LICOGI CORPORATION- JSC

Address: G1 Building, Thanh Liet Ward, Hanoi

Enterprise code: 0100106440

No: 257/2026/LICOGI-CBTT

Ref: Information disclosure of the audited consolidated financial statements for the first half of 2026).

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

Hanoi, August 28, 2026

TỔNG CÔNG TY LICOGI - CTCP

Digitally signed by TỔNG CÔNG TY LICOGI - CTCP
DN: OID.0.9.2342.19200300.100.1.1=MST:0100106440, CN=TỔNG CÔNG TY LICOGI - CTCP, S=Hà Nội, C=VN
Reason: I am the author of this document
Location: your signing location here
Date: 2026-08-28 19:14:10
Foxit PhantomPDF Version: 10.0.0

INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION PORTAL OF THE STATE SECURITIES COMMISSION

Kính gửi: **Vietnam Stock Exchange**
Hanoi Stock Exchange

Name of Organization	LICOGI CORPORATION - JSC
Address	G1 Building, Thanh Liet Ward, Hanoi
Tel	0243 8542 365
Fax	0243 8542 655

Person in charge of information disclosure: Mr. Phan Thanh Hai

Address: G1 Building, Thanh Liet Ward, Hanoi

Tel : 0243 8542 365

Type of disclosure:

☐ Within 24 hours ☐ 72 hours ☐ Extraordinary ☐ Upon request ☑ Periodic

Disclosure information content:

LICOGI Corporation – JSC hereby announces the audited consolidated fianancial statements for the first six months of 2026, from 1/1/2026 to 30/6/2026.

(Attached herewith is the Audited Consolidated Financial Statements.)

This information has been published on the Company's website on 28. August, 2026 at: http://www.licogi.vn/.

We hereby certify that the information disclosed above is true and accurate, and we take full responsibility before the law for the content of this disclosure.

Recipients:
- As stated above;
- BOD, Board of Supervisors;
- Board of Executive
- Filed at the Office of the Board of Directors

LICOGI CORPORATION - JSC
Person in charge of information disclosure

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY LICOGI-CTCP
P. THANH LIỆT - T.P HÀ NỘI

Phan Thanh Hai

Form 01-A

LICOGI CORPORATION- JSC

Số: 255 /2026/LICOGI

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi, August 28 , 2026

INFORMATION DISCLOSURE OF PERIODIC FINANCIAL STATEMENT

To: **Hanoi Stock Exchange**

Implementing the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the stock market, LICOGI Corporation - JSC discloses the audited financial statements for the quarter II/2025 to the Hanoi Stock Exchange as follows

1. Name of Organization: LICOGI CORPORATION - JSC

Securities code: LIC
Address: G1 Building, No. 491 Nguyen Trai, Thanh Liet Ward, Hanoi
Tel: 0243 8542 365 Fax: 0243 8542 655
Email: Website: http://www.licogi.vn/.

2. Disclosure information content:
Financial statement for the first six months of 2026 (after being audited).

☐ Separate financial statements (The listed parent company does not have any subsidiaries, and the upper accounting entity has affiliated units;

☑ Consolidated Financial Statements (The listed parent company does not have any subsidiaries);

☐ Consolidated Financial Statements (The listed parent company has affiliated accounting units with their own accounting system).

- Cases requiring explanation of causes:

+ The auditing firm provides an opinion that is not a fully unqualified opinion on the financial statements (for 2025 audited financial statements):

☑ Yes ☐ No

Explanation document in case of Yes:

☑ Yes ☐ No

+ The after-tax profit in the reporting period shows a difference of 5% or more between the unaudited and audited figures, and changes from a loss to a profit or vice versa (for 2025 audited financial statements):

☑ Yes ☐ No

Explanation document in case of Yes:

☑ Yes ☐ No

+ The after-tax profit from corporate income tax in the income statement for the reporting period changes at least 10% or more compared to the same period in the previous year.

☑ Yes ☐ No

Explanation document in case of Yes:

☑ Yes ☐ No

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

☑ Yes ☐ No

Explanation document in case of Yes:

☑ Yes ☐ No

This information was disclosed on the LICOGI's electronic information portal on: /08/2026 at the link: http://www.licogi.vn/.

LICOGI CORPORATION - JSC

Legal Representative/Authorized Disclosure Officer
(Signature, full name, title, and company stamp)

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY
LICOGI - CTCP
P. THANH LIỆT - T.P HÀ NỘI

Phan Thanh Hai

Attachments:

- *Audited Separate Financial statements for the first six months -2026*
- *Audited Consolidated Financial Statements the first six months -2026*
- *Explanation document*

LICOGI CORPORATION - JSC	THE SOCIALIST REPUBLIC OF VIETNAM
---------------------------	**Independence – Freedom - Happiness**
No.234/2026/CV-TCKT	

Explanation of Qualified Audit Opinion on the Consolidated Financial Statements the first six months of 2026

Hanoi, August , 2026

To: - HNX Stock Exchange

Implementation of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on "Guidelines for Information Disclosure in the Securities Market"; on March 30, 2026, Licogi Corporation - JSC publicly disclosed its audited financial statements for 2025, which were audited by iCPA International Auditing Co., Ltd. In the audited financial statements the six months of 2026, the auditors issued a qualified opinion based on the following

Thinh Liet New Urban Area Project.

As of January 1, 2026, the Corporation had capitalized loan interest into the "Long-term Work in Progress" category of the Thinh Liet New Urban Area project, with a cumulative total value of VND 489,4 Billion. In the first six months of 2026, the Corporation continued to capitalize loan interest into "Long-term Work in Progress" amounting to VND 30,9 billion. Accordingly, the total cumulative capitalized loan interest as of June 30, 2026, was VND 520,3 Billion. Since the Thinh Liet New Urban Area project has been prolonged, we were unable to obtain the necessary information to determine the capitalized loan interest for this project in accordance with Vietnamese Accounting Standard No. 16 – Borrowing Costs (VAS 16)

Explanation of the Qualified Audit Opinion related to the Thinh Liet New Urban Area Project

The Thinh Liet New Urban Area project was approved by the Hanoi People's Committee through Decision No. 3649/QĐ-UB dated September 17, 2007, granting LICOGI - Infrastructure Development and Construction Corporation (under the Ministry of Construction) the official right to use 351,618 square meters of land in Thinh Liet, Tuong Mai and Hoang Van Thu wards, Hoang Mai District for project implementation. On September 15, 2017, the Hanoi People's Committee issued an investment policy adjustment decision, designating LICOGI One Member Limited Liability Housing and Urban Development Company as the project's investor. During the project implementation, interest expenses incurred were capitalized by LICOGI One Member Limited Liability Housing and Urban Development Company in accordance with Vietnamese Accounting Standard No.16. However, due to objective factors, the project has been prolonged and is still in the process of land clearance compensation. For the completed land clearance area, the Hoang Mai District People's Committee has issued a report on the progress and the completed land clearance areas for the Thinh Liet New Urban Area project. The District People's Committee has also requested the Hanoi People's Committee to complete the necessary procedures for land allocation to the investor for project implementation. Therefore, the Corporation continues to capitalize loan interest costs related to this project and has not suspended the capitalization of borrowing costs.

Remedial plan:

In 2026, LICOGI - JSC will urge LICOGI One Member Limited Liability Housing and Urban Development Company to contact the relevant authorities for guidance on completing the necessary legal procedures to continue the project's implementation. The company will proceed with the project's business activities, generate revenue, and achieve profitability. The capitalized loan interest expenses and advances provided to the Project Management Board will be recovered/reimbursed and accounted for as project expenses.

Receivables and Allowance for Doubtful Debts

As of January 1, 2026, and June 30, 2026, certain subsidiaries of the Corporation recorded receivables for which the auditors could not assess the rights and obligations, existence, accuracy, completeness, or potential losses of these receivables. Specifically: Licogi 15 Joint Stock Company: VND 74,37 billion and VND 74,37 billion; Electrical and Water Installation Joint Stock Company - Licogi: VND 3,5 billion and VND 3,5 billion; Foundation Engineering and Construction 20 Joint Stock Company: VND 96,67 billion and VND 96,67 billion; Licogi Quang Ngai Joint Stock Company: VND 9,49 billion and VND 9,49 billion;

Inventories

The auditors were unable to perform the necessary audit procedures to verify the existence of inventories as of January 1, 2026, and June 30, 2026, for the Corporation's subsidiaries, specifically: Licogi 15 Joint Stock Company-VND 7,68 billion and VND 6,71 billion; Foundation Engineering and Construction 20 Joint Stock Company- VND 10,3 billion and VND 10,3 billion; Licogi Quang Ngai Joint Stock Company: VND 13,58 billion and VND 13,58 billion

Payables

As of January 1, 2026, and June 30, 2026, certain subsidiaries of the Corporation recorded payables for which the auditors were unable to obtain the necessary documents to verify the rights and obligations, existence, accuracy, and completeness of these payables. Specifically: Licogi 15 Joint Stock Company-VND 105,45 billion and VND 105,45 billion; Electrical and Water Installation Joint Stock Company – Licogi - VND 7 billion and VND 7 billion; Foundation Engineering and Construction 20 Joint Stock Company - VND 80,19 billion and VND 80,19 billion; Licogi Quang Ngai Joint Stock Company - VND 17,99 billion and VND 17,99 billion;

Other Issues

Licogi 15 Joint Stock Company (a subsidiary of the Corporation) has not fully recognized penalties for violations and late payment of various taxes, as well as borrowing costs payable to banks and other parties, as of 1 January 2026 and 30 June 2026. We were unable to obtain sufficient appropriate audit evidence to determine the amount of borrowing costs and the related payables referred to above. Accordingly, we were unable to determine the necessary adjustments to the "Borrowing Costs" and "Short-term Accrued Expenses" line items, as well as the related items in the Corporation's interim consolidated financial statements for the six-month period ended 30 June 2026.

CÔNG TY
GI-CTCP

Explanation of the Qualified Audit Opinion Issued by the Auditing Firm Regarding the Above Matters

The qualified audit opinion issued by the auditing firm, as mentioned above, pertains to longstanding issues at the subsidiaries that have persisted for many years. These issues remain unresolved due to various reasons, including prolonged project settlement processes, incomplete projects, legal disputes, and financial difficulties. As a result, reconciling receivables and payables with customers has been challenging. Additionally, some project owners and main contractors have deliberately delayed or avoided debt reconciliation to evade repayment obligations

Remedial Plan

LICOGI Corporation JSC will urge and direct its subsidiaries to conduct a thorough review and reconciliation of receivables and payables, inventory verification, provision for doubtful debts, full recognition of penalty expenses, late tax payment penalties, and accrued interest expenses payable to banks in accordance with regulations.

LICOGI Corporation JSC hereby provides this explanation regarding the causes and proposed remedial measures and sincerely requests the approval of the Hanoi Stock Exchange.

Regards,

To:

- As stated above;
- BOD, The Supervisory Board (for reporting);
- Filed at the Head Office, Accounting Dep.

GENERAL DIRECTOR

M.S.D.N: 0100106440 C.T.C.P
TỔNG CÔNG TY
LICOGI - CTCP
P. THANH LIỆT - HÀ NỘI

Phan Thanh Hải

LICOGI CORPORATION- JSC

No:253/2026/CV-TCKT

Explanation of fluctuation in Net Profit After Corporate Income Tax in the First Half of 2026 Consolidated Financial Statements compared to the same previous period

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi, August 28th , 2026

To: - State Securities Committee;
- HNX Stock Exchange

Implementation of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on "Guidelines for Information Disclosure in the Securities Market", LICOGI CORPORATION - JSC hereby explains the fluctuation in net profit after tax in the consolidated audited financial statements for the first half of 2026 compared to the same period of 2025 as follows:

1. Explaination of the fluctuation in audited profit after tax for the first half of 2026 compared to the pre-audited one

No	Description	Audited	Pre-audited	Fluctuation (%)
		(VND Million)	(VND Million)	
1	Revenue from business activities and Revenue from financial activities	1.069.729	1.070.523	-0,07%
2	Total Expenses	1.069.928	1.070.201	-0,03%
3	Other Income	1.065	1.065	0,00%
4	Other Expenses	7.764	7.764	0,00%
5	Profit before tax	(6.898)	(6.377)	8,17%
6	Corporate income tax	4.089	5.416	-24,50%
7	Profit before tax	(10.987)	(11.793)	-6,83%

Explanation of the Profit Variance of More Than 5% pre-audit and post-audit profit:

Profit after tax as reported in the audited Consolidated Financial Statements for the first six months of 2026 recorded a loss of VND 10.987 billion, representing a decrease in the loss of VND 806 million compared to the pre-audit figures, mainly due to the following reasons:

Change in Licogi 9's profit after tax for the first six months of 2026.

Explanation of the Loss:

Profit after tax as reported in the audited Consolidated Financial Statements for the first six months of 2026 recorded a loss of VND 10.987 billion, mainly due to the following reasons:

Profit after tax of certain subsidiaries recorded losses, including Licogi 2, Licogi 10, Licogi 20.

Regards.

Recipients:
- As stated above;
- BOD, The Supervisory Board (for reporting);
- Filed at the Head Office, Accounting Dep.

GENERAL DIRECTOR

TỔNG CÔNG TY LICOGI - CTCP

Phan Thanh Hải

LICOGI CORPORATION - JOINT STOCK COMPANY

INTERIM CONSOLIDATED AUDITED FINANCIAL STATEMENTS

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

M.S.D.N: 0101177123-C
CÔNG TY TNHH KIỂM TOÁN QUỐC TẾ
Q. THANH XUÂN - T.P

August 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of LICOGI Corporation - Joint Stock Company (the "Corporation") presents this report together with the Corporation's interim consolidated financial statements for the six-month period ended 30 June 2026.

THE BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISOR

The members of the Board of Directors, Board of Management and Board of Supervisor of the Corporation during the period and to the date of this report are as follows:

The Board of Directors

1. Mr. Vu Dinh Chien	Chairman of the Board of Directors (appointed on 06 July 2026)
2. Mr. Dinh Viet Tung	Chairman of the Board of Directors (dismissed on 26 June 2026)
3. Mr. Nguyen Danh Quan	Vice Chairman of the Board of Directors (appointed on 06 July 2026)
4. Mr. Phan Thanh Hai	Vice Chairman of the Board of Directors (dismissed on 26 June 2026)
5. Mr. Tran Van Chien	Member (appointed on 26 June 2026)
6. Mr. Nguyen Chi Thanh	Member (appointed on 26 June 2026)
7. Mr. Nguyen Thanh Hop	Member (dismissed on 26 June 2026)

The Board of Management

1. Mr. Phan Thanh Hai	Chief Executive Officer
2. Mr. Nguyen Anh Dung	Deputy Chief Executive Officer

The Board of Supervisor

1. Mrs. Nguyen Thi Ngoc Diep	Head of the Supervisory Board (appointed on 06 July 2026)
2. Mr. Phan Hai Trieu	Head of the Supervisory Board (dismissed on 26 June 2026)
3. Mrs. Nguyen Thu Trang	Member (appointed on 26 June 2026)
4. Mrs. Nguyen Thi Hien	Member (appointed on 26 June 2026)
5. Mrs. Duong Thi Phuong	Member (dismissed on 26 June 2026)
6. Mrs. Kieu Bich Hoa	Member (dismissed on 26 June 2026)

LEGAL REPRESENTATIVE

The legal representative of the Corporation during the period and until the date of this report is:

Mr. Phan Thanh Hai	Chief Executive Officer

BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Corporation is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the financial position of the Corporation as at 30 June 2026,as well as the results of its operations and its cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant legal regulations on preparation and presentation of interim consolidated financial statements. In preparing these interim consolidated financial statements, the Board of 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 material departures disclosed and explained in the interim consolidated financial statements;
- Prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Corporation will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim consolidated financial statements so as to minimize errors and frauds.

STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)

BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY (CONTINUED)

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 Corporation and that the interim consolidated financial statements comply with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to interim consolidated financial reporting. The Board of Management is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

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

For and on behalf of the Board of Management,

M.S.D.N: 0100106440-C.T.C.P
TỔNG CÔNG TY
LICOGI-CTCP

Phan Thanh Hai
Chief Executive Officer
Hanoi, August 28, 2026

INTERNATIONAL AUDITING CO., LTD.
15th Floor, Center Building - Hapulico Complex,
No. 1, Nguyen Huy Tuong Str., Thanh Xuan Ward, Hanoi, Vietnam
+84. 24 666 42 777 contact@icpa.vn www.icpa.vn

No: 082808/2026/BCSX-iCPA

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION

To: **Shareholders, the Board of Directors and Board of Management**
LICOGI Corporation - Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of LICOGI Corporation - Joint Stock Company (the "Corporation"), which were approved on 28 August 2026, as set out from page 7 to page 62, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement, the interim consolidated cash flow statement for the six-month period then ended 30 June 2026, and the notes to the interim consolidated financial statements.

Board of Management's Responsibility

The Board of Management of LICOGI Corporation - Joint Stock Company is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as Board of Management determines is necessary to enable the preparation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of 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.

Basis for qualified conclusion

Thinh Liet New Urban Area Project

As disclosed in Note V.13 to the interim consolidated financial statements. As at January 01, 2026, the Corporation has capitalized borrowing costs into the item "Long-term work in progress" of the Thinh Liet New Urban Area Project with a total accumulated value of VND 489.4 billion. In the first 06 months of 2026, the Corporation continues to capitalize interest into "Long-term work in progress" of VND 30.9 billion. Accordingly, the total value of accumulated capitalized interest expenses up to June 30, 2026 is VND 520.3 billion. Because the Thinh Liet New Urban Area Project is prolonged, we were unable to collect the necessary information to determine the borrowing costs capitalized for this project in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs (VAS No. 16).

Receivables and Allowance for Doubtful Debts

As at 01 January 2026 and 30 June 2026, the Corporation's subsidiaries recorded a number of receivables that the auditors was unable to obtain sufficient appropriate audit evidence regarding rights and obligations, existence, accuracy, and completeness as well as assess the loss of these receivables, as detail:

- Licogi 15 Joint Stock Company: VND 74.37 billion and VND 74.37 billion;
- Water Electrical System and Machinery Installation Licogi Joint Stock Company: VND 3.5 billion and VND 3.5 billion;
- Foundation Engineering and Construction 20 Joint Stock Company: VND 96.67 billion and VND 96.67 billion;
- Licogi Quang Ngai Joint Stock Company: VND 9.49 billion and VND 9.49 billion;

Basis for qualified conclusion (Continued)

Inventories

The auditors were unable to perform the necessary audit procedures to determine the existence of inventories as of January 01, 2026 and June 30, 2026 of the Corporation's subsidiaries, specifically as follows:

- Licogi 15 Joint Stock Company: VND 7.68 billion and VND 6.71 billion;
- Foundation Engineering and Construction 20 Joint Stock Company: VND 10.3 billion and VND 10.3 billion ;
- Licogi Quang Ngai Joint Stock Company : VND 13.58 billion and VND 13.58 billion.

Accounts Payable

As at January 01, 2026 and June 30, 2026, the Corporation's subsidiaries recorded a number of payables, but the auditors could not collect the necessary documents to determine the rights and obligations, existence, accuracy and completeness of these payables, specifically as follows:

- Licogi 15 Joint Stock Company: VND 105.45 billion and VND 105.45 billion;
- Water Electrical System and Machinery Installation Licogi JSC: VND 7 billion and VND 7 billion;
- Foundation Engineering and Construction 20 Joint Stock Company: VND 80.19 billion and VND 80.19 billion;
- Licogi Quang Ngai Joint Stock Company: VND 17.99 billion and VND 17.99 billion .

