,000
Provision for impairment of trading securities	122		(4,207,957,289)	(4,207,957,289)
Short-term held-to-maturity investments	123		187,192,544,356	209,561,542,113
Provision for impairment of short-term held-to-maturity investments	124		(59,479,410,259)	(59,479,410,259)
Current receivables	**130**		**611,134,046,553**	**593,816,110,944**
Short-term trade receivables	131	7	285,730,459,774	283,232,242,332
Short-term advances to suppliers	132	8	284,786,593,312	281,797,734,018
Other short-term receivables	135	9	80,854,778,325	75,640,529,274
Provision for doubtful short-term receivables	136	10	(40,237,784,858)	(46,854,394,680)
Inventories	**140**	**11**	**692,223,997,057**	**714,466,173,615**
Inventories	141		692,223,997,057	714,466,173,615
Other current assets	**160**		**13,565,045,444**	**12,182,078,026**
Short-term prepaid expenses	161	12	4,086,813,667	4,027,179,132
Deductible value-added tax	162		9,478,231,777	8,154,898,894

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

ASSETS	Codes	Notes	30/06/2026 VND	01/01/2026 VND
NON-CURRENT ASSETS	**200**		**1,757,025,394,542**	**1,785,429,599,580**
Long-term receivables	**210**		**992,902,701,585**	**870,345,055,639**
Long-term trade receivables	211	7	2,140,392,293	14,982,746,347
Other long-term receivables	215	9	991,062,309,292	855,662,309,292
Provision for doubtful long-term receivables	216	10	(300,000,000)	(300,000,000)
Fixed assets	**220**		**30,922,928,091**	**31,460,173,693**
Tangible fixed assets	221	13	2,976,888,285	3,417,129,823
- Cost	*222*		*10,445,214,459*	*10,357,013,718*
- Accumulated depreciation	*223*		*(7,468,326,174)*	*(6,939,883,895)*
Intangible fixed assets	227	14	27,946,039,806	28,043,043,870
- Cost	*228*		*30,146,389,807*	*30,146,389,807*
- Accumulated amortisation	*229*		*(2,200,350,001)*	*(2,103,345,937)*
Investment property	**240**	**15**	**196,229,772,286**	**199,029,233,458**
- Cost	241		250,376,716,049	250,376,716,049
- Accumulated depreciation	242		(54,146,943,763)	(51,347,482,591)
Long-term assets in progress	**250**		**30,265,419,792**	**30,037,480,988**
Construction in progress	252	16	30,265,419,792	30,037,480,988
Long-term financial investments	**260**	**6**	**411,955,498,443**	**538,711,731,645**
Investments in associates and jointly controlled entities	262		225,275,564,566	360,388,736,089
Investments in other entities	263		258,058,671,500	246,058,671,500
Provision for impairment of long-term investments	264		(71,378,737,623)	(67,735,675,944)
Other non-current assets	**270**		**94,749,074,345**	**115,845,924,157**
Long-term prepaid expenses	271	12	92,654,113,467	113,331,971,103
Goodwill	279	17	2,094,960,878	2,513,953,054
TOTAL ASSETS	**280**		**3,214,316,447,370**	**3,276,281,640,089**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

EQUITY AND LIABILITIES	Codes	Notes	30/06/2026 VND	01/01/2026 VND
LIABILITIES	**300**		**1,314,367,965,639**	**1,338,670,516,905**
Current liabilities	**310**		**1,167,713,682,009**	**1,022,032,848,634**
Short-term trade payables	311	18	372,661,752,194	369,400,074,008
Short-term advances from customers	312	19	257,705,110,587	313,378,994,202
Dividends and profits payable	313	20	52,427,691,650	52,427,691,650
Short-term tax and other payables to the State budget	314	21	37,072,664,277	36,958,813,428
Payables to employees	315		1,001,960,548	1,734,956,892
Short-term accrued expenses	316	22	2,532,499,510	2,922,894,304
Other short-term payables	320	23	168,074,759,367	163,772,580,274
Short-term loan and finance lease obligations	321	24	275,553,700,000	80,753,300,000
Bonus and welfare fund	323		683,543,876	683,543,876
Non-current liabilities	**330**		**146,654,283,630**	**316,637,668,271**
Other long-term payables	338	23	8,057,417,437	6,348,402,078
Long-term loan and finance lease obligations	339	24	133,880,200,000	305,572,600,000
Deferred income tax liabilities	342		4,716,666,193	4,716,666,193
EQUITY	**400**	**25**	**1,899,948,481,731**	**1,937,611,123,184**
Share capital	411		1,734,901,930,000	1,734,901,930,000
- Shares with voting rights	*411a*		*1,734,901,930,000*	*1,734,901,930,000*
Share premium	412		1,523,000,000	1,523,000,000
Retained earnings	420		127,633,416,987	165,299,288,119
- Retained earnings at the end of the prior period	*420a*		*165,299,288,119*	*324,957,334,253*
- Retained earnings for the current period	*420b*		*(37,665,871,132)*	*(159,658,046,134)*
Non-controlling interests	429		35,890,134,744	35,886,905,065
TOTAL EQUITY AND LIABILITIES	**440**		**3,214,316,447,370**	**3,276,281,640,089**

Approved, 26 August 2026

Preparer	Chief Accountant	General Director
Nguyen Quang Hoc	Nguyen Huu Dat	Nguyen Manh Cuong

M.S.D.N: 0102187... - C.T.C.
CÔNG TY CỔ PHẦN ĐẦU TƯ IDJ VIỆT NAM
Q. CẦU GIẤY - T.P HÀ NỘI

INTERIM CONSOLIDATED INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Revenue from sales of goods and rendering of services	**01**	**26**	**87,872,018,940**	**670,219,783,656**
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	**10**		**87,872,018,940**	**670,219,783,656**
Cost of goods sold and services rendered	**11**	**27**	**100,170,803,461**	**487,372,714,128**
Gross profit/(loss) from sales of goods and rendering of services	**20**		**(12,298,784,521)**	**182,847,069,528**
Financial income	22	28	211,582,346	2,863,533,444
Financial expenses	23	29	19,607,613,228	38,729,262,674
In which: Borrowing costs	*24*		*10,229,332,396*	*11,114,955,980*
Selling expenses	25	30	13,718,853,987	122,581,837,957
General and administrative expenses	26	31	3,273,085,436	9,586,323,278
Share of profit/(loss) in joint ventures, associates	27		286,828,477	-
Net profit/(loss) from operating activities	**30**		**(48,399,926,349)**	**14,813,179,063**
Other income	31	33	10,931,349,148	8,872,737,556
Other expenses	32	34	194,064,252	796,028,790
Other profit/(loss)	**40**		**10,737,284,896**	**8,076,708,766**
Profit/(loss) before tax	**50**		**(37,662,641,453)**	**22,889,887,829**
Current corporate income tax expense	51	35	-	4,790,188,296
Profit/(loss) after tax	**60**		**(37,662,641,453)**	**18,099,699,533**
Net profit/(loss) after tax attributable to shareholders of the parent	61		(37,665,871,132)	18,086,603,360
Net profit/(loss) after tax attributable to non-controlling interests	62		3,229,679	13,096,173
Basic earnings per share	**70**	**36**	**(217)**	**104**
Diluted earnings per share	**71**	**37**	**(217)**	**104**

Approved, 26 August 2026

Preparer	Chief Accountant	General Director
Nguyen Quang Hoc	Nguyen Huu Dat	Nguyen Manh Cuong

M.S.D.N: 0102186598 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ IDJ VIỆT NAM Q. CẦU GIẤY - T.P HÀ NỘI

INTERIM CONSOLIDATED CASH FLOW STATEMENT
(Applying the indirect method)

For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Cash flows from operating activities				
Profit/(loss) before tax	**01**		**(37,662,641,453)**	**22,889,887,829**
Adjustments for:				
Depreciation and amortisation	02		3,843,899,691	3,611,545,843
Provisions /(reversal of provisions)	03		(2,973,548,143)	983,014,700
Gain/(loss) related to investing and financing activities	05		3,427,545,992	(2,857,365,681)
Borrowing costs	06		10,229,332,396	11,114,955,980
Operating profit before changes in working capital	***08***		***(23,135,411,517)***	***35,742,038,671***
Increase, decrease in receivables	09		(134,289,653,742)	(4,693,636,304)
Increase, decrease in inventories	10		22,242,176,558	433,924,636,933
Increase, decrease in payables (excluding interest and corporate income tax)	11		(60,143,382,345)	(637,462,010,673)
Increase, decrease in prepaid expenses	12		20,618,223,101	147,666,280,634
Increase, decrease in trading securities	13		-	-
Borrowing costs paid	14		(9,810,615,835)	(11,043,944,307)
Corporate income tax paid	15		(11,007,373)	(1,481,658,489)
Net cash flows from operating activities	***20***		***(184,529,671,153)***	***(37,348,293,535)***
Cash flows from investing activities				
Cash payments for acquisition of fixed assets and other long-term assets	21		(316,139,545)	(895,070,395)
Cash outflows for loans granted and purchase of debt instruments of other	23		(23,500,000,000)	(3,020,000,000)
Cash inflows from collection of loans and disposal of debt instruments of other	24		45,500,000,000	-
Cash inflows from recovery of investments in other entities	26		135,400,000,000	-
Interest, dividends and profit distributions	27		599,594,305	1,778,999,655
Net cash flows from investing activities	***30***		***157,683,454,760***	***(2,136,070,740)***

INTERIM CONSOLIDATED CASH FLOW STATEMENT (CONT'D)
(Applying the indirect method)
For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Cash flows from financing activities				
Cash receipts from borrowings	33		68,077,200,000	46,090,600,000
Cash repayments of borrowings	34		(44,969,200,000)	(41,501,200,000)
Net cash flows from financing activities	***40***		***23,108,000,000***	***4,589,400,000***
Net cash flows during the period	**50**		**(3,738,216,393)**	**(34,894,964,275)**
Opening balance of cash and cash equivalents	**60**	**05**	**13,301,003,359**	**107,511,924,937**
Effect of exchange rate changes	61		-	-
Closing balance of cash and cash equivalents	**70**	**05**	**9,562,786,966**	**72,616,960,662**

Approved, 26 August 2026

Preparer	Chief Accountant	General Director
Nguyen Quang Hoc	Nguyen Huu Dat	Nguyen Manh Cuong

M.S.D.N: 0102186593 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ IDJ VIỆT NAM
Q. CẦU GIẤY - T.P HÀ NỘI

1. Business highlights

Structure of ownership

IDJ Vietnam Investment Joint Stock Company (hereinafter referred to as the "Company") was established and operates under Enterprise Registration Certificate for a joint stock company No. 0102186593 issued by the Hanoi Department of Planning and Investment, with the first registration dated 15 March 2007 and the 25th amended registration dated 13 August 2025 issued by the Hanoi Department of Finance.

The Company is listed on the Hanoi Stock Exchange (HNX) under the stock code IDJ.

The charter capital, as stated in the Enterprise Registration Certificate initially amended for the 25th time on 13 August 2025 is VND 1,734,901,930,000, divided into 173,490,193 shares with a par value of VND 10,000 per share.

The Company's head office is located at: 3rd Floor, Grand Plaza Commercial Center, No. 117 Tran Duy Hung Street, Yen Hoa Ward, Hanoi City, Vietnam.

Business sectors

The Group's principal business activities include:

- Real estate business, including trading of land use rights owned, used or leased;
- Construction of other civil engineering works;
- Trading of agricultural products.

Normal business cycle

The average operating cycle of the Group's real estate transfer activities starts from the stage of applying for the investment licence, carrying out site clearance and basic construction to the stage of completion. Therefore, the operating cycle of the Group's real estate transfer activities is usually more than 12 months.

The operating cycle of the Group's other activities is normally within 12 months.

