LICOGI CORPORATION- JSC
Address: G1 Building, Thanh Liet Ward, Hanoi
Enterprise code: 0100106440
No: 256 /2026/LICOGI-CBTT
Ref: Information disclosure of the audited separate 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
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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 separate 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

LICOGI CORPORATION - JSC

No: 252/2026/CV-TCKT

Explanation of Qualified Audit Opinion on the Audited Separate Financial Statements for first half of 2026

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";

On August 28th, 2026, Licogi Corporation - JSC publicly disclosed its audited Separate Financial Statements for first half of 2026, which were audited by iCPA International Auditing Co., Ltd. In the Audited Separate Financial Statements for first half of 2026, the auditors issued a qualified opinion based on the following:

As of January 1st, 2017, the Corporation had capitalized loan interest into the Thinh Liet New Urban Area project with a total accumulated value of VND 282,58 billion. In which, loan interest costs recorded under the "Long-term work-in-progress" category related to Lot CT7 of the Thinh Liet New Urban Area project amounted to VND 10,8 billion. The remaining capitalized loan interest of VND 271,78 Billion was used by the Parent Company as part of its contributed assets when establishing its subsidiary-Licogi Housing and Urban Development One-Member Limited Liability Company in 2016. As of transfer date of the project on July 20, 2016, the Corporation had capitalized loan interest into this project with a total accumulated value of VND 271,6 Billion. We were unable to obtain the necessary information to determine the value of the capitalized loan interest in to this Project in accordance with Vietnamese Accounting Standard No. 16 – Borrowing Costs (VAS 16).

In 2017, the Corporation used the capitalized loan interest costs related to Lot CT7 of the Thinh Liet New Urban Area project, with a total accumulated value of VND 10,8 Billion, as part of its contributed assets when establishing its subsidiary, Licogi No. 2 Investment and Construction One-Member Limited Liability Company.

As of January 1, 2026, the Corporation had capitalized loan interest from disbursed loan agreements intended to finance the project or repay the project's principal debt, amounting to VND 164,35 Billion under the "Other Short-term Receivables" category. In the first half of 2026, the Corporation continued to capitalize loan interest from loan agreements used for business operations or project purposes, with a capitalized value of VND 31,67 Billion, recorded under "Other Short-term Receivables." Accordingly, the total accumulated capitalized loan interest recorded under "Other Short-term Receivables" as of June 30th , 2026, amounted to VND 196,02 billion (Note V.5)

Due to the prolonged duration of the Thinh Liet New Urban Area project, we were unable to obtain the necessary information to determine the capitalized loan interest costs for this project in accordance with Vietnamese Accounting Standard No. 16 – Borrowing Costs (VAS 16). Therefore, we are unable to determine whether adjustments are required to the balances of the "Investment into Subsidiaries" and "Other Short-term Receivables" accounts as of January 1, 2026, and June 30th 2026, in relation to this project or not

On January 1, 2026, and June 30th 2026, the subsidiary – Licogi Housing and Urban Development One-Member Limited Liability Company – did not assessed the recoverability of the advance made to the Thinh Liet New Urban Area Project Management Board, amounting to approximately VND 55 billion. The Corporation has not made a provision for its investment into this subsidiary in accordance with the guidance of Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on December 22, 2014. If the Corporation were to recognize a provision for this investment, the balances of the "Long-term Financial Investments" and "Undistributed After-Tax Profit" accounts as of January 1, 2026, and June 30th 2026, would decrease accordingly by approximately VND 55 Billion

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

The Thinh Liet New Urban Area Project was issued an investment and construction permit by the People's Committee of Hanoi on September 17, 2007 to the Infrastructure Development and Construction Corporation. The project was then transferred to Licogi Corporation - JSC and later to Licogi Housing and Urban Development One-Member Limited Liability Company. The capitalized loan interest costs was directly related to this project. However, due to objective factors, the project has been prolonged, and as of now, it remains in the land clearance and compensation phase, which is expected to continue in the near future. Given this situation, the Corporation has continued to capitalize loan interest costs related to this project without suspending the capitalization of borrowing costs. Furthermore, upon the establishment of the subsidiaries Licogi Housing and Urban Development One-Member Limited Liability Company and Licogi No. 2 Investment and Construction One-Member Limited Liability Company, the Corporation recognized the capitalized loan interest as part of its contributed assets when founding these subsidiaries.

Regarding the provision for investment into the subsidiary – Licogi Housing and Urban Development One-Member Limited Liability Company, the subsidiary has not yet assessed the recoverability of advance payments made to the Thinh Liet New Urban Area Project Management Board. This is because the subsidiary is still working with relevant parties to recover these advances. However, in the consolidated financial statements of the Corporation, a provision for these advances has already been recognized, ensuring compliance with financial reporting requirements.

The Corporation has paid VND 348.885 billion into the Enterprise Arrangement and Development Support Fund, in accordance with the Government Inspectorate's Conclusion No. 1299/KL-TTCP dated May 30, 2023. The project will be extended by the Hanoi People's Committee, and the Corporation will soon proceed with its implementation. At that time, the above issues will be resolved..

We certify that the information disclosed above is accurate and truthful, and we take full responsibility for the content of this disclosure

Recipients:

- 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 - T.P HÀ NỘI

Phan Thanh Hải

LICOGI CORPORATION- JSC

No: 251 /2026/CV-TCKT

Explanation of Changes in Net Profit After Corporate Income Tax in the First Half of 2026 Separate 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 separate audited financial statements for the first half of 2026 compared to the same period of 2025 as follows:

Unit: Million dong

Description	Unit	First half of 2026 (reviewed)	First half of 2025 (reviewed)	Fluctuation (%)
Revenue + Other Income	VND Million	363.546	204.492	77,8%
Total Expenses+ Other expenses	VND Million	322.035	155.139	107,6%
Profit before tax	VND Million	41.511	49.353	-15,9%
Corporate income tax	VND Million	-	-	
Profit before tax	VND Million	41.511	49.353	-15,9%

Explanation of Profit Difference Over 10%:

The after-tax profit in the Separate Audited Financial Statements for first half of 2026 decreased by VND 7.8 billion (equivalent to a 15.9 % decrease) compared to the same period of 2025, mainly due to the following reason:

- Revenue from financial activities decreased compared to the same previous period.

As a result, the after-tax profit in the Separete Audited Financial Statements for first half of 2026 experienced a fluctuation of more than 10% compared to the same period of 2025.

Regards!

Recipients:

- 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 - JOINT STOCK COMPANY

REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

August 2026

TABLE OF CONTENTS

STATEMENT OF THE BOARD OF MANAGEMENT

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

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

The members of the Board of Directors, Board of Management and Board of Supervisory 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 Supervisory

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 separate financial statements, which give a true and fair view of the financial position of the Corporation as at 30 June 2026, and its the results of operations and cash flows for the six-month accounting period ended on the same date, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise accounting regime, and other relevant legal regulations on the preparation and presentation of interim separate financial statements. In preparing these interim separate 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 separate financial statements;
- Prepare the separate 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 separate 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 separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to 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 separate 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
P. THANH LIỆT - T.P. HÀ NỘI

Phan Thanh Hai
Chief Executive Officer
Ha Noi, 28 August , 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: 082807/2026/BCSX-iCPA

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

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

We have reviewed the accompanying interim separate 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 51, which comprise the Interim Statement of Financial position as at 30 June 2026, and the interim Income Statement and the interim statement of cash flows for the six-month period then ended 30 June 2026, and the notes to the approved interim separate 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 separate 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 separate 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 separate 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

As of January 1, 2017, the Corporation has capitalized interest on the Thinh Liet new urban area project with a total accumulated value of VND 282.58 billion. In which, interest expense is recorded in the item " Long - term work in progress" related to the CT7 lot - Thinh Liet new urban area project at VND 10.8 billion, the remaining capitalized interest expense with a value of VND 271.78 billion was used by the Corporation - Parent Company as part of the capital contribution when establishing the Subsidiary company - Licogi Housing and Urban Development Company Limited in 2016. As of the handover of this project on July 20, 2016 to the subsidiary, the Corporation has capitalized interest on this project with a total accumulated value of VND 271.6 billion. We were unable to obtain the necessary information to determine the value of interest expenses capitalized in this Project in accordance with Vietnamese Accounting Standard No. 16 - Borrowing costs (VAS No. 16).

In 2017, the Corporation used capitalized interest expenses in the Thinh Liet new urban area project - CT7 item with an accumulated value of VND 10.8 billion as part of the capital contribution when establishing a subsidiary company - Licogi 2 Investment And Construction One Member Company Limited.

As at January 1, 2026, the Corporation has capitalized the borrowing cost of loan contracts disbursed for the purpose of financing the project or paying the principal for the project of VND 164.35 billion into the item "Other short-term receivables". In the first six months of 2026, the Corporation continues to capitalize the borrowing costs of contracts serving production serving the project with a capital value of VND 31.67 billion into the item "Other short-term receivables". Accordingly, the total value of borrowing costs capitalized accumulated up to June 30, 2026 into the item "Other short-term receivables" is VND 196.02 billion (Detailed in Note V.5).

