RSM

DONG THAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY

REVIEWED SEPARATE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

CONTENTS

MANAGEMENT'S REPORT

Management of Dong Thap Building Materials & Construction Joint Stock Company (hereinafter referred to as "the Company") hereby presents its report and the reviewed separate financial statements of the Company for the six-month period ended 30 June 2026.

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY COMMITTEE AND MANAGEMENT

Members of the Board of Directors during the period and on the date of this report include:

Full name	Position	Appointment	Termination
Mr Vo Dinh Quoc Huy	Chairperson	08/11/2019	-
Mr Nguyen Trung An	Member	27/06/2023	-
Mr Nguyen Hoang Anh	Member	19/04/2024	-

Members of the Supervisory Committee during the period and on the date of this report include:

Full name	Position	Appointment	Termination
Mr Dang Thanh Hong	Head	28/10/2016	-
Ms Nguyen Thi Thanh An	Member	28/10/2016	-
Ms Truong Mong Tuyen	Member	26/06/2024	-

Members of management during the period and on the date of this report include:

Full name	Position	Appointment	Termination
Mr Nguyen Hoang Anh	General Director	19/04/2024	-
Mr Nguyen Trung An	Deputy General Director	14/07/2023	-
Mr Le Minh Duc	Deputy General Director	10/07/2026	-

AUDITOR

The accompanying separate financial statements were reviewed by RSM Vietnam Auditing & Consulting Company Limited, a member firm of RSM International.

RESPONSIBILITY OF MANAGEMENT

The Company's management is responsible for preparing the separate financial statements of each period which give a true and fair view of the financial position of the Company and the results of its operations and its cash flows. In preparing these separate financial statements, management is required to:

- 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 departures that need to be disclosed and explained in the separate financial statements.
- Prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the separate financial statements so as to mitigate error or fraud.

MANAGEMENT'S REPORT (CONTINUED)

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 ensure that the separate financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam. Management 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.

Management confirms that the Company has complied with the above requirements in preparing these separate financial statements.

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying separate financial statements give a true and fair view of the financial position of the Company as at 30 June 2026 and the results of its operations and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

INVESTORS' COMMITMENT

As at 30 June 2026, the Company's current liabilities exceeded its current assets by VND 13,223,544,900 and the second dividend payment for 2022 and the dividend for 2023, amounting to VND 49,100,929,527, have not yet been paid to the owners.

This condition indicates the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

The Company's ability to continue as a going concern is dependent upon its ability to generate sufficient profits and cash flows from future operations, as well as the continued financial support from its shareholders, as and when required.

Management has assessed the Company's business plans and available financial resources. As at the date of approval of these financial statements, management expects that the Company will be able to generate sufficient profits and cash flows from future operations and believes that the shareholders will continue to provide the necessary financial support to enable the Company to meet its obligations as they fall due.

Accordingly, the accompanying financial statements have been prepared on a going concern basis. The financial statements do not include any adjustments that might result from the outcome of the material uncertainty described above.

For and on behalf of management,

M.S.D.N: 1400101395
CÔNG TY CỔ PHẦN XÂY LẮP VÀ VẬT LIỆU XÂY DỰNG ĐỒNG THÁP
TỈNH ĐỒNG THÁP

Nguyen Hoang Anh
General Director

Dongthap, 25 August 2026

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No: 38 .2026/SX-RSMHCM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders**
The Board of Directors
Management
DONG THAP BUILDING MATERIALS & CONSTRUCTION JOINT STOCK COMPANY

We have reviewed the accompanying interim separate financial statements of Dong Thap Building Materials & Construction Joint Stock Company prepared on 25 August 2026 as set out from page 05 to page 41, which comprise the statement of financial position as at 30 June 2026 and the income statement and cash-flow statement for the six-month period then ended, and selected notes to the financial statements.

Management's Responsibility

Management is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim separate financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of the interim separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim separate financial statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements 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 (CONTINUED)

Opinion

In our opinion, the accompanying separate financial statements give a true and fair view of the financial position of Dong Thap Building Materials & Construction Joint Stock Company as at 30 June 2026, and of the results of its financial performance and its cash flows for the financial year then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting and relevant legislation as to the preparation and presentation of interim separate financial statements

Emphasis of Matter

We draw attention to Note 6.3 in the selected notes to the financial statements, which indicates that at 30 June 2026, the Company's current liabilities exceeded its current assets by VND 13,223,544,900. This condition, together with other matters set forth in Note 6.3, indicate the existence of a material uncertainty which may cast substantial doubt about the Company's ability to continue as a going concern. Based on the Company's business plan, cash flow plan, available financial resources and measures to settle its financial obligations, the financial statements have been prepared on a going concern basis. Our conclusion is not modified in respect of this matter.

pp GENERAL DIRECTOR

M.S.D.N: 0302361789 - C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN & TƯ VẤN RSM VIỆT NAM
THÀNH PHỐ HỒ CHÍ MINH

Phan Hoai Nam
Audit Director
Audit Practice Registration Certificate:
3527-2026-026-1
(Under the Power of Attorney No.10/2024-25/UQ-RSM dated 31 December 2024 by the General Director)

RSM Vietnam Auditing & Consulting Company Limited

Ho Chi Minh City, 25 August 2026

Form B 01a- DN

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
1	2	3	4	5
A. CURRENT ASSETS	**100**		**154,428,296,629**	**142,789,850,073**
I. Cash and cash equivalents	**110**	5.1	**13,021,836,288**	**7,754,931,290**
1. Cash	111		12,225,933,654	6,551,720,378
2. Cash equivalents	112		795,902,634	1,203,210,912
II. Current financial investments	**120**		**28,644,000,000**	**30,110,820,073**
1. Held to maturity investments	123	5.2	28,644,000,000	30,110,820,073
III. Current account receivables	**130**		**54,150,090,220**	**60,442,049,704**
1. Trade receivables	131	5.3	29,965,997,647	29,656,376,649
2. Advances to suppliers	132	5.4	28,600,959,768	29,386,205,263
3. Other current receivables	135		3,292,499,938	5,107,446,458
4. Provision for doubtful debts	136	5.5	(7,709,367,133)	(3,707,978,666)
IV. Inventories	**140**	5.6	**57,392,244,485**	**42,934,152,830**
1. Inventories	141		57,414,664,457	42,957,735,581
2. Provision for decline in value of inventories	142		(22,419,972)	(23,582,751)
V. Other current assets	**160**		**1,220,125,636**	**1,547,896,176**
1. Current prepayments	161	5.12	1,220,125,636	555,476,988
2. Tax and other receivables from the state budget	163		-	992,419,188

(See the next page)

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STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Expressed in VND