Other Matters

As presented in Note IV to the notes to the interim consolidated financial statements, we did not audit the financial statements for the financial year ended 31 December 2025 and performed a review of the interim financial statements for the six-month period ended 30 June 2026 of Licogi 10 Joint Stock Company and Mechanized Construction and Installation Joint Stock Company No. 9, which were consolidated into the interim consolidated financial statements of the Corporation. Accordingly, we were unable to obtain sufficient appropriate audit evidence regarding the financial information of these subsidiaries for the financial year ended 31 December 2025 and the six-month period ended 30 June 2026. Therefore, we were unable to determine whether any adjustments to the line items and disclosures in the interim consolidated financial statements were necessary, as well as the potential impact of the financial statements of these two subsidiaries on the interim consolidated financial statements of the Corporation, specifically as follows:

As at 01 January 2026 and 30 June 2026, in the statements of financial position of Licogi 10 Joint Stock Company:

- Current assets: VND 181.8 billion and VND 214.8 billion;
- Non-current assets: VND 8.69 billion and VND 8.74 billion;
- Current liabilities: VND 198.21 billion and VND 233.74 billion;
- Equity: Negative VND 7.65 billion and negative VND 10.47 billion;

In the interim statements of profit or loss for the six-month periods ended 30 June 2025 and 30 June 2026 of Licogi 10 Joint Stock Company:

- Revenue from sales of goods and rendering of services: VND 41.15 billion and VND 17.48 billion;
- Cost of goods sold: VND 40.68 billion and VND 17.15 billion;
- Loss after corporate income tax: VND 2.99 billion and VND 2.82 billion.

As at 01 January 2026 and 30 June 2026, in the statements of financial position of Mechanized Construction and Installation Joint Stock Company No9:

- Current assets: VND 352.98 billion and VND 375.04 billion;
- Non-current assets: VND 56.83 billion and VND 53.60 billion;
- Current liabilities: VND 334.42 billion and VND 354.09 billion;
- Equity: VND 75.39 billion and VND 74.55 billion;

In the interim statements of profit or loss for the six-month periods ended 30 June 2025 and 30 June 2026 of Licogi 10 Joint Stock Company:

- Revenue from sales of goods and rendering of services: VND 82.38 billion and VND 160.72 billion;
- Cost of goods sold: VND 71.35 billion and VND 146.14 billion;
- Profit after corporate income tax: VND 0.28 billion and VND 0.39 billion.

Basis for qualified conclusion (Continued)

Other Matters (Continued)

Licogi 15 Joint Stock Company (a subsidiary of the Corporation) had not fully recognized penalties for breaches and late payment of taxes, as well as interest expenses payable to banks and other parties, as at 01 January 2026 and 30 June 2026. We were unable to obtain sufficient appropriate audit evidence to determine the amount of interest expenses and the aforementioned payables. Accordingly, we were unable to determine the necessary adjustments to the related line items in the interim consolidated financial statements of the Corporation for the six-month period ended 30 June 2026.

Qualified conclusion

In our opinion, except for the matters described in the "Basis for qualified opinion", the consolidated financial statements give a true and fair view of, in all material respects, the financial position of Corporation as at June 30, 2026, and of its consolidated results of operations and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise accounting system, and relevant legal regulations on the preparation and presentation of the interim consolidated financial statements.

Emphasis of Matters

We would like to draw the readers' attention to Note II of the Notes to the Consolidated Financial Statements, according to Decision No. 1456/QĐ-BXD dated November 12, 2018, on the actual value of State capital at the time of the transfer of the Parent Company - Infrastructure Construction and Development Corporation into Licogi Corporation - JSC, the value of State capital does not include the opportunity cost value of the Thinh Liet New Urban Area Project. On April 23, 2025, the Corporation paid the opportunity cost arising from the master business cooperation agreement for the Thinh Liet New Urban Area Construction Project, dated September 25, 2014, between Infrastructure Construction and Development Corporation (now Licogi Corporation - Joint Stock Company) and Khu Dong Real Estate Investment and Business Company Limited upon the equitization of Licogi Corporation - Joint Stock Company, to the Enterprise Arrangement and Development Support Fund (now the state budget) in the amount of VND 348,885,000,000, in accordance with Inspection Conclusion No. 1229/KL-TTCP dated May 30, 2023 issued by the Government Inspectorate. As of the date of preparation of these separate financial statements, the prevailing legal regulations have not yet provided specific guidance on the aforementioned opportunity cost. Therefore, this opportunity cost may be subject to change (Details in Note V.7).

We would like to draw the reader's attention to Note II to the notes to the interim consolidated financial statements, which indicates that, as at 30 June 2026, the Corporation had accumulated losses of VND 567.87 billion (as at 1 January 2026: VND 503.67 billion), and its current liabilities exceeded its current assets by VND 1,585.4 billion (as at 1 January 2026: VND 1,384.06 billion). The Corporation's ability to continue as a going concern will depend on the implementation of its business plan and financial support from credit institutions. These events, together with other matters as set out in Note II to the notes to the interim consolidated financial statements, indicate the existence of material uncertainties that may cast significant doubt on the Corporation's ability to continue as a going concern.

Our qualified conclusion is not qualified in respect of these matters.

CÔNG TY TNHH KIỂM TOÁN QUỐC TẾ

Nguyen Thi Thanh Hoa
Deputy General Director
Audit Practising Registration Certificate
No. 1402-2023-072-1
On behalf of
International Auditing Company Limited (iCPA)
Hanoi, August 28, 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	**100**		**2,453,419,226,049**	**2,408,757,714,900**
I. Cash and cash equivalents	**110**	**V.1**	**301,062,929,231**	**395,964,182,098**
1. Cash	111		300,662,929,231	203,314,170,851
2. Cash equivalents	112		400,000,000	192,650,011,247
II. Short-term financial investments	**120**	**V.2**	**303,914,680,517**	**236,725,249,837**
1. Short-term held-to-maturity investments	123		303,914,680,517	236,725,249,837
III. Short-term receivables	**130**		**1,046,730,235,361**	**1,206,324,224,530**
1. Short-term trade receivables	131	V.3	781,252,589,440	964,821,880,406
2. Short-term advances to suppliers	132	V.4	181,858,948,562	212,332,525,822
3. Other short-term receivables	135	V.5a	469,460,074,344	414,520,828,484
4. Provision for short-term doubtful receivables	136	V.7	(386,412,326,713)	(385,921,959,910)
5. Shortage of assets awaiting resolution	137		570,949,728	570,949,728
IV. Inventories	**140**	**V.6**	**743,735,501,828**	**534,981,961,873**
1. Inventories	141		761,247,154,881	553,736,824,530
2. Provision for devaluation of inventories	142		(17,511,653,053)	(18,754,862,657)
V. Other short-term assets	**160**		**57,975,879,112**	**34,762,096,562**
1. Short-term deferred expenses	161	V.14a	1,577,948,594	2,685,810,654
2. Value added tax deductibles	162		50,055,139,849	27,827,393,957
3. Taxes and amounts receivables from the State budget	163	V.8a	6,342,790,669	4,248,891,951

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

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
B. NON-CURRENT ASSETS	**200**		**3,143,252,920,263**	**2,997,867,644,213**
I. Long-term receivables	**210**		**351,618,531,970**	**351,668,937,238**
1. Other long-term receivables	215	V.5b	351,618,531,970	351,668,937,238
II. Fixed assets	**220**		**318,595,160,349**	**335,960,936,498**
1. Tangible fixed assets	221	V.9	289,458,620,466	306,022,912,145
- Cost	222		*1,360,658,993,748*	*1,357,703,864,432*
- Accumulated depreciation	223		*(1,071,200,373,282)*	*(1,051,680,952,287)*
2. Fixed assets of finance leasing	224	V.10	3,520,588,942	4,178,444,086
- Cost	225		*7,725,170,910*	*7,725,170,910*
- Accumulated depreciation	226		*(4,204,581,968)*	*(3,546,726,824)*
3. Intangible fixed assets	227	V.11	25,615,950,941	25,759,580,267
- Cost	228		*30,131,669,806*	*30,131,669,806*
- Accumulated depreciation	229		*(4,515,718,865)*	*(4,372,089,539)*
III. Investment properties	**240**	**V.12**	**4,020,667,916**	**4,020,667,916**
- Cost	241		*4,102,505,616*	*4,102,505,616*
- Accumulated depreciation	242		*(81,837,700)*	*(81,837,700)*
IV. Long-term assets in progress	**250**	**V.13**	**1,576,131,159,043**	**1,434,651,364,460**
1. Long-term work in progress	251		1,457,457,894,752	1,418,349,590,941
2. Long-term construction in progress	252		118,673,264,291	16,301,773,519
V. Long-term financial investments	**260**		**860,555,173,809**	**838,207,611,080**
1. Investments in joint-ventures, associates	262	V.15	*786,972,822,025*	804,421,585,971
2. Equity investments in other entities	263	V.16	89,309,479,976	49,181,108,701
3. Provision for impairment of long-term financial	264		(15,727,128,192)	(15,395,083,592)
VI. Other long-term assets	**270**		**32,332,227,176**	**33,358,127,021**
1. Long-term deferred expenses	271	V.14b	30,820,591,016	31,846,490,861
2. Deferred tax assets	272		1,511,636,160	1,511,636,160
TOTAL ASSETS	**280**		**5,596,672,146,312**	**5,406,625,359,113**

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

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	**300**		**5,066,910,157,792**	**4,834,011,284,994**
I. Current liabilities	**310**		**4,038,821,723,256**	**3,792,816,144,072**
1. Short-term trade payables	311	V.17	686,926,843,968	634,552,669,263
2. Short-term advances from customers	312	V.18a	336,096,276,656	253,600,257,226
3. Dividends and profits payable	313		10,862,348,944	3,002,527,364
4. Taxes and amounts payable to the State budget	314	V.8b	240,616,961,942	248,608,025,666
5. Payables to employees	315		114,644,664,578	114,888,366,985
6. Short-term accrued expenses	316	V.19	401,306,433,401	398,673,763,165
7. Short-term unearned revenue	319		443,766,422	70,369,881
8. Other current payables	320	V.20a	190,883,643,949	202,381,874,374
9. Short-term loans and obligations under finance	321	V.21a	2,018,996,954,940	1,907,891,892,033
10. Short-term provisions	322		11,812,728,186	11,811,057,202
11. Bonus and welfare funds	323		26,231,100,270	17,335,340,913
II. Long-term liabilities	**330**		**1,028,088,434,536**	**1,041,195,140,922**
1. Long-term advances from customers	332	V.18b	133,787,377,644	133,787,377,644
2. Long-term unearned revenue	337		69,390,318	166,969,512
3. Other long-term payables	338	V.20b	165,637,074,225	165,682,125,225
4. Long-term loans and obligations under finance	339	V.21b	722,170,235,972	737,046,497,376
5. Deferred tax liabilities	342		2,071,720,248	1,935,547,053
6. Provisions for long - term liabilities	343		4,352,636,129	2,576,624,112
D. EQUITY	**400**	**V.22**	**529,761,988,520**	**572,614,074,119**
I. Owner's equity	**410**		**529,761,988,520**	**572,614,074,119**
1. Owner's contributed capital	411		900,000,000,000	900,000,000,000
2. Other owner's capital	414		117,558,651	117,558,651
3. Assets revaluation reserve	416		(89,169,818,319)	(89,169,818,319)
4. Investment and development fund	418		198,781,099,287	166,062,101,862
5. Other funds	419		2,083,295,470	2,083,295,470
6. Retained earnings	420		(567,877,972,772)	(503,674,379,211)
- Retained earnings accumulated to the prior year end	420a		*(552,687,529,524)*	*(584,952,117,967)*
- Retained earnings of the current period	420b		*(15,190,443,248)*	*81,277,738,756*
7. Non - controlling interest	429		85,827,826,203	97,195,315,666
TOTAL RESOURCES	**440**		**5,596,672,146,312**	**5,406,625,359,113**

Dang Thu Oanh
Preparer

Do Thi Thu Ha
Accountant

Phan Thanh Hai
Chief Executive Officer
Approved on August 28, 2026

LICOGI CORPORATION - JOINT STOCK COMPANY
Building G1, Thanh Liet Ward, Ha Noi

FORM B 02a - DN/HN
Issued under Circular No. 43/2026/TT-BTC
Dated 20 April 2026 by the Ministry of Finance

INTERIM CONSOLIDATED INCOME STATEMENT
For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Codes	Notes	Current period	Prior period
1. Gross revenue from goods sold and services rendered	01	VI.1	1,025,302,571,717	903,734,662,707
2. Deductions	02	VI.1	31,850,000	-
3. Net revenue from goods sold and services rendered	10	VI.1	1,025,270,721,717	903,734,662,707
4. Cost of goods sold	11	VI.2	912,153,351,891	792,663,060,935
5. Gross profit from goods sold and services rendered	20		113,117,369,826	111,071,601,772
6. Gain/(loss) from disposal and liquidation of investment properties	21		-	-
7. Financial income	22	VI.3	61,907,516,457	42,049,479,031
8. Financial expenses	23	VI.4	72,520,177,963	55,768,189,838
- In which: borrowing costs	*24*		*71,946,650,463*	*55,971,600,868*
9. Share of profit/(loss) in asscociates	25		(17,448,763,946)	(5,490,384,506)
10. Selling expenses	26	VI.5	20,401,054,901	23,078,073,484
11. General and administration expenses	27	VI.6	64,854,009,330	63,866,957,130
12. Operating profit	30		(199,119,857)	4,917,475,845
13. Other income	31	VI.7	1,065,008,023	1,920,069,117
14. Other expenses	32	VI.8	7,764,107,961	11,968,308,488
15. Profit from other activities	40		(6,699,099,938)	(10,048,239,371)
Accounting profit before tax	50		(6,898,219,795)	(5,130,763,526)
Current corporate income tax expense	51	VI.9	3,952,932,352	5,798,371,732
18. Deferred corporate income tax expense	52		136,173,195	-
19. Net profit after corporate income tax	60		(10,987,325,342)	(10,929,135,258)
- After - tax profit of the Corporation	61		(15,190,443,248)	(14,843,246,462)
- After - tax profit of attributable to non-controlling interest	62		4,203,117,906	3,914,111,204
20. Basic earnings per share	70	VI.10	(169)	(165)
21. Diluted earnings per share	71	VI.10	(169)	(165)

M.S.D.N: 0100106440 - C.T.C.P
TỔNG CÔNG TY
LICOGI - CTCP
P. THANH LIỆT - T.P HÀ NỘI

Dang Thu Oanh Preparer	Do Thi Thu Ha Accountant	Phan Thanh Hai Chief Executive Officer *Approved on August 28, 2026*

INTERIM CONSOLIDATED CASH FLOWS STATEMENT
(Under indirect method)
For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Codes	Current period	Prior period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Accounting profit before tax	**01**	**(6,898,219,795)**	**(5,130,763,526)**
2. Adjustments for:			
Depreciation and amortisation	02	22,410,986,837	19,833,233,470
Provisions	03	1,356,884,800	(2,150,650,983)
Foreign exchange (gains)/ losses arising from translating foreign currency items	04	1,165,274,899	(913,552,462)
(Gains)/losses from investing activities	05	(43,753,360,073)	(34,832,821,169)
Borrowing costs	06	71,946,650,463	55,971,600,868
3. Operating profit before movements in working capital	**08**	**46,228,217,131**	**32,777,046,198**
(Increase)/Decrease in receivables	09	126,036,118,456	(163,415,959,103)
(Increase)/Decrease in inventories	10	(207,510,330,351)	(76,718,211,278)
(Increase)/Decrease in payables	11	48,001,902,685	(17,534,454,072)
(Increase)/Decrease in deferred expenses	12	2,133,761,905	2,171,529,765
Borrowing costs paid	14	(47,920,142,710)	(60,630,420,279)
Corporate income tax paid	15	(4,174,250,390)	(7,434,828,028)
Other cash outflows	17	(8,023,941,369)	(5,312,084,048)
Net cash generated by/used in operating	**20**	**(45,228,664,643)**	**(296,097,380,845)**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and	21	(107,416,701,460)	(86,144,850,945)
2. Proceeds from disposal of fixed assets and other	22	870,509,832	-
3. Cash outflow for lending, buying debt, instruments	23	(211,300,000,000)	(21,700,000,000)
4. Cash recovered from lending, reselling debt	24	146,700,000,000	58,300,000,000
5. Cash paid for investments in other entities	25	(40,128,371,275)	(46,400,000)
6. Cash recovered from investments in other	26	-	741,916,699
7. Interest earned, dividends and profits received	27	64,350,920,638	13,759,317,395
Net cash generated by/used in investing	**30**	**(146,923,642,265)**	**(35,090,016,851)**
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	1,164,224,380,336	1,082,696,397,903
2. Repayment of borrowings	34	(1,067,326,939,733)	(757,208,279,991)
3. Repayment of obligations under finance leases	35	(668,639,100)	(726,764,100)
Net cash generated by/used in financing	**40**	**96,228,801,503**	**324,761,353,812**
Net increase/(decrease) in cash	**50**	**(95,923,505,405)**	**(6,426,043,884)**
Cash and cash equivalents at the beginning	**60**	**395,964,182,098**	**481,377,341,513**
Effect of changes in foreign exchange rate	61	1,022,252,538	2,719,961
Cash and cash equivalents at the end of period	**70**	**301,062,929,231**	**474,954,017,590**

TỔNG CÔNG TY
LICOGI-CTCP
P. THANH LIỆT - T.P HÀ NỘI

Dang Thu Oanh
Preparer

Do Thi Thu Ha
Chief Accountant

Phan Thanh Hai
Chief Executive Officer
Approved on August 28, 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statements

I. GENERAL INFORMATION

1. Structure of ownership

LICOGI Corporation - Joint Stock Company (hereinafter referred to as "the Corporation"), formerly known as the Infrastructure Development and Construction Corporation, was established under Decision No. 998/BXD-TCLD dated November 20, 1995 of the Minister of Construction, a State-owned enterprise under the Ministry of Construction. The Corporation transformed its model into a joint stock company under Decision No. 2243/QD-TTg dated December 11, 2014 of the Prime Minister approving the equitization plan of the Infrastructure Development and Construction Corporation - One Member Limited Liability Company. According to the Business Registration Certificate No. 0100106440, the third change on December 31, 2015, issued by the Hanoi Department of Planning and Investment, the Corporation officially transformed into a joint stock company, changing its name from the Infrastructure Development and Construction Corporation - One Member Limited Liability Company to LICOGI Corporation - Joint Stock Company with a charter capital of VND 900 billion. The Corporation operates under the Business Registration Certificate No. 0100106440, first issued by the Hanoi Department of Planning and Investment on November 24, 2010, amended for the 11th change on July 11, 2025.

Head office of the Corporation: Building G1, Thanh Liet Ward, Hanoi City.

2. Field of business

The Corporation operates in many different fields.