Basis for qualified conclusion (Continued)

Because the prolonged duration of the Thinh Liet New Urban Area project, we are unable to to obtain sufficient appropriate information to determine the amount of borrowing costs to be capitalized to this project in according to Accounting Standard No. 16 - Borrowing costs (VAS No.16). Accordingly, we are unable to determine whether it is necessary to adjust the balance of the items "Investments in subsidiaries", "Other short-term receivables" as at January 01, 2026 and as at June 30, 2026 in the interim separate financial statements in relation to this project, as well as to other related items.

As at January 01, 2026 and as at June 30, 2026, the Subsidiary - Licogi Housing and Urban Development Company Limited did not assess the recoverability of the advance to the Management Board of the Thinh Liet New Urban Area Project with a value of approximately VND 55 billion. The Corporation has not made provisions for the investment in this Subsidiary in accordance with the guidance in Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance. If the Corporation had made provisions for the investment in this Subsidiary, the items "Long-term financial investments" and "Undistributed accounting profit after tax" as at January 01, 2026 and as at June 30, 2026 would have been reduced by approximately VND 55 billion, respectively.

Qualified conclusion

Based on our review, except for the matters described in the section "Basis for Qualified Conclusion", nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the Separate financial position of the Corporation as at June 30, 2026, and of its 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 interim separate financial statements.

Emphasis of Matters

We would like to draw readers' attention to Note II to the Interim separate financial statements. According to Decision No. 1456/QD-BXD dated 12 November 2018 regarding the actual value of the State's capital at the time of the handover of the Parent Company - the General Corporation for Construction and Infrastructure Development into Licogi Corporation - JSC, the value of the State's capital did not include the opportunity cost of the Thinh Liet New Urban Area Project. On April 23, 2025, the Corporation paid the opportunity cost arising from the business cooperation agreement for the Thinh Liet New Urban Area Project signed on September 25, 2014 between the Infrastructure Construction and Development Corporation (currently Licogi Corporation - JSC) and Khu Dong Real Estate Investment and Business Company Limited, upon the equitization of Licogi Corporation - JSC to the Enterprise Arrangement and Development Support Fund (currently State Budget) with an amount of VND 348,885,000,000 according to the conclusion of the Government Inspectorate No. 1299/KL-TTCP dated May 30, 2023. As at the date of preparation of these interim separate financial statements, there are no specific legal guidelines regarding opportunity cost. Accordingly, the recognized opportunity cost amount may be subject to change. (Details stated in Note V.5).

We would like to draw the readers' attention to Note II of the Notes to the interim separate financial statements. As at 30 June 2026, the accumulated loss of the Corporation was VND 307,659,910,452 (as at 01 January 2026, it was VND 349,171,243,626), short-term debt exceeded short-term assets by VND 743,372,274,525 (as at 01 January 2026, it was VND 791,263,024,997). The ability of the Corporation to continue as a going concern depends on the implementation of its business plan and the financial support of credit institutions. These events, along with other matters as disclosed in Note II of the Notes to the interim financial statements, indicate the existence of material uncertainties that may cast significant doubt on the Corporation's ability to continue as a going concern.

The Board of Management of the Corporation also prepared the consolidated financial statements for the six-month period ended 30 June 2026, including the parent company and its subsidiaries. Users of the Corporation's interim separate financial statements should read the Corporation's interim consolidated financial for the six-month period ended 30 June 2026 to obtain a comprehensive understanding of the Corporation's consolidated financial position, consolidated operating results and consolidated cash flows.

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION (CONTINUED)

Emphasis of Matters (Continued)

Our Qualified conclusion opinion 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, 28 August, 2026

INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Unit: VND

ASSETS	Code	Note	Closing balance	Opening balance
A. CURRENT ASSETS	**100**		**1,056,070,644,649**	**955,576,827,981**
I. Cash and cash equivalents	**110**	**V.1**	**74,628,744,795**	**80,876,908,467**
1. Cash	111		74,628,744,795	63,876,908,467
2. Cash equivalents	112		-	17,000,000,000
II. Short-term financial investments	**120**		**211,899,623,180**	**211,583,623,180**
1. Short - term held-to-maturity investments	123	V.2a	211,899,623,180	211,583,623,180
III. Short-term receivables	**130**		**727,846,341,065**	**601,956,433,631**
1. Short-term trade receivables	131	V.3	122,821,550,145	119,364,094,473
2. Short-term advances to suppliers	132	V.4	98,057,603,176	64,710,698,464
3. Other short-term receivables	135	V.5a	610,682,451,697	521,596,904,647
4. Provision for short-term doubtful debts	136	V.6	(103,715,263,953)	(103,715,263,953)
IV. Inventories	**140**	**V.7**	**26,651,067,844**	**44,745,223,447**
1. Inventories	141		27,518,289,169	45,612,444,772
2. Provision for devaluation of inventories	142		(867,221,325)	(867,221,325)
V. Other short-term assets	**160**		**15,044,867,765**	**16,414,639,256**
1. Value added tax deductibles	162		14,681,254,283	16,051,025,774
2. Taxes and other receivables from the State budget	163	V.16a	363,613,482	363,613,482
B. NON-CURRENT ASSETS	**200**		**2,118,892,797,696**	**2,125,369,794,188**
I. Long-term receivables	**210**		**348,885,000,000**	**348,885,000,000**
1. Other long-term receivables	215	V.5b	348,885,000,000	348,885,000,000
II. Fixed assets	**220**		**53,036,285,479**	**58,283,934,789**
1. Tangible fixed assets	221	V.8	52,906,485,478	58,117,534,788
- Cost	*222*		*333,147,249,417*	*333,147,249,417*
- Accumulated depreciation	*223*		*(280,240,763,939)*	*(275,029,714,629)*
2. Intangible assets	227		129,800,001	166,400,001
- Cost	*228*		*366,000,000*	*366,000,000*
- Accumulated amortization	*229*		*(236,199,999)*	*(199,599,999)*
III. Investment property	**240**		**1,357,365,162**	**1,357,365,162**
- Cost	*241*		*1,357,365,162*	*1,357,365,162*
IV. Long-term assets in progress	**250**		**682,545,455**	**682,545,455**
1. Long-term construction in progress	252	V.9	682,545,455	682,545,455
V. Long-term financial investments	**260**		**1,714,824,009,693**	**1,716,053,356,875**
1. Investments in subsidiaries	261	V.11	1,448,580,147,489	1,448,580,147,489
2. Investments in joint-ventures, associates	262	V.12	321,547,551,645	321,547,551,645
3. Equity investments in other entities	263	V.13	49,181,108,701	49,181,108,701
4. Provision for impairment of long-term financial investments in other entities	264		(125,064,798,142)	(123,835,450,960)
5. Long - term held-to-maturity investments	265	V.2b	20,580,000,000	20,580,000,000
VI. Other long-term assets	**270**		**107,591,907**	**107,591,907**
1. Long-term prepayments	271	V.10	107,591,907	107,591,907
TOTAL ASSETS	**280**		**3,174,963,442,345**	**3,080,946,622,169**

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

Unit: VND

RESOURCES	Code	Note	Closing balance	Opening balance
C. LIABILITIES	**300**		**2,582,623,352,797**	**2,530,117,865,795**
I. Current liabilities	**310**		**1,799,442,919,174**	**1,746,839,852,978**
1. Short-term trade payables	311	V.14	209,488,458,936	203,909,220,924
2. Short-term advances from customers	312	V.15	247,913,962,630	253,337,975,469
3. Short-term taxes and amounts payable to the State budget	314	V.16b	47,185,886,466	47,224,276,039
4. Payables to employees	315		11,966,054,522	13,694,176,805
5. Short-term accrued expenses	316	V.17	326,024,402,024	277,634,833,139
6. Other current payables	320	V.18a	63,833,867,833	64,699,739,654
7. Short-term loans and obligations under finance leases	321	V.19	890,888,541,119	884,178,385,304
8. Bonus and welfare funds	323		2,141,745,644	2,161,245,644
II. Long-term liabilities	**330**		**783,180,433,623**	**783,278,012,817**
1. Long-term unearned revenue	337		20,905,473	118,484,667
2. Other long-term payables	338	V.18b	156,998,028,150	156,998,028,150
3. Long-term loans and obligations under finance leases	339	V.20	626,161,500,000	626,161,500,000
D. EQUITY	**400**		**592,340,089,548**	**550,828,756,374**
I. Owner's equity	**410**	**V.21**	**592,340,089,548**	**550,828,756,374**
1. Owner's contributed capital	411		900,000,000,000	900,000,000,000
- Ordinary shares carrying voting rights	*411a*		*900,000,000,000*	*900,000,000,000*
2. Retained earnings	420		(307,659,910,452)	(349,171,243,626)
- Retained earnings accumulated to the period	*420a*		*(349,171,243,626)*	*(355,868,682,015)*
- Retained earnings of the current period	*420b*		*41,511,333,174*	*6,697,438,389*
TOTAL RESOURCES	**440**		**3,174,963,442,345**	**3,080,946,622,169**

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

Nguyen Thi Thanh Thuy
Preparer

Do Thi Thu Ha
Accountant

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

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

FORM B 02a – DN
Issued under Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Ministry of Finance