ASSETS		Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
1		2	3	4	5
B. NON-CURRENT ASSETS		**200**		**916,142,477,014**	**922,539,282,603**
I.	**Non-current account receivables**	**210**		**774,489,541**	**252,991,851**
1.	Other non-current receivables	215		774,489,541	252,991,851
II.	**Fixed assets**	**220**		**63,722,207,028**	**69,199,413,290**
1.	Tangible fixed assets	221	5.8	43,449,806,300	48,647,925,446
	Cost	222		288,044,925,807	287,953,950,807
	Accumulated depreciation	223		(244,595,119,507)	(239,306,025,361)
2.	Finance lease assets	224		17,874,784,003	18,153,871,119
	Cost	225	5.10	25,959,244,055	25,959,244,055
	Accumulated depreciation	226		(8,084,460,052)	(7,805,372,936)
3.	Intangible fixed assets	227	5.9	2,397,616,725	2,397,616,725
	Cost	228		4,986,604,330	4,986,604,330
	Accumulated amortisation	229		(2,588,987,605)	(2,588,987,605)
III.	**Investment property**	**240**	5.11	**72,269,258,274**	**73,996,810,266**
1.	Cost	241		86,377,599,542	86,377,599,542
2.	Accumulated depreciation	242		(14,108,341,268)	(12,380,789,276)
IV.	**Non-current assets in progress**	**250**		**448,062,430,920**	**443,601,381,777**
1.	Construction in progress	252	5.7	448,062,430,920	443,601,381,777
V.	**Non-current financial investments**	**260**		**11,664,838,971**	**11,664,838,971**
1.	Investments in subsidiaries	261		11,664,838,971	11,664,838,971
2.	Investment in other entities	263		1,192,413,670	1,192,413,670
3.	Provision for non-current investments in other entities	264		(1,192,413,670)	(1,192,413,670)
VI.	**Other non-current assets**	**270**		**319,649,252,280**	**323,823,846,448**
1.	Non-current prepayments	271	5.12	319,649,252,280	323,314,182,936
2.	Deferred income tax assets	272		-	509,663,512
TOTAL ASSETS (280 = 100 + 200)		**280**		**1,070,570,773,643**	**1,065,329,132,676**

(See the next page)

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STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30 June 2026

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
1	2	3	4	5
C. LIABILITIES	**300**		**527,315,929,250**	**530,026,107,549**
I. Current liabilities	**310**		**167,651,841,529**	**166,080,390,025**
1. Trade payables	311	5.13	12,458,069,658	9,381,429,679
2. Advances from customers	312	5.14	6,032,991,276	4,632,282,563
3. Dividends and profits payable	313	5.17	49,100,929,527	49,100,929,527
4. Taxes and amounts payable to the state	314	5.15	5,688,651,567	7,437,856,767
5. Payables to employees	315		1,663,026,494	3,350,719,706
6. Accrued expenses	316		855,307,017	3,126,861,235
7. Current unearned revenue	319	5.16	8,563,259,605	8,563,259,606
8. Other current payables	320		156,675,800	431,532,993
9. Current loans and obligations under	321	5.18	81,056,944,167	75,892,431,756
10. Current provisions	322		342,661,140	544,566,280
11. Bonus and welfare fund	323		1,733,325,278	3,618,519,913
II. Non-current liabilities	**330**		**359,664,087,721**	**363,945,717,524**
1. Non-current unearned revenue	337	5.16	340,194,654,687	344,476,284,490
2. Non-current loans and obligations under	339	5.18	19,469,433,034	19,469,433,034
D. OWNER'S EQUITY	**400**	5.19	**543,254,844,393**	**535,303,025,127**
1. Owner's contributed capital	411		386,000,000,000	386,000,000,000
2. Other contributed capital	414		90,975,000	-
3. Treasury shares	415		(46,460,000)	(46,460,000)
4. Investment and development fund	418		157,278,062,125	157,069,947,101
5. Retained earnings	420		(67,732,732)	(7,720,461,974)
Beginning accumulated retained earnings	420a		(7,720,461,974)	(14,438,375,755)
Retained earnings of the current year	420b		7,652,729,242	6,717,913,781
TOTAL RESOURCES (440 = 300 + 400)	**440**		**1,070,570,773,643**	**1,065,329,132,676**

Approved, 25 August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Pham Thi Thu Hien	**Le Ngoc Qui**	**Nguyen Hoang Anh**

M.S.D.N: 140…013… CÔNG TY CỔ PHẦN XÂY LẮP VẬT LIỆU XÂY DỰNG ĐỒNG THÁP TỈNH ĐỒNG THÁP

Form B 02a - DN

INCOME STATEMENT

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Note	Current period	Previous period
1	*2*	*3*	*4*	*5*
1. Revenue	01	5.20	120,598,027,282	72,729,289,104
2. Net revenue	10		120,598,027,282	72,729,289,104
3. Cost of sales	11	5.21	82,864,001,650	58,037,120,629
4. Gross profit	20		37,734,025,632	14,692,168,475
5. Finance income	22		1,335,791,316	1,317,617,987
6. Finance expense	23		2,343,160,171	3,632,407,714
Of which, interest expense	24		*2,343,160,171*	*3,632,407,714*
7. Selling expense	25	5.22	9,840,475,811	9,028,883,835
8. General and administrative expense	26	5.23	15,825,267,439	15,107,530,116
9. Operating profit/(loss)	30		11,060,913,527	(11,759,035,203)
10. Other income	31		295,585,939	8,252,636,485
11. Other expense	32		1,350,958,875	193,976,889
12. Net other income/(loss)	40		(1,055,372,936)	8,058,659,596
13. Accounting profit/(loss) before tax	50		10,005,540,591	(3,700,375,607)
14. Current corporate income tax expense	51	5.25	762,713,214	-
15. Deferred corporate income tax expense	52		509,663,512	(262,257,459)
16. Net profit/(loss) after tax	60		8,733,163,865	(3,438,118,148)

Approved, 25 August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Pham Thi Thu Hien	**Le Ngoc Qui**	**Nguyen Hoang Anh**

M.S.D.N: 1400101... CÔNG TY CỔ PHẦN XÂY LẮP VÀ VẬT LIỆU XÂY DỰNG ĐỒNG THÁP TỈNH ĐỒNG THÁP

Form B 03a - DN

CASH FLOW STATEMENT

(Indirect method)

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxes	**01**		10,005,540,591	(3,700,375,607)
2. Adjustment for:				
Depreciation and amortisation	02	5.24	7,295,733,254	8,989,021,595
Provisions	03		3,798,320,548	(504,952,533)
Gains/losses from investment and financing activities	05		(1,325,821,171)	(8,587,764,357)
Interest expense	06		2,343,160,171	3,632,407,714
3. Operating profit /(loss) before adjustments to working capital	**08**		**22,116,933,393**	**(171,663,188)**
(Increase) or decrease in accounts receivable	09		6,044,298,585	4,416,800,631
(Increase) or decrease in inventories	10		(14,456,928,876)	1,497,593,591
Increase or (decrease) in accounts payable (excluding interest expense and CIT payable)	11		(6,039,094,775)	210,628,741,190
(Increase) or decrease prepaid expenses	12		3,000,282,008	(31,225,391,428)
Interest paid	14		(2,319,679,583)	(3,788,095,434)
Corporate income tax paid	15	5.15	(711,966,655)	(538,262,387)
Other cash outflows from operating activities	17		(2,666,539,234)	(2,601,648,200)
Net cash from operating activities	**20**		**4,967,304,863**	**178,218,074,775**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(4,884,410,962)	(2,938,998,236)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	7,929,166,667
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		-	(21,204,852,603)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		-	38,000,000,000
5. Interest and dividends received	27		19,498,686	1,787,443,648
Net cash from investing activities	**30**		**(4,864,912,276)**	**23,572,759,476**

(See the next page)

Form B 03a - DN

CASH FLOW STATEMENT (CONTINUED)

(Indirect method)