Operational characteristics of the Group during the perriod affecting the Financial Statements

There were no significant operating activities or events of the Group during the period that had an impact on these interim consolidated financial statements.

Corporate structure

The Group comprises the Parent Company and two subsidiaries under the control of the Parent Company. All subsidiaries have been consolidated in these consolidated financial statements.

Subsidiaries:

Company Name	Head office address	Main business activities	Capital contribution ratio	Interest rate	Voting rights ratio
Thai Nguyen Printing Joint Stock Company	No.8, Group 23, Phan Dinh Phung Ward, Thai Nguyen Province	Printing	99.90%	99.90%	99.90%
Apec Hoa Binh Investment Joint Stock Company	Nuoc Vai Hamlet, Luong Son Commune, Phu Tho Province	Hotels, tourism	69.98%	69.98%	69.98%

Operating status of subsidiaries during the period

The subsidiaries are all in the project investment stage and had no principal production and business activities during the period. At present, the investment projects are in the process of applying for investment licences; therefore, almost no additional project-related expenses were incurred.

Associate companies accounted for in the consolidated financial statements using the equity method:

Company Name	Head office address	Main business activities	Capital contribution ratio	Interest rate	Voting rights ratio
ASC Construction Investment Joint Stock Company (*)	5th Floor, Charmvit, Building 117 Tran Duy Hung Street, Yen Hoa Ward, Hanoi	Restaurant and food services	100.00%	37.00%	37.00%
Dubai International Investment Joint Stock Company (**)	Yen Ninh Street, Dong Hai Ward, Khanh Hoa Province, Vietnam	Real estate business	22.57%	40.00%	40.00%
Diem Thuy Infrastructure Construction Investment JSC	North-South Junction, Group 11, Gia Sang Ward, Thai Nguyen Province, Vietnam	Construction of other civil engineering works	49.99%	49.99%	49.99%

(*) Under the capital contribution commitment, the Company invested VND 7,400,000,000 in ASC Construction Investment Joint Stock Company, representing 37% of the charter capital. However, as of the reporting date, the other shareholders had not yet fulfilled their capital contribution obligations as prescribed. Therefore, based on the actual contributed capital, the Company's ownership interest in ASC Construction Investment Joint Stock Company is 100% of the paid-in capital.

(**) Under the capital contribution commitment, the Company invested VND 260,000,000,000 in Dubai International Investment Joint Stock Company, representing 40% of the charter capital. However, as of the reporting date, the total actual capital contributed by all shareholders amounted to VND 99,598,108,000, of which the Company's contribution was VND 22,480,000,000. Accordingly, based on the actual contributed capital, the Company's ownership interest in Dubai International Investment Joint Stock Company is 22.57%.

Number of Employees

As at 30 June 2026, the Group had 37 employees (as at 31 December 2025, it was 32 employees).

Statement on the comparability of information in the consolidated financial statements

The comparative figures are those presented in the audited consolidated financial statements for the financial year ended 31 December 2025 and the reviewed interim consolidated financial statements for the period from 1 January 2025 to 30 June 2025 of the Group, after reclassification and re-presentation of the comparative figures to conform with the revised presentation requirements under Circular No. 43/2026/TT-BTC, amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements, which is effective from 1 January 2026.

The changes in accounting policies have been made to better reflect the substance of the underlying economic transactions and events and do not result in any significant changes to the Group's consolidated financial position, consolidated results of operations, or consolidated cash flows as at 30 June 2026. Accordingly, the reclassified comparative figures are fully comparable.

2. Basis of preparation of the consolidated financial statements, financial year and accounting currency

Basis of preparation of the consolidated financial statements

Scope of Consolidation and Control

The consolidated financial statements are prepared by consolidating the separate financial statements of the Company and the financial statements of its subsidiaries controlled by the Company.

The Group is considered to have control over an investee when the Group has the power to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities. Control is generally evidenced by the Group's ownership of more than half of the voting rights of the investee. In assessing control, the Group also considers the existence and effect of potential voting rights that are currently exercisable or convertible.

Reporting Period and Accounting Policies Applied

The financial statements of the subsidiaries are prepared for the same reporting period as the Company's consolidated financial statements and apply accounting policies consistent with those adopted by the Company.

Where necessary, adjustments are made to the financial statements of the subsidiaries to ensure consistency in the accounting policies applied by the Company and its subsidiaries.

Elimination of Intra-group Transactions

All intra-group transactions and balances, including unrealized gains or losses arising from intra-group transactions between entities within the Group, are eliminated in the preparation of the consolidated financial statements.

Non-controlling Interests

Non-controlling interests comprise the amount of those interests at the date of the initial business combination and the non-controlling interests' share of changes in equity since the date of the business combination.

Losses attributable to non-controlling interests in a subsidiary are allocated to those interests even if this results in the non-controlling interests having a deficit balance in the subsidiary's net assets.

Financial year

The Group's financial year begins on 01 January and ends on 31 December. These interim consolidated financial statements have been prepared for the period from 01 January 2026 to 30 June 2026.

Accounting currency

The accounting currency is Vietnam Dong (VND).

3. Applicable accounting standards and regulations

Applied accounting standards and regulations

The Group applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance, providing guidance on the Corporate Accounting System; Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Minister of Finance, providing guidance on the preparation and presentation of consolidated financial statements; Circular No. 43/2026/TT-BTC amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC; circulars issued by the Ministry of Finance, providing guidance on the implementation of Vietnamese Accounting Standards; and other relevant legal regulations on the preparation and presentation of the consolidated financial statements.

Statement of compliance with accounting standards and regulations

The Board of Management ensures compliance with the requirements of Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025, Circular No. 202/2014/TT-BTC dated 22 December 2014; Circular No. 43/2026/TT-BTC amending and supplementing certain articles of Circular No. 202/2014/TT-BTC, the guidance circulars for the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance, and relevant legal regulations on the preparation and presentation of consolidated financial statements, in the preparation of the consolidated financial statements.

4. Significant accounting policies, accounting estimates and relevant legal regulations

The principal accounting policies applied by the Group in the preparation of these interim consolidated financial statements are as follows:

Cash and cash equivalents

Cash comprises cash on hand, demand deposits at banks and cash in transit.

Cash equivalents include short-term investments with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Trading securities

An investment is classified as trading securities when it is held for trading purposes to earn profits.

Trading securities are recorded in the accounting books at cost. The cost of trading securities is determined based on the fair value of the payments at the transaction date plus costs relating to the purchase of trading securities.

All trading securities of the Company are unlisted securities and are recognised when the Company officially obtains ownership rights in accordance with the law.

Interest, dividends and profits of the periods before the trading securities are purchased are accounted for as a reduction in the value of such trading securities. Interest, dividends and profits of the periods after the trading securities are purchased are recognised as revenue. Dividends received in shares are only monitored in terms of the additional number of shares, and the value of the shares received is not recognised.

For trading securities that are shares of unlisted organisations, provision for diminution in value of trading securities is made when the issuer incurs losses, with the provision amount equal to the difference between the actual invested capital of the parties in the issuer and the actual owners' equity as at the end of the accounting period, multiplied by the Company's ownership ratio of actually contributed charter capital in that organisation.

Increases or decreases in the amount of the provision for impairment of trading securities that need to be established at the end of the accounting period are recorded as financial expenses.

Held-to-maturity investments

Held-to-maturity investments are investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments comprise term deposits placed with commercial banks.

Held-to-maturity investments are initially recognized at cost, including the purchase price and directly attributable transaction costs. Subsequent to initial recognition, these investments are carried at their recoverable amounts. Interest income arising from held-to-maturity investments after the acquisition date is recognized in the Statement of Income on an accrual basis. Interest accrued prior to the Company's acquisition date is deducted from the cost of the investment at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful receivables.

Provision for doubtful receivables relating to held-to-maturity investments is provided in accordance with prevailing accounting regulations.

Investments in associates

An associate is an entity over which the Group has significant influence on but is neither a subsidiary nor a Joint-venture of the Group. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or co-control over these policies.

The financial statements of associates are prepared for the same reporting period as the Company's consolidated financial statements and apply accounting policies consistent with those adopted by the Company. Appropriate adjustments are made, where necessary, to ensure consistency of the accounting policies applied with those of the Company.

Investments in associates are accounted for using the equity method. Under the equity method, investments are initially recognized in the consolidated statement of financial position at cost and subsequently adjusted for the changes in the Company's share of the net assets of the associates after the acquisition date. Goodwill arising from investments in associates is included in the carrying amount of the investments.

Equity investments in other entities

Investment in capital instruments of other entities refers to capital contributions to other entities where the Company does not have control, joint control, or significant influence over the investee.

Investment in capital instruments of other entities is initially recognised at cost, including the purchase price or capital contributions plus any costs directly attributable to the investments. Dividends and profits relating to periods prior to the acquisition are deducted from the carrying amount of such investments. Dividends and profits relating to periods after the acquisition are recognised as revenue. Dividends received in the form of shares are monitored by the additional quantity of shares only, without any value being recognized.

Provision for losses of investments in capital instruments of other entities is made as follows:

- For investments in listed shares, or where the fair value of the investment can be measured reliably, the provision is based on the market value of the shares.
- For investments where the fair value cannot be measured at the reporting date, the provision is based on the financial statements of the investee as at the time of making the provision.

The increase or decrease in provision for losses of investments in capital instruments of other entities that must be made at the end of the period is recognized as Finance expenses.

Receivables and provision for doubtful debts

Receivables are monitored in detail by original maturity, remaining maturity at the reporting date, by original currency, and by individual counterparties. They are presented at carrying amount, net of provision for doubtful debts.

Receivables are classified according to the following principles:

- Trade receivables represent commercial receivables arising from sales transactions between the Company and independent buyers;
- Other receivables reflect non-commercial receivables that are not related to sales transactions.

Provision for doubtful debts is made by the Company for overdue receivables as stipulated in economic contracts, contractual commitments, or debt agreements, for which the Company has made multiple claims but has not yet been paid. The determination of overdue debt is based on the original repayment period stated in the purchase and sale contract, regardless of any debt extension agreements between the parties. It also applies to receivables that are not yet due but where the debtor has declared bankruptcy, is undergoing dissolution, is missing, has absconded, or when the debt is recovered.

Increases and decreases in the provision for doubtful debts at end of period are recognized in general and administrative expenses.

Inventories

Inventories are measured at the lower of cost and net realisable value.

The cost of inventories is determined as follows:

- Raw materials and goods: comprise purchase costs and other directly attributable costs incurred in bringing the inventories to their present location and condition.
- Work in progress: comprises costs of main raw materials, labour costs, costs of hiring contractors to perform components of real estate projects and other related costs.
- Finished real estate products: comprise land use right costs, direct costs and related general costs incurred during the process of investment and construction of real estate.
- Real estate goods: comprise costs of raw materials, land use right costs, direct costs and related general costs incurred during the process of investment and construction of real estate.

Net realisable value is the estimated selling price of inventories in the ordinary course of production and business less the estimated costs of completion and the estimated costs necessary to make the sale.

Provision for diminution in value of inventories of the Company is made for the expected loss in value due to decreases in value (obsolescence, damage, poor quality, etc.) of inventories owned by the Company, based on evidence of impairment as at the end of the accounting period. Any increase or decrease in the provision for diminution in value of inventories is recognised in cost of goods sold during the period.

Cost of real estate sold is recognised in the Income Statement based on the direct costs forming the real estate and general costs allocated on the basis of the corresponding area of such real estate.

Prepaid expenses

Prepaid expenses represent actual costs incurred that relate to the operating results of multiple accounting periods. Prepaid expenses comprise the following:

Project selling expenses

Project selling expenses, (including commission expenses, brokerage expenses, sales bonus expenses, etc.), are allocated to expenses corresponding to the number of apartments handed over to customers during the period.