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

Unit: VND

ITEMS	Code	Note	Current period	Prior period
1. Gross revenue from goods sold and services rendered	**01**	**V.1**	**267,568,307,888**	**95,212,593,384**
2. Deductions	**02**		**-**	**-**
3. Net revenue from goods sold and services rendered	**10**	**VI.1**	**267,568,307,888**	**95,212,593,384**
4. Cost of sales	**11**	**VI.2**	**265,429,622,432**	**94,840,455,802**
5. Gross profit from goods sold and services rendered	**20**		**2,138,685,456**	**372,137,582**
6. Gain/loss from the sale and disposal of investment properties	**21**		**-**	**-**
7. Financial income	**22**	**VI.3**	**95,978,232,001**	**109,280,095,880**
8. Financial expenses	**23**	**VI.4**	**41,750,261,577**	**44,842,987,380**
- In which: Borrowing cost	*24*		*40,520,540,523*	*37,635,937,723*
9. Selling expenses	**25**		**-**	**-**
10. General and administration expenses	**26**	**VI.5**	**10,035,067,209**	**7,043,400,504**
11. Operating profit	**30**		**46,331,588,671**	**57,765,845,578**
12. Other income	**31**		**-**	**-**
13. Other expenses	**32**	**VI.6**	**4,820,255,497**	**8,412,901,225**
14. Profit from other activities	**40**		**(4,820,255,497)**	**(8,412,901,225)**
15. Accounting profit before tax	**50**		**41,511,333,174**	**49,352,944,353**
16. Current corporate income tax expense	**51**	**VI.7**	**-**	**-**
17. Net profit after corporate income tax	**60**		**41,511,333,174**	**49,352,944,353**

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

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

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

FORM B 03a – DN
Issued under Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Ministry of Finance

INTERIM CASH FLOW 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. Profit before tax	**01**	**41,511,333,174**	**49,352,944,353**
2. Adjustments for:			
Depreciation and amortisation	02	5,247,649,310	5,612,070,049
Provisions	03	(1,229,347,182)	(4,524,965,750)
Foreign exchange (gains)/ losses arising from translating foreign currency items	04	373,872	(2,719,961)
(Gains)/losses from investing activities	05	(95,931,725,930)	(109,277,375,919)
Borrowing cost	06	40,520,540,523	37,635,937,723
3. Operating profit before movements in working capital	**08**	**(9,881,176,233)**	**(21,204,109,505)**
(Increase)/Decrease in receivables	09	(63,101,635,320)	(324,024,009,776)
(Increase)/Decrease in inventories	10	18,094,155,603	2,701,434,840
(Increase)/Decrease in payables	11	23,289,058,202	67,324,593,796
(Increase)/Decrease in prepaid expenses	12	-	208,944,162
Borrowing cost paid	14	(18,014,267,538)	(22,918,351,054)
Corporate income tax paid		-	(20,000,000)
Net cash generated by/used in operating activities	**20**	**(49,613,865,286)**	**(297,931,497,537)**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1 Cash outflow for lending, buying debt instruments of other entities	23	(12,016,000,000)	(12,170,000,000)
2 Cash recovered from lending, reselling debt instruments of other entities	24	11,700,000,000	5,600,000,000
3 Equity investments in other entities	25	-	(46,400,000)
4 Cash recovered from investments in other	26	-	741,916,699
5 Interest earned, dividends and profits received	27	36,971,919,671	1,284,773,734
Net cash generated by/used in investing activities	**30**	**36,655,919,671**	**(4,589,709,567)**
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	307,560,017,080	397,867,957,030
2. Repayment of borrowings	34	(300,849,861,265)	(89,435,752,391)
Net cash generated by used in financing activities	**40**	**6,710,155,815**	**308,432,204,639**
Net increase/(decrease) in cash	**50**	**(6,247,789,800)**	**5,910,997,535**
Cash and cash equivalents at the beginning of the period	**60**	**80,876,908,467**	**8,205,680,266**
Effect of changes in foreign exchange rate	62	(373,872)	2,719,961
Cash and cash equivalents at the end of the period	**70**	**74,628,744,795**	**14,119,397,762**

M.S.D.N: 0100106225 - C.T.C.P
TỔNG CÔNG TY
LICOGI - CTCP
P. THANH LIỆT - T.P HÀ NỘI

Nguyen Thi Thanh Thuy
Preparer

Do Thi Thu Ha
Accountant

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

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

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 (now: Hanoi Department of Finance) on November 24, 2010, amended for the 11th changed 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 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).

The main business activity of the Corporation during the period was the sale of construction materials.

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.

I. GENERAL INFORMATION (CONTINUED)

5. Business structure

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

	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 Subsidiaries's Corporation as at June 30, 2026 is as follows:

	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 No9	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 Duong	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

Information about the Associates's Corporation as at June 30, 2026 is as follows:

	Name	Place	Benefit ratio	Main business activities
1.	Bac Ha Hydropower Joint Stock Company	Lao Cai	41.00%	Electricity production and trading
2.	Licogi 14 Joint Stock Company	Phu Tho	18.49%	Construction, foundation, infrastructure
3.	Licogi 19 Joint Stock Company	Ha Noi	22.62%	Construction, foundation, infrastructure

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

I. GENERAL INFORMATION (CONTINUED)

5. Business structure (Continued)

Information about the Investee Companies's Corporation as at June 30, 2026 is as follows:

	Name	Place of incorporation and operation	Proportion of ownership interest and voting power held	Main business activities
1.	Licogi 12 Joint Stock Company	Ha Noi	8.52%	Construction, foundation, infrastructure
2.	Licogi 13 Joint Stock Company	Ha Noi	1.95%	Construction, foundation, infrastructure
3.	Investment and Construction Joint Stock Company No.18	Ha Noi	3.47%	Construction, foundation, infrastructure
4.	Dakdrinh Hydropower Joint Stock Company	Quang Ngai	1.19%	Electricity production and trading
5.	Long Son Petroleum Industrial Zone Investment Joint Stock Company	Ho Chi Minh City	0.36%	Construction works
6.	Vinashin - Licogi Investment Construction Joint Stock Company	Ho Chi Minh City	10.00%	Specialized construction
7.	Licogi Project Management and Construction Joint Stock Company	Ho Chi Minh City	10.00%	Civil construction

6. Comparative figures

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

The comparative figures in the interim income statement, the interim cash flow statement, and the related notes are derived from the reviewed interim separate financial statements of the Corporation for the accounting period from January 1, 2025 to June 30, 2025.

7. Employee

The total number of employees of the Corporation as at June 30, 2026 is 53 people (as at December 31, 2025 is 56 people).

II. ACCOUNTING CONVENTION INTERIM FINANCIAL STATEMENTS AND THE ACCOUNTING PERIOD

Basis for preparing separate financial statements

The accompanying interim separate 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 interim separate financial reporting.

The Corporation officially became a Joint Stock Company from December 31, 2015. The Corporation has received approval from competent authorities under Decision No. 1456/QD-BXD dated November 12, 2018 on the actual value of State capital at the time of handover of the Parent Company - Infrastructure Development and Construction Corporation into Licogi Corporation - Joint Stock Company and has adjusted the figures on the financial statements. However, due to some legal problems related to the opportunity cost under the business cooperation contract for the Thinh Liet New Urban Area investment project between the Corporation and Khu Dong Real Estate Investment and Trading Company Limited and the actual situation of project implementation, the final settlement value does not include opportunity cost.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

II. ACCOUNTING CONVENTION AND FISCAL PERIOD (CONTINUED)

Basis for preparing separate financial statements (Continued)

On April 23, 2025, the Corporation paid the opportunity cost arising from the business cooperation agreement for the Thinh Liet New Urban Area Project signed on September 25, 2014 between the Infrastructure Construction and Development Corporation (currently Licogi Corporation - JSC) and Khu Dong Real Estate Investment and Business Company Limited, upon the equitization of Licogi Corporation - JSC to the Enterprise Arrangement and Development Support Fund (currently State Budget) with an amount of VND 348,885,000,000 according to the conclusion of the Government Inspectorate No. 1299/KL-TTCP dated May 30, 2023. As at the date of preparation of these interim separate financial statements, there are no specific legal guidelines regarding opportunity cost. Accordingly, the recognized opportunity cost amount may be subject to change.

The interim separate financial statements of the Corporation are prepared on the basis of the financial statements of the Corporation's Office and its subsidiaries. All transactions and balances between the Corporation's Office and its subsidiaries are completely eliminated when preparing the interim separate financial statements.

The accompanying interim separate 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 other than Vietnam.

Going concern assumption

As of June 30, 2026, the accumulated loss of the Corporation is 307,659,910,452 VND (as of January 1, 2026, it was 349,171,243,626 VND), and short-term debt has exceeded short-term assets by VND 743,372,274,525 (as of January 1, 2026, it was 791,263,024,997 VND). The Corporation's ability to continue operating depends on revenue sources and funding from partners. The Board of Directors believes that the Corporation will be able to raise funds from credit institutions and other sources to repay due debts (if necessary) and maintain the necessary working capital to continue operations in the near future.

The Board of Management of the Corporation has carefully evaluated the business plan and cash flow plan, as well as the ability to balance funds to pay off debts and financial obligations due. The Board of Directors believes that the interim separate financial statements of the Corporation for the six-month closing period ending June 30, 2026, are prepared on the basis of the going concern assumption and are appropriate.

Fiscal year

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

This interim financial report is prepared for the operating period from January 1, 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 applicable to enterprises. The 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. The Board of Management has applied Circular 99 in the preparation and presentation of the interim financial statements for the six-month accounting period ended 30 June 2026.