3. Operating industry and principal activities

The Corporation's production and business activities include:

- Construction and installation: underground works, irrigation works (dykes, dams, canals, reservoirs, irrigation systems, pipelines, pumping stations), hydroelectricity, thermal power, post office, water supply and drainage, urban and industrial park infrastructure technical works, drilling and blasting (Enterprises are only allowed to do business when permitted by competent State agencies);

- Investing in and developing projects on housing, urban areas, industrial parks, investing and developing technical infrastructure, investing in the construction of electricity works and trading in commercial electricity; investing and trading in office services, hotels, motels, tourism and entertainment services, managing and exploiting comprehensive services in new urban areas and concentrated residential areas;

- Construction and installation and general contractor for construction and installation of civil, industrial and traffic works (roads, railway bridges, road bridges, airports, ports, stations, tunnels);

- Researching the application and transfer of new technologies in the construction field, organizing training, retraining, fostering Management staff, specialized technical workers, education and orientation to send Vietnamese workers and experts to work abroad for a limited period;

- Manufacturing, trading and importing and exporting mechanical products, materials, machinery, equipment, raw materials, types of construction materials, construction technology;

- Construction investment consultancy includes: planning, establishment and appraisal of construction investment projects, topographic survey, engineering geology, hydrogeology, design, preparation of total cost estimates for construction works, project Management, technical supervision of construction, bidding consultancy and economic contracts on design, construction, installation, supply of materials and equipment; testing, quality inspection of works (excluding legal consultancy).

4. Normal production and business cycle

For the Corporation's real estate business activities, the production and business cycle usually lasts more than 12 months. Other activities have a business cycle of no more than 12 months.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

I. GENERAL INFORMATION (CONTINUED)

5. Business structure

As at June 30, 2026, the Corporation has the following affiliated units:

No.	Units	Place	Main business activities
1.	Head Office	Ha Noi	Construction, foundation, infrastructure
2.	LICOGI Branch No. 1	Ha Noi	Construction, foundation, infrastructure
3.	LICOGI Construction Materials Branch	Ha Noi	Construction materials production

Information about the Subsidiary (direct ownership) as at June 30, 2026 is as follows:

No.	Subsidiaries	Place of incorporation and operation	Proportion of ownership interest and voting power held	Main business activities
1.	Dong Anh Investment Construction and Building Materials Joint Stock Company	Ha Noi	51.85%	Manufacturing and trading of construction materials
2.	Dong Anh Licogi Mechanical Joint Stock Company	Ha Noi	89.06 %	Manufacturing and trading of mechanical products
3.	Licogi Consulting Joint Stock Company	Ha Noi	60.00%	Construction investment consulting
4.	Mechanized Construction and Installation Joint Stock Company No 9	Dong Nai	51.00%	Construction, foundation, infrastructure
5.	Licogi Quang Ngai Joint Stock Company	Quang Ngai	64.77%	Construction, foundation, infrastructure
6.	Licogi 10 Joint Stock Company	Da Nang	57.71%	Construction, foundation, infrastructure
7.	Licogi 15 Joint Stock Company	Thanh Hoa	64.65%	Construction, foundation, infrastructure
8.	Licogi 17 Joint Stock Company	Hai Phong	56.33%	Construction, foundation, infrastructure
9.	Foundation Engineering and Construction 20 Joint Stock Company	Ha Noi	92.58%	Construction, foundation, infrastructure
10.	Water Electrical System and Machinery Installation Licogi Joint Stock Company	Ha Noi	89.92%	Construction, foundation, infrastructure
11.	Licogi Urban and Housing One Member Company Limited	Ha Noi	100.00%	Real Estate Business
12.	Licogi 2 Investment And Construction One Member Company Limited	Quang Ninh	100.00%	Real Estate Business
13.	LICOGI General Import-Export One Member Company Limited	Ha Noi	100.00%	Labor supply and Management

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

I. GENERAL INFORMATION (CONTINUED)

5. Business structure (Continued)

Second-tier Subsidiary

The Corporation has some second-tier subsidiaries indirectly owned consolidated in financial statements as at June 30, 2026 including:

No.	Name	Place	Benefit ratio	Voting power held	Main business activities
1.	Dong Anh 6 Investment and Construction Materials Joint Stock Company *(Subsidiary of Dong Anh Investment Construction and Building Materials Joint Stock Company)*	Phu Tho	28.22%	54.42%	Production and trading of construction materials
2.	Dong Anh 9 Contruction Materials and Investment Development Joint Stock Company *(Subsidiary of Dong Anh Investment Construction and Building Materials Joint Stock Company)*	Phu Tho	26.44%	51.00%	Production and trading of construction materials
3.	Licogi 9.2 Joint Stock Company *(Subsidiary of Mechanized Construction and Installation Joint Stock Company No 9)*	Dong Nai	40.45%	79.31%	Construction, foundation, infrastructure

***The Corporation has associated companies and joint ventures reflected in the Consolidated Financial Statements using the equity method as of June 30, 2026, including*:**

<u>**Associates**</u>

No.	Name	Place	Benefit ratio	Voting power held	Main business activities
1.	Bac Ha Hydropower Joint Stock Company	Lao Cai	41.00%	41.00%	Electricity production and trading
2.	Licogi 14 Joint Stock Company	Phu Tho	18.49%	18.49%	Construction, foundation, infrastructure
3.	Licogi 19 Joint Stock Company	Ha Noi	22.62%	22.62%	Construction, foundation, infrastructure
4.	Binh Long Construction and Investment Joint Stock Company *(Associate of Mechanized Construction and Installation Joint Stock Company No 9)*	Dong Nai	20.40%	40.00%	Production and trading of construction materials

<u>**Joint venture company**</u>

No.	Name	Place	Benefit ratio	Voting power held	Main business activities
1.	Thang Long Industrial Park Company Limited *(Joint venture company of Dong Anh Licogi Mechanical Joint Stock Company)*	Ha Noi	37.41%	42.00%	Real Estate Business
2.	Ha Nam Construction Materials Production Joint Venture Company *(Joint venture company of Licogi 15 Joint Stock Company)*	Ninh Binh	48.48%	48.48%	Production and trading of construction materials

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

I. GENERAL INFORMATION (CONTINUED)

6 Comparative figures

The comparative figures are data on the audited consolidated financial statements for year ended 31 December 2025.

The comparative figures in the interim income statement, the interim consolidated statement of cash flows, and the related notes are derived from the reviewed interim consolidated financial statements for the six-month accounting period from January 01, 2025 to June 30, 2025.

II BASIS FOR PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND FINANCIAL YEAR

Accounting convention

The accompanying interim consolidated financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying consolidated financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

During the period of equitization from January 1, 2013 to December 31, 2015, the Corporation prepared financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime and legal regulations related to the preparation and presentation of financial statements and financial handling as prescribed in Decree No. 116/2015/ND-CP dated November 11, 2015 of the Government on converting 100% State-owned enterprises into Joint Stock Companies and Circular No. 127/2014/TT-BCT dated September 5, 2014 of the Ministry of Finance on guidance on financial handling and determining enterprise value when converting 100% State-owned enterprises into Joint Stock Companies.

According to Decision No. 1456/QĐ-BXD dated November 12, 2018 on the actual value of State capital at the time of handover of the Parent Company - Infrastructure Construction and Development Corporation to Licogi Corporation - JSC, the value of State capital does not include the opportunity cost of the Thinh Liet.

On April 23, 2025, the Corporation paid the opportunity cost arising from the master business cooperation agreement for the Thinh Liet New Urban Area Construction Project, dated September 25, 2014, between Infrastructure Construction and Development Corporation (now Licogi Corporation - Joint Stock Company) and Khu Dong Real Estate Investment and Business Company Limited upon the equitization of Licogi Corporation - Joint Stock Company, to the Enterprise Arrangement and Development Support Fund (now the state budget) in the amount of VND 348,885,000,000, in accordance with Inspection Conclusion No. 1229/KL-TTCP dated May 30, 2023 issued by the Government Inspectorate. As of the date of preparation of these separate financial statements, the prevailing legal regulations have not yet provided specific guidance on the aforementioned opportunity cost. Therefore, this opportunity cost may be subject to change (Details in Note V.7).

Going concern assumption

As at June 30, 2026, the accumulated loss of the Corporation was VND 567.87 billion (as at January 01, 2026, was VND 503.67 billion), short-term debt exceeded short-term assets by VND 1,585.4 billion (as at January 01, 2026, was VND 1,384.06 billion). The Corporation's ability to continue as a going concern depends on its revenue sources and funding sources from its partners. The Board of Management of the Corporation believes that the Corporation will be able to mobilize capital from credit institutions and other sources to settle due debts/obligations pay debts as they fall due (if necessary) and maintain the necessary working capital to continue operations in the near future.

The Board of Management of the Corporation has carefully assessed the business plan and cash flow plan, as well as the ability to balance cash sources to pay debts and financial obligations as they fall due. The Board of Management believed that it was appropriate for the consolidated financial statements of the Corporation for the six-month period ended 30 June 2026 to be prepared on a going concern basis.

II. BASIS FOR PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND FINANCIAL YEAR (CONTINUED)

Fiscal year

The Corporation's financial year begins from 01 January to 31 December.

This interim consolidated financial statement is prepared for the operating period from January 01, 2026 to June 30, 2026.

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC (Circular 99) providing guidance on the accounting regime for enterprises. This Circular is effective for financial years beginning on or after 1 January 2026. Circular 99 replaces the regulations on the accounting regime for enterprises under Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance amending and supplementing certain articles of Circular No. 200/2014/TT-BTC. The Company's Board of Management has applied Circular 99 in the preparation and presentation of the Company's separate financial statements from 1 January 2026.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43") amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 providing guidance on the methods of preparation and presentation of consolidated financial statements. Circular 43 is effective for the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026. The Board of Management has applied Circular 43 in the preparation and presentation of the consolidated financial statements for the financial year ended 31 December 2026.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Corporation in the preparation of these consolidated financial statements, are as follows:

Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the year. Although these accounting estimates are based on the Board of Management's best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements include the financial statements of the Corporation and the financial statements of the companies controlled by the Corporation (subsidiaries) for the six-month accounting period ended 30 June 2026. Control is achieved where the Corporation has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Corporation.

Intragroup transactions and balances are eliminated in full on consolidation.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of consolidation (Continued)

Non-controlling interests comprise the amount of the non-controlling interests at the date of the initial business combination (see the details presented below) and the non-controlling interests' share of changes in total equity since the date of the business combination. Losses incurred by a subsidiary are allocated to the non-controlling interests in proportion to their ownership interest, even if such losses exceed the non-controlling interests' share of the subsidiary's net assets.

The Board of Management of the Corporation decided to prepare the interim consolidated financial statements for the six-month period ended 30 June 2026 based on the consolidation of the financial statements of the Corporation and its subsidiaries under the Corporation's control. The financial statements for the year ended 31 December 2025 of Licogi 10 Joint Stock Company and Mechanical and Construction Joint Stock Company No. 9, subsidiaries of the Corporation, were audited by other independent audit firms.

Business combinations

The assets, liabilities and contingent liabilities of the subsidiary are determined at their fair values at the date of acquisition of the subsidiary. Any excess of the purchase price over the aggregate fair value of the assets acquired is recognised as goodwill. Any deficiency of the purchase price below the aggregate fair value of the assets acquired is recognised in the results of operations of the accounting period in which the acquisition of the subsidiary occurs. Non-controlling interests at the date of the initial business combination are determined based on the proportion of non-controlling shareholders' interests in the aggregate fair value of the recognised assets, liabilities and contingent liabilities.

Investments in associates

An associate is an entity over which the Corporation has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investor but not control or joint control over those policies.

Investments in associates are accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of an investment in an associate, any excess of the cost of the investment over the Corporation's share of the fair value of the identifiable net assets of the associate is recognised as goodwill and included in the carrying amount of the investment. Any excess of the Corporation's share of the fair value of the identifiable net assets of the associate over the cost of the investment, after reassessment, is recognised immediately in the consolidated statement of profit or loss in the year/period in which the investment is acquired.

The results of operations, assets and liabilities of associates are reflected in the financial statements using the equity method. Under the equity method, investments in associates are initially recognised in the consolidated statement of financial position at cost and subsequently adjusted for the changes in the Corporation's share of the net assets of the associates after the date of investment. The consolidated statement of profit or loss reflects the Corporation's share of the results of operations of the associates. Losses of an associate in excess of the Corporation's investment in that associate are not recognised, except to the extent that the Corporation has a legal or contractual obligation, or has made payments on behalf of the associate in respect of liabilities that the Corporation has guaranteed or committed to settle, whereby the Corporation has undertaken to absorb the losses of the associate or has allowed the associate not to reimburse or indemnify the Corporation for liabilities settled on its behalf. If the associate subsequently reports profits, the Corporation recognises its share of those profits only after its share of the net losses not previously recognised has been fully recovered.

When the Corporation's subsidiaries enter into transactions (upstream or downstream) with an associate of the Corporation, any gains or losses arising from such transactions are adjusted in accordance with applicable accounting regulations.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term investments with original maturities of no more than three months, which are highly liquid, readily convertible into cash, subject to an insignificant risk of changes in value, and unrestricted as to use.

Financial investments

Held-to-maturity investments

Investments held to maturity comprise investments that the Corporation has the positive intention and ability to hold to maturity.

Investments held to maturity include term deposits with banks, securities (including treasury bills, promissory notes and certificates of deposit), bonds, preference shares, loans held to maturity for the purpose of earning periodic interest, other investments held to maturity or investments of a similar nature, and exclude derivative instruments.

Investments held to maturity are initially recognised at cost, comprising the face value less (-) interest received in advance for multiple periods [in the case of investments held to maturity with interest received in advance], plus (+) premiums or less (-) discounts.

Investments held to maturity are subsequently measured at cost less provision for investments held to maturity.

Provision for investments held to maturity is recognised when there are any indications or evidence that part or all of the Corporation's investments held to maturity may not be recoverable.

Equity investments in other entities

Investments in other entities represent investments in equity instruments over which the Corporation has no control, joint control or significant influence over the investee, and investments in business cooperation contracts over which the Corporation does not have joint control but is entitled to benefits dependent on the post-tax profits of the business cooperation contract.

Investments in other entities are recognised at cost less provision for impairment losses, if any.

Provision for impairment of investments in other entities is recognised when the investee incurs losses or when the investment in another entity is impaired, resulting in the Corporation being potentially exposed to a loss of its invested capital.

Receivables

Receivables represent amounts recoverable from customers or other parties. Receivables are presented at their carrying amount less provision for doubtful debts.

The allowance for doubtful receivables is provided for each receivable based on the overdue period of the principal amount according to the original debt repayment commitment (without taking into account any debt extensions between the parties) or based on the estimated potential loss as assessed by the Company. The difference between the allowance required to be provided at the end of the current financial year and the allowance provided at the end of the previous financial year is recognised as an increase or decrease in administrative expenses during the financial year. When receivables are determined to be irrecoverable, they are written off.

Inventories

Inventories are stated at the lower of cost and net realisable value. The cost of inventories comprises direct materials, direct labour and, where applicable, production overheads incurred in bringing the inventories to their present location and condition. The cost of inventories is determined using the specific identification method. Net realisable value represents the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale, including marketing, selling and distribution expenses.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventories (Continued)

The provision for decline in value of inventories of the Corporation is made in accordance with prevailing accounting regulations. Accordingly, the Company is permitted to make a provision for decline in value of inventories when the cost of inventories is higher than their net realizable value at the end of the accounting period.

Allocation of raw material costs in construction activities

For construction activities, raw material costs that cannot be directly accumulated for each construction project or work item are allocated based on an allocation basis determined by the nature and actual characteristics of the construction work, including estimated contract values and completed construction volumes.

The Corporation makes a provision for decline in value of inventories when inventories are damaged, obsolete, or of substandard quality, and when their cost is higher than their net realizable value at the reporting date.

Tangible fixed assets and depreciation

Property, plant and equipment are presented at cost, accumulated depreciation and carrying amount.

The cost of property, plant and equipment acquired through purchase comprises the purchase price and all other costs directly attributable to bringing the assets to the location and condition necessary for them to be capable of operating in the manner intended by the enterprise.

The cost of property, plant and equipment constructed or manufactured by the enterprise itself comprises actual construction and production costs incurred, together with installation and testing costs and other costs directly attributable to bringing the assets to the location and condition necessary for them to be capable of operating.

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

	Years
Buildings and structures	05 - 30
Machinery, equipment	05 - 10
Motor vehicles	06 - 10
Office equipment	03 - 05

Gains or losses arising from the disposal or sale of assets represent the difference between the proceeds from disposal and the carrying amount of the assets and are recognised in the Statement of Income.

Intangible assets and amortisation

Land use rights: intangible fixed assets represent the value of land use rights. Land use rights are allocated using the straight-line method based on the land lot's useful life.

Computer software: intangible fixed assets represent the value of computer software and are stated at cost less accumulated amortization. Computer software is allocated using the straight-line method based on the useful life 05 years.

Investment properties

Investment properties are composed of land use rights, buildings and structures held by the Corporation to earn rentals or for capital appreciation. Investment properties held to earn rentals are stated at cost less accumulated depreciation while investment properties held for capital appreciation are stated at cost less impairment loss. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investment properties (Continued)

Investment real estate at the Corporation is investment real estate held for appreciation, the Corporation does not depreciate. In case there is solid evidence that investment real estate held for appreciation has decreased in value compared to market value and the decrease in value can be determined reliably, the investment real estate held for appreciation is recorded as a decrease in original cost and the loss is recorded in cost of goods sold.

The transfer from owner-occupied real estate to investment real estate or from investment real estate to owner-occupied real estate or inventory is only possible when there is a change in purpose of use. Owner-occupied real estate converts to investment property when the owner ends use of the property and when another party leases it for operation. Investment property converts to owner-occupied property when the owner begins to use the property. Investment real estate converts to inventory when the owner begins to develop it for sale. Inventories are converted into investment properties when the owner begins leasing them to another party. Construction real estate is converted into investment real estate at the end of the construction phase and is handed over for investment.

Conversion of use between investment property and owner-occupied property or inventory does not change the carrying amount of the converted asset and does not change the cost of the property. assets in the determination of value or in preparing the financial statements.

Construction in progress

Assets under construction for production, rental, administrative or other purposes are recognised at cost, comprising all costs necessary to bring the assets to their intended condition in accordance with the Company's accounting policies. Depreciation of these assets is applied on the same basis as for other assets, commencing when the assets are ready for use.

Deferred expenses

Deferred expenses represent actual costs incurred that relate to the production and business results of multiple accounting periods. Other deferred expenses include the value of tools, equipment and small components that have been put into use, as well as repair and renovation costs, which are considered likely to generate future economic benefits for the Corporation. These costs are allocated to the Statement of Income using the straight-line method in accordance with prevailing accounting regulations.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services or assets from suppliers in the ordinary course of the Corporation's business. Trade payables are stated at their original cost.

Dividends and profit payable

Dividends and profit payable represent dividends payable to shareholders. Dividends payable are recognised when the Corporation no longer has the right to refuse its obligation to pay dividends to shareholders in accordance with applicable laws and regulations.

Accrued expenses

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

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Provisions for payables

Provisions are recognised when the Corporation has a present obligation arising from a past event and it is probable that the Corporation will be required to settle the obligation.

Provisions are measured based on the estimate of the Board of General Directors of the expenditures required to settle the obligation at the end of the financial year.

Deferred revenue

Deferred revenue includes amounts received in advance under lease contracts relating to one or more accounting periods. The Corporation recognises deferred revenue corresponding to the portion of its obligations that it is required to fulfil in the future. When the revenue recognition criteria are satisfied, deferred revenue is recognised in the separate Statement of Income in the accounting period corresponding to the portion for which the revenue recognition criteria have been satisfied.

Borrowings and finance lease liabilities

Borrowings and finance lease liabilities are initially recognised at cost, comprising the proceeds received from the borrowings less directly attributable transaction costs.

Equity

Ordinary shares

Voting ordinary shares are recognised at par value. Shares issued to increase charter capital and shareholders' contributed capital are recognised at the actual proceeds received corresponding to the par value of the successfully issued shares.