Design and interior finishing expenses for commercial centres

Interior finishing expenses for commercial centres incurred on a one-off basis with significant value are allocated to expenses using the straight-line method.

Interest support expenses

Interest support expenses for customers borrowing from banks to pay for apartment purchases, with support periods ranging from 18 months to 24 months, are transferred to the results of business activities of the accounting period when the apartments are handed over and revenue is recognised.

Committed profit expenses for leased apartments

Committed profit expenses for leased apartments at Apec Mandala Wyndham Mui Ne are allocated to expenses using the straight-line method over the prepaid period to apartment owners (from 3 to 6 months per payment).

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises all costs incurred by the Group to acquire the assets up to the time when they are brought to the location and condition necessary for them to be capable of operating in the manner intended by the Group. Subsequent expenditures are capitalized as part of the cost of fixed assets only when it is probable that future economic benefits associated with the assets will flow to the Group. Other subsequent expenditures that do not meet the above criteria are recognized as production and business expenses in the period in which they are incurred.

Where the project finalization has not yet been approved, the Company capitalizes tangible fixed assets at their provisional cost for depreciation purposes. The provisional cost is determined based on the actual costs incurred and the estimated costs that are certain to be incurred to acquire and bring the fixed assets into use. The provisional cost is subsequently adjusted to the approved finalized cost.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

Type of assets	Useful lives (years)
Buildings, structures	05 - 06
Machinery, equipment	06
Transportation, motor vehicles	06
Office equipment	03 - 08

Intangible fixed assets and amortisation

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all costs incurred by the Company to acquire the fixed assets up to the time when such assets are ready for use. Costs relating to intangible fixed assets incurred after initial recognition are recognised as production and business expenses during the period, unless these costs are associated with a specific intangible fixed asset and increase the economic benefits from these assets.

When intangible fixed assets are sold or liquidated, their cost and accumulated amortisation are derecognised, and gains or losses arising from liquidation are recognised in income or expenses during the period.

The Group's intangible fixed assets comprise:

Land use rights

Land use rights represent all actual costs incurred by the Company that are directly related to the land used, including payments made to obtain land use rights, compensation and site clearance costs, land levelling costs, registration fees, etc. Land use rights are amortised using the straight-line method over the land allocation period.

Computer software

Costs relating to computer software that is not an integral part of the related hardware are capitalised. The cost of computer software comprises all costs incurred by the Group up to the time when the software is put into use. Computer software is amortised using the straight-line method over 3 years.

Investment properties

The Company's investment properties are commercial centre floors, offices and car parking basements that are leased on a long-term basis and used for subleasing.

Investment properties held for lease are stated at cost less accumulated depreciation. The cost of investment properties comprises all costs incurred by the Company to acquire the investment properties up to the time when they are handed over by the lessor and ready for operation.

Costs relating to investment properties incurred after initial recognition are recognised in expenses, unless it is probable that these costs will enable the investment properties to generate future economic benefits in excess of the originally assessed standard of performance, in which case they are added to the cost.

Investment properties used for lease are depreciated using the straight-line method over the period from the date on which the Company puts them into use. Investment properties are depreciated up to the expiry date of the lease contracts. The depreciation periods of investment properties are as follows:

Investment properties	**Number of months of depreciation**
- Commercial centre kiosks	530 - 537
- Commercial centre floors, offices and car parking basements	561
- API Bac Ninh apartments	450

Construction in progress

Construction in progress is recognised at cost, reflecting costs directly attributable, including related borrowing costs in accordance with the Company's accounting policies, to assets under construction, machinery and equipment under installation for production, leasing and management purposes, as well as costs relating to repairs of fixed assets in progress. These assets are stated at historical cost and are not subject to depreciation.

Payables and accrued expenses

Payables and accrued expenses are recognized at the present obligations that the Company is required to settle in the future, arising from purchases of goods and services already received or other financial obligations at the reporting date.

Accrued expenses are recognized based on reasonable and reliable estimates of the amounts payable, taking into account the information and conditions available at the end of the accounting period.

Payables are monitored in detail by original maturity, remaining maturity at the reporting date, by original currency, and by individual counterparties. Payables are not recognized at less than the obligations to be settled.

The classification of payables as trade payables, accrued expenses, and other payables is made under the following principles:

- Trade payables reflect commercial payables arising from purchases of goods, services, and assets, where the supplier is an independent entity from the Company;
- Accrued expenses include liabilities for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or incomplete accounting documentation, as well as provisions for employee benefits such as accrued leave and other business-related expenses to be recognized in advance;
- Dividends and profits payable: Represent the dividends and profits payable by the Company to its owners (shareholders, members of a limited liability company, etc.).
- Other payables reflect non-commercial payables that are not related to the purchase or sale of goods and services.

Owners' equity

Share Capital

Share capital is recognized based on the actual capital contributed by the shareholders.

Share Premium

Share premium is recognized as the difference between the issue price and the par value of shares upon initial or subsequent share issuance, the difference between the reissue price and the carrying amount of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs attributable to the subsequent issuance of shares and the reissue of treasury shares are deducted from share premium.

Revenue recognition

Revenue is recognised when it is probable that the Company will obtain economic benefits that can be reliably measured. Net revenue is measured at the fair value of the amounts received or receivable, after deducting trade discounts, sales rebates, and sales returns.

Revenue from the sale of real estate

Revenue from sale of real estate is recognised when all five (5) of the following conditions are simultaneously satisfied:

- The real estate has been fully completed and handed over to the buyer, and the enterprise has transferred the risks and rewards associated with ownership of the real estate to the buyer;
- The Enterprise no longer holds the right to manage the real estate as the owner or the right to control the real estate;
- The revenue is relatively reliably determined;
- The Enterprise has received or will receive economic benefits from the real estate sale transactions;
- The costs related to the real estate sale transaction can be determined.

Apartment handover and repossession policy

Customers who sign sale and purchase contracts for projects in which the Company is the investor will be handed over apartments when they have paid at least 30% of the apartment value, including VAT, and 2% maintenance fund. Customers may choose to make payments in several instalments, up to a maximum of 63 months from the apartment handover date.

If customers (buyers) fail to pay the amounts due and late payment interest for more than 30 days from the due date of each instalment, or if the overdue payment period of all instalments payable under the contractual agreement exceeds 60 days, the Company has the right to send a written notice of contract termination, and the Company is entitled to sell the apartment to another customer without the buyer's consent.

Revenue from operating property leases

Revenue from operating leases is recognised using the straight-line method over the lease term. Lease payments received in advance for multiple periods are allocated to revenue in accordance with the lease term.

Revenue from sale of goods

Revenue from sale of goods is recognised when all of the following conditions are simultaneously satisfied:

- The business has transferred the risks and benefits associated with ownership of the goods to the buyer;
- The business no longer holds the right to manage the goods as the owner or the right to control the goods;
- The revenue is determined with reasonable certainty.
- The business has received or will receive economic benefits from the sales transaction;
- The costs related to the sales transaction can be determined.

Interest

Interest is recognized on a time basis and at the actual interest rate for each period.

Dividends and profits distributed

Dividends and profits distributed are recognized when the Company is entitled to receive dividends or profits from capital contributions. Dividends received in the form of shares are only tracked by the number of additional shares received, not the value of the shares received.

Borrowing costs

Borrowing costs include interest on loans and other expenses directly related to the loans.

Borrowing costs are recognized as expenses when incurred. If borrowing costs are directly related to the investment in construction or production of an asset under construction that requires a suffiviently long period (over 12 months) to be put into use for its intended purpose or sold, then these borrowing costs are included in the value of that asset. For specific loans used for the construction of fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months. Income arising from the temporary investment of loans is recorded as a reduction in the original cost of the related asset.

For general loans that are used for the investment in construction or production of an asset under construction, the capitalized borrowing costs are determined according to the capitalization rate of the weighted average cumulative costs incurred for the investment in construction or production of that asset. The capitalization rate is calculated using the weighted average interest rate of outstanding loans during the period, excluding specific loans used to finance the creation of a particular asset.

Expenses

Expenses are amounts that reduce economic benefits and are recognized at the time a transaction occurs or when there is a relatively certain likelihood of them occurring in the future, regardless of whether the money has been spent or not.

Expenses and the revenue they generate must be recognized simultaneously according to the matching principle. In cases where the matching principle conflicts with the prudence principle, expenses are recognized base don their nature and the provisions of accounting standards to ensure that the transaction is reflected fairly and reasonably.

Taxation

Corporate income tax expense comprises current corporate income tax and deferred income tax.

Current corporate income tax

Current corporate income tax is the amount of tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and tax losses carryforwards.

Deferred income tax

Deferred income tax represents the amount of corporate income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred corporate income tax liabilities are recognised for all taxable temporary differences. Deferred corporate income tax assets are recognised only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

The carrying amount of deferred corporate income tax assets is reviewed at the end of each financial year and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred corporate income tax assets to be utilised. Deferred corporate income tax assets not previously recognised are reassessed at the end of each financial year and recognised to the extent that it has become probable that sufficient taxable profits will be available to utilise such deferred corporate income tax assets.

Deferred corporate income tax assets and deferred corporate income tax liabilities are measured using the tax rates expected to apply in the period when the assets are realised, or the liabilities are settled, based on tax rates in effect at the end of the accounting period. Deferred corporate income tax is recognised in the income statement, except to the extent that it relates to items recognised directly in equity, in which case the related deferred corporate income tax is also recognised directly in equity.

Deferred corporate income tax assets and deferred corporate income tax liabilities are offset when:

- The Group has a legally enforceable right to offset current corporate income tax assets against current corporate income tax liabilities; and
- The deferred corporate income tax assets and deferred corporate income tax liabilities relate to corporate income taxes administered by the same taxation authority:
  - In respect of the same taxable entity; or
  - The Group intends either to settle current corporate income tax liabilities and current corporate income tax assets on a net basis, or to realise the assets and settle the liabilities simultaneously in each future period in which significant amounts of deferred corporate income tax liabilities or deferred corporate income tax assets are expected to be settled or recovered.

Other taxes are applied in accordance with prevailing tax laws in Vietnam.

Related parties

Parties are considered related if one party has the ability to control or exert significant influence over the other in making financial and operating policy decisions. Entities are also considered related parties if they are under common control or share common significant influence.

When assessing related party relationships, the substance of the relationship is considered rather than merely the legal form. Accordingly, all transactions and balances with related parties are disclosed by the Company in the notes below.

Segment reporting

A business segment is a distinctly identifiable part involved in the production or provision of products or services and having different economic risks and benefits than other business segments.

A geographical segment is a distinctly identifiable part involved in the production or provision of products or services within a specific economic environment and having different economic risks and benefits than business segments in other economic environments.

Segment information is prepared and presented in accordance with the accounting policies applicable to the preparation and presentation of the Company's financial statements for the period from 01 January 2026 to 30 June 2026.