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
1	*2*	*3*	*4*	*5*
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	5.26	75,407,963,065	78,840,286,979
2. Repayment of borrowings	34	5.27	(70,243,450,654)	(269,900,311,169)
3. Dividends paid	36		-	(176,600,000)
Net cash from financing activities	**40**		**5,164,512,411**	**(191,236,624,190)**
NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40)	**50**		**5,266,904,998**	**10,554,210,061**
Cash and cash equivalents at beginning of year	**60**		**7,754,931,290**	**10,179,574,671**
Impact of exchange rate fluctuation	61		-	-
CASH AND CASH EQUIVALENTS AT END OF YEAR (70 = 50+60+61)	**70**	5.1	**13,021,836,288**	**20,733,784,732**

Approved, 25 August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Pham Thi Thu Hien	**Le Ngoc Qui**	**Nguyen Hoang Anh**

M.S.D.N: 1400101396 CÔNG TY CỔ PHẦN XÂY LẮP VÀ VẬT LIỆU XÂY DỰNG ĐỒNG THÁP TỈNH ĐỒNG THÁP

Form B 09a – DN

SELECTED NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. Structure of ownership

Dong Thap Building Materials & Construction Joint Stock Company (hereinafter referred to as "the Company"), formerly known as Dong Thap Building Materials and Construction One-Member Limited Liability Company, has been incorporated in accordance with the Enterprises Registration Certificate No. 1400101396 dated 09 July 2010 granted by the Department of Planning and Investment of Dong Thap Province.

The Company was converted into a joint-stock company in accordance with Decision No. 997/QD-UBND-HC dated 25 September 2015, issued by the People's Committee of Dong Thap Province, approving the conversion of Dong Thap Building Materials and Construction Materials One-Member Limited Liability Company into Dong Thap Building Materials and Construction Materials Joint Stock Company.

On 10 November 2016, Dong Thap Building Materials and Construction Joint Stock Company received capital and assets from Dong Thap Building Materials and Construction One-Member Limited Liability Company according to the Minutes of Handover of "Capital and Assets from State-owned Enterprises to Dong Thap Building Materials & Construction Joint Stock Company". The Company has been operating as a joint stock company since 11 November 2016 under the Enterprises Registration Certificate No. 1400101396 granted by the Department of Planning and Investment of Dong Thap province, and tenthly amended thereafter, dated 05 August 2025, to update the Company's registered head office.

The charter capital as stipulated in the Enterprises Registration Certificate is VND 386,000,000,000.

The Company's registered head office is at No. 03, Ton Duc Thang Street, Cao Lanh Ward, Dong Thap Province, Vietnam.

1.2. Business sector

- Construction and sand mining;
- Industrial production;
- Trade and services;
- Construction of traffic works and civil works;
- Investment and real estate business;
- Investment and business of industrial parks.

1.3. Operating industry and principal activities

The Company is principally engaged in:

- Exploiting river sand - Site levelling construction;
- Manufacturing and trading construction materials: Ready-mixed concrete - Centrifugal concrete - Hot asphalt concrete;
- Investing in construction, trading in industrial park infrastructure, and real estate;
- Constructing traffic, industrial, civil, residential works, and interior decoration;
- Testing mechanical construction materials, inspecting construction quality, and safety of construction loads.

1.4. Important events in the financial period impacting the separate financial statements

In June 2025, the Company was granted mining licenses by the relevant authorities for two sand mines with a term of three years, covering the period from 2025 to 2027. According to the Company's operating plan, the estimated extraction volume in 2026 is approximately 2.1 million cubic meters, generating projected revenue of approximately VND 157 billion.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The commencement of sand mining operations at the sand mines resulted in a significant increase in revenue during the period, thereby generating cash flows to support the Company's business operations.

In addition, during the period, the Company carried out operational restructuring and transferred certain land lots to improve cash flows and enhance the efficiency of asset utilization.

1.5. Normal operating cycle

The Company's normal operating cycle is carried out for a period of 12 months.

1.6. The Company's structure

As at 30 June 2026, the Company's subsidiaries were as follows:

Name	Operating industry	Address	Voting Rights	Percent capital	Percent interest
Subsidiaries:					
Dong Thap BMC Transport Joint-Stock Company	Waterway freight transport business	Cao Lanh, Dong Thap	51.00%	51.00%	51.00%
Dong Thap BMC Construction and Design Consultant Joint-Stock Company	Design of civil construction structures; environmental consulting; Bidding consulting, etc.	Cao Lanh, Dong Thap	67.90%	67.90%	67.90%

The Company's dependent units as at 30 June 2026 were as follows:

Name	Operating industry	Address
Investment and Construction Enterprise Branch	Investment in construction and real estate business, production, and trading of hot asphalt concrete; Construction of traffic works, industrial, civil, housing, and interior decoration	Cao Lanh, Dong Thap
Dong Thap BMC Construction Quality Testing and Inspection Center Branch	Mechanical testing of construction materials, inspection of construction quality and safety of construction loads	Cao Lanh, Dong Thap
Concrete Factory Branch	Production and trading of construction materials: Ready-mixed concrete - Centrifugal concrete	Cao Lanh, Dong Thap
Cao Lanh Construction Materials Store	Trading of construction materials	Cao Lanh, Dong Thap
Xeo Vat Construction Materials Store	Trading of construction materials	Chau Thanh, Dong Thap

1.7. The number of employees

The number of employees as at 30 June 2026 was 246 (01 January 2026: 242).

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

2. FINANCIAL YEAR AND REPORTING AND FUNCTIONAL CURRENCY

2.1. Financial year

The Company's financial year is from 01 January to 31 December.

2.2. Reporting and functional currency

The Company maintains its accounting records in VND.

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

3.1. Accounting system

Effective from the 2026 financial year, the Company has adopted the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance ("Circular 200"), guiding the corporate accounting system.

3.2. Accounting standard, accounting system

The accompanying separate financial statements, expressed in Vietnamese Dong ("VND"), are prepared under the historical cost convention, and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

3.3. Basis of preparation of the interim separate financial statement

The interim separate financial statements for the six-month accounting period ended 30 June 2026 have been prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

These interim separate financial statements do not include all the disclosures required for annual financial statements and should therefore be read in conjunction with the Company's separate financial statements for the financial year ended 31 December 2025.

In preparing these interim separate financial statements, the Company has focused on presenting significant transactions and events occurring during the reporting period.

3.4. Forms of accounting records

The form of accounting records applied in the Company is the General Journal.

4. ACCOUNTING POLICIES

The accounting policies applied during the period are consistent with those adopted in the preceding period, except for the changes disclosed in Note 4.

4.1. Critical accounting judgments, estimates and assumptions

The preparation of the separate financial statements requires management to make judgments, estimates, and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgments and estimates in relation to assets, liabilities, contingent liabilities, revenue, and expenses.

Management bases its judgments, estimates, and assumptions on historical experience and on other various factors, including expectations of future events, which management believes to be reasonable under the circumstances. The resulting accounting judgments and estimates will seldom equal the related actual results.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Significant accounting estimates are used in the following areas:

- Allowance for doubtful accounts;
- Provision for inventory obsolescence and decline in value;
- Determination of the recoverable amount of long-term assets;
- Useful lives of fixed assets;
- Deferred corporate income tax; and
- Determination of fair value, where applicable.

4.2. Rental income

In accordance with Circular 99, rental income is recognised on an accrual basis. Accordingly, for lease agreements under which rental payments are received in advance for multiple periods, the rental income is recognised by allocating the prepaid amount over the respective lease term.

Amounts received in advance from customers are recorded as deferred revenue and subsequently recognised in profit or loss over the corresponding rental periods.