Accounting method applied: General Journal.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

The preparation of interim separate 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 separate 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.

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.

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investment in subsidiaries

Subsidiaries are companies controlled by the Corporation. Control is achieved when the Corporation has the power to govern the financial and operating policies of an investee company so as to obtain benefits from its activities.

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.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments in associates (Continued)

The Corporation initially records investments in subsidiaries, joint ventures and associates at cost. The Corporation records in the Income Statement the portion of the share of the investee's accumulated net profit arising after the date of investment. Any other amount received by the Corporation other than the share of profit is considered a recovery of investments and is recorded as a deduction from the original cost of the investment. Dividends received in the form of shares are only recorded according to the number of additional shares, not the value of the shares received/recorded at par value.

Investments in subsidiaries, joint ventures and associated companies are presented in the Financial Position at cost less provisions for impairment (if any).

Provision for losses on investments in subsidiaries, joint ventures and associates is made when the subsidiary, joint venture or associate suffers a loss, with the provision equal to the difference between the actual capital contributions of the parties in the subsidiary, joint venture or associate and the actual equity multiplied by the capital contribution ratio of the Corporation compared to the total actual capital contributions of the parties in the subsidiary, joint venture or associate. If the subsidiary, joint venture or associate is the subject of the Consolidated Financial Statement, the basis for determining the provision for losses is the Consolidated Financial Statement.

Increase or decrease in the provision for investment losses in subsidiaries, joint ventures and associates that must be set up at the end of the fiscal year and recorded in financial expenses.

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.

Provision for doubtful debts is set aside for each receivable based on the time of overdue payment of principal according to the original debt commitment (not taking into account debt extension between parties) or based on the level of possible loss according to the Company's assessment. The difference between the provision to be set up at the end of this fiscal year and the provision set up at the end of the previous fiscal year is recorded as an increase or decrease in business management expenses in the fiscal year. When receivables are determined to be uncollectible, they will be written off.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.The cost of inventories issued during the period is determined using the weighted average method. Net realisable value is determined by the estimated selling price less estimated costs to complete the product and estimated costs necessary for its sale.

The Corporation's provision for devaluation of inventories is made in accordance with prevailing accounting regulations. Accordingly, the Corporation is permitted to make a provision for devaluation of inventories where the cost of inventories exceeds their net realisable value at the end of the period.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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	10 - 25
Machinery, equipment	03 - 15
Motor vehicles	05 - 10
Office equipment	03 - 10

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

The Corporation's intangible fixed assets comprise computer software.

Intangible fixed assets are initially recognised at cost and presented in the interim separate income statement of Financial Position at cost, accumulated amortisation and carrying amount.

Costs associated with computer software programs that are not an integral part of the related hardware are capitalised. The cost of computer software comprises all costs incurred by the Corporation up to the date on which the software is brought into use. Computer software is amortised using the straight-line method over a period of 5 years.

Investment properties

Investment properties comprise land use rights and buildings and structures held by the Corporation for the purpose of earning rental income or for capital appreciation. Investment properties held for rental are presented at cost less accumulated depreciation. Investment properties held for capital appreciation are presented at cost less impairment losses. The cost of purchased investment properties comprises the purchase price and directly attributable costs, such as legal consultancy fees, registration fees and other related transaction costs. The cost of self-constructed investment properties comprises the final settlement value of the construction project or other directly attributable costs of the investment property.

The Corporation does not depreciate investment properties held for capital appreciation.

Construction in progress

Properties in the course of construction for production, rental and administrative purposes or for other purposes are carried at cost. The cost includes any costs that are necessary to form the asset including construction cost, equipment cost, other directly attributable costs in accordance with the Corporation's accounting policy. Such costs will be included in the estimated costs of the fixed assets (if settled costs have not been approved) when they are put into use.

According to the State's regulations on investment and construction management, the settled costs of completed construction projects are subject to approval by appropriate level of competent authorities. The final costs of these completed construction projects may vary depending on the final approval by competent authorities.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

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 Management of the expenditures required to settle the obligation at the end of the financial period.

Diferred 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.

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.

Reward and Welfare Fund

The Reward and Welfare Fund is appropriated from the Company's profit after corporate income tax for rewards, material incentives, public welfare purposes, and the improvement and enhancement of employees' material and spiritual well-being in accordance with the resolution of the Corporation's Annual General Meeting of Shareholders. The appropriation and utilisation of the Reward and Welfare Fund comply with prevailing accounting and financial regulations.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

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.

Borrowing

Borrowings are recognised at cost, comprising the proceeds received from the borrowings less directly attributable costs incurred in connection with the borrowings.

Borrowing costs

Borrowing costs comprise interest expense and other costs directly attributable to the Corporation's borrowings.

Borrowing costs are recognised as production and business expenses in the year/period in which they are incurred, except to the extent that they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets that necessarily take a substantial period of time to get ready for their intended use or sale are capitalised as part of the cost of such assets until substantially all the activities necessary to prepare the assets for their intended use or sale are complete. Income earned from the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

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 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 interim separate 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 on an accrual basis.

Foreign Currency

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 period 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 interim separate statement of Income.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation

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

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 interim 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 Coporation 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 Coporation intends to settle current income tax liabilities on a net basis.

The determination of the Coporation '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.

Related parties

Related parties are enterprises - including parent companies, subsidiaries, and fellow subsidiaries - and individuals that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Coporation. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Coporation that gives them significant influence over the enterprise, key management personnel, including directors and officers of the Coporation, close members of the family of these individuals or of these individuals and companies associated with these individuals also constitute related parties.

In considering each related party relationship, attention is paid to the substance of the relationship, not merely the legal form.

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

1. CASH

	Closing balance VND	Opening balance VND
Cash on hand	5,432,985	26,123,784
Cash in banks - demand deposits	74,623,311,810	63,850,784,683
- Vietnam Prosperity Joint Stock Commercial Bank	*44,550,940,139*	*54,680,690,386*
- VPS Securities Joint Stock Company	*27,570,585,856*	*7,069,228*
- Vietnam Bank for Agriculture and Rural Development (Trung Yen Branch)	*2,013,758,860*	*2,511,747,360*
- Other commercial banks	*488,026,955*	*6,651,277,709*
Cash equivalents	-	17,000,000,000
Total	**74,628,744,795**	**80,876,908,467**

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

2. HELD-TO-MATURITY INVESTMENTS

		Closing balance			Opening balance		
		Original cost VND	Recoverable amount VND	Provision VND	Original cost VND	Recoverable amount VND	Provision VND
a) Short-term							
Term deposits		1,800,000,000	1,800,000,000	-	11,700,000,000	11,700,000,000	-
- Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch		*1,800,000,000*	*1,800,000,000*	-	*11,700,000,000*	*11,700,000,000*	-
Loans		210,099,623,180	210,099,623,180	-	199,883,623,180	199,883,623,180	-
- Electrical and Water Installation Joint Stock Company	*(i)*	*1,600,000,000*	*1,600,000,000*	-	*1,600,000,000*	*1,600,000,000*	-
- Licogi Housing and Urban Development One Member Company Limited	*(ii)*	*208,499,623,180*	*208,499,623,180*	-	*198,283,623,180*	*198,283,623,180*	-
Total short-term		**211,899,623,180**	**211,899,623,180**	**-**	**211,583,623,180**	**211,583,623,180**	**-**
b) Long-term							
Loans		20,580,000,000	20,580,000,000	-	20,580,000,000	20,580,000,000	-
- Licogi Housing and Urban Development One Member Company Limited	*(iii)*	*20,580,000,000*	*20,580,000,000*	-	*20,580,000,000*	*20,580,000,000*	-
Total long-term		**20,580,000,000**	**20,580,000,000**	**-**	**20,580,000,000**	**20,580,000,000**	**-**
c) Held to maturity investments to related parties *(Details stated in Note VII.1)*		**230,679,623,180**			**220,463,623,180**		

(i) The loan under Contract No. 05/2017/LICOGI-LMDN dated 25 April 2017 has a principal amount of VND 1,600,000,000, with a contractual term of 12 months. The lending interest rate is floating and determined based on the commercial bank's prevailing interest rates from time to time. The loan is secured by receivables from Package TB02 - Bac Ha Hydropower Project from Dong Anh Licogi Mechanical Joint Stock Company, pursuant to the tripartite payment undertaking No. 1904/2017/LICOGI/LMĐN/CKĐA dated 19 April 2017.

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

2. HELD-TO-MATURITY INVESTMENTS (CONTINUED)

(i) Under the loan agreement appendix dated 26 April 2020, the outstanding principal and principal repayment schedule were extended from 26 April 2020 until the payment amount is offset. The interest rate is 9.5% per annum.

(ii) The loan under Framework Loan Agreement No. 04/2017/HĐVV/LICOGI-NOĐT dated 31 March 2017 has a maximum principal amount of VND 351,802,000,000, with the loan term commencing from the date of disbursement until 15 August 2019. The borrower uses the loan to implement the Thinh Liet New Urban Area Project, Hoang Mai District, Hanoi. The on-time lending interest rate is variable; the restructured debt interest rate is 110% of the on-time lending interest rate, and the overdue interest rate is 150% of the on-time lending interest rate. The loan is unsecured.