Share premium

Share premium represents the difference between the par value and the issue price of ordinary shares, after deducting costs directly attributable to the issuance of shares.

Costs directly attributable to the issuance of shares are allocated based on the number of successfully and unsuccessfully issued shares:
- The portion of costs allocated to successfully issued shares is offset against share premium.
- The portion of costs relating to unsuccessfully issued shares is recognised as financial expenses in the period.

Profit distribution

The Corporation's profit after tax is allocated for dividends to shareholders upon approval by the General Meeting of Shareholders.

Dividends declared and paid are appropriated from retained earnings based on the approval of shareholders at the Annual General Meeting of Shareholders.

Development Investment Fund

The Development Investment Fund is appropriated from the Company's profit after corporate income tax and is used for investment in expanding the scale of production and business operations or for intensive investment in the Company's operations. The appropriation and utilisation of the Development Investment Fund are carried out in accordance with the resolutions of the General Meeting of Shareholders and prevailing regulations.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue and Other Income Recognition

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

(a) The Corporation has transferred to the buyer substantially all the risks and rewards of ownership of the products or goods;
(b) The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods;
(c) The amount of revenue can be measured reliably. Where the contract provides for the buyer's right to return products or goods purchased under specific conditions, revenue is recognised only when such specific conditions no longer exist and the buyer no longer has the right to return the products or goods, except where the customer has the right to return goods in exchange for other goods or services;
(d) The Corporation has received or will receive economic benefits from the sale transaction; and
(e) The costs incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from a service transaction is recognised when the outcome of the transaction can be measured reliably. Where a service transaction is performed over multiple periods, revenue is recognised in each period based on the stage of completion of the work at the reporting date. The outcome of a service transaction can be measured reliably when all four (4) of the following conditions are satisfied:

(a) The amount of revenue can be measured reliably. Where the contract provides for the buyer's right to return the services purchased under specific conditions, revenue is recognised only when such specific conditions no longer exist and the buyer no longer has the right to return the services provided;
(b) It is probable that the economic benefits associated with the transaction will flow to the Corporation;
(c) The stage of completion of the transaction at the reporting date can be measured reliably; and
(d) The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.
Interest income on bank deposits is recognised on an accrual basis, based on the balances of deposit accounts and the applicable interest rates, unless the recoverability of such interest is uncertain.

Income from investments is recognised when the Corporation has the right to receive the income.

Other income comprises income arising from non-recurring activities other than activities generating revenue from the Corporation's principal operations.

Dividends and profits distributed

Dividends and profits distributed are recorded when the Corporation is entitled to receive dividends or profits from capital contributions. Dividends received in shares are only tracked by the number of shares increased, not recording the value of shares received.

Construction contract

Revenue and costs of construction contracts are recognised as follows:

When the outcome of a contract can be estimated reliably:

- For construction contracts that stipulate that the contractor is paid according to the planned schedule, revenue and costs related to the contract are recognized in proportion to the work completed by the Corporation self-determined at the end of the financial year.

- For construction contracts where the contractor is paid according to the value of the volume performed, the revenue and costs related to the contract are recognized in proportion to the completed work confirmed by the customer and is reflected on the invoice issued.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Construction contract (Continued)

Increases and decreases in construction and installation volume, compensation and other revenues are recognised as revenue only when agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably:

- Revenue is recognised only to the extent of contract costs incurred for which recovery is reasonably certain.
- Contract costs are recognised as expenses only when incurred.

The difference between the cumulative total revenue of a construction contract recognised and the cumulative amount recorded on invoices for payment according to the planned progress of the contract is recognised as receivable or payable according to the planned progress of the construction contracts.

Cost of Goods Sold and Services Provided

Cost of goods sold and services provided comprises the cost of products and goods sold and services provided during the period/year and is recognised in accordance with the related revenue for the period/year.

Selling Expenses

Selling expenses comprise costs incurred directly in connection with the sale of products and goods and the provision of services by the enterprise. Such expenses are recognised in the income statement for the period/year on an accrual basis.

General and Administrative Expenses

General and administrative expenses comprise costs incurred in connection with the general management activities of the enterprise, which are not directly attributable to selling or production activities. Such expenses are recognised in the income statement for the period/year on an accrual basis.

Foreign currencies

Transactions arising in foreign currencies are translated into Vietnamese Dong at the actual transaction exchange rate prevailing at the date of the transaction. Monetary items denominated in foreign currencies at the end of the accounting year are translated at the average of the transfer buying and selling exchange rates quoted by the commercial bank with which the Corporation regularly transacts at that date, except for foreign currency demand deposit balances, which are translated at the average of the transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains its deposit accounts. Exchange differences arising from the translation are recognised in the separate Statement of Income.

Borrowing costs

Borrowing costs comprise interest expense and other costs incurred directly in connection with borrowings.

Borrowing costs are recognised as expenses when incurred. Where borrowing costs are directly attributable to the construction or production of qualifying assets that necessarily take a substantial period of time (more than 12 months) to get ready for their intended use or sale, such borrowing costs are capitalised

For specific borrowings obtained for the construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is less than 12 months. Income arising from the temporary investment of such borrowings is deducted from the cost of the related assets.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Borrowing costs (Continued)

For general borrowings where a portion is used for the purpose of construction or production of qualifying assets, the amount of borrowing costs eligible for capitalisation is determined by applying the capitalisation rate to the weighted average accumulated expenditure incurred for the construction or production of such assets. The capitalisation rate is the weighted average interest rate applicable to the borrowings outstanding during the year, excluding specific borrowings obtained for the purpose of acquiring or constructing a specific asset.

Taxation

Corporate income tax represents the total amount of current income tax payable and deferred income tax.

Current income tax payable comprises current corporate income tax expense in accordance with the Law on Corporate Income Tax and additional corporate income tax expense in accordance with the Global Minimum Tax regulations. Current corporate income tax expense is calculated based on taxable income for the year. Taxable income differs from profit before tax as reported in the statement of profit or loss because taxable income excludes items of income or expenses that are taxable or deductible in other years (including tax losses carried forward, if any), and further excludes items of income that are non-taxable or expenses that are non-deductible.

Deferred income tax is calculated on temporary differences between the carrying amounts and tax bases of assets or liabilities presented in the separate financial statements. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only when the Company is reasonably certain that sufficient taxable profits will be available in the future to utilize deductible temporary differences.

Deferred income tax is determined at the tax rates expected to apply in the year when the assets are recovered or the liabilities are settled. Deferred income tax is recognized in the separate statement of income and only recognized in equity when the tax relates to items that are recognized directly in equity.

Deferred income tax assets and deferred income tax liabilities are offset when the Group has a legally enforceable right to offset current income tax assets against current income tax liabilities, and when the deferred income tax assets and deferred income tax liabilities relate to corporate income tax levied by the same tax authority and the Group intends to settle current income tax liabilities on a net basis.

The determination of the Group's income tax is based on the prevailing tax regulations. However, these regulations are subject to change from time to time, and the final determination of corporate income tax is subject to examination by the competent tax authorities.

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

Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax distributed to shareholders owning ordinary shares of the Corporation (after adjusting for the appropriation of bonus and welfare funds) by weighted average number of common shares outstanding during the year.

Diluted earnings per share is calculated by dividing the after-tax profit (or loss) to holders of the Corporation 's common shares (after adjusting for dividends on convertible preferred shares) for the weighted average number of ordinary shares outstanding for the year and the weighted average number of ordinary shares to be issued in the event that all potential shares of common stock have an impairments are converted into common shares.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Related parties

Parties are considered related parties if they are enterprises – including parent companies, subsidiaries and associates – or individuals, directly or indirectly through one or more intermediaries, that control the Company, are controlled by the Company, or are under common control with the Company. Related parties, individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel such as the Company's General Director, close family members of such individuals or related parties, and companies associated with such individuals are also considered related parties. In considering each related party relationship, the substance of the relationship is considered rather than merely its legal form.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

1. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
Cash on hand	3,958,092,706	3,444,180,171
Demand deposits	296,704,836,525	199,869,990,680
- Joint Stock Commercial Bank for Investment and Development of Vietnam – Dong Ha Noi Branch	*104,648,783,716*	*72,896,535,557*
- Joint Stock Commercial Bank for Foreign Trade of Vietnam – Chuong Duong Branch	*51,894,605,529*	*37,311,389,759*
- Vietnam Prosperity Joint Stock Commercial Bank	*44,550,940,139*	*54,680,690,386*
- Other commercial banks	*95,610,507,141*	*34,981,374,978*
Cash equivalents (i)	400,000,000	192,650,011,247
Total	**301,062,929,231**	**395,964,182,098**

(i) Term deposits at banks with a maturity of no more than 03 months, with interest rates specified in each term deposit contract.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

2. SHORT-TERM FINANCIAL INVESTMENTS

	Closing balance			Opening balance		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
Term deposits (i)	**301,314,680,517**	**301,314,680,517**	-	**234,125,249,837**	**234,125,249,837**	-
- Principal:	295,600,000,000	295,600,000,000	-	231,000,000,000	231,000,000,000	-
Military Commercial Joint Stock Bank - Dong Anh Branch	*220,000,000,000*	*220,000,000,000*	-	*190,000,000,000*	*190,000,000,000*	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Chuong	*26,300,000,000*	*26,300,000,000*	-	*21,300,000,000*	*21,300,000,000*	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Anh Branch	*20,000,000,000*	*20,000,000,000*	-	-	-	-
Other commercial banks	*29,300,000,000*	*29,300,000,000*	-	*19,700,000,000*	*19,700,000,000*	-
- Accrued interest:	5,714,680,517	5,714,680,517	-	*3,125,249,837*	3,125,249,837	-
Short-term loan receivables	**2,600,000,000**	**2,600,000,000**	-	**2,600,000,000**	**2,600,000,000**	-
19/5 Doan Hung JSC (ii)	*2,600,000,000*	*2,600,000,000*	-	*2,600,000,000*	*2,600,000,000*	-
Total	**303,914,680,517**	**303,914,680,517**	-	**236,725,249,837**	**236,725,249,837**	-

(i) As at 30 June 2026, short-term held-to-maturity investments represent deposits denominated in Vietnamese Dong at banks with original maturities of more than 3 months and remaining maturities of no more than 12 months from the end of the accounting period, with interest rates specified in each term deposit agreement.

(ii) Short-term loan to support capital borrowing between Dong Anh Investment and Construction Materials Joint Stock Company (subsidiary) and 19/5 Doan Hung Joint Stock Company. The loan has no collateral, with a loan term of 12 months, interest rate of 4%/year.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

3. SHORT-TERM TRADE RECEIVABLES

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Power Project Management Board No. 3 – Branch of Vietnam Electricity	42,456,065,170	-	191,392,877,802	-
Power Project Management Board No. 2 – Branch of Vietnam Electricity	36,177,513,687	-	56,309,053,597	-
Vietnam Air Engineering Company Limited (VAECO)	38,035,511,915	-	38,035,511,915	-
No. 8 Investment & Construction Joint Stock Company	21,261,594,839	(21,261,594,839)	21,261,594,839	(21,261,594,839)
The Northern Foodstuff Stock Company	15,662,726,396	(15,662,726,396)	15,662,726,396	(15,662,726,396)
CICO 578.,JSC	10,653,806,049	-	10,653,806,049	-
Others	617,005,371,384	(208,437,325,292)	631,506,309,808	(207,946,958,489)
Total	**781,252,589,440**	**(245,361,646,527)**	**964,821,880,406**	**(244,871,279,724)**
Short-term trade receivables from related parties (Details are presented in Note VII.1)	**4,989,069,958**	-	**4,804,043,818**	

4. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Construction and Mechanization No. 8 Joint Stock	14,696,506,812	-	31,204,697,252	-
AEROSECURE DYNAMICS PTE., LTD	-	-	15,974,134,443	-
Mega Steel Co., Ltd	9,089,000,000	-	-	-
ATT Technical Supply Joint Stock Company	7,751,686,920	-	-	-
J.POONAMCHAND & SONS	6,031,082,762	-	-	-
Others	144,290,672,068	(14,469,032,343)	165,153,694,127	(14,469,032,343)
Total	**181,858,948,562**	**(14,469,032,343)**	**212,332,525,822**	**(14,469,032,343)**
Advances to related-party suppliers (Details are presented in Note VII.1)	**3,695,789,577**		**3,695,789,577**	

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

5. OTHER RECEIVABLES

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
a) Other short-term receivables				
Receivables from equitisation	2,462,878,435	-	3,628,215,586	-
Receivables from dividends and profits distributed	42,137,750,300	-	688,890,250	-
Receivables from employees	2,672,948,504	-	2,672,948,504	-
Advances	161,320,505,535	-	136,461,229,663	-
Deposits and pledges	1,070,029,702	-	232,029,702	-
Receivable from Thinh Liet New Urban Area Project Management Board (i)	55,779,953,852	(54,869,617,577)	55,896,953,852	(54,986,617,577)
Other receivables of COMETCO when merging into Licogi 2	25,496,220,371	(25,496,220,371)	25,496,220,371	(25,496,220,371)
Receivables from Dung Quat Shipbuilding Industry Factory	25,493,403,949	(25,493,403,949)	25,493,403,949	(25,493,403,949)
Receivable from Ha Long City People's Committee for land acquisition support for the new urban area project Nam Ga Ha Long (ii)	59,891,340,790	-	59,891,340,790	-
Others	93,135,042,906	(20,722,405,946)	104,059,595,817	(20,605,405,946)
Total	**469,460,074,344**	**(126,581,647,843)**	**414,520,828,484**	**(126,581,647,843)**
b) Other long-term receivables				
Long-term deposits and mortgages	2,733,531,970	-	2,783,937,238	-
Opportunity costs of the Thinh Liet New Urban Area Project (iii)	348,885,000,000	-	348,885,000,000	-
Total	**351,618,531,970**	**-**	**351,668,937,238**	**-**
Other Short-term Receivables from Related Parties (Details are presented in Note VII.1)	**3,172,275,304**		**4,337,712,455**	

(i) This represents advances made to the Thinh Liet New Urban Area Project Management Board during the implementation of the project. The project was initially carried out by the Corporation - the Parent Company, but was subsequently transferred to its subsidiary, Licogi Housing and Urban Company Limited, with effect from 20 July 2016. The Board of General Directors has assessed the recoverability of these advances as low and, accordingly, has made a provision of nearly 100% for the long-outstanding advances.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

5. OTHER RECEIVABLES (CONTINUED)

(ii) This represents the land clearance compensation amount for the Nam Ga Ha Long New Urban Area Project that was paid on behalf of the People's Committee of Ha Long City by the subsidiary - Licogi 2 Investment and Construction One Member Company Limited.

(iii) On 23 April 2025, the Corporation paid an opportunity cost arising from the business cooperation framework agreement for the development of the Thinh Liet New Urban Area Project dated 25 September 2014 between Infrastructure Construction and Development Corporation (now LICOGI Corporation - JSC) and Khu Dong Real Estate Investment and Business Company Limited, upon the equitization of LICOGI Corporation - JSC, to the Enterprise Restructuring and Development Support Fund (now the State budget), amounting to VND 348,885,000,000, in accordance with the conclusion of the Government Inspectorate No. 1229/KL-TTCP dated 30 May 2023. As at the date of preparation of these consolidated financial statements, the prevailing regulations have not provided specific guidance on the aforementioned opportunity cost. Therefore, this opportunity cost may be subject to change.

6. INVENTORIES

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Goods in transit	-	-	369,657,920	-
Raw materials	310,004,956,095	(2,892,986,480)	141,954,491,093	(3,108,551,557)
Tools and instruments	3,851,440,286	(755,727)	6,302,364,302	(755,727)
Work in progress	413,240,342,107	(12,273,040,670)	346,721,899,925	(12,273,040,670)
Finished goods	29,767,719,769	(2,344,870,176)	51,458,110,923	(3,372,514,703)
Products	2,556,329	-	2,556,329	-
Goods in transit for sale	4,380,140,295	-	6,927,744,038	-
Total	**761,247,154,881**	**(17,511,653,053)**	**553,736,824,530**	**(18,754,862,657)**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

7. BAD DEBTS

	Closing balance			Opening balance		
	Cost VND	Provision VND	Recoverable amount VND	Cost VND	Provision VND	Recoverable amount VND
Trade receivable	**245,361,646,527**	**(245,361,646,527)**	-	**244,871,279,724**	**(244,871,279,724)**	-
No. 8 Investment and Construction Joint Stock Company	21,261,594,839	(21,261,594,839)	-	21,261,594,839	(21,261,594,839)	-
Northern Food Joint Stock Company	15,662,726,396	(15,662,726,396)	-	15,662,726,396	(15,662,726,396)	-
PetroVietnam Power Property Installation Joint Stock Company	12,572,632,461	(12,572,632,461)	-	12,572,632,461	(12,572,632,461)	-
Receivables transferred upon the merger of COMETCO into Licogi 2 Investment and Construction One Member Limited Liability Company	12,125,941,551	(12,125,941,551)	-	12,125,941,551	(12,125,941,551)	-
Others	183,738,751,280	(183,738,751,280)	-	183,248,384,477	(183,248,384,477)	-
Other receivables	**127,491,984,118**	**(126,581,647,843)**	**910,336,275**	**127,491,984,118**	**(126,581,647,843)**	**910,336,275**
Dung Quat Shipbuilding Industry Management Board	25,493,403,949	(25,493,403,949)	-	25,493,403,949	(25,493,403,949)	-
Receivables transferred upon the merger of COMETCO into Licogi 2 Investment and Construction One Member Limited Liability Company	25,496,220,371	(25,496,220,371)	-	25,496,220,371	(25,496,220,371)	-
Receivable from Thinh Liet New Urban Area Project Management Board	55,779,953,852	(54,869,617,577)	910,336,275	55,896,953,852	(54,986,617,577)	910,336,275
Others	20,722,405,946	(20,722,405,946)	-	20,605,405,946	(20,605,405,946)	-
Advances to suppliers	**26,403,001,784**	**(14,469,032,343)**	**11,933,969,441**	**26,403,001,784**	**(14,469,032,343)**	**11,933,969,441**
Construction Company No. 19	3,695,789,577	(3,695,789,577)	-	3,695,789,577	(3,695,789,577)	-
Others	22,707,212,207	(10,773,242,766)	11,933,969,441	22,707,212,207	(10,773,242,766)	11,933,969,441
Total	**399,256,632,429**	**(386,412,326,713)**	**12,844,305,716**	**398,766,265,626**	**(385,921,959,910)**	**12,844,305,716**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

8. TAXES AND AMOUNT RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	Closing balance	Payable/ Receivable during the period	Paid/Received during the period	Opening balance
	VND	VND	VND	VND
a) Receivables				
Value added tax	4,192,654,825	-	1,481,989,128	5,674,643,953
Corporate income tax	5,185,342	358,958	249,428,989	254,255,373
Personal income tax	35,634,601	1,004,589,930	1,175,439,250	206,483,921
Real estate tax, land rent	-	-	191,900,239	191,900,239
Others	15,417,183	31,150,737	31,240,737	15,507,183
Total	**4,248,891,951**	**1,036,099,625**	**3,129,998,343**	**6,342,790,669**
b) Payables				
Value added tax	56,553,235,950	54,523,885,033	51,851,356,302	53,880,707,219
Corporate income tax	16,476,904,432	8,313,000,220	3,924,821,401	12,088,725,613
Personal income tax	1,750,972,757	2,249,739,217	1,446,097,252	947,330,792
Resource tax	848,393,888	744,877,000	1,102,976,285	1,206,493,173
Real estate tax, land rent	59,428,667,754	1,735,657,656	1,911,214,666	59,604,224,764
Import - export tax	-	389,667,543	389,667,543	-
Other fees and charges payable to the State budgets	108,608,636,647	3,196,556,411	2,450,970,344	107,863,050,580
Others	4,941,214,238	-	85,215,563	5,026,429,801
Total	**248,608,025,666**	**71,153,383,080**	**63,162,319,356**	**240,616,961,942**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

9. INCREASES / DECREASES IN TANGIBLE FIXED ASSETS

	Buildings, Structures VND	Machinery, Equipment VND	Motor Vehicles VND	Office Equipment VND	Total VND
COST					
Opening balance	**264,356,856,290**	**948,836,653,125**	**134,531,939,025**	**9,978,415,992**	**1,357,703,864,432**
Additions during the period	-	4,899,340,318	-	145,870,370	5,045,210,688
Disposals	-	(286,845,000)	-	(1,031,116,832)	(1,317,961,832)
Other decreases	-	(772,119,540)	-	-	(772,119,540)
Closing balance	**264,356,856,290**	**952,677,028,903**	**134,531,939,025**	**9,093,169,530**	**1,360,658,993,748**
ACCUMULATED DEPRECIATION					
Opening balance	**192,493,889,541**	**732,085,289,527**	**118,401,750,876**	**8,700,022,343**	**1,051,680,952,287**
Charge for the period	4,164,695,394	14,611,994,430	2,609,258,002	223,554,541	21,609,502,367
Disposals	-	(286,845,000)	-	(1,031,116,832)	(1,317,961,832)
Other decreases	-	(772,119,540)	-	-	(772,119,540)
Closing balance	**196,658,584,935**	**745,638,319,417**	**121,011,008,878**	**7,892,460,052**	**1,071,200,373,282**
NET BOOK VALUE					
Opening balance	**71,862,966,749**	**216,751,363,598**	**16,130,188,149**	**1,278,393,649**	**306,022,912,145**
Closing balance	**67,698,271,355**	**207,038,709,486**	**13,520,930,147**	**1,200,709,478**	**289,458,620,466**

The cost of tangible fixed assets that have been fully depreciated but are still in use as at June 30, 2026 was VND 699,992,417,045 (as at December 31, 2025 was VND 655,497,129,197).