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION, THE INCOME STATEMENT, AND THE CASH FLOW STATEMENT

5.1. Cash and cash equivalents

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	2,231,173,216	1,480,337,650
Cash at bank	9,994,760,438	5,071,382,728
Cash equivalents	795,902,634	1,203,210,912
Total	**13,021,836,288**	**7,754,931,290**

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.2. Financial investments

Current held-to-maturity investments comprise fixed-term bank deposits with maturities ranging from 12 to 18 months, bearing an average interest rate of 4.7% to 5.4% per annum, as detailed below:

No.	Bank	As at 30 Jun. 2026 VND	Original term (months)	Pledge and mortgage to secure the loan
1	Joint Stock Commercial Bank for Investment and Development of Vietnam – Dong Thap Branch	5,000,000,000	12	Used to secure a current loan at Joint Stock Commercial Bank for Investment and Development of Vietnam – Dong Thap Branch with a balance of VND 5,000,000,000 – Refer to Note 5.18.
2	Vietnam Bank for Agriculture and Rural Development – Cao Lanh Branch	23,024,000,000	12	A term deposit of VND 22,000,000,000 was used to secure a current loan for a loan at Vietnam Bank for Agriculture and Rural Development – Cao Lanh Branch, with an outstanding balance of VND 21,752,936,334 as at 30 June 2026 – Refer to Note 5.18
3	Prosperity and Growth Commercial Joint Stock Bank	620,000,000	13 - 18	
	Total	**28,644,000,000**		

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Other investments are detailed as follows:

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Provisions	Fair value	Cost	Provisions	Fair value
Investments in subsidiaries:						
Dong Thap BMC Transport Joint Stock Company	11,100,017,122	-	(*)	11,100,017,122	-	(*)
Dong Thap BMC Construction and Design Consultant Joint Stock Company	564,821,849	-	(*)	564,821,849	-	(*)
Total	**11,664,838,971**	-	-	**11,664,838,971**	-	-
Investments in other entities:						
Dong Thap Trading Corporation	1,192,413,670	(1,192,413,670)	(*)	1,192,413,670	(1,192,413,670)	(*)

(*) As of the reporting date, the Company did not determine fair value of its investments in BMC Dong Thap Transport Joint Stock Company, BMC Dong Thap Construction Design Consulting Joint Stock Company, and Dong Thap Trading Corporation for disclosure in the separate financial statements, due to the absence of market-listed prices and the lack of guidance under Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System on fair value measurement using valuation techniques. The fair value of these investments may differ from their carrying amounts.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.3. Current trade receivables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Provisions	Amount	Provisions
Trade receivables greater than or equal to 10% of total:				
Branch of Construction Corporation No. 1 - Joint Stock Company in Dong Thap province	4,379,689,011	2,010,222,006	5,379,689,011	-
Branch of Hai Dang Joint Stock Company in Dong Thap	3,776,492,000	1,026,314,000	3,776,492,000	-
Other customers	21,809,816,636	4,672,831,127	20,500,195,638	3,707,978,666
Total	**29,965,997,647**	**7,709,367,133**	**29,656,376,649**	**3,707,978,666**

5.4. Current advances to suppliers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Dong Thap Province Land Fund Development Center (*)	26,513,835,000	26,513,835,000
Other (**)	2,087,124,768	2,872,370,263
Total	**28,600,959,768**	**29,386,205,263**

(*) Representing current advances to the Dong Thap Province Land Fund Development Center for the issuance of a land use right certificate related to the auctioned leasehold land use right, located in Tan Nhuan Dong Commune, Chau Thanh District, Dong Thap Province. As at 30 June 2026, the Company had submitted an application for issuance; however, it had not yet been granted.

(**) As of 30 June 2026, any component of current advances to other suppliers was less than 10% of the total current advances to suppliers.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.5. Doubtful debts

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables, or overdue amounts loaned, and other receivables not yet due but uncollectible	13,823,839,702	6,114,472,569	3,975,638,302	267,659,636

Movements of provisions for doubtful debts are detailed as follows:

	Current period VND	Previous period VND
Carrying amount at the 01/01	3,707,978,666	3,208,573,335
Additional provisions/(reversed) recognised	4,001,388,467	(244,062,242)
Carrying amount at 30/06	**7,709,367,133**	**2,964,511,093**

The allowance for doubtful receivables is recognized based on available evidence as of the reporting date, including:

- The aging of individual receivable balances;
- Actual recoverability of outstanding amounts; and
- The financial condition of customers.

5.6. Inventories

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Provisions	Cost	Provisions
Raw materials	17,387,655,411	-	8,925,670,173	-
Finished goods	3,775,477,024	(22,419,972)	2,300,723,792	(23,582,751)
Merchandise	11,037,060,599	-	3,857,102,000	-
Real estate inventories	25,214,471,423	-	27,874,239,616	-
Total	**57,414,664,457**	**(22,419,972)**	**42,957,735,581**	**(23,582,751)**

Slow-moving and obsolescent inventories as of 30 June 2026 amounted to VND 22,419,972.

Inventories pledged as security for liabilities at Vietnam Joint Stock Commercial Bank for Industry and Trade – Sa Dec Branch, as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Real estate inventories	14,077,954,673	14,077,954,673

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.7. Construction in progress

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Tan Kieu Thap Muoi Industrial Park (*)	440,399,403,207	440,399,403,207
Prestressed spun concrete pile production line	4,620,263,965	563,640,916
Wastewater treatment plant – Construction of 02 wastewater treatment modules under the Tan Lap Industrial Cluster Project	116,429,519	116,429,519
Technical infrastructure of Tran Quoc Toan Industrial Park: green landscaping, 02 auxiliary gates, and an intermodal cargo terminal	92,305,138	39,469,953
Fixed asset purchases	2,834,029,091	2,482,438,182
Total	**448,062,430,920**	**443,601,381,777**

(*) Relevant information regarding the Tan Kieu Thap Muoi Industrial Park is as follows:

Tan Kieu Thap Muoi Industrial Park has undergone two adjustments to its total investment capital. The first adjustment increased the capital from VND 800 billion to VND 1,266 billion; the second adjustment raised it further to VND 1,410 billion, of which the Company's investment cost is VND 926 billion. The investment policy adjustment proposal dossier was approved by the People's Council of Dong Thap Province on 23 June 2026 – Refer to Note 6.5.

On 06 May 2026, the Company submitted Letter No. 59/BC-NĐDPVNN-BMC to the People's Committee of Dong Thap Province, requesting the discontinuation of the Tan Kieu Industrial Park Project following a review of its funding mobilization capability and an assessment of the project's feasibility.

Pursuant to Inspection Conclusion No. 2428/KL-TTT dated 10 July 2026, the Provincial Inspectorate recommended that the Chairman of the Dong Thap Provincial People's Committee approve the return of the Tan Kieu Industrial Park Project and direct the relevant departments and authorities to coordinate in carrying out procedures for soliciting investment in the infrastructure development of the Tan Kieu Industrial Park.

Management believes that the Company has a basis for recovering the investment costs incurred up to 30 June 2026 through the return/transfer of the project and the settlement of related rights, obligations, and invested costs in accordance with decisions of the competent authorities. However, as of the date of this interim financial statement, the process of setting the rights, obligations, and financial matters relating to the return of the project is still being carried out in accordance with the requirements of the competent authorities. The recoverability, timing of recovery, and ultimate amount recoverable will depend on the settlement plan approved by the competent authorities.