Under the loan agreement appendix dated 31 December 2025, the outstanding principal and principal repayment schedule were extended for an additional 12 months from 16 January 2026. The interest rate is 16% per annum.

(iii) Loans under the loan support agreements have a loan term of 24 months from the date of disbursement. The borrower uses the loans to fund regular operating expenses and temporary accommodation rental support expenses in 2023 for households in Tuong Mai Ward and Thinh Liet Ward in connection with the implementation of the Thinh Liet New Urban Area Project. The capital support fee is 8% per annum. The loans are unsecured.

3. SHORT-TERM TRADE RECEIVABLES

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Investment and Construction Joint Stock Company No. 8	21,261,594,839	(21,261,594,839)	21,261,594,839	(21,261,594,839)
578 Investment and Construction Joint Stock Company	10,653,806,049	-	10,653,806,049	-
Foundation Engineering and Construction Joint Stock Company No. 20	13,777,205,810	-	13,777,205,810	-
Management Board of the Investment and Construction Project of Vietnam National University, Hanoi in Hoa Lac	8,548,827,170	-	8,548,827,170	-
Others	68,580,116,277	(13,334,510,229)	65,122,660,605	(13,334,510,229)
Total	**122,821,550,145**	**(34,596,105,068)**	**119,364,094,473**	**(34,596,105,068)**
Short-term trade receivables from related parties *(Details stated in Note VII.1)*	**26,609,912,754**		**25,588,977,275**	

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

4. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Electrical and Water Installation Joint Stock Company – Licogi	38,472,872,158	-	38,472,872,158	-
LICOGI 17 Joint Stock Company	32,089,324,447	-	-	-
LICOGI 15 Joint Stock Company	10,813,710,792	-	10,813,710,792	-
Licogi 19 Joint Stock Company	3,695,789,577	(3,695,789,577)	3,695,789,577	(3,695,789,577)
Advances to other suppliers	12,985,906,202	(3,313,053,240)	11,728,325,937	(3,313,053,240)
Total	**98,057,603,176**	**(7,008,842,817)**	**64,710,698,464**	**(7,008,842,817)**
Short-term advances to related parties *(Details stated in Note VII.1)*	**86,587,178,836**		**53,047,831,094**	

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

5. OTHERS SHORT-TERM RECEIVABLES

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
a) Other short-term receivables				
Receivables from equitization	2,462,878,435	-	3,628,215,586	-
Receivables from dividends and distributed profits	46,320,527,636	-	4,186,154,386	-
Receivables from employees	2,672,948,504	-	2,672,948,504	-
Advances	22,358,310,072	-	24,129,879,320	-
Licogi Housing and Urban Development One Member Company Limited (i)	259,110,792,879	-	242,285,359,870	-
- Interest income	*256,777,708,327*	-	*239,952,275,318*	-
- Othes	*2,333,084,552*	-	*2,333,084,552*	-
Management Board of Dung Quat Shipbuilding Industrial Plant	25,493,403,949	(25,493,403,949)	25,493,403,949	(25,493,403,949)
Interest receivable on the Thinh Liet New Urban Area Project loan (ii)	196,023,007,778	-	164,351,644,499	-
Other receivables	56,240,582,444	(36,616,912,119)	54,849,298,533	(36,616,912,119)
Total	**610,682,451,697**	**(62,110,316,068)**	**521,596,904,647**	**(62,110,316,068)**
Other short-term receivables from related parties *(Details stated in Note VII.1)*	**321,694,984,045**		**264,190,013,924**	
b) Other long-term receivables				
Opportunity costs receivable from the Thinh Liet New Urban Area Project (iii)	348,885,000,000	-	348,885,000,000	-
Total	**348,885,000,000**	**-**	**348,885,000,000**	**-**

(i) Receivables relating to the handover of the Thinh Liet New Urban Area Project, amounts advanced by the Group for the implementation of the project, and interest receivable under loan agreements between the Group and this company.

(ii) The total accumulated borrowing cost receivable as at 1 January 2026 was VND 164.35 billion. During the period, the Group capitalized VND 31.67 billion of borrowing cost on loans used for the project into other short-term receivables. As at 30 June 2026, the total borrowing cost receivable amounted to VND 196.02 billion.

(iii) On 23 April 2025, the Group 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 Vietnam Construction and Infrastructure Development Corporation (now Licogi Corporation - JSC) and Khu Dong Investment and Real Estate Business Company Limited, upon the equitization of Licogi Corporation - JSC, to the Enterprise Arrangement and Development Support Fund (now the State Budget), in the amount of VND 348,885,000,000, in accordance with the conclusion of the Government Inspectorate No. 1299/KL-TTCP dated 30 May 2023. As at the date of preparation of these separate interim financial statements, specific legal guidance on opportunity costs had not yet been issued. Accordingly, the amount of this opportunity cost may be subject to change.

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

6. BAD DEBTS

	Closing balance			Opening balance		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	VND	VND	VND	VND	VND
a) Short-term trade receivables	**34,596,105,068**	**-**	**(34,596,105,068)**	**34,596,105,068**	**-**	**(34,596,105,068)**
Investment and Construction Joint Stock Company No.8	21,261,594,839	-	(21,261,594,839)	21,261,594,839	-	(21,261,594,839)
Nam Thang Long Urban Architecture Joint Stock Company	1,982,135,768	-	(1,982,135,768)	1,982,135,768	-	(1,982,135,768)
Construction The National Sport Complex	1,696,290,575	-	(1,696,290,575)	1,696,290,575	-	(1,696,290,575)
Others	9,656,083,886	-	(9,656,083,886)	9,656,083,886	-	(9,656,083,886)
b) Other short-term receivables	**62,110,316,068**	**-**	**(62,110,316,068)**	**62,110,316,068**	**-**	**(62,110,316,068)**
Construction Company 19	4,337,712,455	-	(4,337,712,455)	4,337,712,455	-	(4,337,712,455)
Investment - Mining - Port Joint Stock Company	250,000,000	-	(250,000,000)	250,000,000	-	(250,000,000)
Dung Quat Shipbuilding Industry Executive	25,493,403,949	-	(25,493,403,949)	25,493,403,949	-	(25,493,403,949)
Son La Hydropower Plant Management Board	407,283,893	-	(407,283,893)	407,283,893	-	(407,283,893)
Receivables from Cam Thuy 2 Hydropower Project	6,286,244,989	-	(6,286,244,989)	6,286,244,989	-	(6,286,244,989)
Others	25,335,670,782	-	(25,335,670,782)	25,335,670,782	-	(25,335,670,782)
c) Short-term advances to suppliers	**7,008,842,817**	**-**	**(7,008,842,817)**	**7,008,842,817**	**-**	**(7,008,842,817)**
New Technology Equipment Development Joint Stock Company	333,599,600	-	(333,599,600)	333,599,600	-	(333,599,600)
Licogi 13 Engineering & Construction Joint Stock Company	440,835,303	-	(440,835,303)	440,835,303	-	(440,835,303)
Construction Company 19	3,695,789,577	-	(3,695,789,577)	3,695,789,577	-	(3,695,789,577)
Others	2,538,618,337	-	(2,538,618,337)	2,538,618,337	-	(2,538,618,337)
Total	**103,715,263,953**	**-**	**(103,715,263,953)**	**103,715,263,953**	**-**	**(103,715,263,953)**

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

7. INVENTORIES

	Closing balance		Opening balance	
	Cost VND	**Provision VND**	**Cost VND**	**Provision VND**
Raw materials	1,388,724,779	(867,221,325)	1,388,724,779	(867,221,325)
Tools and supplies	630,027,690	-	630,027,690	-
Work in progress (i)	25,496,980,371	-	43,591,135,974	-
Finished goods	2,556,329	-	2,556,329	-
Total	**27,518,289,169**	**(867,221,325)**	**45,612,444,772**	**(867,221,325)**

(i) Work-in-progress costs represent costs incurred for construction projects that are in progress. Details are as follows:

	Closing balance VND	Opening balance VND
Lien Ha Thai Industrial Park Project (Thai Binh)	13,839,233,471	13,538,932,526
Infrastructure construction package for Ha Phong Project	-	11,258,950,429
Other projects	11,657,746,900	18,793,253,019
Total	**25,496,980,371**	**43,591,135,974**

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

8. INCREASES/ DECREASES IN TANGIBLE FIXED ASSETS

	Buildings, Structures VND	Machinery, Equipment VND	Motor Vehicles VND	Office Equipment VND	Total VND
HISTORICAL COST					
Opening balance	**42,880,296,049**	**277,307,050,241**	**11,019,333,980**	**1,940,569,147**	**333,147,249,417**
Closing balance	**42,880,296,049**	**277,307,050,241**	**11,019,333,980**	**1,940,569,147**	**333,147,249,417**
ACCUMULATED DEPRECIATION					
Opening balance	**38,553,053,335**	**223,516,758,167**	**11,019,333,980**	**1,940,569,147**	**275,029,714,629**
Charge for the period	444,783,020	4,766,266,290	-	-	5,211,049,310
Closing balance	**38,997,836,355**	**228,283,024,457**	**11,019,333,980**	**1,940,569,147**	**280,240,763,939**
NET BOOK VALUE					
Opening balance	**4,327,242,714**	**53,790,292,074**	**-**	**-**	**58,117,534,788**
Closing balance	**3,882,459,694**	**49,024,025,784**	**-**	**-**	**52,906,485,478**

The original cost of tangible fixed assets that were fully depreciated but remained in use as at 30 June 2026 was VND 143,274,346,738 (as at 31 December 2025 was VND 140,759,810,398).