The net book value of tangible fixed assets used as collateral for loans as at June 30, 2026 was VND 128,740,645,206 (as at December 31, 2025 was VND 136,508,072,621).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

10. INCREASES / DECREASES IN FINANCE LEASE ASSETS

	Motor, Vehicles VND	Construction machinery VND	Total VND
COST			
Opening balance	**6,879,716,365**	**845,454,545**	**7,725,170,910**
Closing balance	**6,879,716,365**	**845,454,545**	**7,725,170,910**
ACCUMULATED DEPRECIATION			
Opening balance	**3,265,817,735**	**280,909,089**	**3,546,726,824**
Charge for the period	573,309,690	84,545,454	657,855,144
Closing balance	**3,839,127,425**	**365,454,543**	**4,204,581,968**
NET BOOK VALUE			
Opening balance	**3,613,898,630**	**564,545,456**	**4,178,444,086**
Closing balance	**3,040,588,940**	**480,000,002**	**3,520,588,942**

11. INCREASES / DECREASES IN INTANGIBLE FIXED ASSETS

	Land use rights VND	Computer software VND	Total VND
COST			
Opening balance	**28,769,669,806**	**1,362,000,000**	**30,131,669,806**
Closing balance	**28,769,669,806**	**1,362,000,000**	**30,131,669,806**
ACCUMULATED DEPRECIATION			
Opening balance	**3,105,052,690**	**1,267,036,849**	**4,372,089,539**
Charge for the year	66,279,324	77,350,002	143,629,326
Closing balance	**3,171,332,014**	**1,344,386,851**	**4,515,718,865**
NET BOOK VALUE			
Opening balance	**25,664,617,116**	**94,963,151**	**25,759,580,267**
Closing balance	**25,598,337,792**	**17,613,149**	**25,615,950,941**

12. INVESTMENT PROPERTY

The Corporation's investment real estate is two apartments at 81/6 Vo Van Ngan, Thu Duc Ward, Ho Chi Minh City, purchased for price increase to sell with original cost and accumulated depreciation of VND 2,745,140,454 and VND 81,837,700 respectively and the Corporation ceased depreciating this asset since 2015. In 2021, the original cost of the Corporation's investment real estate increased during the year is an apartment at Lane 91, Dai Mo Street, Dai Mo Ward, Hanoi City with the purpose of price increase to sell with original cost of VND 1,357,365,162 and the Corporation has not recognized depreciation (for this assets).

According to Accounting Standard 05, the fair value of investment property as at 30 June, 2026, must be disclosed. However, the Corporation has not yet determined this fair value; therefore, the fair value of investment property as of the financial year-end has not been presented in the notes to the consolidated financial statements. To determine this fair value, the Corporation will need to engage an independent consulting firm to assess the fair value of the investment property. Currently, the Corporation has not yet engaged a suitable consulting firm to carry out this assessment.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

13. LONG-TERM ASSETS IN PROGRESS

a. Long-term work in progress

	Closing balance		Opening balance	
	Cost	Recoverable amount	Cost	Recoverable amount
	VND	VND	VND	VND
Thinh Liet Urban Area Project (i)	1,283,808,056,964	1,283,808,056,964	1,244,699,753,153	1,244,699,753,153
Project of constructing raw apartments in Nam Ga Urban Area	63,852,056,634	63,852,056,634	63,852,056,634	63,852,056,634
Nam Ga Ha Long Urban Area Project (North of National Highway 18)	14,384,130,173	14,384,130,173	14,384,130,173	14,384,130,173
Nam Ga Ha Long Urban Area Project (South of National Highway 18)	59,496,170,458	59,496,170,458	59,496,170,458	59,496,170,458
Dong Hung Urban Area Project, Thai Binh	24,612,242,114	24,612,242,114	24,612,242,114	24,612,242,114
Column 5 Urban Area Project	11,230,909,091	11,230,909,091	11,230,909,091	11,230,909,091
Others	74,329,318	74,329,318	74,329,318	74,329,318
Total	**1,457,457,894,752**	**1,457,457,894,752**	**1,418,349,590,941**	**1,418,349,590,941**

(i) The investment project to build the new urban area Thinh Liet - Hoang Mai District with a scale of 351,422 m2 has the main function of housing areas to meet the population of about 9,000 people, which is researched and planned to include: villas, garden houses; high-rise housing; mixed-use buildings; public works, public works of residential units: commercial services, clubs, organizations, administrative headquarters; schools; roads; parking lots; trees (including borrowing costs capitalized cumulatively up to 30 June 2026 amounting to VND 520,317,159,257.)

The project was granted an investment and construction license by the Hanoi People's Committee on September 17, 2007 to the Infrastructure Development and Construction Corporation, then transferred to Licogi Corporation - Joint Stock Company and Licogi Housing and Urban Development Company Limited.

During the construction process, the project was approved by the Hanoi People's Committee for investment policy and project implementation progress in 2 phases:

- Phase 1 from the 2nd quarter of 2017 to the 4th quarter of 2019: Site clearance, investment in synchronous construction of technical infrastructure systems and a number of social housing clusters.
- Phase 2 from the 1st quarter of 2020 to the 4th quarter of 2021: Investment in construction and business of the remaining items.

The project is currently in the implementation of Phase 1, which involves site clearance work.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

13. LONG-TERM ASSETS IN PROGRESS (CONTINUED)

b. Long-term construction in progress

	Closing balance VND	Opening balance VND
Compensation, support and consulting costs for agricultural land of Dong Anh Investment Construction and Building Materials JSC (i)	7,084,709,941	7,084,709,941
Supply and installation of aluminium die-casting machines for the Die-Casting Project	26,582,948,075	-
Sublease of land use rights with infrastructure at Trac Van Industrial Cluster	79,266,504,000	-
Other	5,739,102,275	9,217,063,578
Total	**118,673,264,291**	**16,301,773,519**

(i) Including expenses related to the compensation and land clearance process for Lot 2, with an area of 14,333 m², located in Uy No Commune, Hanoi city. (According to the land use right certificate No. BB 916065 issued by the People's Committee of Hanoi City). In Which: compensation and support costs for agricultural land consultancy amount to VND 5,029,072,745, construction and land leveling costs amount to VND 1,810,364,739, and other expenses total VND 245,272,727.

14. DEFERRED EXPENSES

	Closing balance VND	Opening balance VND
a) Short - term deferred expenses		
Tools and dies issued for consumption	649,312,013	2,280,764,091
Fixed asset repair costs	110,611,837	267,220,449
Others	818,024,744	137,826,114
Total	**1,577,948,594**	**2,685,810,654**
b) Long - term deferred expenses		
Tools and dies issued for consumption	5,918,140,550	7,540,289,716
Fixed asset repair costs	14,458,219,403	14,042,625,217
Land rent	4,273,034,957	3,948,762,537
Others	6,171,196,106	6,314,813,391
Total	**30,820,591,016**	**31,846,490,861**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

15. INVESTMENTS IN JOINT VENTURES, ASSOCIATES

	Closing balance				Opening balance			
	Owner ship interest (%)	Voting rights (%)	Cost VND	Value Based on Equity Method VND	Owner ship interest (%)	Voting rights (%)	Cost VND	Value Based on Equity Method VND
Investment in associates			**338,087,551,645**	**511,652,348,413**			**338,087,551,645**	**558,682,669,206**
Licogi 14 Joint Stock Company	18.49%	18.49%	38,822,653,946	85,118,350,628	18.49%	18.49%	38,822,653,946	84,818,411,626
Licogi 19 Joint Stock Company	22.62%	22.62%	1,999,068,969	2,043,379,514	22.62%	22.62%	1,999,068,969	2,038,010,092
Binh Long Construction Investment Joint Stock Company	20.40%	40.00%	16,540,000,000	18,244,569,801	20.40%	40.00%	16,540,000,000	18,244,569,801
Bac Ha Hydropower Joint Stock Company	41.01%	41.01%	280,725,828,730	406,246,048,470	41.01%	41.01%	280,725,828,730	453,581,677,687
Investment in joint ventures			**159,842,351,743**	**275,320,473,612**			**159,842,351,743**	**245,738,916,765**
Thang Long Industrial Park Company Limited	37.41%	42.00%	159,253,337,143	275,320,473,612	37.41%	42.00%	159,253,337,143	245,738,916,765
Joint Venture Company for Building Materials Production Ha Nam (i)	48.48%	48.48%	589,014,600	-	48.48%	48.48%	589,014,600	-
Total			**497,929,903,388**	**786,972,822,025**			**497,929,903,388**	**804,421,585,971**

As at 01 January 2026 and 30 June 2026, the Corporation was using 5,597,112 shares of Licogi 14 Joint Stock Company (at cost of VND 38,081,731,766) and 26,700,627 shares of Bac Ha Hydropower Joint Stock Company (at cost of VND 276,967,089,777) as collateral for loans from Bank for Investment and Development of Vietnam - Thanh Xuan Branch, Vietnam Prosperity Joint Stock Commercial Bank and MBN Jupiter Joint Stock Company (details are presented in Note V.22).

The Corporation has not determined the fair value of the investments in these joint ventures and associates because Vietnamese Accounting Standards and the Vietnamese Accounting Regime do not provide specific guidance on the determination of fair value.

(i) The Joint Venture Company for Building Materials Production Ha Nam has ceased operations. Therefore, the value of the investment in this company, calculated using the equity method, has been determined by the Corporation to be VND 0.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

16. EQUITY INVESTMENTS IN OTHER ENTITIES

	Closing balance			Opening balance		
	Quantity Share	Cost VND	Provision VND	Quantity Share	Cost VND	Provision VND
Licogi 12 Joint Stock Company	596,700	7,895,068,192	(5,045,228,992)	596,700	7,895,068,192	(5,454,565,192)
Licogi 13 Joint Stock Company	1,853,452	16,239,671,600	(9,381,899,200)	1,853,452	16,239,671,600	(8,640,518,400)
Construction and Investment Joint Stock Company No 18	1,984,725	9,212,563,301	-	1,587,780	9,212,563,301	-
Dakdrinh Hydropower Joint Stock Company	1,375,381	13,753,805,608	-	1,375,381	13,753,805,608	-
Idico Long Son Petroleum Industrial Park Investment Joint Stock Company	300,000	780,000,000	-	300,000	780,000,000	-
Vinashin-Licogi Investment Construction Joint Stock Company	100,000	1,000,000,000	(1,000,000,000)	100,000	1,000,000,000	(1,000,000,000)
Licogi Project Management And Construction Joint Stock Company	30,000	300,000,000	(300,000,000)	30,000	300,000,000	(300,000,000)
Thang Long Industrial Park Thanh Hoa Corporation.	-	40,128,371,275	-	-	-	-
Total		**89,309,479,976**	**(15,727,128,192)**		**49,181,108,701**	**(15,395,083,592)**

The Corporation has not determined the fair value of its investments in other entities because Vietnamese Accounting Standards and the Vietnamese accounting regime currently do not provide specific guidance on the determination of fair value.

As at 1 January 2026 and 30 June 2026, the Corporation was using 1,853,451 shares of Licogi 13 Joint Stock Company (cost: VND 16,239,671,600), 596,700 shares of Licogi 12 Joint Stock Company (cost: VND 7,895,068,192), 300,000 shares of Idico Long Son Investment Joint Stock Company (cost: VND 780,000,000), and 1,375,381 shares of ĐakĐrinh Hydropower Joint Stock Company (cost: VND 13,753,805,608) as collateral for loans from MBN Jupiter Joint Stock Company, Song Da Corporation JSC and Khu Dong Real Estate Investment and Trading Company Limited (as detailed in Note V.22).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

17. SHORT-TERM TRADE PAYABLES

	Closing balance VND	Opening balance VND
Dai Dung II Hi-Tech Mechanical Corporation	38,385,252,000	44,640,288,000
Licogi 13 Joint Stock Company	30,000,019,114	30,000,019,114
Investment and Construction Joint Stock Company No. 18	24,266,010,896	24,266,010,896
An Khang Phu Construction - Services Company Limited	19,797,082,363	-
Investment and Construction Joint Stock Company No 18.1	15,930,964,213	15,930,964,213
Sao Viet Steel Pipe Company Limited	13,563,123,060	-
Construction Engineering Technology and Installation Company Limited	11,831,353,776	-
Licogi 16 Joint Stock Company	11,424,415,535	11,424,415,535
Han Viet Aluminum Joint Stock Company	10,553,897,310	3,881,771,153
Others	511,174,725,701	504,409,200,352
Total	**686,926,843,968**	**634,552,669,263**

18. SHORT-TERM ADVANCES FROM CUSTOMERS

	Closing balance VND	Opening balance VND
a) Short-term advances from customers		
MIK GROUP Vietnam Joint Stock Company	81,562,317,667	64,357,586,387
Doosan Enerbility Co., Ltd.	32,900,000,000	-
Power Engineering Consulting Joint Stock Company 2	23,643,793,970	-
Bai Hat Yeu Thich Real Estate Services and Development Company Limited	32,295,760,000	32,295,760,000
Green i-Park Joint Stock Company	17,789,739,995	17,789,739,995
Vinh Tan Thermal Power Company – branch of Power Generation Corporation 3 – Joint Stock Company	12,188,623,851	
Dai Quang Minh Real Estate Investment Joint Stock Company	7,731,631,744	7,731,631,744
Others	127,984,409,429	131,425,539,100
Total	**336,096,276,656**	**253,600,257,226**
b) Long-term advances from customers		
Customer advances for the Nam Ga Ha Long New Urban Area Project (Southern Area)	73,195,124,455	73,195,124,455
Customer advances for the Nam Ga Ha Long New Urban Area Project (Northern Area)	32,189,293,126	32,189,293,126
Customer advances for the construction of roughcast apartments along National Highway 18A, Nam Ga Ha Long Project	2,774,836,363	2,774,836,363
Customer advances for the Dong Hung Urban Area Project, Thai Binh	25,628,123,700	25,628,123,700
Total	**133,787,377,644**	**133,787,377,644**
c) Advances from customers who are related parties	**81,562,317,667**	**64,357,586,387**

(Details are presented in Note VII.1)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

19. SHORT-TERM ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
Interest expenses	239,734,547,779	189,615,635,359
Construction and other expenses payable	161,571,885,622	209,058,127,806
- Suoi Chan 2 Hydropower Project	*26,794,598,660*	*26,794,598,660*
- National University Project	*4,704,207,944*	*4,704,207,944*
- Ban Chat Hydroelectric Project	*7,343,716,979*	*7,343,716,979*
- Project 20 Cong Hoa	*6,823,705,099*	*6,823,705,099*
- Accured expenses for other projects and other items	*115,905,656,940*	*163,391,899,124*
Total	**401,306,433,401**	**398,673,763,165**

20. OTHER PAYABLES

	Closing balance VND	Opening balance VND
a) Other short-term payables		
Surplus assets awaiting resolution	68,714,425	68,714,425
Union funds	6,990,360,098	7,524,902,127
Social insurance, health insurance, unemployment	42,838,982,124	39,316,736,113
Dividends, profits payable	1,478,522,555	3,016,598,024
Must return to equitization	-	3,006,985,345
Xuan Cau Investment Joint Stock Company (borrowing	6,199,178,082	1,562,602,740
Thanh Binh Company Limited	2,500,000,000	2,500,000,000
Interest expense payable	2,274,921,417	2,129,206,473
Others	128,532,965,248	143,256,129,127
Total	**190,883,643,949**	**202,381,874,374**
b) Other long-term payables		
Khu Dong Real Estate Investment and Trading Company Limited (i)	156,998,028,150	156,998,028,150
Long-term deposits and mortgages	1,080,000,000	1,125,051,000
Others	7,559,046,075	7,559,046,075
Total	**165,637,074,225**	**165,682,125,225**
c) Other payables from related parties *(Details stated in Note VII.1)*	**161,311,778,150**	**161,311,778,150**

(i) On 25 September 2014, the Corporation entered into a framework business cooperation agreement for the Thinh Liet New Urban Area Project with Khu Dong Real Estate Investment and Business Company Limited, which is currently a major shareholder of the Corporation. This represents a deposit paid by Khu Dong Real Estate Investment and Business Company Limited to the Corporation for the implementation of the business cooperation agreement for the Thinh Liet New Urban Area Project. On 22 April 2025, Khu Dong Real Estate Investment and Business Company Limited paid an additional deposit of VND 96,998,028,150 in accordance with Appendix No. 03.2025 dated 18 April 2025 to the framework agreement. On 23 April 2025, the Corporation used this deposit received to pay the opportunity cost of the Thinh Liet New Urban Area Project (Note V.7).