5. Cash and cash equivalents

	30/06/2026 VND	01/01/2026 VND
- Cash on hand	68,063,402	2,763,402
- Demand deposits	9,494,723,564	13,298,239,957
+ *Joint Stock Commercial Bank for Investment and Development of Vietnam - Trang An Branch*	*4,525,255,937*	*8,370,241,562*
+ *Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Do Branch*	*3,437,888,096*	*3,850,772,084*
+ *Others*	*1,531,579,531*	*1,077,226,311*
Total	**9,562,786,966**	**13,301,003,359**

6. Financial investments

a) Trading securities

	30/06/2026			01/01/2026		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Unlisted shares						
- DPA Investment JSC	-	-	-	3,912,500,000	3,912,500,000	-
- Dreamwork JSC	7,300,000,000	3,092,042,711	(4,207,957,289)	7,300,000,000	3,092,042,711	(4,207,957,289)
Total	**7,300,000,000**	**3,092,042,711**	**(4,207,957,289)**	**11,212,500,000**	**7,004,542,711**	**(4,207,957,289)**

b) Held-to-maturity investments

	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
- Term deposits (1)	80,287,591,000	80,287,591,000	-	103,879,133,963	103,879,133,963	-
+ Joint Stock Commercial Bank for Investment and Development of Vietnam	*72,000,000,000*	*72,000,000,000*	-	*76,977,739,726*	*76,977,739,726*	-
+ Orient Commercial Joint Stock Bank	*8,287,591,000*	*8,287,591,000*	-	*26,901,394,237*	*26,901,394,237*	-
- Loans	106,904,953,356	47,425,543,097	(59,479,410,259)	105,682,408,150	46,202,997,891	(59,479,410,259)
+ Principal of loans	99,666,508,905	45,636,865,000	(54,029,643,905)	98,666,508,905	44,636,865,000	(54,029,643,905)
Apec Group JSC (2)	*37,700,000,000*	*37,700,000,000*	-	*38,700,000,000*	*38,700,000,000*	-
Apec Thai Nguyen Investment JSC (3)	*9,310,000,000*	*3,731,000,000*	*(5,579,000,000)*	*9,310,000,000*	*3,731,000,000*	*(5,579,000,000)*
Loc Phat Binh Thuan Co., Ltd (4)	*4,000,000,000*	*1,200,000,000*	*(2,800,000,000)*	*4,000,000,000*	*1,200,000,000*	*(2,800,000,000)*
Vietnam 5-Star Social Housing Development Investment Group JSC	*44,336,958,905*	-	*(44,336,958,905)*	*44,336,958,905*	-	*(44,336,958,905)*
Duc Phu Gia Binh Thuan JSC (5)	*1,550,000,000*	*775,000,000*	*(775,000,000)*	*1,550,000,000*	*775,000,000*	*(775,000,000)*
Phuc Thinh Tourism Services Investment JSC (6)	*769,550,000*	*230,865,000*	*(538,685,000)*	*769,550,000*	*230,865,000*	*(538,685,000)*
VTRRIA Telecommunications JSC (7)	*2,000,000,000*	*2,000,000,000*	-	-	-	-

	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
- Loans (Interests)	7,238,444,451	1,788,678,097	(5,449,766,354)	7,015,899,245	1,566,132,891	(5,449,766,354)
+ Apec Group JSC (2)	*1,637,106,852*	*1,637,106,852*	-	*1,502,032,878*	*1,502,032,878*	-
+ Apec Thai Nguyen Investment JSC (3)	*3,025,230,972*	*97,324,670*	*(2,927,906,302)*	*2,992,006,315*	*64,100,013*	*(2,927,906,302)*
+ Loc Phat Binh Thuan Co., Ltd (4)	*1,860,315,067*	-	*(1,860,315,067)*	*1,860,315,067*	-	*(1,860,315,067)*
+ Duc Phu Gia Binh Thuan JSC (5)	*583,949,314*	-	*(583,949,314)*	*583,949,314*	-	*(583,949,314)*
+ Phuc Thinh Tourism Services Investment JSC (6)	*77,595,671*	-	*(77,595,671)*	*77,595,671*	-	*(77,595,671)*
+ VTRRIA Telecommunications JSC (7)	*54,246,575*	*54,246,575*	-	-	-	-
Total	**187,192,544,356**	**127,713,134,097**	**(59,479,410,259)**	**209,561,542,113**	**150,082,131,854**	**(59,479,410,259)**

In which, loan receivables and accrued interest from related parties are presented in Note 38 to the consolidated financial statements.

(1) Time deposits with maturities ranging from 6 to 12 months were deposited at commercial bank with interest rates ranging from 5% per annum to 8% per annum.

(2) The loan to Apec Group Joint Stock Company is provided under Short-term Loan Contract No. 17/2023/IDJ-APG dated 17 November 2023 at an interest rate of 10% per annum, and Appendix No. PL01-17/2024/IDJ-APG dated 30 September 2024 adjusting the loan tenure until 22 April 2025. In the event that Apec Group Joint Stock Company has not fully repaid the principal amount to Party B by 22 April 2025, the contract shall be automatically extended for an additional period of one year at an interest rate of 10% per annum.

(3) The loan to Apec Thai Nguyen Investment Joint Stock Company is provided under Short-term Financial Support Agreement No. 14.04/2025/IDJ-APTN dated 14 April 2025, Short-term Financial Support Agreement No. 14.11/2024/IDJ-APTN dated 14 November 2024 and the Appendix to the Short-term Loan Agreement No. PL01/14/2024/HĐVV/IDJ-APTN dated 14 November 2025, and Short-term Loan Agreement No. 061222/HĐVV/IDJ-APTN dated 6

December 2022. These agreements bear interest rates of 5% per annum, 5% per annum and 13% per annum, respectively, with the loan maturity date being 15 November 2026.

(4) Loans to Loc Phat Binh Thuan Co., Ltd. under Short-term Loan Agreement No. 2212/2022/IDJ-LPBT dated 22 December 2022, Short-term Loan Agreement No. 0704/2022/IDJ-LPBT dated 07 April 2022 with interest rates of 13% per annum and 14% per annum respectively, and repayment terms are automatically renewed according to the original terms.

(5) Loan to Duc Phu Gia Binh Thuan Joint Stock Company under Loan Agreement No. 0512/HĐVV/IDJ-ĐPGBT dated 05 December 2022 with an interest rate of 13% per annum and Short-Term Loan Agreement Appendix No. PL01-0512/HĐVV/IDJ-ĐPGBT dated 30 September 2024 adjusting the loan term to 06 December 2025.

(6) Loan to Phuc Thinh Investment Tourism Service Joint Stock Company under Short-term Loan Agreement No. 01/2022/IDJ-PHUCTHINH dated 08 June 2022 with interest rate of 14% per annum, with a maturity date of 09 June 2023; the contract automatically renews based on the original term and interest rate.

(7) The loan granted to VTRRIA Telecommunications Joint Stock Company under Loan Agreement No. 02012026/HĐV-IDJ-VTRRIA dated 02 January 2026 bears an interest rate of 0% per annum for the first three months and 11% per annum from the fourth month onwards (applicable to each disbursement), with a loan term of 12 months from the date of the first disbursement.

c) Long-term financial investments

Investments in associates

	30/06/2026		01/01/2026	
	Cost	Value under the equity method	Cost	Value under the equity method
	VND	VND	VND	VND
- ASC Construction Investment Consultancy Joint Stock Company	7,400,000,000	7,303,373,126	7,400,000,000	7,303,373,126
- Dubai International Investment Joint Stock Company	22,480,000,000	25,012,188,742	22,480,000,000	25,012,188,742
Diem Thuy Technical Infrastructure Construction Investment Joint Stock Company	192,961,400,000	192,960,002,698	192,961,400,000	192,960,002,698
- Duc Phu Gia Binh Thuan Joint Stock Company	-	-	135,400,000,000	135,113,171,523
Total	**222,841,400,000**	**225,275,564,566**	**358,241,400,000**	**360,388,736,089**

Investments in other entities

	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
- Mandala Real Estate Operation and Management	1,500,000,000	-	(1,500,000,000)	1,500,000,000	-	(1,500,000,000)
- Mandala Hotel Management and Services JSC	17,000,000,000	-	(17,000,000,000)	17,000,000,000	-	(17,000,000,000)
- IDJ Asset Management JSC	990,000,000	639,027,183	(350,972,817)	990,000,000	639,027,183	(350,972,817)
- Kim Boi Trading and Services JSC	4,687,500,000	4,687,500,000	-	4,687,500,000	4,687,500,000	-
- Apec Group Joint Stock Company	209,881,171,500	157,816,221,021	(52,064,950,479)	209,881,171,500	161,432,926,973	(48,448,244,527)
- Mandala Health Care and Medical Retreat Service JSC (Mandala Tourism and Hotel JSC) (*)	12,000,000,000	11,537,185,673	(462,814,327)	12,000,000,000	11,563,541,400	(436,458,600)
- PVF - CAND JSC	12,000,000,000	12,000,000,000	-	-	-	-
Total	**258,058,671,500**	**186,679,933,877**	**(71,378,737,623)**	**246,058,671,500**	**178,322,995,556**	**(67,735,675,944)**

(*) This is an investment trust granted to Mandala Healthcare and Medical Services and Resort Joint Stock Company ("the Trustee") to invest in shares listed on the HNX and HOSE exchanges. The trust period is from 24 December 2024 to 24 December 2026. As at 30 June 2026, the portfolio of entrusted shares includes 484,954 shares of Asia Pacific Investment Joint Stock Company (API) and 1,245,106 shares of Asia Pacific Securities Joint Stock Company (related parties), with a fair value of VND 11,473,435,600; The amount of money not yet invested in purchasing shares is VND 75,654,900.

Details of the Company's investments as at 30 June 2026 are as follows:

Company's name	Place of establishment and operation	Ownership interest	Voting interest	Principal activities
Investments in associates				
+ ASC Investment and Construction Consulting JSC	5th Floor, Charmvit Building, No. 117 Tran Duy Hung Street, Yen Hoa Ward, Hanoi	37.00%	37.00%	Restaurant and catering services
+ Dubai International Investment JSC	Yen Ninh Street, Dong Hai Ward, Khanh Hoa Province	40.00%	40.00%	Real estate business
+ Diem Thuy Technical Infrastructure Investment and Construction JSC	Bac Nam Intersection, Group 11, Gia Sang Ward, Thai Nguyen Province	49.99%	49.99%	Construction of other civil engineering works
Investments in other entities				
+ Mandala Real Estate Operations Management JSC	3rd Floor, Charmvit Building, No. 117 Tran Duy Hung Street, Yen Hoa Ward, Hanoi	19.00%	19.00%	Real estate business
+ Mandala Hotel Management and Services JSC	M Floor, Charmvit Building, No. 117 Tran Duy Hung Street, Yen Hoa Ward, Hanoi	19.00%	19.00%	Short-term accomodation services
+ IDJ Assets Management JSC	No. 18, Alley 48 Nguyen Chanh Street, Yen Hoa Ward, Hanoi	4.50%	4.50%	Other business support service activities
+ Kim Boi Trading and Services JSC	Mo Da Hamlet, Kim Boi Commune. Phu Tho Province	7.14%	7.14%	Short-term accomodation services
+ Apec Group JSC	3rd Floor, Charmvit Building, No. 117 Tran Duy Hung Street, Yen Hoa Ward, Hanoi	18.56%	18.56%	Financial investment and real estate development
+ PVF-CAND Education JSC	3rd Floor, Charmvit Building, No. 117 Tran Duy Hung Street, Yen Hoa Ward, Hanoi	8.00%	8.00%	Construction of residental buildings

The number of shares held and the Company's ownership percentages in the respective entities are as follows:

	30/06/2026		01/01/2026	
	Number of shares	Ownership percentage	Number of shares	Ownership percentage
+ ASC Investment and Construction Consulting JSC	740,000	37.00%	740,000	37.00%
+ Dubai International Investment JSC	2,248,000	40.00%	2,248,000	40.00%
+ Diem Thuy Technical Infrastructure Investment and Construction JSC	19,296,140	49.99%	19,296,140	49.99%
+ Duc Phu Gia Binh Thuan JSC	-	0.00%	7,676,000	38.00%
+ Mandala Real Estate Operations Management JSC	150,000	19.00%	150,000	19.00%
+ Mandala Hotel Management and Services JSC	1,700,000	19.00%	1,700,000	19.00%
+ IDJ Assets Management JSC	99,000	4.50%	99,000	4.50%
+ Kim Boi Trading and Services JSC	1,500,000	7.14%	1,500,000	7.14%
+ Apec Group JSC	18,555,000	18.56%	18,555,000	18.56%
+ PVF-CAND Education JSC	1,200,000	8.00%	-	0.00%