Accordingly, Management has not recognized any adjustment to the carrying value of the investment costs relating to the Tan Kieu Industrial Park Project (Thap Muoi) as of 30 June 2026. Any resulting financial impact, if any, will be recognized by the Company when an official decision or settlement plan is issued by the competent authorities and when a reliable estimate can be made.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.8. Tangible fixed assets

Items	Buildings, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Other VND	Total VND
Cost:						
As at 01 Jan. 2026	35,413,111,424	203,913,719,896	40,006,924,560	571,350,270	8,048,844,657	287,953,950,807
Transferred from CIP	-	90,975,000	-	-	-	90,975,000
As at 30 Jun. 2026	**35,413,111,424**	**204,004,694,896**	**40,006,924,560**	**571,350,270**	**8,048,844,657**	**288,044,925,807**
Accumulated depreciation:						
As at 01 Jan. 2026	24,372,145,824	175,678,581,274	33,941,388,549	571,350,270	4,742,559,444	239,306,025,361
Depreciation	717,432,082	3,364,210,664	809,749,860	-	397,701,540	5,289,094,146
As at 30 Jun. 2026	**25,089,577,906**	**179,042,791,938**	**34,751,138,409**	**571,350,270**	**5,140,260,984**	**244,595,119,507**
Net book value:						
As at 01 Jan. 2026	11,040,965,600	28,235,138,622	6,065,536,011	-	3,306,285,213	48,647,925,446
As at 30 Jun. 2026	**10,323,533,518**	**24,961,902,958**	**5,255,786,151**	**-**	**2,908,583,673**	**43,449,806,300**

The original cost of fully depreciated tangible fixed assets still in use as of 30 June 2026 was VND 174,322,589,684.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.9. Intangible fixed assets

Items	Land use rights VND	Computer software VND	Other VND	Total VND
Cost:				
As at 01 Jan. 2026	2,397,616,725	76,000,000	2,512,987,605	4,986,604,330
As at 30 Jun. 2026	**2,397,616,725**	**76,000,000**	**2,512,987,605**	**4,986,604,330**
Accumulated amortisation:				
As at 01 Jan. 2026	-	76,000,000	2,512,987,605	2,588,987,605
As at 30 Jun. 2026	**-**	**76,000,000**	**2,512,987,605**	**2,588,987,605**
Net book value:				
As at 01 Jan. 2026	2,397,616,725	-	-	2,397,616,725
As at 30 Jun. 2026	**2,397,616,725**	**-**	**-**	**2,397,616,725**

The original cost of intangible fixed assets that have been fully depreciated but are still in use as of 30 June 2026 is VND 2,588,987,605.

5.10. Finance leased assets

The infrastructure of Tran Quoc Toan Industrial Park was leased by the Company from the Dong Thap Provincial Department of Finance at a rental price based on the total state budget investment in the industrial park's infrastructure. The lease totals VND 25,959,244,055 for a period of 40 years, commencing on 01 January 2017.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.11. Investment property

	As at 30 Jun. 2026 VND	Additions VND	Decreases VND	As at 01 Jan. 2026 VND
Cost:				
Infrastructure – Industrial Cluster	86,377,599,542	-	-	86,377,599,542
Total	**86,377,599,542**	**-**	**-**	**86,377,599,542**
Accumulated depreciation:				
Infrastructure – Industrial Cluster	14,108,341,268	1,727,551,992	-	12,380,789,276
Total	**14,108,341,268**	**1,727,551,992**	**-**	**12,380,789,276**
Net book value:				
Infrastructure – Industrial Cluster	72,269,258,274	-	-	73,996,810,266
Total	**72,269,258,274**	**-**	**-**	**73,996,810,266**

At the reporting date, the Company could not determine the fair values of investment properties held for lease to be disclosed in the separate financial statements because currently there is no guidance on determination of fair values using valuation techniques under the Vietnamese Accounting Standards, the Corporate Vietnamese Accounting System. The fair values of these investment properties may differ from their carrying amounts.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.12. Prepayments

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Rental of land with dedicated water surface	509,051,655	-
Insurance expenses	79,544,301	234,953,755
Appraisal expenses	59,407,408	61,777,778
Other	572,122,272	258,745,455
Total	**1,220,125,636**	**555,476,988**
Non-current:		
Land rental fees for Tan Lap Industrial Cluster (*)	231,776,403,727	232,832,762,873
Land rental fees for Tran Quoc Toan Industrial Park (**)	66,629,018,199	67,662,530,943
Mineral exploitation licensing	19,000,781,875	20,687,597,513
Other	2,243,048,479	2,131,291,607
Total	**319,649,252,280**	**323,314,182,936**

(*) The land rental fees for Tan Lap Industrial Cluster are a lump-sum payment for the entire lease term (until 17 August 2070) covering a leased area of 389,014.3 m².

(**) The land rental fees for Tran Quoc Toan Industrial Park are a lump-sum payment for the entire lease term (until 13 February 2058) covering a leased area of 395,621.4 m².

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.13. Current trade payables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Amount	Payable amount
Trade payables to related parties – Refer to Note 6.4	1,348,949,924	1,348,949,924	677,269,991	677,269,991
Trade payables greater than 10% of total balance:				
Dai Thanh Company Limited	2,015,681,499	2,015,681,499	946,325,201	946,325,201
Quang Vinh Production and Trading Company Limited	1,683,906,000	1,683,906,000	1,987,337,300	1,987,337,300
Minh Anh Shipping Service Trading Company Limited	1,500,280,350	1,500,280,350	192,320,000	192,320,000
SHC Trading - Services and Construction Materials Company Limited	1,437,460,150	1,437,460,150	-	-
Other suppliers	4,471,791,735	4,471,791,735	5,578,177,187	5,578,177,187
Total	**12,458,069,658**	**12,458,069,658**	**9,381,429,679**	**9,381,429,679**

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.14. Current advances from customers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Advances from customers greater than 10% of total balance:		
136 Group Joint Stock Company	1,003,680,027	-
Tan Hoan Thien Construction - Trading - Service Company Limited	772,187,092	-
Other customers	4,257,124,157	4,632,282,563
Total	**6,032,991,276**	**4,632,282,563**

5.15. Taxes and amounts receivable from/payable to the state budget

	As at 30 Jun. 2026 VND		Movements in the period VND		As at 01 Jan. 2026 VND	
	Receivable	Payable	Paid	Payable	Receivable	Payable
Value-added tax	-	1,273,099,792	5,215,577,832	4,200,373,664	-	2,288,303,960
Corporate income tax	-	331,013,214	711,966,655	762,713,214	-	280,266,655
Personal income tax	-	57,043,721	26,331,395	77,575,021	-	5,800,095
Natural resource tax	-	2,124,777,600	16,650,093,600	15,397,441,200	-	3,377,430,000
Environmental Fees	-	708,246,057	5,950,447,438	5,172,637,438	-	1,486,056,057
Business license tax	-	744,555,245	1,300,443,522	2,334,208,893	289,210,126	-
Other taxes	-	449,915,938	3,214,762,007	4,367,887,007	703,209,062	-
Total	**-**	**5,688,651,567**	**33,069,622,449**	**32,312,836,437**	**992,419,188**	**7,437,856,767**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.16. Unearned revenue

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Advanced industrial park land rental fees	8,563,259,606	8,563,259,606
Non – current:		
Advanced industrial park land rental fees	340,194,654,686	344,476,284,490

Long-term unearned revenue:

- A lump sum advanced payment from customers for the entire 50-year land lease term at Tran Quoc Toan Industrial Park, with the lease expiring on 13 February 2058, total value: VND 82,781,147,089; and
- A lump sum advanced payment from customers for the entire 48-year land lease term at Tan Lap Industrial Cluster, with the lease expiring on 17 August 2070, total value: VND 257,413,507,597.