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

		Opening balance	During the period		Closing balance
		Amount	Increase	Decrease	Amount
		VND	VND	VND	VND
a. Short-term loans		**1,832,111,863,833**	**1,148,024,617,014**	**1,058,015,554,107**	**1,922,120,926,740**
Licogi Corporation - JSC (the Parent Company)	(i)	841,729,296,120	299,854,369,080	291,958,006,765	849,625,658,435
Dong Anh Investment and Construction Materials Joint Stock Company	(ii)	58,229,144,171	66,375,702,304	71,812,116,892	52,792,729,583
Dong Anh Licogi Mechanical Joint Stock Company	(iii)	532,767,079,901	613,257,082,058	533,001,414,501	613,022,747,458
Mechanized Construction and Installation Joint Stock Company No. 9	(iv)	219,558,016,258	110,845,522,744	101,073,846,292	229,329,692,710
Licogi Quang Ngai Joint Stock Company	(v)	20,173,191,008	-	1,112,791,000	19,060,400,008
Licogi 10 Joint Stock Company	(vi)	44,393,411,024	11,000,000	24,165,764	44,380,245,260
Licogi 17 Joint Stock Company	(vii)	37,997,990,333	57,448,940,828	58,721,244,576	36,725,686,585
Licogi Housing and Urban Development Company Limited	(viii)	2,014,147,000	-	-	2,014,147,000
Licogi 15 Joint Stock Company	(ix)	20,561,966,768	232,000,000	311,968,317	20,481,998,451
Foundation Engineering and Construction 20 Joint Stock Company	(x)	39,327,309,923	-	-	39,327,309,923
Water Electrical System and Machinery Installation Licogi Joint Stock	(xi)	10,060,311,327	-	-	10,060,311,327
Licogi 2 Investment and Construction One Member Company Limited	(xii)	5,300,000,000	-	-	5,300,000,000
Total: Current Portion of long-term liabilities		**75,780,028,200**			**96,876,028,200**
Dong Anh Licogi Mechanical Joint Stock Company		-			21,236,000,000
Licogi Housing and Urban Development Company Limited		72,000,000,000			72,000,000,000
Licogi Quang Ngai Joint Stock Company		986,000,000			846,000,000
Mechanized Construction and Installation Joint Stock Company No. 9		1,221,028,200			1,221,028,200
Licogi 10 Joint Stock Company		1,573,000,000			1,573,000,000
Total		**1,907,891,892,033**	**1,148,024,617,014**	**1,058,015,554,107**	**2,018,996,954,940**
Short-term loans and borrowings from related parties		**122,302,197,156**			**137,221,497,156**

(Details are presented in Note VII.1)

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(i) Licogi Corporation - Joint Stock Company (Parent Company)

- The loan from Vietnam Bank for Agriculture and Rural Development - West Hanoi Branch under Credit Agreement No. 1480-LAV-201700283 dated 31 October 2017. The credit limit is VND 13,500,000,000. The loan bears interest at 8.5% per annum. The purpose of the loan is to finance construction costs. The collateral comprises: the receivables from Bac Ha Hydropower Joint Stock Company under Mortgage Agreement No. 02/THN-Li1 dated 25 December 2015, with the secured transaction registered on 28 December 2015 (the maximum secured outstanding balance is VND 9,800,000,000); and 3 dump trucks, 2 crawler hydraulic excavators with reverse buckets and 3 concrete mixer trucks under Mortgage Agreement No. 02/THN-Li1 dated 25 December 2015, with the secured transaction registered on 28 December 2015 (the secured amount is VND 3,750,000,000). The outstanding principal balance as at 30 June 2026 was VND 7,294,167,616.

  According to the minutes of the meeting on September 18, 2020, the loan would be repaid gradually until October 2022. In the event that the divestment is completed before October 2022, the Corporation commits to fully settle the loan immediately after the divestment. As yet, the Corporation has not yet completed the divestment.

- The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch under Credit Facility Agreement No. 01/2026/134627/HĐTD dated 22 January 2026. The credit facility limit is VND 268,660,000,000 (including VND and foreign currencies converted into VND), comprising a loan and L/C facility limit of VND 218,660,000,000 and a guarantee facility limit of VND 50,000,000,000. The facility is available from the date of signing this Agreement until 31 December 2026. The term of each loan is determined under the respective credit agreement. The purpose of the loans is to finance working capital, guarantees and L/C issuance. The applicable interest rate is determined under each specific credit agreement. The Corporation uses certain machinery and equipment and shares (1,050,000 shares of Licogi 14 Joint Stock Company and 100,000 shares of Bac Ha Hydropower Joint Stock Company) owned by the Corporation as collateral for the loan. The outstanding principal balance as at 30 June 2026 was VND 216,121,676,197.

- The loan from Vietnam Prosperity Joint Stock Commercial Bank under Credit Facility Agreement No. BCLC-4784-01 dated 28 March 2025 and Appendix No. 01/PL dated 11 August 2025. The credit facility limit is VND 143,200,000,000 or the equivalent amount in foreign currency, comprising a loan facility limit of VND 43,200,000,000 and a guarantee facility limit of VND 143,200,000,000 less the outstanding loan balance and loan-equivalent balance. The facility is available for 12 months from the date of signing this Agreement. The purpose of the credit facility is to finance working capital and payment of salaries to employees for the Corporation's construction and installation activities. The lending interest rate and the mechanism for adjusting the interest rate during the loan term are agreed upon in the debt acknowledgement agreements or relevant documents. The Corporation uses shares (6,500,000 shares of Dong Anh Licogi Mechanical Joint Stock Company, 360,000 shares of Licogi 14 Joint Stock Company, and a capital contribution of VND 180,000,000,000 in Licogi Housing and Urban Development Company Limited, representing 20% of its charter capital) owned by the Corporation as collateral for the loan. The outstanding principal balance as at 30 June 2026 was VND 38,200,000,000.

- The loan under Debt Sale and Purchase Agreement No. 10/HĐMBN/CLUB M-JUPITER dated 19 August 2024 between Club M Joint Stock Company and MBN Jupiter Joint Stock Company. Accordingly, Club M Joint Stock Company transferred the entire debt owed by the Corporation to MBN Jupiter Joint Stock Company. The loan bears interest at 14% per annum. The collateral comprises 26,600,627 shares of Bac Ha Hydropower Joint Stock Company, 4,187,112 shares of Licogi 14 Joint Stock Company, and 1,853,451 shares of Licogi 13 Joint Stock Company. The outstanding principal balance as at 30 June 2026 was VND 312,262,473,437.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(i) Licogi Corporation - Joint Stock Company (Parent Company) (Continued)

- The Credit Agreement No. 18/2011/HĐTD/TSCĐ-LICOGI dated 30 December 2011 between Licogi Corporation - JSC and Song Da Corporation, with a loan amount of VND 20,000,000,000, for the purpose of financing the investment in the Bac Ha Hydropower Project. The loan term is six months from the date of disbursement. The loan bears interest at 20% per annum. The collateral comprises 1,226,400 shares of Licogi Quang Ngai Joint Stock Company, 596,700 shares of Licogi 12 Joint Stock Company, and 300,000 shares of Long Son Petroleum Industrial Zone Investment Joint Stock Company. The loan is currently overdue. The outstanding principal balance as at 30 June 2026 was VND 8,200,000,000.

- The Loan Agreement No. 02/2017/HĐVV/LICOGI-XUAN CAU dated 18 December 2017 between the Corporation and Xuan Cau Investment Joint Stock Company, for the purpose of settling the Corporation's due debts to banks and other due liabilities. The loan term is nine months from the date of disbursement. The current lending interest rate is 11% per annum. The collateral comprises 12,000,000 shares of Dong Anh Licogi Mechanical Joint Stock Company. Appendix No. 11/2025/PLHĐVV/LICOGI-XUANCAU to extend the loan agreement dated 30 December 2025 extended the loan term from 1 January 2026 to 31 December 2026. The outstanding principal balance as at 30 June 2026 was VND 85,000,000,000.

- Including some loan agreements with individuals and other entities. Specifically:

• The Loan Agreement No. 01/HĐCV/TG-LICOGI dated 12 May 2021, together with Appendix No. 01/PLHĐCV/TG-LICOGI to the Loan Agreement dated 10 May 2022, between Licogi Corporation - JSC and TERRA GOLD Joint Stock Company, with a loan amount of VND 4,100,000,000, for the purpose of carrying out the borrower's activities in compliance with applicable laws and without adversely affecting the lender's interests. The loan bears interest at 5% per annum. The loan term is 12 months from the date on which the lender transfers the funds to the borrower. The Corporation uses its receivables arising under Subcontracting Agreement No. 05/LICOGI/ISG/2016 dated 10 August 2016 between Hoa Binh Construction and Real Estate Corporation and Licogi Corporation - JSC, together with the attached appendices, as collateral for this loan. The value of the collateral at the date of signing the Agreement was VND 8,334,349,353. The outstanding loan balance as at 30 June 2026 was VND 4,100,000,000.

• Personal loans mainly comprise loans from the Corporation's employees to finance working capital and serve the Corporation's business operations. The lending interest rates are applied based on the interest rates charged by banks to the Corporation at the time of borrowing and adjusted in accordance with the banks' notices. During the year, the prevailing interest rates were mainly 7.5%–10% per annum. The loans have terms of less than 12 months. The loans are unsecured. The outstanding principal balance as at 30 June 2026 was VND 41,204,108,625.

- The loan agreements entered into between Licogi Corporation - JSC and Khu Dong Real Estate Investment and Business Company Limited for the purpose of financing the Thinh Liet New Urban Area Project. The loans bear interest at 8% per annum. The loan terms under these agreements are up to 12 months. The outstanding principal balance as at 30 June 2026 was VND 137,221,497,156.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(ii) Dong Anh Investment and Construction Materials Joint Stock Company

- The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - East Hanoi Branch under Credit Facility Agreement No. 01/2025/153707/HĐTD dated 24 September 2025. The maximum credit facility limit is VND 145,000,000,000, comprising a working capital loan facility of VND 85,000,000,000 and an overdraft facility of VND 5,000,000,000. The guarantee facility limit, excluding payment guarantees, is up to VND 60,000,000,000. The Company uses the facility to finance working capital, issue guarantees and open L/Cs. The facility is available until 15 September 2026. The loan term, interest rate and fees are determined under each specific credit agreement. The Company uses its term deposits, buildings and structures, machinery and equipment, and means of transport as collateral for the loan. The outstanding principal balance as at 30 June 2026 was VND 31,313,556,252.

- The loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Anh Branch under Credit Facility Agreement No. 25/2025-HĐCVHM/NHCT144-DOMATCO dated 12 May 2025. The maximum loan facility is VND 50,000,000,000. The Company uses the loan to finance working capital for its business operations. The term of each loan is stated in the respective debt acknowledgement note but does not exceed six months. The credit facility is available until 12 May 2026. The lending interest rate is stated in each debt acknowledgement note and is adjusted monthly. The Company uses its term deposits and means of transport as collateral for the loan. The outstanding principal balance as at 30 June 2026 was VND 17,624,159,131.

- Personal loans bearing interest at rates specified in the respective debt acknowledgement notes, for the purpose of financing working capital for business operations. The loans are unsecured. The outstanding principal balance as at 30 June 2026 was VND 3,855,014,200.

(iii) Dong Anh Licogi Mechanical Joint Stock Company

- The Credit Facility Agreement No. 16/2022-HĐCVHM/NHCT144-CKĐA with Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Anh Branch in October 2022 and Credit Facility Agreement No. 18/2025-HĐCVHM/NHCT144-CKDA dated 23 July 2025. The credit facility limit is VND 300,000,000,000. The purpose of the loan is to finance working capital for the Company's business operations. The facility is available from the effective date of the agreement until 23 July 2026. The term of each loan is stated in the respective debt acknowledgement note. The lending interest rate is adjusted in accordance with the Bank's regulations from time to time, specified in each debt acknowledgement note and effective from the initial disbursement date. The security arrangements comprise a pledge of receivables under Receivables Mortgage Agreement No. 31/2016/HĐTCQPT/NHCT144-CKĐA dated 20 June 2016 and a pledge of inventories under Inventory Mortgage Agreement No. 11/2-2-HĐTCHTK/NHCT144-CKĐA dated 30 June 2020 and the amendments and supplements dated 18 July 2024. The outstanding principal balance as at 30 June 2026 was VND 210,430,458,161.

- Credit Facility Agreement No. 01/2022/153720/HĐTD with Joint Stock Commercial Bank for Investment and Development of Vietnam – East Hanoi Branch dated 20 September 2022, as amended and supplemented under Credit Agreement No. 01/2025/153720/HĐTD dated 10 September 2025. The credit facility limit is VND 300,000,000,000, including a short-term loan facility of VND 220,000,000,000. The purpose of the loan is to finance working capital, open L/Cs and issue guarantees for the Company's business operations. The agreement is effective until 31 August 2026. The interest rate is determined under each specific credit agreement in accordance with the Bank's applicable interest rate policy from time to time. The security comprises a mortgage over inventories with a value of VND 81 billion under Asset Mortgage Agreement No. 01/2018/15720/HĐBĐ dated 9 October 2018. The outstanding principal balance as at 30 June 2026 was VND 147,959,172,948.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(iii) Dong Anh Licogi Mechanical Joint Stock Company (Continued)

- Credit Facility Agreement No. 34/23/CTD/VCBCD-CKĐA with Joint Stock Commercial Bank for Foreign Trade of Vietnam – Chuong Duong Branch dated 19 April 2023; Credit Facility Agreement No. 64/25/HM/VCBCD-CKĐA dated 22 July 2025; and the amendment and supplement dated 26 November 2025. The credit facility limit is VND 300,000,000,000. The purpose of the loan is to finance the Company's lawful credit needs for its business operations, excluding the financing of fixed asset investments. The agreement is effective from the date of signing until 19 June 2026. The lending interest rate is determined at the time of disbursement and stated in each debt acknowledgement note. The security comprises fixed assets under the security arrangements and security agreements specified in the credit facility agreement. The outstanding principal balance as at 30 June 2026 was VND 136,338,526,433.

- Amendment No. 05 to the General Facility Agreement dated 20 May 2021 with HSBC Bank (Vietnam) Ltd. – Hanoi Branch, based on the General Facility Agreement No. VHN 162141. The total facility limit is VND 164,000,000,000 or its equivalent in USD. The purpose of the loan is to supplement capital for commercial service needs. The facility term is 12 months from the date of the Agreement and will be automatically renewed for multiple periods of 12 months each unless otherwise notified by the Bank. The facility interest rate is subject to adjustment as specifically notified by the Bank. The forms of security for the loan are the Mortgage Agreement over receivables No. VHN100481/MR, fifth amendment; the Mortgage Agreement over inventories No. VHN100481/MS, sixth amendment; and the Pledge Agreement over deposits No. VHN100481/DUL, sixth amendment dated 20 May 2021. The principal balance of the loan as at 30 June 2026 is VND 118,294,589,916.

(iv) Mechanized Construction and Installation Joint Stock Company No 9

- The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam – Dong Nai Branch under credit limit contract No. 55/2025/378369 dated September 15, 2025, with a regular credit limit of up to VND 31 billion, including a loan limit of VND 26.9 billion and a guarantee limit of VND 4 billion, the corporate credit card limit is VND 100,000,000. The purpose of the loan is to supplement working capital. The credit limit is valid until August 30, 2026. The interest rate and repayment period for each loan are specified in individual credit agreements. The loan is secured by the mortgage of certain machinery, equipment, and vehicles of the Company. The principal balance of the loan as at 30 June 2026 is VND 25,965,960,569.

- Loan from Vietnam Prosperity Joint Stock Commercial Bank under the Credit Facility Agreement No. BCLC-10125-01 dated September 17, 2025. The total credit limit is VND 54 billion, including both loan and guarantee limits. The availability period of the facility is 12 months. The purpose of the loan is to supplement working capital and provide guarantees for construction and installation activities. The term of each loan is specified in the respective drawdown/loan agreement but does not exceed 11 months. The loan is secured by shares owned by Licogi Corporation – JSC under the Share Pledge Agreements No. 02/2020/HDTC-CK/VPB-LICOGI9 dated October 1, 2020 and No. 2020/HDTC-CK/VPB-LICOGI9 dated February 12, 2020, including any amendments, supplements, or replacements (if any), as well as the pledge of capital contribution of Licogi Corporation – JSC in Licogi Housing and Urban Development One Member LLC, and other security measures and assets as agreed between the Bank and the Company. The outstanding principal balance as at 30 June 2026is VND 54,000,000,000.

- Loan from Viet A Joint Stock Commercial Bank under the Credit Facility Agreement No. 200-020/25/HĐTD dated March 27, 2025. The maximum credit limit is VND 130 billion, with a validity period of 12 months. The purpose, term, and interest rate of each loan are specified in the respective credit documents at the time of disbursement. The loan is secured by mortgage of land use rights owned by the Company located in An Phu Ward, District 2, Ho Chi Minh City, valued at VND 87.464 billion; and property rights arising from all constructions on the above land plots, valued at VND 30.182 billion. The principal balance of the loan as at 30 June 2026 is VND 126,386,876,900.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(iv) Mechanized Construction and Installation Joint Stock Company No 9 (Continued)

- Loans from individuals bear interest rates as specified in each promissory note, with the purpose of supplementing working capital for production and business activities. These loans are unsecured. The total outstanding principal as at June 30, 2026 is VND 23,645,494,341.

(v) Licogi Quang Ngai Joint Stock Company

- The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam – Quang Ngai Branch under credit limit contract No. 01/2022/711559/HĐTD dated December 6, 2022, with a credit limit of VND 38,036,000,000. This includes a maximum short-term loan and payment guarantee limit of VND 22,036,000,000, a construction loan limit of VND 18,982,000,000, and a commercial loan limit (bricks and stones) of VND 3,054,000,000; along with a maximum guarantee limit of VND 16,000,000,000. The purpose of the loan is to supplement working capital, provide guarantees, and open Letters of Credit (L/C). The credit limit duration is from December 6, 2022, to November 30, 2023, with loan terms, guarantee terms, L/C terms, interest rates, and fees specified in each respective credit agreement, guarantee agreement, or issued L/C. In 2024, as per Notification No. 1257/CĐ-BIDV.QN dated July 5, 2024, the Bank provided a compulsory loan of VND 3,005,567,182 with an interest rate of 10.65% per year. Collateral includes mortgages and pledges of real estate, land-attached assets, and future assets under the mortgage contracts signed between the Company and the Bank. The principal balance outstanding as at 30 June 2026 is VND 13,240,392,008.

- Including loan contracts for employees, term less than 12 months, interest rate from 5%/year. Purpose of loan is to supplement working capital. The loan has no collateral. The principal balance outstanding as at 30 June 2026 is VND 5,819,468,000.

(vi) Licogi 10 Joint Stock Company

- Short-term loan under Credit Limit Contract No. 01/2020/256773/HDTD dated December 4, 2020 signed with Joint Stock Commercial Bank for Investment and Development of Vietnam - Da Nang Branch. The company is allowed to borrow with a maximum regular credit limit of VND 77 billion, including: short-term loans, maximum payment guarantees of VND 27 billion. The loan is to supplement working capital, guarantee, open L/C. The limit maintenance period is 08 months. Interest rates are determined in each specific Credit Contract according to the Bank's interest rate regime in each period. Collateral includes: mortgage of machinery and equipment for production and business activities, mortgage of land use rights and assets attached to land at plot 06-07, Tay Cau Dua residential area, Vinh Hiep commune, Nha Trang city, Khanh Hoa province. The loan principal balance as at 30 June 2026 is VND 36,925,017,536.

- Short-term personal loans have a term of 03 - 12 months and are renewable upon contract expiration, interest rate 8.5%/year, the purpose is to supplement working capital, the loan has no collateral. The loan principal balance as at 30 June 2026 is VND 7,455,227,724.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(vii) Licogi 17 Joint Stock Company

- The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Bac Hai Duong Branch under credit limit contract No. 01/2024/219065/HĐTD dated June 14, 2024, with a maximum credit limit of VND 70,000,000,000. The purpose of the loan is to supplement working capital and provide guarantees. The credit limit is granted for a duration of 12 months from the date of contract signing, with interest rates specified in each individual credit agreement according to the Bank's rates at different times. Collateral for the loan is stipulated in the mortgage contracts for assets. The loan principal balance as at 30 June 2026 is VND 35,795,686,585.
- The personal loan intended to support production and business activities has an interest rate that is adjusted periodically based on the prevailing loan interest rates of the Bank for Investment and Development of Vietnam – Bac Hai Duong Branch. This loan has no collateral. The loan principal balance as at 30 June 2026 is VND 930,000,000.