7. Trade receivables

a) Short-term trade receivables

	30/06/2026		01/01/2026	
	Balance VND	Provision VND	Balance VND	Provision VND
- APEC Group JSC (*)	114,509,302,987	-	101,666,948,932	-
+ *Diamondpark Lang Son Project*	*63,782,491,703*	-	*56,375,153,143*	-
+ *Mandala Hotel & Suites Hai Duong Project*	*50,726,811,284*	-	*45,291,795,789*	-
+ Kim Boi Trading and Tourism JSC	15,719,356,345	-	15,725,179,964	-
- Asia-Pacific Investment JSC	32,015,250,073	-	31,987,336,505	-
- Asia-Pacific Investment Company Limited – Bac Ninh	34,232,742,382	-	34,232,260,382	-
- APEC Land Hue JSC	1,188,606,457	-	1,188,606,457	-
- Trade receivables from real estate activities	48,405,952,741	-	47,817,253,083	-
+ *Diamondpark Lang Son Project*	*9,229,000,315*	-	*7,539,608,548*	-
+ *Mandala Hotel & Suites Hai Duong Project*	*5,718,013,161*	-	*5,718,013,161*	-
+ *Apec Mandala Wyndham Mui Ne Project*	*33,458,939,265*	-	*34,559,631,374*	-
- Mandala Hotel and Services Management JSC	34,650,574,160	(16,079,148,836)	45,653,675,776	(22,695,758,658)
- Others	5,008,674,629	(4,950,737,269)	4,960,981,233	(4,950,737,269)
Total	**285,730,459,774**	**(21,029,886,105)**	**283,232,242,332**	**(27,646,495,927)**

b) Long-term trade receivables

	30/06/2026		01/01/2026	
	Balance VND	Provision VND	Balance VND	Provision VND
- APEC Group JSC (*)	2,140,392,293	-	14,982,746,347	-
Total	**2,140,392,293**	**-**	**14,982,746,347**	**-**

(*) These are receivables from APEC Group Joint Stock Company ("Apec Group") for the sale of real estate under the deferred payment sales policy, specifically: A minimum payment of 30% of the sales contract value at the time of signing the contract; 3% paid quarterly from 30 December 2021 to 28 December 2026, and the remaining 7% paid by 28 March 2027.

In which, trade receivables from related parties are presented in Note 38 to the consolidated financial statements.

8. Short-term advances to suppliers

	30/06/2026		01/01/2026	
	Balance VND	Provision VND	Balance VND	Provision VND
- Apec Thai Nguyen Investment JSC (*)	233,000,000,000	-	231,000,000,000	-
- Binh Thuan Water Supply and Sewerage JSC	3,682,400,866	-	5,371,977,461	-
- SSD Vietnam JSC	635,518,838	-	5,269,976,918	-
- Licogi 13 JSC	3,477,082,664	-	3,477,082,664	-
- Viettel Construction Corporation	2,660,343,353	-	2,523,246,388	-
- Ekoos Construction Joint Stock Company	534,600,000	-	534,600,000	-
- Others	40,796,647,591	-	33,620,850,587	-
Total	**284,786,593,312**	**-**	**281,797,734,018**	**-**

(*) This represents an advance payment under the Agreement and related addenda for the transfer of land use rights and assets attached to land, dated 30 December 2025, entered into between IDJ Vietnam Investment Joint Stock Company and Apec Thai Nguyen Investment Joint Stock Company. The purpose of the payment is to acquire land use rights, technical infrastructure assets and related rights arising from land clearance activities in the Diem Thuy B Industrial Park Project, Diem Thuy Commune, Phu Binh District, Thai Nguyen Province (now Diem Thuy Commune, Thai Nguyen Province). As at 30 June 2026, the Company had not yet completed the legal procedures for the transfer.

9. Other receivables

a) Short-term

	30/06/2026		01/01/2026	
	Balance VND	Provision VND	Balance VND	Provision VND
- Receivables from advances	17,158,549,395	(4,365,000,000)	16,253,776,873	(4,365,000,000)
- Deposits and collateral deposits	12,000,000	-	12,000,000	-
- On-behalf collections and payments – service fees, electricity and water	22,220,217,051	(9,783,650,021)	19,802,833,006	(9,783,650,021)
+ Mandala Hotel and Services Management JSC	*445,681,195*	-	*531,432,681*	-
+ Mandala Real Estate Operation Management JSC	*11,990,885,835*	-	*9,487,750,304*	-
+ Others	*9,783,650,021*	*(9,783,650,021)*	*9,783,650,021*	*(9,783,650,021)*
- Lang Son City Construction Investment Project Management Board	2,940,000,000	-	2,940,000,000	-
- Asia-Pacific Investment JSC	11,988,543,916	-	11,988,543,916	-
- Mandala Hotel Management and Services JSC	4,544,284,932	(4,544,284,932)	4,544,284,932	(4,544,284,932)
- Temporary corporate income tax (CIT) payment – 1% of real estate revenue	16,960,320,954	-	16,960,320,954	-
- Apec Group JSC	347,171,684	-	347,171,684	-
- Others	4,683,690,393	(514,963,800)	2,791,597,909	(514,963,800)
Total	**80,854,778,325**	**(19,207,898,753)**	**75,640,529,274**	**(19,207,898,753)**

b) Long-term

	30/06/2026		01/01/2026	
	Balance VND	Provision VND	Balance VND	Provision VND
- Receivables from entrusted investments	601,996,733,132	-	466,596,733,132	-
+ Kim Boi Trading and Tourism JSC (1)	*177,745,460,754*	-	*177,745,460,754*	-
+ Apec Holdings Investment JSC (2)	*288,851,272,378*	-	*288,851,272,378*	-
+ Duc Phu Gia Binh Thuan JSC (3)	*135,400,000,000*	-	-	-
- Receivables from Investment Cooperation	388,317,440,089	-	388,317,440,089	-
+ Apec Group JSC (4)	*270,346,177,108*	-	*270,346,177,108*	-
+ Loc Phat Binh Thuan Company Limited (5)	*117,971,262,981*	-	*117,971,262,981*	-
- Deposits and collateral	448,136,071	-	448,136,071	-
- Others	300,000,000	(300,000,000)	300,000,000	(300,000,000)
Total	**991,062,309,292**	**(300,000,000)**	**855,662,309,292**	**(300,000,000)**

In which, other receivables from related parties are presented in Note 38 to the consolidated financial statements.

(1) Pursuant to Entrusted Investment Agreement No. 2806/2021/HĐUTĐT dated 28 June 2021, the Company entrusted funds to Kim Boi Trading and Tourism Joint Stock Company ("Kim Boi Tourism") for the investment in and construction of a resort within the Kim Boi Mineral Spring Entertainment and Recreation Project, of which Kim Boi Tourism is the project investor. The Company's capital contribution is made in accordance with the respective stages and implementation progress of the Project. The Company is entitled to receive profits when the Project generates profits, with the profit-sharing ratio determined based on the parties' respective capital contribution ratios after deducting 35% of the profits attributable to Kim Boi Tourism. Phase 1 of the Project has been completed and commenced operations. The planning scheme for Phase 2 is currently under appraisal and Approved, and the entire Project is expected to commence business operations from Q4 2026. As at 30 June 2026, the Project had not generated any profits; therefore, the Company had not yet distributed any profits.

(2) Pursuant to Entrusted Investment Agreement No. 3103/2021/HĐUTĐT dated 31 March 2021, the Company entrusted funds to Apec Holdings Investment Joint Stock Company ("Apec Holdings") for the investment in and construction of a resort within the Tuy Hoa Coastal Condotel Resort Project, of which Vietnam Construction and Import-Export Joint Stock Corporation is the project investor and Apec Holdings is one of the contributing members. The Company's capital contribution is made in accordance with the respective stages and implementation progress of the Project. The Company is entitled to receive profits when the Project generates profits, with the profit-sharing ratio determined based on the parties' respective capital contribution ratios after Apec Holdings receives its profit from Vietnam Construction and Import-Export Joint Stock Corporation, less 35% of the Project's profits attributable to Apec Holdings. The Project has obtained a construction permit and is currently under construction.

(3) Pursuant to Investment Cooperation Agreement No. 2404/HDHTDT/IDJ-DPGBT dated 24 April 2026, the Company and Duc Phu Gia Binh Thuan Joint Stock Company (hereinafter referred to as "Duc Phu Gia Binh Thuan") jointly contribute capital to invest in and implement the Duc Phu Gia Resort Project in Phan Ri Cua Commune, Lam Dong Province. Under the agreement, in Phase 1, the Company holds a 38% ownership interest in the construction, development and operation of the Project. In Phase 2, based on the actual implementation costs, the parties will continue to contribute capital to the Project at the following ratios: 38% by the Company and 62% by Duc Phu Gia Binh Thuan. In Phase 3, the parties may independently invest in construction within their respective allocated areas or continue to contribute capital at the agreed ratios. Profits from the Project are distributed based on the profit generated from the sale of products developed on the areas allocated to each party within the Project. As at 30 June 2026, the Project had been permitted to construct 69 bungalow units in the southern area. On 24 July 2026, the Tuy Phong Protection Forest Management Board issued Notice No. 25/TB-BQL on the temporary suspension of construction activities for the Project within areas originating from forest land managed by the Tuy Phong Protection Forest Management Board until further guidance is issued.

(4) Pursuant to Investment Cooperation Agreement No. 0104/2022/HĐHTĐT dated 1 April 2022, the Company entered into an investment cooperation arrangement with Apec Group Joint Stock Company ("Apec Group") to implement the hotel, commercial and multi-purpose office complex project in Nghia Lo Ward, Lao Cai Province. The total investment capital of the Project is VND 400 billion. Profits are distributed based on the capital contribution ratio of the two parties and are determined upon completion of the investment in the Project. Currently, the Project has substantially completed its technical infrastructure system and certain construction works and is awaiting approval of the adjustment to the investment policy of the Project to proceed with the remaining works.

(5) Pursuant to Business Cooperation Contract No. 3012/2025/HĐHTKD/IDJ-LPBT dated 30 December 2025, the Company cooperates with Loc Phat Binh Thuan Company Limited to invest in and implement the Phuong Thao Resort Project in Bac Binh District, Binh Thuan Province (now Hoa Thang Commune, Lam Dong Province). The total investment capital of the Project is VND 1,652,260,859,000. The Company is entitled to a share of profits only when the Project generates profits. The profit-sharing ratio between the two parties is determined based on the profits from the sale of products developed on the respective allocated areas. The Project has obtained approval for the adjustment of the investment policy and the 1/500-scale detailed construction planning scheme and is currently awaiting approval of the adjusted 1/500-scale detailed construction planning scheme to proceed with the subsequent phases.