The net book value of tangible fixed assets pledged or mortgaged as security for borrowings as at 30 June 2026 was VND 52,423,873,219 (as at 31 December 2025 was VND 57,396,811,099).

Included in tangible fixed assets are certain assets that were temporarily not in use as at 30 June 2026, with a net book value of VND 48,975,125,897 (31 December 2025: VND 53,725,092,185).

Categories of fixed assets	**Closing balance**			**Opening balance**		
	Historical cost VND	**Accumulated depreciation VND**	**Net book value VND**	**Historical cost VND**	**Accumulated depreciation VND**	**Net book value VND**
B300XP bored piling machine	45,449,046,948	33,323,401,610	12,125,645,338	45,449,046,948	31,808,433,380	13,640,613,568
Others	(45,449,046,948)	(33,323,401,610)	(12,125,645,338)	(45,449,046,948)	(31,808,433,380)	(13,640,613,568)
Total	**333,147,249,417**	**280,240,763,939**	**52,906,485,478**	**333,147,249,417**	**275,029,714,629**	**58,117,534,788**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

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

9. LONG-TERM CONSTRUCTION IN PROGRESS

	Closing balance VND	Opening balance VND
Licogi office building and employee housing project	583,545,455	583,545,455
Others	99,000,000	99,000,000
Total	**682,545,455**	**682,545,455**

10. LONG-TERM DEFERRED EXPENSES

	Closing balance VND	Opening balance VND
Repair and renovation costs	107,591,907	107,591,907
Total	**107,591,907**	**107,591,907**

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

11. INVESTMENTS IN SUBSIDIARIES

	Closing balance			Opening balance		
	Original cost Share	Recoverable amount (*) VND	Provision VND	Original cost Share	Recoverable amount (*) VND	Provision VND
Dong Anh Investment and Construction Materials Joint Stock Company	34,476,838,106		-	34,476,838,106		-
Dong Anh Licogi Mechanical JSC	300,945,730,000		-	300,945,730,000		-
Licogi Consulting Joint Stock Company	3,177,150,487		-	3,177,150,487		-
Mechanized Construction and Installation Joint Stock Company No 9	38,178,368,992		-	38,178,368,992		-
Licogi Quang Ngai Joint Stock Company	16,855,532,723		(16,855,532,723)	16,855,532,723		(16,855,532,723)
Mechanized Construction and Installation Joint Stock Company No 10	10,110,056,968		(10,110,056,968)	10,110,056,968		(10,110,056,968)
Licogi 15 Joint Stock Company	6,593,800,000		(6,593,800,000)	6,593,800,000		(6,593,800,000)
Licogi 17 Joint Stock Company	10,393,670,213		(10,393,670,213)	10,393,670,213		(10,393,670,213)
Foundation Engineering and Construction 20 Joint Stock Company	22,571,500,000		(22,571,500,000)	22,571,500,000		(22,571,500,000)
Water Electrical System and Machinery Installation Licogi Joint Stock Company	10,277,500,000		(10,277,500,000)	10,277,500,000		(10,277,500,000)
Licogi Housing and Urban Development Co., Ltd	900,000,000,000		-	900,000,000,000		-
Licogi 2 Investment And Construction One Member Company Limited	90,000,000,000		(32,338,125,896)	90,000,000,000		(30,769,402,827)
LICOGI General Import-Export One Member Company Limited	5,000,000,000		(197,484,150)	5,000,000,000		(868,904,637)
Total	**1,448,580,147,489**		**(109,337,669,950)**	**1,448,580,147,489**		**(108,440,367,368)**

As at 30 June 2026, the Corporation was using 27,609,700 shares of Dong Anh Licogi Mechanical Joint Stock Company (at original cost of VND 300,945,730,000) as collateral for loans from Vietnam Prosperity Joint Stock Commercial Bank (15,609,700 shares) and Xuan Cau Investment Joint Stock Company (12,000,000 shares). Details are disclosed in Note V.20.

As at 30 June 2026, the Corporation was using 1,226,400 shares of Licogi Quang Ngai Joint Stock Company (at original cost of VND 16,855,532,723) as collateral for loans from Song Da Corporation. Details are disclosed in Note V.20.

(*) The Corporation has not determined the recoverable amount of investments in this subsidiary because Vietnamese Accounting Standards and the Vietnamese Accounting Regime do not provide specific guidance on the determination of recoverable amount.

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

12. INVESTMENTS IN ASSOCIATES

	Closing balance			Opening balance		
	Original cost VND	Recoverable amount (*) VND	Provision VND	Original cost VND	Recoverable amount (*) VND	Provision VND
Bac Ha Hydropower Joint Stock Company	280,725,828,730		-	280,725,828,730		-
Licogi 14 Joint Stock Company	38,822,653,946		-	38,822,653,946		-
Licogi 19 Joint Stock Company	1,999,068,969		-	1,999,068,969		-
Total	**321,547,551,645**		**-**	**321,547,551,645**		**-**

As at 30 June 2026, the Corporation was using 5,597,112 shares of Licogi 14 Joint Stock Company (at original cost of VND 38,081,731,766) and 26,700,627 shares of Bac Ha Hydropower Joint Stock Company (at original cost of VND 276,967,089,777) as collateral for loans from Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch, Vietnam Prosperity Joint Stock Commercial Bank and MBN Jupiter Joint Stock Company. (Details are disclosed in Note V.20).

(*) The Corporation has not determined the recoverable amount of investments in these associates because Vietnamese Accounting Standards and the Vietnamese Accounting Regime do not provide specific guidance on the determination of recoverable amount.

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

13. EQUITY INVESTMENTS IN OTHER ENTITIES

	Closing balance			Opening balance		
	Original cost VND	Recoverable amount (*) VND	Provision VND	Original cost VND	Recoverable amount (*) VND	Provision VND
Licogi 12 Joint Stock Company	7,895,068,192		(5,045,228,992)	7,895,068,192		(5,454,565,192)
Licogi 13 Joint Stock Company	16,239,671,600		(9,381,899,200)	16,239,671,600		(8,640,518,400)
Investment and Construction Joint Stock Company No 18	9,212,563,301		-	9,212,563,301		-
Dakdrinh Hydropower Joint Stock Company	13,753,805,608		-	13,753,805,608		-
Long Son Petroleum Industrial Zone Investment Joint Stock Company	780,000,000		-	780,000,000		-
Vinashin - Licogi Investment Construction Joint Stock Company	1,000,000,000		(1,000,000,000)	1,000,000,000		(1,000,000,000)
Licogi Project Management and Construction Joint Stock Company	300,000,000		(300,000,000)	300,000,000		(300,000,000)
Total	**49,181,108,701**		**(15,727,128,192)**	**49,181,108,701**		**(15,395,083,592)**

As at 30 June 2026, the Corporation was using 1,853,451 shares of Licogi 13 Joint Stock Company (at original cost of VND 16,239,671,600), 596,700 shares of Licogi 12 Joint Stock Company (at original cost of VND 7,895,068,192), 300,000 shares of Idico Long Son Petroleum Industrial Zone Investment Joint Stock Company (at original cost of VND 780,000,000), and 1,375,381 shares of DakDrinh Hydropower Joint Stock Company (at original cost of VND 13,753,805,608) as collateral for loans from MBN Jupiter Joint Stock Company, Song Da Corporation and Khu Dong Real Estate Investment and Business Company Limited. Details are disclosed in Note V.20.

(*) The Corporation has not determined the recoverable amount of investments in other entities because Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises do not provide specific guidance on the determination of recoverable amount.

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

14. SHORT-TERM TRADE PAYABLES

	Closing balance VND	Opening balance VND
Licogi 13 Joint Stock Company	25,187,989,423	25,187,989,423
Investment and Construction Joint Stock Company No 18	24,266,010,896	24,266,010,896
An Khang Phu Construction - Service Company Limited	19,797,082,363	-
Investment and Construction Joint Stock Company No 18.1	15,930,964,213	15,930,964,213
Foundation Engineering and Construction Joint Stock Company No. 20	14,301,804,379	14,301,804,379
Licogi 17 Joint Stock Company	-	11,854,882,644
Licogi 16 Joint Stock Company	11,424,415,535	11,424,415,535
Subcontractor of Dung Quat University Board	9,358,015,247	9,358,015,247
Hoang Anh Investment Trading Construction Joint Stock Company	6,599,505,614	6,599,505,614
Others	82,622,671,266	84,985,632,973
Total	**209,488,458,936**	**203,909,220,924**
Short-term trade payables from related parties *(Details stated in Note VII.1)*	**24,920,756,094**	**37,785,550,755**