(viii) Licogi Urban And Housing One Member Company Limited

- The loan from Mr. Nguyen Thanh Nhon under contract No. 55A/2017/HDVV dated November 8, 2017, and the annex for loan extension No. 05 dated May 9, 2024. The purpose of the loan is to facilitate land clearance activities, with an interest rate of 10%/ year. This loan has no collateral. The loan principal balance as at 30 June 2026 is VND 2,014,147,000.

(ix) Licogi 15 Joint Stock Company

- The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Bim Son Branch, interest rate applied for each debt receipt. Loan purpose is to supplement working capital. Collateral is a property mortgage contract. The loan principal balance as at 30 June 2026 is VND 6,319,623,592.
- Personal capital mobilization loan. Interest rate applied for each loan. Loan purpose is to supplement working capital. The loan principal balance as at 30 June 2026 is VND 14,162,374,859.

(x) Foundation Engineering and Construction 20 Joint Stock Company

- Short-term loan from the Vietnam Bank for Agriculture and Rural Development - Tay Ha Noi Branch under loan contract No. 1480LAV201800186 dated August 10, 201 with a maximum limit of VND 36,500,000,000, a loan limit of VND 19,500,000,000, a guarantee limit of VND 17,000,000,000, a loan interest rate of 8.5%/year (fixed interest rate). The purpose of the loan is to supplement working capital for production and business, construction, and foundation treatment. The loan term of each debt is a maximum of 09 months from the day following the disbursement date. The collateral is the assets owned by the company according to each specific mortgage contract with the bank. The loan principal balance as at 30 June 2026 is VND 18,829,494,431.
- Short-term loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Tay Ho Branch under Loan Contract No. 01/2018/134624/HDTD with a maximum regular credit limit of VND 78,000,000,000, a maximum short-term loan limit, payment guarantee and opening LC (excluding the deposit) of VND 38,000,000,000, the loan interest rate is specified in each debt acknowledgment document. The purpose of the loan is to supplement working capital, guarantee, and open LC to serve production and business activities. The credit term is 12 months from the date of signing the contract. The collateral is the assets owned by the company according to each specific mortgage contract with the bank. The loan principal balance as at 30 June 2026 is VND 20,497,815,492.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(xi) Water Electrical System and Machinery Installation Licogi Joint Stock Company

- The loan from the Vietnam Bank for Agriculture and Rural Development - Tay Ha Noi Branch is based on Credit Agreement No. 1480-LAV-201200231/HĐTD dated June 15, 2012, with a maximum credit limit of VND 12 billion. The purpose of the loan is to supplement working capital for construction projects. The interest rate is 4.86% per year, adjusted according to Decision No. 12333/NHNo-TD dated December 29, 2021, issued by the Chief Executive Officer of the Vietnam Bank for Agriculture and Rural Development, and in line with Appellate Judgment No. 01/2025/KDTM-PT dated January 3, 2025, from the Hanoi People's Court. As of the time of this report, the Company has not fulfilled its payment obligations to the Bank as stipulated in the aforementioned appellate judgment. The loan principal balance as at 30 June 2026 is VND 4,900,956,630.

- The loan from Bac Ha Energy Joint Stock Company for the purpose of supplementing working capital, loan term 06 months from the date of disbursement, loan interest rate 16%/year. After the loan term, if the loan is not fully paid, the interest rate is 24%/year. The loan is secured by the construction values completed at the Nam Phang B Hydropower Project, which have not yet been accepted for payment, corresponding to the loan value and interest due at maturity. The loan principal balance as at 30 June 2026 is VND 2,850,000,000.

- Personal loans are loan contracts with a term of less than 12 months, the purpose of the loan is to supplement working capital for production and business, the loan interest rate is 9.5%/year, interest is added to the principal. The loan principal balance as at 30 June 2026 is VND 2,309,354,697.

(xii) Licogi 2 Investment And Construction One Member Company Limited

- Personal loan for the purpose of serving the Company's production and business needs, interest rate from 8.5-9%/year, loan term of 12 months. The loan principal balance as at 30 June 2026 is VND 5,300,000,000.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

		Opening balance	During the period		Closing balance
		Amount	Increase	Decrease	Amount
		VND	VND	VND	VND
b. Long-term loans		**812,826,525,576**	**16,199,763,322**	**9,980,024,726**	**819,046,264,172**
Licogi Corporation - JSC (the Parent Company)	(i)	626,161,500,000	-	-	626,161,500,000
Licogi Housing and Urban Development Company Limited	(ii)	72,000,000,000	-	-	72,000,000,000
Dong Anh Mechanical Joint Stock Company	(iii)	72,840,024,726	16,199,763,322	9,840,024,726	79,199,763,322
Mechanized Construction and Installation Joint Stock Company No. 9	(iv)	2,499,274,850	-	-	2,499,274,850
Licogi Quang Ngai Joint Stock Company	(v)	986,000,000	-	140,000,000	846,000,000
Licogi 10 Joint Stock Company	(vi)	1,573,000,000	-	-	1,573,000,000
Licogi 2 Investment and Construction One Member Company Limited	(vii)	25,359,726,000	-	-	25,359,726,000
Foundation Engineering and Construction 20 Joint Stock Company	(viii)	11,407,000,000	-	-	11,407,000,000
Less: Current portion of long-term liabilities		**75,780,028,200**			**96,876,028,200**
Dong Anh Licogi Mechanical Joint Stock Company		-			21,236,000,000
Licogi Housing and Urban Development Company Limited		72,000,000,000			72,000,000,000
Licogi Quang Ngai Joint Stock Company		986,000,000			846,000,000
Mechanized Construction and Installation Joint Stock Company No. 9		1,221,028,200			1,221,028,200
Licogi 10 Joint Stock Company		1,573,000,000			1,573,000,000
Total		**737,046,497,376**	**16,199,763,322**	**9,980,024,726**	**722,170,235,972**
Long-term loans and borrowings from related parties		461,161,500,000			461,161,500,000

(Details are presented in Note VII.1)

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(i) Licogi Corporation - Joint Stock Company (Parent Company)

- Loan agreements and related appendices between Licogi Corporation – JSC and Khu Dong Real Estate Investment and Business Company Limited are entered into for the purpose of financing the Thinh Liet New Urban Area Project. The lending interest rate ranges from 8% to 10%/ year. The loans are secured by shares owned by Licogi Corporation Joint Stock Company, including: 1,529,568 shares of Dong Anh Construction and Building Materials Investment Joint Stock Company; 288,000 shares of Licogi Consultancy Joint Stock Company; 2,563,566 shares of Construction Machinery Joint Stock Company No. 9; 675,240 shares of Licogi 10 Joint Stock Company; 659,380 shares of Licogi 15 Joint Stock Company; 563,290 shares of Licogi 17 Joint Stock Company; 2,257,150 shares of Foundation Engineering and Construction Joint Stock Company No. 20; 1,027,750 shares of Mechanical & Electrical Installation Joint Stock Company; 100% equity interest of the Corporation in Licogi 2 Investment and Construction One Member Company Limited; 100% equity interest of the Corporation in Licogi General Import - Export One Member Company Limited; and 1,375,381 shares of DakDrinh Hydropower Joint Stock Company. The outstanding principal balance as at 30 June 2026 is VND 461,161,500,000.

- The loan from Hai Duong Investment and Consulting Company Limited is based on an agreement to convert repayment obligations into a loan, dated December 31, 2021, with a loan value of VND 165 billion, a term of 3 years, and an interest rate of 0% per year. The principal amount is to be repaid upon the expiration of the loan term. This loan has no collateral. The loan principal balance as at 30 June 2026 is VND 165 billion. The loan is due for repayment on December 31, 2025; however, the Corporation has yet to reclassify this long-term loan as due for repayment.

(ii) Licogi Urban And Housing One Member Company Limited

- The loan from Vietnam Prosperity Joint Stock Commercial under credit contract No.BCLC-3970-01 dated November 29, 2024, with a loan value of VND 72,000,000,000, an interest rate changed over time in accordance with bank notifications, and a loan term of 24 months. The loan is intended to fund an advance payment under Construction Contract No. 06/2024/HĐXD-LICOGI dated November 14, 2024, between the Company and Licogi Corporation - JSC. The contract pertains to the package for constructing the technical infrastructure system (excluding the renovation and undergrounding of 35kV and 110kV power lines in the existing area crossing the Thinh Liet new urban area, part of the Thinh Liet New Urban Area Construction Investment Project). The collateral includes 300,000 shares of Investment and Construction Joint Stock Company No. 18, real estate at plot No. 130, map sheet No. 38, Hong Ha Ward, Ha Long City, Quang Ninh Province; 51% of LICOGI Corporation's equity in LICOGI One Member Limited Liability Housing and Urban Development Company; and all property rights arising from the Thinh Liet New Urban Area Project. The loan principal balance as at 30 June 2026 is VND 72,000,000,000.

(iii) Dong Anh Licogi Mechanical Joint Stock Company

- The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - East Hanoi Branch under credit contract No. 02/2024/153720/HDTD dated December 5, 2024. The maximum credit limit is VND 81,000,000,000. The purpose of the loan is to finance reasonable investment costs to implement the Project of Investing in machinery and equipment to improve the production capacity of the Foundry Department. The term of the contract is a maximum of 60 months from the day following the first credit granting date. The loan interest rate is 6.8%/year fixed for the first 2 years; after this preferential period, the interest rate will be floating, adjusted once every 6 months, as specified in each promissory note. The loan security is secured by all assets formed from the loan capital according to the Mortgage Contract for Real Estate and Property Rights No. 01/2024/153720/HDTC signed on December 5, 2024. The loan principal balance as at 30 June 2026 is VND 63,000,000,000.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(iii) Dong Anh Licogi Mechanical Joint Stock Company (Continued)

- Medium and long-term loan agreement No. 65/25/TDH/VCBCD-CKDA dated 22 July 2025 with Joint Stock Commercial Bank for Foreign Trade of Vietnam – Chuong Duong Branch. The maximum credit facility limit is VND 158,000,000,000. The purpose of the loan is to finance the Company's legitimate, reasonable and valid borrowing needs for the implementation of the Company's investment plan. The term of the agreement is a maximum of 60 months from the day following the date of the first loan disbursement. The lending interest rate is fixed at 6.6% per annum for the first two years; after this preferential period, the lending interest rate is determined in each specific debt acknowledgement in accordance with the Bank's prevailing interest rate policy from time to time. The forms of security for the loan include: machinery and equipment invested by the Company under Mortgage Agreement for Machinery and Equipment No. 01/15/HĐTC/VCB.CD-CKĐA dated 30 December 2015, Asset Supplement Appendix No. 01 dated 8 May 2020 and Amendment and Supplement Agreement No. 02 dated 25 November 2021 signed between the Bank and the Company, with the asset value at the date of signing the loan agreement of VND 242,000,000; machinery and equipment, production lines and other assets invested by the Company under the Framework Agreement on Mortgage of Assets No. 02/13/HĐTC/VCB.CD-CKĐA dated 18 December 2013 and Appendix No. 01 dated 29 March 2017 signed between the Bank and the Company, with the asset value at the date of signing the loan agreement of VND 8,989,376,000; machinery and equipment formed from the Bank's loan capital and the Company's equity, invested by the Company under the Resolution of the Company's 2025 Annual General Meeting of Shareholders dated 23 April 2025 and Mortgage Agreement for Machinery and Equipment No. 89/25/MMTB/VCBCD-CKĐA dated 22 July 2025 signed between the Bank and the Company, with the asset value at the date of signing the loan agreement of VND 226,081,000,000; inventories circulating in the production and business process and/or rights to claim payment arising from contracts for the provision of goods and services signed between the Company and organizations/individuals, formed from the Bank's loan capital and the Company's equity, under Mortgage Agreement over Inventories and Receivables No. 01/19/TCHHKPT/VCB.CD-CKĐA dated 29 March 2019 and the amendments and supplements thereto signed between the Bank and the Company, with the asset value at the date of signing the loan agreement of VND 130,000,000,000.

(iv) Mechanized Construction and Installation Joint Stock Company No 9

- Financial lease contract No. B230219901 dated 23 February, 2023 between Mechanical and Construction Company No. 9 and Chailease International Company Limited. Lease value is: VND 5,513,229,750. Lease term is 60 months. Lease interest rate applies floating interest rate, and will be notified to the lessee. Leased assets are 05 Dump trucks. The loan principal balance as at 30 June 2026 is VND 1,830,635,750.

(v) Licogi Quang Ngai Joint Stock Company

- The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Ngai branch under credit contract No. 03/2015/711559/HDTD dated 07 October, 2015, loan amount is VND 22,900,000,000. Loan purpose is to invest in Ca Ty mountain stone mining investment project, Tinh Tho commune, Son Tinh district, Quang Ngai province. Loan term is 07 years from the effective date of the contract, loan grace period is 6 months from the first disbursement date. Interest rate is 10%/year from 07 October, 2015 to March 31, 2015, then apply floating interest rate adjusted every 6 months according to bank regulations. The collateral includes the Mineral Exploitation Rights Mortgage Contract No. 01/2015/711559/HDBĐ dated 01 October, 2015 and the accompanying amendments and supplements to the above contract (if any). The loan principal balance as at 30 June 2026 is VND 846,000,000.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

21. LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(vi) Licogi 10 Joint Stock Company

- The loan from Military Commercial Joint Stock Bank – Nam Da Nang Branch under credit contract No. 16441.17.307.2669135.TD dated August 22, 2017, provides a loan limit of VND 8,844,500,000 with a loan term of 60 months from the date of disbursement, interest rate specified at each time according to the debt acknowledgment contract. The purpose of the loan is to purchase 1 Changlin blast-free tunnel boring machine. The loan is secured by the movable property of the Vibration Mining Machine. The loan principal balance as at 30 June 2026 is VND 1,573,000,000.

(vii) Licogi 2 Investment And Construction One Member Company Limited

- The loans to individuals for the purpose of raising capital for the Company to invest in the project of building an office building and apartments at lot CT7 - Thinh Liet urban area, Hoang Mai district, Hanoi city, the lender will be guaranteed the right to buy apartments of the project. The loan term is until the Company completes the procedures for signing an apartment sale and purchase contract for customers at the project, the loan interest rate is calculated according to the 12-month term deposit interest rate of the Vietnam Bank for Agriculture and Rural Development - Ha Long branch. The Company is capitalizing all borrowing costs arising during the year of these personal loan contracts into the CT7 Apartment Project - Thinh Liet Urban Area, Hanoi. The loan principal balance as at 30 June 2026 is VND 25,359,726,000.

(viii) Foundation Engineering and Construction 20 Joint Stock Company

- Long-term loan from the Vietnam Bank for Agriculture and Rural Development - Tay Ha Noi Branch under Loan Agreement No. 1480-LAV-201700292 dated 15 November, 2017, loan amount VND 13,500,000,000, loan interest rate 9.5%, interest rate adjusted every 6 months according to specific notice of the bank, loan term 60 months. The purpose of the loan is to invest in 02 bored pile drilling lines to serve production and business activities. Loan term is 60 months from the date of disbursement. The loan is secured by these 02 bored pile drilling lines. The loan principal balance as at 30 June 2026 is VND 10,800,000,000.

- Loan from individuals in the Company, loan term 13 months, interest rate according to the lending interest rate of Vietnam Joint Stock Commercial Bank for Investment and Development, these loans are unsecured, starting from 2017 there is no interest. The loan principal balance as at 30 June 2026 is VND 607,000,000.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

22. OWNER'S EQUITY

	Owner's contributed capital	Other owner's capital	Assets revaluation reserve	Investment and development funds	Other Equity Funds	Retained earnings	Non-controlling shareholder interests	Total
	VND	VND	VND	VND	VND	VND	VND	VND
Prior year's opening balance as previously reported	**900,000,000,000**	**117,558,651**	**(89,169,818,319)**	**143,948,227,766**	**2,083,295,470**	**(550,940,633,893)**	**83,893,413,739**	**489,932,043,414**
Profit/Loss for the year	-	-	-	-	-	81,277,738,756	25,364,590,058	106,642,328,814
Development fund appropriation	-	-	-	22,113,874,096	-	(22,113,874,096)	-	-
Reward and welfare fund appropriation	-	-	-	-	-	(10,000,079,963)	(1,964,352,439)	(11,964,432,402)
Pay dividends	-	-	-	-	-	-	(9,865,939,063)	(9,865,939,063)
Management bonuses	-	-	-	-	-	(1,897,067,214)	(232,948,093)	(2,130,015,307)
Other	-	-	-	-	-	(462,801)	551,464	88,663
Current year's opening balance	**900,000,000,000**	**117,558,651**	**(89,169,818,319)**	**166,062,101,862**	**2,083,295,470**	**(503,674,379,211)**	**97,195,315,666**	**572,614,074,119**
Profit/Loss for the period	-	-	-	-	-	(15,190,443,248)	4,203,117,906	(10,987,325,342)
Development fund appropriation (i)	-	-	-	32,718,997,425	-	(32,718,997,425)	-	-
Reward and welfare fund appropriation (i)	-	-	-	-	-	(13,282,426,005)	(3,637,274,721)	(16,919,700,726)
Pay dividends (i)	-	-	-	-	-	-	(11,563,470,055)	(11,563,470,055)
Management bonuses	-	-	-	-	-	(3,012,062,426)	(369,862,593)	(3,381,925,019)
Other	-	-	-	-	-	335,543	-	335,543
Current period's closing balance	**900,000,000,000**	**117,558,651**	**(89,169,818,319)**	**198,781,099,287**	**2,083,295,470**	**(567,877,972,772)**	**85,827,826,203**	**529,761,988,520**

(i) During the period, the Corporation made appropriations to funds and paid dividends in accordance with the resolutions of the General Meetings of Shareholders and Members' Councils of the subsidiaries.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

22. OWNER'S EQUITY (CONTINUED)

Details of owner's investment capital

	Ratio (%)	Closing balance VND	Ratio (%)	Opening balance VND
State Capotal and Investment Corporation (SCIC)	40.71%	366,406,910,000	40.71%	366,406,910,000
Khu Dong Real Estate Investment and Trading Company Limited	35.00%	315,000,000,000	35.00%	315,000,000,000
Gia Cuong Investment Company Limited	19.24%	173,128,880,000	19.24%	173,128,880,000
Capital contributions of other shareholders	5.05%	45,464,210,000	5.05%	45,464,210,000
Total	**100.00%**	**900,000,000,000**	**100.00%**	**900,000,000,000**

Shares

	Closing balance Shares	Opening balance Shares
Number of shares registered for issuance	90,000,000	90,000,000
Number of shares issued and fully contributed capital	90,000,000	90,000,000
- Ordinary shares	*90,000,000*	*90,000,000*
Number of shares outstanding	90,000,000	90,000,000
- Ordinary shares	*90,000,000*	*90,000,000*
Par value of outstanding shares: 10,000 VND/share	10,000	10,000

23. BUSINESS AND GEOGRAPHICAL SEGMENTS

Segments by Geography

Geographical Segments a distinguishable component of an entity that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The business operations of the Corporation (Parent Company) and its subsidiaries are primarily conducted within the territory of Vietnam. Accordingly, the Corporation does not present segment reporting by geographical areas.