10. Provision for doubtful receivables

a) Short-term

	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
Trade receivables	**39,601,311,429**	**18,571,425,324**	**(21,029,886,105)**	**50,604,413,045**	**22,957,917,118**	**(27,646,495,927)**
- Mandala Hotel and Services Management JSC	34,650,574,160	18,571,425,324	(16,079,148,836)	45,653,675,776	22,957,917,118	(22,695,758,658)
- Marketing fee receivables from individuals	3,587,998,319	-	(3,587,998,319)	3,587,998,319	-	(3,587,998,319)
- Thai Nguyen Printing Investment and Development JSC	1,293,957,207	-	(1,293,957,207)	1,293,957,207	-	(1,293,957,207)
- Others	68,781,743	-	(68,781,743)	68,781,743	-	(68,781,743)
Other receivables	**19,207,898,753**	**-**	**(19,207,898,753)**	**19,207,898,753**	**-**	**(19,207,898,753)**
- Receivables from investors for service fees	9,783,650,021	-	(9,783,650,021)	9,783,650,021	-	(9,783,650,021)
- Mandala Hotel and Services Management JSC	4,544,284,932	-	(4,544,284,932)	4,544,284,932	-	(4,544,284,932)
- Advances receivable from former employees	214,963,800	-	(214,963,800)	214,963,800	-	(214,963,800)
- Receivables from business cooperation in Funworld project	300,000,000	-	(300,000,000)	300,000,000	-	(300,000,000)
- Advances receivables	4,365,000,000	-	(4,365,000,000)	4,365,000,000	-	(4,365,000,000)
Total	**58,809,210,182**	**18,571,425,324**	**(40,237,784,858)**	**69,812,311,798**	**22,957,917,118**	**(46,854,394,680)**

b) Long-term

	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
Other receivables	**300,000,000**	**-**	**(300,000,000)**	**300,000,000**	**-**	**(300,000,000)**
- Mrs. Dinh Thi Lan Huong	300,000,000	-	(300,000,000)	300,000,000	-	(300,000,000)
Total	**300,000,000**	**-**	**(300,000,000)**	**300,000,000**	**-**	**(300,000,000)**

11. Inventories

	30/06/2026		01/01/2026	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
- Raw materials and supplies	865,233	-	865,233	-
- Tools and instruments	648,000,000	-	648,000,000	-
- Work in progress	283,538,344,807	-	264,563,936,801	-
+ *Apec Mandala Grand Phu Yen Project*	*118,987,698,702*	-	*118,987,698,702*	-
+*Apec Diamond Park Lang Son Project – Phase 2*	*96,502,038,302*	-	*96,502,038,302*	-
+ *Muong Pagoda Construction and Access Road*	*19,022,605,760*	-	*18,681,096,230*	-
+ *Others*	*49,026,002,043*	-	*30,393,103,567*	-
- Finished goods	277,630,258,084	-	318,846,842,648	-
+ *Apec Mandala Hotel & Suites Hai Duong Project*	*68,741,017,366*	-	*68,733,270,568*	-
+ *Apec Mandala Wyndham Mui Ne Project*	*208,889,240,718*	-	*250,113,572,080*	-
- Real estate inventory	130,395,767,823	-	130,395,767,823	-
+ *Mandala Wyndham Phu Yen Project – Shopcenter*	*130,395,767,823*	-	*130,395,767,823*	-
- Others	10,761,110	-	10,761,110	-
Total	**692,223,997,057**	**-**	**714,466,173,615**	**-**

12. Prepaid expenses

a) Short-term

	30/06/2026 VND	01/01/2026 VND
- Expenses for subleasing commercial centre premises	370,351,098	343,640,363
- Interest support expenses for project sales	3,655,273,783	3,655,273,783
- Others	61,188,786	28,264,986
Total	**4,086,813,667**	**4,027,179,132**

b) Long-term

	30/06/2026 VND	01/01/2026 VND
- Expenses for design and interior finishing of the centre	3,311,154,622	3,358,680,844
- Expenses for leasing ventilation systems, gas supply and telescopes	1,216,921,805	1,236,190,109
- Selling expense of projects	82,790,585,172	95,081,551,125
+ *Mandala Grand Phu Yen Project*	*6,917,613,439*	*6,917,613,439*
+ *Mandala Hotel and Suites Hai Duong Project*	*4,615,345,882*	*4,615,345,882*
+ *Diamondpark Lang Son Project*	*4,536,100,722*	*4,536,100,722*
+ *Wyndham Mui Ne - Binh Thuan Project*	*66,721,525,129*	*79,012,491,082*
- Expenses for committed profit of Condotel Wyndham Mui Ne – Binh Thuan	5,030,522,659	13,062,695,094
- Others	304,929,209	592,853,931
Total	**92,654,113,467**	**113,331,971,103**

13. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles and transmission	Office equipment	Total
	VND	VND	VND	VND	VND
COST					
01/01/2026	**8,168,432,201**	**159,635,920**	**586,286,018**	**1,442,659,579**	**10,357,013,718**
- Additions during the period	-	88,200,741	-	-	88,200,741
30/06/2026	**8,168,432,201**	**247,836,661**	**586,286,018**	**1,442,659,579**	**10,445,214,459**
ACCUMULATED DEPRECIATION					
01/01/2026	**(5,298,549,348)**	**(151,210,710)**	**(121,894,203)**	**(1,368,229,634)**	**(6,939,883,895)**
- Depreciation during the period	(446,346,824)	(15,775,273)	(37,708,416)	(28,611,766)	(528,442,279)
30/06/2026	**(5,744,896,172)**	**(166,985,983)**	**(159,602,619)**	**(1,396,841,400)**	**(7,468,326,174)**
CARRYING AMOUNT					-
01/01/2026	**2,869,882,853**	**8,425,210**	**464,391,815**	**74,429,945**	**3,417,129,823**
30/06/2026	**2,423,536,029**	**80,850,678**	**426,683,399**	**45,818,179**	**2,976,888,285**

Details of existing tangible fixed assets with an original cost representing 10% or more of the total carrying amount of tangible fixed assets are as follows:

Asset Description	Depreciation Commencement	Cost	Accumulated Depreciation	Carrying amount
		VND	VND	VND
- MAZDA BKS 30L - 503.08 Car	01/11/2024	535,140,000	(111,487,500)	423,652,500
- IDJ Office Architectural System 2	01/10/2021	3,455,954,140	(2,728,571,966)	727,382,174
- Restaurant, services	07/01/2014	779,600,000	(467,760,000)	311,840,000
- Project repair and maintenance	07/01/2014	953,986,005	(572,391,603)	381,594,402
Total		**5,724,680,145**	**(3,880,211,069)**	**1,844,469,076**

The historical cost of fully depreciated tangible fixed assets that were still in use as at 30 June 2026 was VND 1,511,310,244 (as at 01 January 2026 was VND 1,308,719,779).

14. Intangible fixed assets

	Land use rights	Compute software	Total
	VND	VND	VND
COSTS			
01/01/2026	**30,035,969,807**	**110,420,000**	**30,146,389,807**
30/06/2026	**30,035,969,807**	**110,420,000**	**30,146,389,807**
ACCUMULATED AMORTISATION			
01/01/2026	**(2,027,926,836)**	**(75,419,101)**	**(2,103,345,937)**
- Amortisation during the period	(88,170,732)	(8,833,332)	(97,004,064)
30/06/2026	**(2,116,097,568)**	**(84,252,433)**	**(2,200,350,001)**
CARRYING AMOUNT			
01/01/2026	**28,008,042,971**	**35,000,899**	**28,043,043,870**
30/06/2026	**27,919,872,239**	**26,167,567**	**27,946,039,806**

Details of existing intangible fixed assets with an original cost representing 10% or more of the total carrying amount of intangible fixed assets are as follows:

Assets description	Depreciation Commencement Date	Cost	Accumulated Amortisation	Carrying amount
		VND	VND	VND
- Project land	07/01/2014	7,230,000,000	(2,116,097,561)	5,113,902,439
- Land use rights	26/03/2019	22,805,969,800	-	22,805,969,800
Total		**30,035,969,800**	**(2,116,097,561)**	**27,919,872,239**

The historical cost of fully amortized intangible fixed assets that were still in use as at 30 June 2026 was VND 57,420,000 (as at 01 January 2026 was VND 57,420,000).

15. Investment properties

	30/06/2026 VND	Additions during the period VND	Disposals during the period VND	01/01/2026 VND
INVESTMENT PROPERTY HELD FOR LEASE				
Cost	**250,376,716,049**	-	-	**250,376,716,049**
- Grand Plaza Commercial Centre (5 floors)	75,656,955,545	-	-	75,656,955,545
- Basement of Grand Plaza Commercial Centre	28,272,870,000	-	-	28,272,870,000
- Apartment API Bac Ninh	24,644,075,845	-	-	24,644,075,845
- Commercial centre kiosks	11,646,938,549	-	-	11,646,938,549
- Lot 10 office apartments	42,801,988,650	-	-	42,801,988,650
- Apec Mandala Wyndham Mui Ne	67,353,887,460	-	-	67,353,887,460
Accumulated depreciation	**(54,146,943,763)**	**(2,799,461,172)**	-	**(51,347,482,591)**
- Grand Plaza Commercial Centre (5 floors)	(25,533,660,550)	(809,165,298)	-	(24,724,495,252)
- Basement of Grand Plaza Commercial Centre	(9,590,346,707)	(302,383,638)	-	(9,287,963,069)
- Apartment API Bac Ninh	(2,001,131,848)	(328,953,180)	-	(1,672,178,668)
- Commercial centre kiosks	(565,481,219)	(131,425,068)	-	(434,056,151)
- Lot 10 office apartments	(14,531,926,669)	(457,775,280)	-	(14,074,151,389)
- Apec Mandala Wyndham Mui Ne	(1,924,396,770)	(769,758,708)	-	(1,154,638,062)
Carrying amount	**196,229,772,286**	-	**(2,799,461,172)**	**199,029,233,458**
- Grand Plaza Commercial Centre (5 floors)	50,123,294,995	-	(809,165,298)	50,932,460,293
- Basement of Grand Plaza Commercial Centre	18,682,523,293	-	(302,383,638)	18,984,906,931
- Apartment API Bac Ninh	22,642,943,997	-	(328,953,180)	22,971,897,177
- Commercial centre kiosks	11,081,457,330	-	(131,425,068)	11,212,882,398
- Lot 10 office apartments	28,270,061,981	-	(457,775,280)	28,727,837,261
- Apec Mandala Wyndham Mui Ne	65,429,490,690	-	(769,758,708)	66,199,249,398

According to Vietnamese Accounting Standard No. 05 "Investment Properties", the fair value of investment properties at the end of the accounting period must be presented. The Company has not yet determined the fair value of its investment properties due to the lack of conditions to do so.

Details of existing investment properties with an original cost representing 10% or more of the total carrying amount of investment properties as at 30 June 2026 are as follows:

Assets Description	Depreciation commencement date	Cost	Accumulated depreciation	Carrying amount
		VND	VND	VND
- Lot of 13 API Bac Ninh apartments	01/07/2024	24,644,075,845	(2,001,131,848)	22,642,943,997
- Grand Plaza Shopping Centre (5-storey)	01/09/2010	75,656,955,545	(25,533,660,550)	50,123,294,995
Total		**100,301,031,390**	**(27,534,792,398)**	**72,766,238,992**

16. Construction in progress costs

	30/06/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
	VND	VND	VND	VND
- Construction and renovation of apartments SH1-41, SH1-42 at Diamond Park Lang Son project into STEAM project	30,265,419,792	30,265,419,792	30,037,480,988	30,037,480,988
Total	**30,265,419,792**	**30,265,419,792**	**30,037,480,988**	**30,037,480,988**

17. Goodwill

	Apec Hoa Binh Investment JSC VND	Thai Nguyen Printing JSC VND	Total VND
COST			
01/01/2026	**12,320,000,000**	**8,379,843,513**	**20,699,843,513**
30/06/2026	**12,320,000,000**	**8,379,843,513**	**20,699,843,513**
ACCUMULATED DEPRECIATION			
01/01/2026	**(12,320,000,000)**	**(5,865,890,459)**	**(18,185,890,459)**
- Depreciation during the period	-	(418,992,176)	(418,992,176)
30/06/2026	**(12,320,000,000)**	**(6,284,882,635)**	**(18,604,882,635)**
NET BOOK VALUE			
01/01/2026	**-**	**2,513,953,054**	**2,513,953,054**
30/06/2026	**-**	**2,094,960,878**	**2,094,960,878**

18. Short-term trade payables

	30/06/2026 VND	01/01/2026 VND
- Asia-Pacific Investment JSC	38,397,532,600	38,397,532,600
- Asia-Pacific Securities JSC	2,827,945,000	2,827,945,000
- APEC Group JSC	39,381,785,502	39,381,785,502
- APEC Finance JSC	1,635,763,032	1,294,835,544
- Ricons Construction Investment Group JSC	55,411,117,723	55,411,117,723
- Delta Construction Group Co., Ltd	70,898,817,694	72,922,679,894
- Vina 2 Investment and Construction JSC	42,795,311,891	42,795,311,891
- CDC Ha Noi JSC	3,112,113,931	3,112,113,931
- Others	118,201,364,821	113,256,751,923
Total	**372,661,752,194**	**369,400,074,008**

In which, short-term trade payables from related parties are presented in Note 38 to the consolidated financial statements.