5.17. Dividend or profit payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Dividend or profit payables	49,100,929,527	49,100,929,527
Total	**49,100,929,527**	**49,100,929,527**

The profit distribution for 2023 was approved under Resolution No. 01/NQ-ĐHĐCĐ.2024 dated 26 June 2024, and the second instalment of the 2022 dividend remains payable, amounting to VND 23,991,075,767 and VND 25,109,853,760, respectively.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.18. Loans and finance lease liabilities

	As at 30 Jun. 2026 VND		Movements in the year VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
Current:						
Vietnam Joint Stock Commercial Bank for Industry and Trade–Sa Dec Branch	53,655,026,731	53,655,026,731	53,655,026,731	47,226,304,082	47,226,304,082	47,226,304,082
Vietnam Bank for Agriculture and Rural Development – Cao Lanh City Branch	21,752,936,334	21,752,936,334	21,752,936,334	23,017,146,572	23,017,146,572	23,017,146,572
Joint Stock Commercial Bank for Investment and Development of Viet Nam – Dong Thap Branch	5,000,000,000	5,000,000,000	-	-	5,000,000,000	5,000,000,000
Current Portion of Long-Term Debt	648,981,102	648,981,102	-	-	648,981,102	648,981,102
Total	**81,056,944,167**	**81,056,944,167**	**75,407,963,065**	**70,243,450,654**	**75,892,431,756**	**75,892,431,756**

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	As at 30 Jun. 2026 VND		Movements in the year VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Increase	Decrease	Amount	Payable amount
Non-current:						
Finance leases	20,118,414,136	20,118,414,136	-	-	20,118,414,136	20,118,414,136
Less: Current Portion of Long-Term Debt	(648,981,102)	(648,981,102)	-	-	(648,981,102)	(648,981,102)
Total	**19,469,433,034**	**19,469,433,034**	**-**	**-**	**19,469,433,034**	**19,469,433,034**

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Details of the current loans are as follows:

- Current loans from Vietnam Joint Stock Commercial Bank for Industry and Trade – Sa Dec Branch:

Credit line:	VND 80,000,000,000.
Loan balance	VND 53,655,026,731.
Loan term:	06 months, from the signing date of the debt acknowledgment letter to 31 December 2026.
Form of loan:	Secured loans under mortgage agreements.
Interest rate:	Varies by contract, ranging from 5.6% to 8.4% per annum.
Purpose:	To supplement working capital and use as guarantees for business operations.
Mortgage:	Real estate merchandise with totaling VND 14,077,954,673 - Refer to Note 5.6.

- Current loans from Vietnam Bank for Agriculture and Rural Development – Cao Lanh District:

Credit line:	VND 27,000,000,000.
Loan balance	VND 21,752,936,334.
Loan term:	From the contract signing date until 26 June 2027.
Form of loan:	Secured loans under mortgage agreements.
Interest rate:	Varies by contract, ranging from 5.5% to 7.5% per annum.
Purpose:	To supplement working capital for business operations.
Mortgage:	Fixed-term deposits at Vietnam Bank for Agriculture and Rural Development – Cao Lanh Branch totalling VND 22,000,000,000 – Refer to Note 5.2.

- Current loans from Joint Stock Commercial Bank for Investment and Development of Viet Nam – Dong Thap Branch:

Credit line:	VND 5,000,000,000.
Loan term:	From the contract signing date until 09 October 2026.
Form of loan:	Secured loans under mortgage agreements.
Interest rate:	4.8% per annum.
Purpose:	To supplement working capital for business operations and the issuance of guarantees to support the Company's business operations (excluding real estate activities).
Mortgage:	Fixed-term deposits at Joint Stock Commercial Bank for Investment and Development of Viet Nam – Dong Thap Branch totalling VND 5,000,000,000 – Refer to Note 5.2.

There were no breaches of loan covenants as of the reporting date.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Long-term finance lease liabilities are detailed as follows:

- The Company's finance lease liability relates to the infrastructure lease of Tran Quoc Toan Industrial Park, under a contract between the Company and the Department of Finance of Dong Thap Province (Contract No. 02/HĐ dated 11 August 2010). The original lease value was VND 12,457,518,514 for a 46-year term from 2010 to 2056. This amount is subject to adjustment upon the completion of construction works and final investment settlement approval by the Department of Finance of Dong Thap Province. Pursuant to Official Letter No. 131/UBND-KTTH dated 10 March 2017 issued by the People's Committee of Dong Thap Province, the Company and the Department of Finance of Dong Thap Province signed an addendum to Contract 02/HD, revising the lease value based on the total state budget investment in the Tran Quoc Toan Industrial Park infrastructure. The adjusted lease value is VND 25,959,244,055 for a 40-year term, effective from 1 January 2017.

Finance lease liabilities are analysed as follows:

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Total payment	Interest payment	Principal payment	Total payment	Interest payment	Principal payment
Term:						
Within one year	648,981,102	-	648,981,102	648,981,102	-	648,981,102
Later than one year but within five years	2,595,924,408	-	2,595,924,408	2,595,924,408	-	2,595,924,408
Later than five years	16,873,508,626	-	16,873,508,626	16,873,508,626	-	16,873,508,626
Total	**20,118,414,136**	**-**	**20,118,414,136**	**20,118,414,136**	**-**	**20,118,414,136**

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.19. Owner's equity

5.19.1. Changes in owner's equity

	Items of owner's equity					
	Owners' contributed capital VND	Treasury Stock VND	Development Investment Fund VND	Other equity funds VND	Retained earnings VND	Total VND
As at 01 Jan. 2025	386,000,000,000	(46,460,000)	156,869,159,195	-	(14,438,375,755)	528,384,323,440
First six months of the previous year's loss	-	-	-	-	(3,438,118,148)	(3,438,118,148)
Other decrease	-	-	200,787,906	-	(200,787,906)	-
As at 30 Jun. 2025	386,000,000,000	(46,460,000)	157,069,947,101	-	(18,077,281,809)	524,946,205,292
Last six months of the previous year's profit	-	-	-	-	10,410,819,835	10,410,819,835
Other decreases	-	-	-	-	(54,000,000)	(54,000,000)
As at 01 Jan. 2026	386,000,000,000	(46,460,000)	157,069,947,101	-	(7,720,461,974)	535,303,025,127
First six months of the current year's profit	-	-	-	-	8,733,163,865	8,733,163,865
Movements in equity funds	-	-	(90,975,000)	90,975,000	-	-
Appropriation to the Development and Investment Fund	-	-	299,090,024	-	(299,090,024)	-
Appropriation to the Bonus and Welfare Fund	-	-	-	-	(763,344,599)	(763,344,599)
Other decrease	-	-	-	-	(18,000,000)	(18,000,000)
As at 30 Jun. 2026	**386,000,000,000**	**(46,460,000)**	**157,278,062,125**	**90,975,000**	**(67,732,732)**	**543,254,844,393**

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.19.2. Details of owners' equity

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
People's Committee of Dong Thap Province (*)	196,860,000,000	196,860,000,000
Mr. Ngo Thanh Nguyen	29,041,000,000	29,041,000,000
Capital contributed by others	160,099,000,000	160,099,000,000
Total	**386,000,000,000**	**386,000,000,000**

(*) Information related to the capital of the People's Committee of Dong Thap Province is as follows:

- Pursuant to Decision No. 997/QĐ-UBND-HC dated 25 September 2015, issued by the People's Committee of Dong Thap Province, Dong Thap Building Materials & Construction One-Member Limited Liability Company was converted into a joint-stock company.
- On 10 November 2016, Dong Thap Building Materials and Construction Joint Stock Company received capital and assets from Dong Thap Building Materials and Construction One-Member Limited Liability Company, in accordance with the Minutes of Handovers titled "Capital and Assets from State-owned Enterprises to Dong Thap Building Materials & Construction Joint Stock Company".