Segments by Business Line

Business Segments is a distinguishable component of an entity that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

For Management purposes, the Corporation is organized into 03 (three) operating segments: Construction business segment; Construction materials business segment; and Real estate business and other activities segment.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

23. BUSINESS AND GEOGRAPHICAL SEGMENTS (CONTINUED)

Segment reporting for the first six months of 2026:

	Construction Activities	Construction Materials Business Activities	Real estate business and other activities	Total of the whole enterprise
	VND	VND	VND	VND
Net revenue from external sales	159,017,446,575	855,647,333,601	10,605,941,541	**1,025,270,721,717**
Direct departmental costs	142,706,580,271	762,027,471,914	7,419,299,706	**912,153,351,891**
Profit from business activities	**16,310,866,304**	**93,619,861,687**	**3,186,641,835**	**113,117,369,826**
Total cost of purchasing fixed assets	107,416,701,460	-	-	**107,416,701,460**
Departmental assets	684,805,157,282	3,656,736,373,096	35,602,946,216	**4,377,144,476,594**
Unallocated assets	-	-	-	**1,219,527,669,718**
Total assets	**684,805,157,282**	**3,656,736,373,096**	**35,602,946,216**	**5,596,672,146,312**
Departmental liabilities	788,291,158,433	4,209,333,006,594	40,983,172,247	**5,038,607,337,274**
Unallocated liabilities	-	-	-	**28,302,820,518**
Total liabilities	**788,291,158,433**	**4,209,333,006,594**	**40,983,172,247**	**5,066,910,157,792**

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

23. BUSINESS AND GEOGRAPHICAL SEGMENTS (CONTINUED)

Segment reporting for the first six months of 2025:

	Construction Activities	Construction Materials Business Activities	Real estate business and other activities	Total of the whole enterprise
	VND	VND	VND	VND
Net revenue from external sales	327,820,687,456	565,815,056,294	10,098,918,957	**903,734,662,707**
Direct departmental costs	283,352,494,063	502,994,361,652	6,316,205,220	**792,663,060,935**
Profit from business activities	**44,468,193,393**	**62,820,694,642**	**3,782,713,737**	**111,071,601,772**
Total cost of purchasing fixed assets	132,681,016,052	-	-	**86,144,850,945**
Departmental assets	329,274,355,442	3,758,454,707,802	51,136,580,623	**3,628,163,309,515**
Unallocated assets	-	-	-	**1,267,759,715,246**
Total assets	**461,955,371,494**	**3,758,454,707,802**	**51,136,580,623**	**5,406,625,359,113**
Departmental liabilities	383,044,698,057	4,372,208,539,523	59,487,159,449	**4,455,381,758,046**
Unallocated liabilities	-	-	-	**19,270,887,965**
Total liabilities	**383,044,698,057**	**4,372,208,539,523**	**59,487,159,449**	**4,834,011,284,994**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED INCOME STATEMENT

1. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior period VND
Sales of merchandise and services	**1,025,302,571,717**	**903,734,662,707**
Sales of goods and construction materials	855,679,183,601	565,815,056,294
Sales of services rendered	10,605,941,541	10,098,918,957
Sales from construction contracts	159,017,446,575	327,820,687,456
Deductions	**31,850,000**	**-**
Including:	-	-
- Sale return	31,850,000	-
Net revenue from goods sold and services rendered	**1,025,270,721,717**	**903,734,662,707**
Revenue with related parties	**1,197,866,700**	**1,163,939,832**
(Details in Notes VII.1)		

2. COST OF GOODS SOLD

	Current period VND	Prior period VND
Cost of finished products, goods, construction materials	762,027,471,914	502,994,361,652
Cost of services rendered	7,419,299,706	6,316,205,220
Cost of construction contract	143,949,789,875	283,490,911,042
Provision/Reversal for inventory depreciation	(1,243,209,604)	(138,416,979)
Total	**912,153,351,891**	**792,663,060,935**

3. FINANCIAL INCOME

	Current period VND	Prior period VND
Deposit interest, loan interest	18,297,647,319	7,547,911,624
Dividends distributed profit	42,136,550,050	28,829,110,750
Realized exchange rate gain	147,251,398	807,055,591
Profit from selling shares of Licogi 18 Joint Stock Company	-	3,946,183,301
Unrealized exchange rate gain	1,326,067,690	913,552,462
Others	-	5,665,303
Total	**61,907,516,457**	**42,049,479,031**

4. FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expenses	71,946,650,463	55,971,600,868
Realized exchange rate difference loss	1,325,750,455	134,227
Unrealized exchange rate difference loss	144,705,755	-
Provision/Reversal of investment impairment	(897,302,582)	(213,758,300)
Others	373,872	10,213,043
Total	**72,520,177,963**	**55,768,189,838**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED INCOME STATEMENT (CONTINUED)

5. SELLING EXPENSES

	Current period VND	Prior period VND
Cost of management materials, office supplies	793,601,019	686,322,885
Labor cost	7,896,949,332	7,010,537,379
Fixed asset depreciation expenses	491,721,440	572,088,789
Cost of outsourced services	5,556,941,241	4,743,769,664
Other expenses in cash	5,636,594,271	10,081,996,638
Provision/ Reversal for warranty	25,247,598	(16,641,871)
Total	**20,401,054,901**	**23,078,073,484**

6. GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior period VND
Cost of management materials, office supplies	1,823,573,844	1,720,722,058
Labor cost	34,627,735,672	35,907,436,856
Fixed asset depreciation expense	2,926,912,323	2,438,265,588
Provision/Reversal	490,366,803	(2,794,028,589)
Taxes, fees and charges	3,323,310,895	4,251,115,610
Cost of out sourced services and other expenses in cash	21,662,109,793	22,343,445,607
Total	**64,854,009,330**	**63,866,957,130**

7. OTHER INCOME

	Current period VND	Prior period VND
Sale, disposal of fixed assets	870,509,832	423,600,000
Penalties	62,500,000	108,954,383
Reversal of provision for construction warranty	12,654,529	69,112,917
Other income	119,343,662	1,318,401,817
Total	**1,065,008,023**	**1,920,069,117**

8. OTHER EXPENSES

	Current period VND	Prior period VND
Depreciation cost of inactive fixed assets	4,749,966,288	3,750,964,934
Penalties fines	818,797,858	3,371,597,161
Other expenses	2,195,343,815	4,845,746,393
Total	**7,764,107,961**	**11,968,308,488**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM CONSOLIDATED INCOME STATEMENT (CONTINUED)

9. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Current corporate income tax expense at Dong Anh Licogi Mechanical Joint Stock Company	3,442,038,617	3,834,232,145
Current corporate income tax expense at Dong Anh Investment Construction and Building Materials Joint Stock	1,924,006,238	1,947,313,081
Current corporate income tax expense at Mechanized Construction and Installation Joint Stock Company No9	(1,463,324,692)	-
Current corporate income tax expense at Licogi Consulting Joint Stock Company	49,853,231	16,467,409
Current corporate income tax expense at Licogi Urban and Housing One Member Company Limited	358,958	359,097
Total	**3,952,932,352**	**5,798,371,732**

10. BASIC EARNINGS/(LOSSES) PER SHARE

	Current period VND	Prior period VND
Profit/(loss) for basic earnings per share calculation	**(15,190,443,248)**	**(14,843,246,462)**
Less: Provision for bonus and welfare fund (i)	-	-
Profit/(loss) for basic earnings per share calculation	**(15,190,443,248)**	**(14,843,246,462)**
Weighted average number of common shares for basic earnings per share calculation	90,000,000	90,000,000
Basic earnings per share	**(169)**	**(165)**
Diluted earnings per share (ii)	**(169)**	**(165)**

(i) The Corporation has no specific provision on the appropriation rate for the reward and welfare funds. Given its significant accumulated losses and no appropriation approved by the Annual General Meetings of Shareholders in 2024 and 2025, there is no basis for determining adjustments to profit attributable to ordinary shareholders for the six-month period ended 30 June 2026.

(ii) Diluted earnings per share: The Corporation does not have any potential ordinary shares that would have a dilutive effect on earnings per share during the period and as at the date of preparation of these interim consolidated financial statements. Accordingly, diluted earnings per share is equal to basic earnings per share.

VII. OTHER INFORMATION

1. RELATED PARTY TRANSACTIONS AND BALANCES

Related party	Relationship
Licogi 14 Joint Stock Company	Associated Company
Licogi 19 Joint Stock Company	Associated Company
Binh Long Construction Investment Joint Stock Company	Associated Company
Bac Ha Hydropower Joint Stock Company	Associated Company
Thang Long Industrial Park Company Limited	Joint venture company
MIK Group Corporation Vietnam	Related company
Board of Management,Board of Directors and major shareholders	Operating Company
Khu Dong Real Estate Investment and Trading Company Limited	Major shareholder

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

VII. OTHER INFORMATION (CONTINUED)

1. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

During the period, the Company entered into the following significant transactions with its related parties:

	Current period VND	Prior period VND
Sale of goods and services	**1,197,866,700**	**1,163,939,832**
Thang Long Industrial Park Company Limited	1,197,866,700	1,163,939,832
Profit dividends are distributed	**-**	**27,062,983,000**
Bac Ha Hydropower Joint Stock Company	-	27,062,983,000
Loan interest	**-**	**191,515,000**
Dong Anh 8 Construction Investment and Building Materials	-	191,515,000
Loans	**53,119,300,000**	**65,850,000,000**
Khu Dong Real Estate Investment and Trading Company	53,119,300,000	65,850,000,000
Loan principal repayments	**38,200,000,000**	**62,200,000,000**
Khu Dong Real Estate Investment and Trading Company	38,200,000,000	62,200,000,000
Borrowing costs	**24,086,036,879**	**17,158,196,527**
Khu Dong Real Estate Investment and Trading Company	24,086,036,879	17,158,196,527
Investment contribution	**40,128,371,275**	**-**
Thang Long Thanh Hoa Industrial Park Company Limited	40,128,371,275	-

Significant related party balances as at the balance sheet date were as follows:

	Closing balance VND	Opening balance VND
Short-term trade receivables	**4.989.069.958**	**4.804.043.818**
Bac Ha Hydropower Joint Stock Company	4.804.043.818	4.804.043.818
Thang Long Industrial Park Company Limited	185.026.140	-
Advances to suppliers	**3.695.789.577**	**3.695.789.577**
Licogi 19 Joint Stock Company	3.695.789.577	3.695.789.577
Other receivables	**3.172.275.304**	**4.337.712.455**
Licogi 19 Joint Stock Company	3.172.275.304	4.337.712.455
Short-term trade payables	**81.562.317.667**	**64.357.586.387**
MIK Group Corporation Vietnam	81.562.317.667	64.357.586.387
Short-term loans	**137.221.497.156**	**122.302.197.156**
Khu Dong Real Estate Investment and Trading Company	137.221.497.156	122.302.197.156
Long-term loans	**461.161.500.000**	**461.161.500.000**
Khu Dong Real Estate Investment and Trading Company	461.161.500.000	461.161.500.000
Other payables	**161.311.778.150**	**161.311.778.150**
Khu Dong Real Estate Investment and Trading Company	156.998.028.150	156.998.028.150
Binh Long Construction Investment Joint Stock Company	4.313.750.000	4.313.750.000
Interest payable	**182.751.739.327**	**158.665.702.448**
Khu Dong Real Estate Investment and Trading Company	182.751.739.327	158.665.702.448

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

VII. OTHER INFORMATION (CONTINUED)

1. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

The income, remuneration and allowances of the Board of Directors and the Board of Management during the period are as follows:

	Current period VND	Prior period VND
Income of the Board of Directors	**538,579,309**	**801,189,333**
1. Mr. Vu Dinh Chien	42,364,136	11,166,667
2. Mr. Dinh Viet Tung	60,091,409	77,000,000
3. Mr. Nguyen Danh Quan	171,226,536	179,360,000
4. Mr. Phan Thanh Hai	178,272,727	197,000,000
5. Mr. Nguyen Thanh Hop	86,624,500	179,360,000
6. Mr. Ung Tien Do	-	168,469,333
Income of the Board of Management	**352,428,995**	**364,220,000**
1. Mr. Phan Thanh Hai	182,257,118	184,860,000
2. Mr. Nguyen Anh Dung	170,171,877	179,360,000
Income of the Board of Supervisor	**230,850,955**	**246,360,000**
1. Mr. Phan Hai Trieu	169,759,045	179,360,000
2. Ms. Duong Thi Phuong	30,545,955	35,000,000
3. Ms. Kieu Bich Hoa	30,545,955	32,000,000
Total	**1,121,859,258**	**1,411,769,333**

2. COMMITMENT TO OPERATIONAL LEASE

The Corporation signed a contract with the Hanoi Department of Land and Housing under land lease contract No. 146-2003/DCND-HDDTTN at G1 building, Thanh Liet ward, Hanoi for the purpose of using it as an office and production Management office for 30 years from 01 January, 2003. The leased land area is 1,928 m2. According to this contract, the Corporation must pay land rent until the contract expires according to current regulations of the State.

In addition, the Corporation's member units sign land lease contracts for the purpose of office and production workshop use. According to these contracts, the member units must pay annual land rent until the contract expires according to current regulations of the State.

3. CONTINGENT LIABILITIES

The Corporation and its subsidiaries may incur costs for dismantling and removing assets attached to land to restore the premises if the land use is not extended upon expiry of the lease term or upon termination of the office and land lease agreements in accordance with prevailing regulations. As the Corporation is unable to reliably estimate the amount and timing of such costs, no provision for restoration costs has been recognized in the interim consolidated financial statements for the six-month period ended 30 June 2026.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statement

VII. OTHER INFORMATION (CONTINUED)

4. LITIGATION, LEGAL DISPUTES

Pursuant to the first-instance judgment No. 30/2024/KDTM-ST dated 12 July 2024 of the People's Court of Thanh Xuan District, Hanoi (now the People's Court of Area 2 - Hanoi), it was decided that:

- Water Electrical System and Machinery Installation LICOGI Joint Stock Company (a subsidiary) is obligated to repay the debt to the Vietnam Bank for Agriculture and Rural Development under Credit Agreement No. 1480 LAV201200441/HĐTD dated June 29, 2012, along with 10 debt acknowledgment notes, with a total amount of VND 7,583,146,207, of which the principal is VND 4,900,956,630, interest is VND 2,682,189,577. The Company shall continue to bear interest at a rate of 4.86%/year from the day following the first-instance trial (July 12, 2024) until the outstanding debt is fully repaid to the Vietnam Bank for Agriculture and Rural Development.

- Accept the lawsuit request of the Bank for Agriculture and Rural Development of Vietnam to force LICOGI Corporation - JSC to perform the debt guarantee obligation on behalf of LICOGI Electricity and Water Installation Joint Stock Company (a subsidiary of the Corporation) for the entire principal and interest debt under Credit Contract No. 1480 LAV201200441/HDTD dated June 29, 2012 in case Water Electrical System and Machinery Installation LICOGI Joint Stock Company (a subsidiary of the Corporation) fails to fully perform its debt repayment obligation to the Bank under authorization No. 140ª/TCT-KTTC dated April 1, 2012 of LICOGI Corporation - JSC. Vietnam Bank for Agriculture and Rural Development has the right to request competent enforcement agencies to handle assets under the ownership and legal use rights of LICOGI Corporation - JSC in accordance with the provisions of law to recover debt if the Corporation violates its guarantee obligations.

- Regarding court fees: Water Electrical System and Machinery Installation LICOGI Joint Stock Company must pay VND 115,583,146 in first-instance commercial court fees. Refund to the Vietnam Bank for Agriculture and Rural Development the advance court fee of VND 57,600,000 paid in the receipt of advance court fees and court fees No. 00125387 dated October 23, 2023 of the Thanh Xuan District Civil Judgment Enforcement Office.

According to the appeal judgment No. 01/2025/KDTM-PT dated January 3, 2025 of the People's Court of Hanoi City, it is decided that:

- Uphold the first instance commercial judgment No. 30/2024/KDTM-ST dated July 12, 2024 of the People's Court of Thanh Xuan District, Hanoi City.

- Regarding court fees: LICOGI Corporation - JSC is required to pay an appellate court fee of VND 2,000,000, which will be deducted from the amount already paid according to Receipt No. 36313 dated July 30, 2024, at the Civil Judgment Enforcement Department of Thanh Xuan District, Hanoi City.

As of the date of preparing and presenting this consolidated financial statement, Water Electrical System and Machinery Installation LICOGI Joint Stock Company (a subsidiary) has not yet repaid the principal and borrowing costs on the loan to the Vietnam Bank for Agriculture and Rural Development.

On 25 March 2025, the Corporation submitted a petition to the Chief Judge of the High People's Court in Hanoi and the Chief Procurator of the High People's Procuracy in Hanoi, requesting a review under cassation procedures of the aforementioned appellate judgment, on the grounds that the Corporation has no obligation to guarantee the repayment of the entire principal and interest amounts stated above on behalf of LICOGI Electrical and Water Installation Joint Stock Company (as a subsidiary). However, as at the date of preparation and presentation of these separate interim financial statements, the Corporation had not received any response from the competent authorities. The Corporation has also not fulfilled its obligation to guarantee the repayment of the debt on behalf of LICOGI Electrical and Water Installation Joint Stock Company as required by the aforementioned judgment. The Board of Management of the Corporation assesses that the Corporation's obligation to pay in respect of the above guarantee will not arise.

VII. OTHER INFORMATION (CONTINUED)

5. SUBSEQUENT EVENTS

There have been no significant events occurring after 31 December 2025 which would require adjustments or disclosures to be made in the consolidated financial statements.

6. COMPARATIVE FIGURES

Circular No. 99/2025/TT-BTC issued on 27 October 2025 and Circular No. 43/2026/TT-BTC issued on 20 April 2026 by the Ministry of Finance, amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance providing guidance on the methods of preparation and presentation of consolidated financial statements.

Accordingly, certain prior-period figures have been restated in accordance with the transitional provisions of Circular 99 and Circular 43 and reclassified to conform with the presentation of the current-period figures for comparative purposes, as follows:

Impact of adjustments and reclassifications on the statement of financial position as at 1 January 2026:

ASSETS	Code	As previously reported VND	Restatement/ Reclassification VND	As restated/ reclassified VND
A. CURRENT ASSETS	**100**	**2,408,757,714,900**	**-**	**2,408,757,714,900**
I. Short-term Financial Investments	**120**	**231,000,000,000**	**5,725,249,837**	**236,725,249,837**
1. Short-term held-to-maturity Investments	123	231,000,000,000	5,725,249,837	236,725,249,837
II. Short-term receivables	**130**	**2,600,000,000**	**(2,600,000,000)**	**-**
1. Loan receivables	135	2,600,000,000	(2,600,000,000)	-
2. Other short-term receivables	136	417,646,078,321	(3,125,249,837)	414,520,828,484

RESOURCES	Code	As previously reported VND	Restatement/ Reclassification VND	As restated/ reclassified VND
C. LIABILITIES	**300**	**4,834,011,284,994**	**-**	**4,834,011,284,994**
I. Current liabilities	**310**	**3,792,816,144,072**	**-**	**3,792,816,144,072**
1. Dividends and profits payable	313	-	3,002,527,364	3,002,527,364
2. Other current payables	319	205,384,401,738	(3,002,527,364)	202,381,874,374

M.S.D.N: 0100106440 - C.T.C
TỔNG CÔNG TY
LICOGI - CTCP
P. THANH LIỆT - T.P HÀ NỘI

Dang Thu Oanh	**Do Thi Thu Ha**	**Phan Thanh Hai**
Preparer	**Accountant**	**Chief Executive Officer**
		Approved on August 28, 2026