15. SHORT-TERM ADVANCES FROM CUSTOMERS

	Closing balance VND	Opening balance VND
MIK Group Vietnam Joint Stock Company	81,562,317,667	64,357,586,387
Licogi Housing and Urban Development Company	72,000,000,000	72,000,000,000
Real Estate Development and Service Company Limited Favorite Song	32,295,760,000	32,295,760,000
Mechanized Construction and Installation Joint Stock Company No 9	26,760,200,174	46,601,095,341
Green i-Park Joint Stock Company	17,789,739,995	17,789,739,995
Dung Quat Ship Building Industry Company Limited	5,553,391,592	5,553,391,592
Dung Quat Shipyard Project	5,246,722,907	5,246,722,907
Dong Anh Investment and Construction Materials Joint Stock Company	5,000,000,000	7,705,648,000
Others	1,705,830,295	1,788,031,247
Total	**247,913,962,630**	**253,337,975,469**
Short-term advances from customers from related parties *(Details stated in Note VII.1)*	**185,322,517,841**	**182,958,681,728**

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

16. TAXES AND OTHER RECEIVABLES/ PAYABLES TO THE STATE BUDGET

	Closing balance VND	Amount payable during the period VND	Amount paid during the period VND	Opening balance VND
a. Receivables				
Value added tax	363,613,482	-	-	363,613,482
Total	**363,613,482**	**-**	**-**	**363,613,482**
b. Payables				
Value added tax	16,253,168,168	24,622,160,502	24,654,974,374	16,285,982,040
Corporate income tax	1,061,151,956	-	-	1,061,151,956
Personal income tax	375,611,582	172,885,259	178,460,960	381,187,283
Land use tax	23,189,987	426,409,012	426,409,012	23,189,987
Fees, charges and other amounts payable	29,472,764,773	-	-	29,472,764,773
Total	**47,185,886,466**	**25,221,454,773**	**25,259,844,346**	**47,224,276,039**

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

17. SHORT-TERM ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
Borrowing cost	257,380,509,477	207,839,448,555
Accrued costs for construction projects	67,359,794,800	67,384,062,136
Including:		
- Suoi Chan 2 Hydropower Project	*26,794,598,660*	*26,794,598,660*
- National University Project	*4,704,207,944*	*4,704,207,944*
- Project 20 Cong Hoa	*6,823,705,099*	*6,823,705,099*
- Ban Chat Hydroelectric Project	*7,343,716,979*	*7,343,716,979*
- Hoa Phat Dung Quat Industrial Complex Project	*870,632,058*	*870,632,058*
- Other Projects	*20,822,934,060*	*20,847,201,396*
Other	1,284,097,747	2,411,322,448
Total	**326,024,402,024**	**277,634,833,139**
Accrued expenses from related parties	**235,735,003,616**	**211,017,461,873**
(Details stated in Note VII.1)		

18. OTHER PAYABLES

	Closing balance VND	Opening balance VND
a. Other current payables		
Surplus assets pending settlement	68,714,425	68,714,425
Union funds	1,674,727,420	1,637,551,016
Social insurance and health insurance	11,399,521,392	11,257,733,805
Unemployment insurance	709,564,431	712,368,600
Mechanized Construction and Installation Joint Stock Company No9	8,997,094,408	8,997,117,452
Dakdrinh Hydropower Joint Stock Company	1,377,818,141	1,377,818,141
Thanh Binh Company Limited	2,500,000,000	2,500,000,000
Licogi 2 Investment and Construction One Member Company Limited (i)	24,697,922,808	24,809,903,700
Xuan Cau Investment Joint Stock Company (Borrowing cost)	6,199,178,082	1,562,602,740
Others	6,209,326,726	11,775,929,775
Total	**63,833,867,833**	**64,699,739,654**
b. Other non-current payables		
Khu Dong Real Estate Investment and Trading Company Limited (ii)	156,998,028,150	156,998,028,150
Total	**156,998,028,150**	**156,998,028,150**
Other payables to related parties	**193,663,005,044**	**193,406,907,429**
(Details stated in Note VII.1)		

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

18. OTHER PAYABLES (CONTINUED)

(i) The payable comprises borrowing cost payable to LICOGI 2 Investment and Construction One Member Company Limited and amounts payable arising from advances received under Contract No. 04/2008/HDDTXDC2-TL dated 8 August 2008, under which the Corporation entrusted LICOGI 2 Investment and Construction One Member Company Limited with the implementation of the Thinh Liet New Urban Area Project. On 23 April 2025, Khu Dong Real Estate Investment and Business Company Limited made an additional deposit payment of VND 96,998,028,150 pursuant to Appendix No. 03.2025 dated 18 April 2025 to this master agreement. On 23 April 2025, the Corporation used this deposit to pay the opportunity cost of the Thinh Liet New Urban Area Project (Note V.7).

(ii) On 25 September 2014, the Corporation entered into a master 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 made an additional deposit payment of VND 96,998,028,150 pursuant to Appendix No. 03.2025 dated 18 April 2025 to this master agreement.

19. SHORT – TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

		Closing balance	In the period		Opening balance
		Amount	Increases	Decreases	Amount
		VND	VND	VND	VND
Short-term borrowings and finance lease liabilities					
Bank loans		***261,615,843,813***	***245,413,423,667***	***253,033,065,213***	***269,235,485,359***
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch	(i)	216,121,676,197	207,213,423,667	209,684,168,554	218,592,421,084
- Vietnam Prosperity Joint Stock Commercial Bank	(ii)	38,200,000,000	38,200,000,000	43,198,896,659	43,198,896,659
- Vietnam Bank for Agriculture and Rural Development - West Hanoi Branch	(iii)	7,294,167,616	-	150,000,000	7,444,167,616

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

19. SHORT – TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

		Closing balance	In the period		Opening balance
		Amount	Increases	Decreases	Amount
		VND	VND	VND	VND
Loans from other entities		***588,068,588,681***	***60,824,948,000***	***47,091,854,500***	***574,335,495,181***
- MBN JUPITER Joint Stock Company	(iv)	312,262,473,437	-	-	312,262,473,437
- Khu Dong Real Estate Investment and Trading Company Limited	(v)	137,221,497,156	53,119,300,000	38,200,000,000	122,302,197,156
- Xuan Cau Investment Joint Stock Company	(vi)	85,000,000,000	-	-	85,000,000,000
- Dong Anh Licogi Mechanical Joint Stock Company	(vii)	28,361,776,925	-	-	28,361,776,925
- Licogi 2 Investment And Construction One Member Company	(viii)	8,876,381,889	-	686,206,500	9,562,588,389
- Dong Anh Investment and Construction Materials Joint Stock		-	7,705,648,000	7,705,648,000	-
- Song Da Corporation	(ix)	8,200,000,000	-	-	8,200,000,000
- Other	(x)	8,146,459,274	-	500,000,000	8,646,459,274
Loans from individuals	**(x)**	**41,204,108,625**	**1,321,645,413**	**724,941,552**	**40,607,404,764**
Total short-term loans and finance lease liabilities		**890,888,541,119**	**307,560,017,080**	**300,849,861,265**	**884,178,385,304**
Current portion of long-term loans		-			-
Total		**890,888,541,119**			**884,178,385,304**
Short-term loans and liabilities from related parties *(Details stated in Note VII.1)*		**178,484,379,840**			**164,751,286,340**

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

19. SHORT - TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES SHORT - TERM (CONTINUED)

(i) 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), of which the loan and L/C issuance limit is VND 218,660,000,000 and the guarantee limit is VND 50 billion. The facility period is from the date of signing this Agreement to 31 December 2026. The loan term is specified in each respective credit agreement. The purpose of the loan is to supplement working capital, issue guarantees and open L/Cs. The applicable interest rate is specified in each respective 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.

(ii) 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, of which the loan limit is VND 43,200,000,000 and the guarantee limit is VND 143,200,000,000 less outstanding loans and loan equivalents. The facility period is 12 months from the date of signing this Agreement. The purpose of the credit facility is to supplement working capital and pay salaries to employees serving the Corporation's construction and installation activities. The lending interest rate and mechanism for adjusting the interest rate during the loan term are agreed upon in debt acknowledgment 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 One Member Company Limited, equivalent to 20% of charter capital) owned by the Corporation as collateral for the loan.

(iii) 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 facility limit is VND 13,500,000,000. The lending interest rate is 8.5% per annum. The purpose of the loan is to pay construction costs. The collateral includes: the right to receive payment from Bac Ha Hydropower Joint Stock Company under Mortgage Agreement No. 02/THN-Li1 dated 25 December 2015, with the security transaction registered on 28 December 2015 (maximum secured outstanding balance of 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 security transaction registered on 28 December 2015 (secured amount of 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 dated 18 September 2020, the loan was to be repaid gradually until October 2022. In the event that the divestment was completed before October 2022, the Corporation committed to fully settle the loan immediately upon completion of the divestment. To date, the Corporation has not completed the divestment.

(iv) 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 Corporation's entire debt to MBN Jupiter Joint Stock Company at an interest rate of 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) 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 lending interest rate is 8% per annum. The term of each loan agreement is no more than 12 months.

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

19. SHORT - TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(vi) 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 due bank debts and other due liabilities of the Corporation. The loan term is 9 months from the disbursement date. 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 the Loan Agreement dated 30 December 2025 extended the loan term from 1 January 2026 to 31 December 2026.