5.19.3. Shares

	As at 30 Jun. 2026	As at 01 Jan. 2026
Number of ordinary shares registered for issue	38,600,000	38,600,000
Number of ordinary shares sold to the public	38,600,000	38,600,000
Number of ordinary shares repurchased (Treasury shares)	(4,600)	(4,600)
Number of shares outstanding	38,595,400	38,595,400

Par value per outstanding share: VND 10,000 per share.

5.20. Revenue from selling goods and rendering services

	Current period VND	Previous period VND
Revenue from sand mining and processing	52,606,792,513	12,552,219,648
Revenue from selling finished goods and merchandise	53,237,507,542	45,111,705,984
Revenue from real estate	5,917,755,455	-
Revenue from construction projects	-	7,661,160,741
Revenue from testing and the rendering of other services	8,835,971,772	7,404,202,731
Total	**120,598,027,282**	**72,729,289,104**
Of which the revenue from selling goods and rendering services to related parties	-	161,817,873

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Revenue from sales of goods and rendering of services increased significantly compared to the prior period, mainly due to a substantial increase in revenue from sand mining activities. Specifically, the Company was granted sand mining licenses for two sand mines at the end of June 2025; therefore, no revenue from sand mining activities was generated in the prior period - Refer to Note 1.4.

5.21. Cost of sales

	Current period VND	Previous period VND
Cost of sand mining and processing	31,544,366,103	8,370,258,312
Cost of finished goods and merchandise sold	43,527,126,079	35,070,608,434
Cost of real estate	2,659,768,193	-
Cost of construction projects	-	9,065,340,688
Cost of testing and rendering of other services	5,132,741,275	5,530,913,195
Total	**82,864,001,650**	**58,037,120,629**

Cost of sales increased significantly compared to the prior period, primarily due to a substantial increase in the cost of sand mining activities, which was in line with the growth in sand mining revenue as disclosed in Note 5.20.

5.22. Selling expense

	Current period VND	Previous period VND
Employee expense	2,759,946,937	2,425,282,407
Material expense	4,337,327,860	3,001,057,729
Depreciation expense	1,801,912,750	2,401,889,164
Reversal/(additional) provision for warranty liabilities	(316,164,360)	(252,890,440)
Service expense	487,148,154	427,043,083
Other expenses	770,304,470	1,026,501,892
Total	**9,840,475,811**	**9,028,883,835**

5.23. General and administrative expense

	Current period VND	Previous period VND
Employee expense	5,034,318,164	5,130,656,861
Material and office supplies expenses	401,507,255	198,378,021
Depreciation expense	951,414,808	1,474,369,883
Taxes, fees, and charges	1,106,368,440	677,056,008
Provisions for doubtful debts	4,001,388,467	(244,062,093)
Service expense	770,999,408	1,067,634,233
Other expenses	3,559,270,897	6,803,497,203
Total	**15,825,267,439**	**15,107,530,116**

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.24. Production and business costs by element

	Current period VND	Previous period VND
Material expense	42,534,826,969	35,863,439,802
Employee expense	12,476,492,790	12,886,722,510
Depreciation expense	7,295,733,254	8,989,021,595
Service expense	17,310,961,620	15,158,059,718
Other expenses	25,234,699,286	9,773,243,488
Total	**104,852,713,919**	**82,670,487,113**

5.25. Current corporate income tax expense

CIT expense calculated on the taxable income of the current period is determined as follows:

	Current period VND	Previous period VND
Accounting profit before tax for the period	10,005,540,591	(3,700,375,607)
Add: Adjustments according to CIT law	1,350,958,875	2,876,667,658
Less: Adjustments according to CIT law	(7,153,115,836)	(459,025,000)
Less: Prior years' losses carried forward	(2,548,317,560)	
Taxable income from business activities	1,655,066,070	(1,282,732,949)
Current CIT rate	20%	20%
Current CIT expense from business activities	331,013,214	-
Add: Corporate income tax from previous years	431,700,000	-
Current CIT expense for the period	**762,713,214**	**-**

The adjustments for the increases, decreases in the taxable income represent mainly non – tax – deductible items as regulated by CIT law.

5.26. Cash receipts from loans in the period

	Current period VND	Previous period VND
Cash receipts from loans under normal contracts	75,407,963,065	78,840,286,979

5.27. Cash repayments of principal amounts borrowed

	Current period VND	Previous period VND
Cash repayment of principal amounts under normal contracts	(70,243,450,654)	(269,900,311,169)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6. SIGNIFICANT EVENTS AND TRANSACTIONS DURING THE INTERIM PERIOD

6.1. Seasonal or cyclical business operations

The Company's operations are not significantly affected by seasonal or cyclical factors. Accordingly, the interim operating results reasonably reflect the operating trends for the full financial year.

6.2. Effect of changes in accounting estimates recognised in prior periods

The Company determined that there were no changes in accounting estimates recognised in prior periods that had a material effect on the current interim financial statements.

6.3. Going concern assumption

As at 30 June 2026, the Company's current liabilities exceeded its current assets by VND 13,223,544,900 and the second dividend payment for 2022 and the dividend for 2023, amounting to VND 49,100,929,527, have not yet been paid to the owners.

These above conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. The Company's ability to continue as a going concern depends on its ability to improve operating results, generate future cash flows and profits, and continue to obtain financial support from its investors, where necessary.

The Management has prepared business and cash flow plans for the twelve-month period following the financial reporting date based on the following assumptions:

- Work with banks to utilize or offset fixed-term deposits currently pledged as collateral for borrowings, thereby reducing the pressure of repaying loans as they fall due.
- Continue working with the relevant authorities regarding the resolution of land auction deposits previously paid in order to recover capital, while also considering appropriate solutions for the outstanding dividend payment obligations in accordance with applicable regulations.
- Maintain and further develop the Company's sand mining operations, which represent its core business activity. Based on the existing mining licenses, expected extraction volumes, and approved business plan, the Board of Management expects that this activity will continue to generate cash flows and profits, thereby contributing to the Company's ability to meet its financial obligations.

The Management has assessed the Company's business plans and available financial resources. As of the date of these financial statements, the Management believes that the Company will generate sufficient financial resources from future operations and continue to obtain the necessary financial support from its investors to meet its obligations as they fall due.