19. Short-term advances from customers

	30/06/2026 VND	01/01/2026 VND
- Advances from customers of real estate projects	257,704,113,666	313,378,225,363
+ *Apec Diamondpark Lang Son Project*	*3,840,423,746*	*1,972,354,681*
+ *Mandala Hotel & Suites Hai Duong Project*	*8,506,880,637*	*8,506,880,637*
+ *Apec Mandala Wyndham Mui Ne Project*	*245,356,809,283*	*302,898,990,045*
- Others	996,921	768,839
Total	**257,705,110,587**	**313,378,994,202**

20. Dividends and profits payable

	30/06/2026 VND	01/01/2026 VND
- Dividends and profits payable 2023	380,633,750	380,633,750
- Dividends and profits payable prior to 2023	52,047,057,900	52,047,057,900
Total	**52,427,691,650**	**52,427,691,650**

21. Short-term taxes and other payables to the State budget

	01/01/2026		During the period		30/06/2026	
	Payables VND	Receivables VND	Amount payables VND	Amount actually VND	Payables VND	Receivables VND
- Value added tax payable	-	-	4,156,642,671	4,156,642,671	-	-
- Corporate income tax	25,356,879,115	-	-	11,007,373	25,345,871,742	-
- Provisional corporate income tax for real estate activities (*)	11,422,781,889	-	-	-	11,422,781,889	-
- Personal income tax	179,152,424	-	1,090,450,412	965,592,190	304,010,646	-
- Land and housing tax and land rent	-	-	35,642,051	35,642,051	-	-
Total	**36,958,813,428**	**-**	**5,282,735,134**	**5,168,884,285**	**37,072,664,277**	**-**

(*) Provisional corporate income tax on advance receipts from real estate transfers: The Group is required to make provisional corporate income tax payments at the rate of 1% of advance receipts from real estate transfer activities in accordance with Circular No. 78/2014/TT-BTC dated 18 June 2014 issued by the Ministry of Finance. The Group will finalise the corporate income tax payable on these activities upon handover of the real estate.

22. Short-term accrued expenses

	30/06/2026 VND	01/01/2026 VND
- Accrued interest expenses	2,532,499,510	2,908,728,304
- Others	-	14,166,000
Total	**2,532,499,510**	**2,922,894,304**

23. Other payables

a) Short-term

	30/06/2026 VND	01/01/2026 VND
- Surplus of assets awaiting resolution	3,700,000	3,700,000
- Trade union funds	962,243,035	935,533,035
- Social insurance	45,052,936	49,811,192
- Apec Finance Joint Stock Company – interest payable on A-saving package	557,594,329	5,167,030,081
- Deposits received for the transfer of real estate projects	67,368,958,961	71,705,886,966
+ Apec Mandala Wyndham Mui Ne Project	*63,614,354,085*	*67,951,282,090*
+ Apec Mandala Hotel & Suites Hai Duong Project	*2,406,637,660*	*2,406,637,660*
+ Mandala Grand Phu Yen Project	*106,800,000*	*106,800,000*
+ Diamondpark Lang Son Project	*1,241,167,216*	*1,241,167,216*
- Maintenance fees collected on behalf of apartment owners	76,201,468,855	73,928,557,093
+ Apec Mandala Wyndham Mui Ne Project	*72,471,222,060*	*70,282,023,577*
+ Apec Mandala Hotel & Suites Hai Duong Project	*3,730,246,795*	*3,646,533,516*
- Truong Giang Construction Joint Stock Company – payables related to share transfer	4,687,500,000	4,687,500,000
- Mr. Tran Duc Thanh – payables related to share transfer	792,000,000	792,000,000
- Others	17,456,241,251	6,502,561,907
Total	**168,074,759,367**	**163,772,580,274**

b) Long-term

	30/06/2026 VND	01/01/2026 VND
- Long-term deposits and collateral deposits received	8,057,417,437	6,348,402,078
Total	**8,057,417,437**	**6,348,402,078**

24. Loan and finance lease obligations

	30/06/2026	During the period		01/01/2026
		Increases	Decreases	
	VND	VND	VND	VND
a) Short-term borrowings	**275,553,700,000**	**206,908,300,000**	**20,306,300,000**	**80,753,300,000**
Short-term borrowings	**27,033,900,000**	**13,968,300,000**	**20,306,300,000**	**33,371,900,000**
- Borrowings from individuals (1)	27,033,900,000	13,968,300,000	20,306,300,000	33,371,900,000
- Diem Thuy Engineering Infrastructure Construction Investment JSC (2)	192,940,000,000	192,940,000,000	-	-
Current portion of long-term borrowings	**55,579,800,000**	**32,861,300,000**	**24,662,900,000**	**47,381,400,000**
- Borrowings from individuals (1)	55,579,800,000	32,861,300,000	24,662,900,000	47,381,400,000
b) Long-term borrowings	**133,880,200,000**	**54,108,900,000**	**225,801,300,000**	**305,572,600,000**
- Diem Thuy Engineering Infrastructure Construction Investment JSC (2)	-	-	192,940,000,000	192,940,000,000
- PVF-CAND Education JSC (3)	32,000,000,000	17,000,000,000	-	15,000,000,000
- Borrowings from individuals (1)	101,880,200,000	37,108,900,000	32,861,300,000	97,632,600,000
Total	**409,433,900,000**	**293,878,500,000**	**270,770,500,000**	**386,325,900,000**

Loan balances from related parties are presented in Note 38.

(1) The Company raises funds from individuals through Isaving/A-Exchange loan agreements with customers sourced and introduced by partners. The customers purchase the Company's Isaving/A-Exchange financial products by entering into contracts directly with the Company. These loans are unsecured. The interest rates applicable to loans within their contractual terms range from 8.5% to 14% per annum, with loan terms ranging from 6 to 36 months. The interest rate applicable to overdue principal balances is 100% of the contractual interest rate. Interest on late payment is charged at 10% per annum on the outstanding late-payment interest balance.

(2) An unsecured loan between Diem Thuy Technical Infrastructure Investment and Construction Joint Stock Company and IDJ Vietnam Investment Joint Stock Company under Loan Agreement No. 01/2025/HĐVV/DIEMTHUY-IDJ dated 23 December 2025, with a principal amount of VND 192,940,000,000 and an interest rate of 0% per annum. The purpose of the loan is to finance the Company's business operations.

(3) A loan between PVF-CAND Education Joint Stock Company and IDJ Vietnam Investment Joint Stock Company under Loan Agreement No. 04/2025/HĐVV/PVF-IDJ dated 10 November 2025, with a principal amount of VND 120,000,000,000 and an interest rate of 0% per annum. The loan is used to pay the construction contractor for the "Youth Football Training Center" Project in Nghia Tru Commune, Hung Yen Province. The collateral comprises receivables from the General Design and Construction Contract No. 01/2025/APHY/HĐTC/IDJ-PVF dated 3 April 2025 between Vietnam Football Talent Investment and Development Company Limited and the consortium comprising IDJ Vietnam Investment Joint Stock Company and Xuan Mai Design Consultancy Joint Stock Company.

25. Owners' equity

a) Statement of changes in equity

Items	Share capital	Share premium	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND
01/01/2025	**1,734,901,930,000**	**1,523,000,000**	**324,957,334,253**	**35,883,062,018**	**2,097,265,326,271**
- Profit for the previous year	-	-	(159,658,046,134)	3,843,047	(159,654,203,087)
31/12/2025	**1,734,901,930,000**	**1,523,000,000**	**165,299,288,119**	**35,886,905,065**	**1,937,611,123,184**
01/01/2026	**1,734,901,930,000**	**1,523,000,000**	**165,299,288,119**	**35,886,905,065**	**1,937,611,123,184**
- Profit during the period	-	-	(37,665,871,132)	3,229,679	(37,662,641,453)
30/06/2026	**1,734,901,930,000**	**1,523,000,000**	**127,633,416,987**	**35,890,134,744**	**1,899,948,481,731**

b) Transactions related to capital with owners and distribution of dividends, profits

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- **Share capital**		
+ Contributed capital at the beginning of the period	1,734,901,930,000	1,734,901,930,000
+ Contributed capital increased during the period	-	-
+ Contributed capital decreased during the period	-	-
+ Contributed capital at the end of the period	1,734,901,930,000	1,734,901,930,000
- Dividends and profits distributed	-	-

c) Shares

	30/06/2026 Shares	01/01/2026 Shares
Number of shares registered for issuance	173,490,193	173,490,193
Number of shares sold to the public	173,490,193	173,490,193
+ Ordinary shares	*173,490,193*	*173,490,193*
Number of shares outstanding	173,490,193	173,490,193
+ Ordinary shares	*173,490,193*	*173,490,193*
Par value per share (VND/share)	*10,000*	*10,000*

d) Dividend distribution and share issuance plan

Resolution No. 08/2024/NQ-DHDCD dated 28 May 2024 of the 2024 Annual General Meeting of Shareholders of the Company approved the distribution of dividends for 2023 to shareholders at the rate of 6%, to be paid from undistributed profit after tax in the audited consolidated financial statements for 2023. Of which, the dividend payment ratio in cash is 3%, equivalent to VND 52,047,057,900, and the dividend payment ratio in shares is 3%.

Resolution No. 05/NQ-DHDCD dated 5 June 2025 of the second 2025 Annual General Meeting of Shareholders approved the issuance by the Company of 17,349,019 ordinary shares to pay dividends and increase charter capital, with a par value of VND 10,000 per share, expected to be implemented in 2025.

Up to the date of preparation of these interim financial statements, the Company has not paid dividends in cash or carried out the procedures for issuing shares to pay dividends.