On this basis, the Management considers it appropriate to prepare these financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments that may result from the outcome of the material uncertainty described above.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.4. Related parties

List of related parties	Relationship
1. Dong Thap BMC Transport Joint Stock Company	Subsidiary
2. Dong Thap BMC Construction and Design Consultant Joint Stock Company	Subsidiary
3. The Board of Directors, management, the Supervisory Committee and the Chief Accountant	Key management personnel

At the end of the reporting period, the balances with related parties are as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current trade payables – Refer to Note 5.13:		
Dong Thap BMC Transport Joint Stock Company	(1,339,741,824)	(672,867,391)
Dong Thap BMC Construction and Design Consultant Joint Stock Company	(9,208,100)	(4,402,600)
Total	**(1,348,949,924)**	**(677,269,991)**

During the reporting period, the Company has had related party transactions as follows:

	Current period VND	Previous period VND
Purchase of goods and rendering of services:		
Dong Thap BMC Construction and Design Consultant Joint Stock Company	44,495,370	64,814,814
Dong Thap BMC Transport Joint Stock Company	11,087,555,915	15,395,106,677
Total	**11,132,051,285**	**15,459,921,491**

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Remuneration of the Board of Directors, management, and key management personnel are as follows:

	Position	Current period VND	Previous period VND
Mr. Vo Dinh Quoc Huy	Chairperson of the Board of Directors	218,275,000	188,529,000
Mr. Nguyen Hoang Anh	Member of the Board of Directors cum the General Director	222,012,662	158,064,000
Mr. Nguyen Trung An	Member of the Board of Directors cum the Deputy General Director	190,186,929	138,636,000
Mr. Le Ngoc Qui (*)	Chief Accountant	35,200,000	-
Total		**665,674,591**	**485,229,000**

(*) The remuneration of Mr. Le Ngoc Qui has been calculated from the date of his appointment on 7 May 2026.

Remuneration of the supervisory committee is as follows:

	Position	Current period VND	Previous period VND
Mr. Dang Thanh Hong	Head of the Supervisory Committee	166,943,000	131,815,000
Ms. Nguyen Thi Thanh An	Member of the Supervisory Committee	85,304,046	53,065,000
Ms. Truong Mong Tuyen	Member of the Supervisory Committee	75,379,984	22,065,000
Total		**327,627,030**	**206,945,000**

6.5 Capital commitment

Plans for capital expenditures on fixed assets as of the balance sheet date that have not yet been recorded in the separate financial statements are as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Tan Kieu Thap Muoi Industrial Cluster (*)	484,322,596,793	485,600,596,793
Tan Lap Industrial Cluster (**)	27,807,089,481	-

(*) As at 30 June 2026, the Company was in the process of carrying out procedures for the return of the Tan Kieu Industrial Park Project in accordance with the policy reviewed and approved by the competent authorities.

As the procedures for returning the project had not been completed as of the date of these financial statements, the Company was reviewing the related contracts and investment commitments to determine any remaining rights and obligations. Accordingly, the scope and value of commitments to acquire project-related assets may change upon completion of the return process.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The Management will continue to assess and recognize any resulting impacts, if any, in accordance with applicable accounting standards and relevant laws and regulations.

(**) The Company has completed the preparatory phase for the construction of two wastewater treatment modules at Tan Lap Industrial Cluster and is currently awaiting approval of the project adjustment policy by the People's Committee of Tan Nhuan Dong Commune.

6.6 Commitment under operating leases

The Company as a lessor

The Company holds land use rights subject to operating leases. The leases are for an average period of 33 years, with fixed rentals over the same period:

	Current period VND	Previous period VND
Operating lease revenue recognised during the period	4,647,616,167	4,250,207,382

As at 30 June 2026, the Company has amounts of minimum lease payments under non-cancellable operating leases that fall due as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Within one year	8,943,099,542	8,577,113,178
Later than one year but within five years	34,308,452,712	34,308,452,712
Later than five years	307,926,141,654	312,214,698,243
Total	**351,177,693,908**	**355,100,264,133**

The Company as a lessee

The Company rents office, industrial park and industrial cluster land under operating leases. The leases are for an average period of 50 years, with fixed rentals over the same period.

	Current period VND	Previous period VND
Payments under operating leases recognised as an expense in the year	3,390,846,231	3,102,994,011

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

As at 30 June 2026, the Company has outstanding commitments under non-cancellable operating leases that fall due as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Within one year	1,033,765,371	1,036,346,196
Later than one year but within five years	5,168,826,854	5,181,730,979
Later than five years	12,347,433,315	12,932,922,931
Total	**18,550,025,540**	**19,151,000,106**

6.7 Other commitment

As of the reporting date, other than the commitments disclosed elsewhere in these financial statements, the Company had no other material contingent obligations or commitments.

6.8 Comparative figures

Reclassification

During the period, the Company reclassified certain comparative figures for the prior period to conform with the current period presentation.

The effects of the reclassification are as follows:

Items	Before reclassification	Reclassification adjustment	After reclassification
The statement of financial position:			
Dividends and profit payable	-	49,100,929,527	49,100,929,527
Other short-term payables	49,532,462,520	(49,100,929,527)	431,532,993

In accordance with Circular No. 99/2025/TT-BTC, the Company reclassified an amount of VND 49,100,929,527 from "Other short-term payables" to "Dividends and profit payable" to conform with the revised chart of accounts and the new Statement of Financial Position presentation requirements.

The reclassification of comparative information affects presentation only and has no impact on the Company's previously reported total assets, total liabilities, equity, profit for the prior period, or net cash flows for the prior period.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

The effects of the restatement on the comparative information are presented below:

Items	As previously reported	Restatement adjustment	As restated
The income statement:			
Selling expense	9,281,774,275	(252,890,440)	9,028,883,835
Other income	8,505,526,925	(252,890,440)	8,252,636,485

The reasons for the retrospective adjustment are as follows:

The Company made a retrospective adjustment to the comparative figures as the reversal of the provision for construction warranty had been recognized in other income instead of being recorded as a reduction of construction warranty expenses. Accordingly, the Company reduced both selling expenses and other income by VND 252,890,440. This adjustment only affects the classification of line items and has no impact on profit before tax for the prior period.

The comparative figures of the related line items have been adjusted accordingly to reflect the impact of the above retrospective adjustment.

6.9 Event after the end of the reporting period

6.9.1 Changes in key management personnel

According to Decision No. 207/QD-HDQT dated 10 July 2026 of the Board of Directors, the Company appointed Mr. Le Minh Duc as the Company's Deputy General Director with a five-year term commencing from 10 July 2026.

According to Announcement No. 188/CBTT-BMC submitted to the Hanoi Stock Exchange on 24 August 2026, the Company received Mr. Nguyen Trung An's letter of resignation from his positions as a member of the Board of Directors and Deputy General Director. As at the date of issuance of these interim financial statements, the Company had not issued any resolution or official decision regarding his removal from the aforementioned positions.

6.9.2 Changes in shareholding structure

According to Announcement No. 175/CBTT-BMC submitted to the Hanoi Stock Exchange on 30 July 2026, the Company disclosed that Mr. Ngo Thanh Nguyen ceased to be a major shareholder of the Company from 24 July 2026.

On the same date, Mr. Nguyen Van Dat completed a transaction which increased his total shareholding to 3,210,000 shares, representing 8.32% of the Company's charter capital, thereby becoming a major shareholder of the Company.

According to Announcement No. 180/CBTT-BMC submitted to the Hanoi Stock Exchange on 17 August 2026, Vietnam Construction and Import-Export JSC (VINACONEX) completed a transaction on 12 August 2026 which increased its total shareholding from 1,926,000 shares, representing 4.989% of the Company's charter capital to 9,320,900 shares, representing 24.147% of the Company's charter capital, thereby becoming a major shareholder of the Company.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Other than the above events, there have been no significant events occurring after the end of the reporting period that require adjustment to the financial statements.

Approved, 25 August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Pham Thi Thu Hien	Le Ngoc Qui	Nguyen Hoang Anh

CÔNG TY CỔ PHẦN XÂY LẮP VÀ VẬT LIỆU XÂY DỰNG ĐỒNG THÁP

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