26. Revenue from sale of goods and rendering of services

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Revenue from sale of goods	576,231,528	3,447,792,536
- Revenue from leasing of investment properties	14,535,077,229	17,389,844,268
- Revenue from real estate business	69,735,090,708	612,031,605,596
+ *Apec Diamondpark Lang Son Project*	-	*14,350,072,918*
+ *Apec Mandala Wyndham Mui Ne Project*	*69,735,090,708*	*598,848,259,951*
+ *Apec Wyndham Hai Tan Project*	-	*(1,166,727,273)*
- Revenue from rendering services at the interior finishing package	3,012,824,074	35,349,911,286
- Revenue from construction contracts	(5,294,199)	1,987,023,470
- Others	18,089,600	13,606,500
Total	**87,872,018,940**	**670,219,783,656**

27. Cost of goods sold

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Cost of goods	559,448,068	3,345,747,970
- Cost of leasing investment properties	44,262,579,616	42,012,271,104
- Cost of real estate business activities	54,099,901,447	426,245,576,242
- Cost of supply and installation of interiors	1,254,014,330	13,673,588,802
- Cost of construction contracts	(5,140,000)	1,929,149,000
- Cost of other activities	-	166,381,010
Total	**100,170,803,461**	**487,372,714,128**

28. Finance income

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Interest income from deposits and loans	211,582,346	2,863,533,444
Total	**211,582,346**	**2,863,533,444**

29. Finance expenses

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Borrowing costs	10,229,332,396	11,114,955,980
- Payment reduction, deferred payment	1,822,719,153	26,631,291,994
- Loss due to short-term and long-term investment liquidation	3,643,061,679	983,014,700
- Disposal of trading securities of DPA Investment Joint Stock Company	3,912,500,000	-
Total	**19,607,613,228**	**38,729,262,674**

30. Selling expenses

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Sales commission, advertising, communication and marketing	12,369,925,413	116,886,116,889
- Interest support expenses and interior package support expenses for customers	-	2,689,072,468
- Other expenses	1,348,928,574	3,006,648,600
Total	**13,718,853,987**	**122,581,837,957**

31. General & administrative expenses

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Administrative staff costs	6,137,906,322	5,732,575,845
- Office supplies expenses	48,233,682	27,627,112
- Fixed assets depreciation expenses	431,416,997	447,675,435
- Taxes and fees	870,200	99,105,127
- Reversal of provision for bad debts	(6,616,609,822)	-
- Purchased services expense	1,720,066,970	1,741,930,494
- Other cash expenses	1,132,208,911	1,118,417,089
- Goodwill allocation	418,992,176	418,992,176
Total	**3,273,085,436**	**9,586,323,278**

32. Operating costs by nature

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Raw material costs	48,233,682	8,739,823
- Labour costs	7,389,304,958	6,685,930,649
- Reversal of provision	(6,616,609,822)	-
- Depreciation of fixed assets	3,242,887,133	3,611,545,843
- Taxes, fees and charges	3,092,422	-
- Purchased services expenses	41,958,042,089	129,858,897,429
- Other cash expenses	48,476,918,750	42,111,381,539
- Goodwill allocations	418,992,176	-
Total	**94,501,869,212**	**182,276,495,283**

33. Other income

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Income from liquidation penalties, transfer fees and interest on apartment	3,940,908,946	8,477,348,486
- Contract breach penalties	2,548,505,213	-
- Other income	4,441,934,989	395,389,070
Total	**10,931,349,148**	**8,872,737,556**

34. Other expenses

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Administrative penalties and compensation for contract breaches	-	283,149,318
- Other expenses	194,064,252	512,879,472
Total	**194,064,252**	**796,028,790**

35. Current corporate income tax expense

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Corporate income tax expense based on current year taxable income	**-**	**4,790,188,296**
Of which, corporate income tax at each Company		
- IDJ Vietnam Investment JSC	-	4,790,188,296
- APEC Hoa Binh Investment JSC	-	-
- In Thai Nguyen JSC	-	-

36. Basic earnings per share

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
- Profit/ after tax	(37,665,871,132)	18,086,603,360
- Profit/loss allocated to holders of ordinary shares	(37,665,871,132)	18,086,603,360
- Weighted average number of ordinary shares outstanding during the year (shares)	173,490,193	173,490,193
Basic earnings per share (VND/share)	**(217)**	**104**

37. Diluted earnings per share

The Board of Management of the Company assesses that, in the foreseeable future, there will be no impact from instruments convertible into shares or causing dilution of share value. Accordingly, the Company has determined diluted earnings per share to be equal to basic earnings per share.

38. Transactions and balances with related parties

a) Related Parties

Related parties	Relationship
- ASC Investment Construction Consulting JSC	Associate company
- Dubai International Investment JSC	Associate company
- Diem Thuy Technical Infrastructure Construction Investment JSC	Associate company
- Asia Pacific Investment JSC	Key management personnel of the same group
- Asia Pacific Securities JSC	Key management personnel of the same group
- APEC Group JSC	Key management personnel of the same group
- Kim Boi Trade and Tourism JSC	
- Asia Pacific Investment Joint Stock Company - Bac Ninh	Key management personnel of the same group
- Apec Land - Hue Investment JSC	Key management personnel of the same group

The remuneration of the Board of Directors, Board of Supervisors, and Board of Management

Related parties	Position	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
- Mr. Nguyen Duc Quan	Chairman of Board of Directors	136,901,000	140,889,271
- Mr. Nguyen Manh Cuong	Member of the Board of Directors General Director	171,015,057	138,258,025
- Ms. Nguyen Thi Ngoc Ha	Member of the Board of Directors	35,000,000	30,000,000
- Mr. Ngo Thanh Trung	Member of the Board of Directors (dismissed on 09 June 2026)	468,912,388	279,315,768
- Ms. Dau Thi Thao	Head of Board of Supervisors (appointed on 05 June 2025)	20,572,000	12,866,667
- Ms. Nguyen Thu Huong	Head of Board of Supervisors (dismissed on 05 June 2025)	-	15,400,000
- Ms. Vu Thi Dinh	Member of Board of Supervisors (appointed on 05 June 2025)	13,144,000	1,733,333
- Ms. Ngo Thi Thanh Sac	Member of Board of Supervisors (appointed on 05 June 2025)	13,144,000	1,733,333
- Ms. Hoa Thi Hoe	Member of Board of Supervisors (dismissed on 05 June 2025)	-	2,000,000
- Mr. Nguyen Huu Dat	Chief Accountant	378,535,000	268,312,323
Total		**1,237,223,445**	**890,508,720**

Transactions with related parties

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Asia Pacific Investment JSC		
- Revenue from sales of goods and rendering of services	658,172,872	723,337,539
Asia Pacific Securities JSC		
- Revenue from office leasing	766,682,967	499,422,058
- Use of goods and services	51,349,019	-
APEC Group JSC		
- Revenue from sales of goods and rendering of services	234,996,136	257,143,472
- Use of goods and services	188,162,062	33,164,292,777
- Interest receivable on loans granted	135,073,974	169,594,520
Kim Boi Trade and Tourism JSC		
- Revenue from construction and installation	(5,294,199)	1,987,023,470
Asia Pacific Investment Joint Stock Company - Bac Ninh		
- Revenue from sales of goods and rendering of services	872,976,100	877,494,700
- Use of goods and services	65,092,589	12,337,963

c) **Balances with related parties**

	30/06/2026 VND	01/01/2026 VND
Receivables	**199,805,650,537**	**199,783,078,588**
- Asia-Pacific Investment Joint Stock Company	32,015,250,073	31,987,336,505
- APEC Group JSC	116,649,695,280	116,649,695,280
- Kim Boi Trading and Tourism JSC	15,719,356,345	15,725,179,964
- Asia Pacific Investment Joint Stock Company - Bac Ninh	34,232,742,382	34,232,260,382
- APEC Land Hue JSC	1,188,606,457	1,188,606,457
Other receivables	**460,427,353,462**	**460,427,353,462**
- Asia-Pacific Investment Joint Stock Company	11,988,543,916	11,988,543,916
- APEC Group JSC	270,693,348,792	270,693,348,792
- Kim Boi Trading and Tourism JSC	177,745,460,754	177,745,460,754
Loan principal and interest receivables	**39,337,106,852**	**40,202,032,878**
- APEC Group JSC	39,337,106,852	40,202,032,878
Payables	**80,719,211,532**	**80,646,971,532**
- Asia-Pacific Investment Joint Stock Company	38,397,532,600	38,397,532,600
- Asia-Pacific Securities JSC	2,827,945,000	2,827,945,000
- APEC Group JSC	39,381,785,502	39,381,785,502
- Asia Pacific Investment Joint Stock Company - Bac Ninh	111,948,430	39,708,430
Borrowings	**192,940,000,000**	**192,940,000,000**
- Diem Thuy Technical Infrastructure Construction Investment JSC	192,940,000,000	192,940,000,000

39. Segment information

The principal business activity of the Company during the period was real estate business and was conducted within the territory of Vietnam; therefore, the Company does not present segment reporting by business segment and geographical segment.

40. Asset lease commitments

Operating lease commitments comprise:

Subleases from individuals who are owners of 360 condotel apartments of the Apec Mandala Wyndham Mui Ne Project, with total accumulated rental up to 30 June 2026 of VND 190,695,445,904. The lease term is 5 years from the commencement date of the apartment leasing programme; the interest rate applied under the commitment is 28%/3 years calculated on the apartment value (excluding value added tax) for the first 3 years of the lease term, and 12%/year calculated on the apartment value (excluding value added tax, for the final 2 years).

After the expiry of the leasing programme, the owners of these apartments may choose to participate in the apartment management and operation entrustment programme and are entitled to profit sharing after tax at the rate of 80%, after deduction of operating and management expenses to maintain the entrustment programme and financial obligations.

41. Comparative information

As presented in Note 3, the comparative figures are those presented in the audited consolidated financial statements for the financial year ended 31 December 2025 and the reviewed interim consolidated financial statements for the period from 1 January 2025 to 30 June 2025 of the Group, after being re-presented and reclassified to comply with the requirements of Circular No. 43/2026/TT-BTC. Such reclassification does not result in any significant changes to the Group's consolidated financial position, consolidated results of operations or consolidated cash flows; accordingly, the comparative figures are fully comparable.

The comparative figures presented in the previous year and the previous period, before and after re-presentation, are as follows: (Unit: VND).

Figures under Circular 200/2014/TT-BTC			Figures adjusted under Circular 99/2025/TT-BTC			Changes
Item name	Code	Amount	Item name	Code	Amount	
a) Balance sheet as at 31/12/2025			**a) Statement of financial position as at 01/01/2026**			
Short-term financial investments	**120**	**110,292,133,711**	**Short-term financial investments**	**120**	**157,086,674,565**	**(46,794,540,854)**
- Short-term held-to-maturity investments	123	103,287,591,000	- Short-term held-to-maturity investments	123	209,561,542,113	(106,273,951,113)
			- Provision for short-term held-to-maturity investments	124	(59,479,410,259)	59,479,410,259
Current receivables	**130**	**640,610,651,798**	**Current receivables**	**130**	**593,816,110,944**	**46,794,540,854**
- Receivables from short-term loans granted	135	98,666,508,905			-	98,666,508,905
- Other short-term receivables	136	83,247,971,482	- Other short-term receivables	135	75,640,529,274	7,607,442,208
- Provision for doubtful short-term receivables	137	(106,333,804,939)	- Provision for doubtful short-term receivables	136	(46,854,394,680)	(59,479,410,259)
			- Dividends and profits payable	313	52,427,691,650	(52,427,691,650)
- Other short-term payables	319	216,200,271,924	- Other short-term payables	320	163,772,580,274	52,427,691,650
b) Income statement for the period from 01/01/2025 to 30/06/2025			**b) Income statement for the period from 01/01/2025 to 30/06/2025**			
- Interest expense	23	10,341,999,380	- Borrowing costs	24	11,114,955,980	(772,956,600)
c) Cash flow statement for the period from 01/01/2025 to 30/06/2025			**c) Cash flow statement for the period from 01/01/2025 to 30/06/2025**			
- Gain/(loss) related to investing activities	05	(2,863,533,444)	- Gain/(loss) related to investing and financing activities	05	(2,857,365,681)	(6,167,763)
- Interest expense	06	10,341,999,380	- Borrowing costs	06	11,114,955,980	(772,956,600)
Operating profit before changes in working capital	**08**	**34,962,914,308**	**Operating profit before changes in working capital**	**08**	**35,742,038,671**	**(779,124,363)**
- Loan interest paid	14	(10,270,987,707)	- Borrowing costs paid	14	(11,043,944,307)	772,956,600
Net cash flows from operating activities	**20**	**(37,354,461,298)**	**Net cash flows from operating activities**	**20**	**(37,348,293,535)**	**(6,167,763)**
- Interest, dividends and profit distributions received	27	1,785,167,418	- Interest, dividends and profit distributions received	27	1,778,999,655	6,167,763
Net cash flows from investing activities	**30**	**(2,129,902,977)**	**Net cash flows from investing activities**	**30**	**(2,136,070,740)**	**6,167,763**

42. Events occurring after the end of the reporting period

There is no significant event occurring after the end of the reporting period that requires adjustment or disclosure in the interim consolidated financial statements.

Approved, 26 August 2026

Preparer	Chief Accountant	General Director
Nguyen Quang Hoc	**Nguyen Huu Dat**	**Nguyen Manh Cuong**