(vii) Loan Agreement No.11-06/2024/HĐVV/LICOGI-CKĐA dated 11 June 2024 between Licogi Corporation - JSC and Dong Anh Licogi Mechanical Joint Stock Company for the purpose of repaying debts to banks and credit institutions and financing business operations. The lending interest rate is 8% per annum. Appendix No. 11-06/2024/PLHĐ/LICOGI-CKĐA to the Loan Agreement dated 8 January 2025 extended the loan term by 12 months and provided an additional loan of VND 20 billion. Under this Appendix, the collateral comprises dividend receivables for 2024, 2025 and subsequent years of Licogi Corporation - JSC from Dong Anh Licogi Mechanical Joint Stock Company (if any) and other lawful receivables of Licogi Corporation - JSC. The outstanding principal balance as at 30 June 2026 was VND 28,361,776,925.

(viii) Loan Agreement No. 01/2018/HĐVV/LICOGI-LICOGI 2 dated 22 August 2018 and Appendix No. 10/2025/PLHĐ/LICOGI-LICOGI2 dated 22 February 2025 between Licogi Corporation - JSC and Licogi 2 Investment and Construction Company Limited for the purpose of supplementing working capital. The current lending interest rate is 8% per annum. The loan term is 12 months, from 22 February 2026 to 22 February 2027, pursuant to the loan extension agreement. The Corporation uses its rights to receive profits for 2025 and subsequent years from Licogi 2 Investment and Construction One Member Company Limited and other lawful receivables of the Corporation as collateral for this loan.

(ix) Credit Agreement No. 18/2011/HĐTD/TSCĐ-LICOGI dated 30 December 2011 between Licogi Corporation - JSC and Song Da Corporation for VND 20,000,000,000 for the purpose of investing in the implementation of the Bac Ha Hydropower Project. The loan term is 6 months from the disbursement date. The lending interest rate is 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 Idico Long Son Petroleum Industrial Zone Investment Joint Stock Company. The loan is currently overdue.

(x) Includes several loan agreements with individuals and other entities, specifically:

- Loan Agreement No. 01/HĐCV/TG-LICOGI dated 12 May 2021 and Appendix No. 01/PLHĐCV/TG-LICOGI to the Loan Agreement dated 10 May 2022 between Licogi Corporation - JSC and TERRA GOLD Joint Stock Company for 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 lending interest rate is 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 receivables arising under Subcontract Agreement No. 05/LICOGI/ISG/2016 dated 10 August 2016 between Hoa Binh Construction and Real Estate Corporation and Licogi Corporation - JSC and the accompanying 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.

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

19. SHORT - TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

- Loans from individuals mainly comprise loans from the Corporation's employees to supplement working capital and finance the Corporation's business operations. The lending interest rate is applied based on the interest rate charged by banks to the Corporation at the time of borrowing and adjusted in accordance with the banks' notices. During the period, the prevailing interest rates ranged from 7.5% to 10% per annum. The loans have terms of less than 12 months.

20. LONG – TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

		Closing balance	In the period		Opening balance
		Amount	Increases	Decreases	Amount
		VND	VND	VND	VND
Long-term loans and finance lease liabilities					
Long-term loans		***165,000,000,000***	-	-	***165,000,000,000***
- Hai Duong Consultant and Investment Company Limited	(i)	165,000,000,000	-	-	165,000,000,000
Loans from other entities		***461,161,500,000***	-	-	***461,161,500,000***
- Khu Dong Real Estate Investment and Trading Company Limited	(ii)	461,161,500,000	-	-	461,161,500,000
Total		**626,161,500,000**	-	-	**626,161,500,000**
Less: Current portion of long-term loans		-			-
Total long-term loans		**626,161,500,000**			**626,161,500,000**
Long-term loans and liabilities from related parties *(Details stated in Note VII.1)*		**461,161,500,000**			**461,161,500,000**

(i) Loan from Hai Duong Investment and Consulting Company Limited under the Minutes of Agreement on Conversion of Repayment Obligation into a Loan dated 31 December 2021, in the amount of VND 165 billion, with a loan term of 3 years and an interest rate of 0% per annum. Pursuant to Appendix No. 01 - Minutes of Agreement on Extension of Loan Term dated 1 January 2026, the loan term was extended from 1 January 2026 to 31 December 2026. The principal is repayable upon maturity. The loan is unsecured. The Coporation did not reclassify the portion of this loan due for repayment within the next twelve months as a current liability as at 30 June 2026.

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

20. LONG - TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

(ii) Loan agreements and appendices 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, with lending interest rates ranging from 8% to 10% per annum. The Corporation uses shares (1,529,568 shares of Dong Anh Construction Investment and Building Materials Joint Stock Company, 288,000 shares of Licogi Consulting 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 Water and Electrical Installation Joint Stock Company, 100% of the Corporation's capital contribution in Licogi 2 Investment and Construction One Member Company Limited, 100% of the Corporation's capital contribution in Licogi General Import-Export One Member Company Limited, and 1,375,381 shares of DakDrinh Hydropower Joint Stock Company) owned by the Corporation as collateral for the loan. The outstanding principal balance as at 30 June 2026 was VND 461,161,500,000.

21. OWNER'S EQUITY

a. Movement in owner's equity

	Owner's contributed capital VND	Retained earnings VND	Total VND
Prior year's opening balance as previously reported	**900,000,000,000**	**(355,868,682,015)**	**544,131,317,985**
Profit for the year	-	6,697,438,389	6,697,438,389
Opening balance	**900,000,000,000**	**(349,171,243,626)**	**550,828,756,374**
Profit for the period	-	41,511,333,174	41,511,333,174
Closing balance	**900,000,000,000**	**(307,659,910,452)**	**592,340,089,548**

b. Details of owner's equity

	Closing balance		Opening balance	
	Ratio	VND	Ratio	VND
State Capital Investment Corporation	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 Investement Company Limited	19.24%	173,128,880,000	19.24%	173,128,880,000
Other shareholders	5.05%	45,464,210,000	5.05%	45,464,210,000
Total	**100%**	**900,000,000,000**	**100%**	**900,000,000,000**

c. Shares

	Closing balance Shares	Opening balance Shares
Number of shares registered for issuance	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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INCOME STATEMENT

1. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior period VND
Sales of merchandise and services	**267,568,307,888**	**95,212,593,384**
Including:		
Sales of goods and construction materials	203,868,069,659	65,548,455,712
Sales of services	767,919,366	1,092,539,176
Sales from construction contracts	62,932,318,863	28,571,598,496
Deductions	-	-
Net revenue	**267,568,307,888**	**95,212,593,384**
Revenue with related parties	**151,846,275,993**	**51,334,727,066**
(Details in Notes VII.1)		

2. COST OF GOODS SOLD

	Current period VND	Prior period VND
Cost of goods, construction materials	203,432,924,084	65,630,522,369
Cost of services provided	406,711,994	766,000,000
Cost of construction contract	61,589,986,354	28,443,933,433
Total	**265,429,622,432**	**94,840,455,802**

3. FINANCIAL INCOME

	Current period VND	Prior period VND
Deposit interest, loan interest	17,745,671,951	16,977,440,768
Dividends distributed profit	78,232,560,050	88,353,751,850
Profit from selling shares of Licogi 18 Joint Stock Company	-	3,946,183,301
Others financial income	-	2,719,961
Total	**95,978,232,001**	**109,280,095,880**
Financial Income with related parties	**94,080,804,072**	**104,611,305,447**
(Details stated in Note VII.1)		

4. FINANCIAL EXPENSES

	Current period VND	Prior period VND
Borrowing cost	40,520,540,523	37,635,937,723
Provision/ (Reversal) of long-term investment losses	1,229,347,182	7,197,580,657
Other financial expenses	373,872	9,469,000
Total	**41,750,261,577**	**44,842,987,380**
Financial expenses with related parties	**25,776,411,369**	**19,437,279,708**
(Details stated in Note VII.1)		

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

VI INFORMATION SUPPLEMENTING THE ITEMS IN THE INCOME STATEMENT (CONTINUED)

5. GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior period VND
Expense of office supplies	-	208,944,162
Labour cost	5,464,739,596	5,753,820,639
Depreciation of fixed assets	481,383,020	554,315,883
Taxes, fees, charges	431,964,568	429,409,013
Provision/ (Reversal)	-	(2,672,614,907)
Outsourced service costs	2,598,124,002	1,704,442,189
Other expenses in cash	1,058,856,023	1,065,083,525
Total	**10,035,067,209**	**7,043,400,504**

6. OTHER EXPENSES

	Current period VND	Prior period VND
Contract delay penalties	70,289,209	13,143,978
Depreciation of idle assets	4,749,966,288	3,750,964,934
Others	-	4,648,792,313
Total	**4,820,255,497**	**8,412,901,225**

7. CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Accounting profit before tax	**41,511,333,174**	**49,352,944,353**
Adjustment for taxable income	-	-
Plus: Non-deductible expenses	5,394,492,103	14,457,468,780
- Controlled interest expense due to related party	*468,636,606*	-
- Other non-deductible expenses	*4,925,855,497*	*14,457,468,780*
Less: Tax-exempt income	78,232,560,050	88,353,751,850
- Dividend income from profit distribution	*78,232,560,050*	*88,353,751,850*
Assessable income	**(31,326,734,773)**	**(24,543,338,717)**
Taxable income	-	-
Tax rate	20%	20%
Current CIT expense for the period	-	-

8. BASIC EARNINGS/(LOSSES) PER SHARE

According to Vietnamese Accounting Standard No. 30 "Earnings per Share," if a company prepares both separate financial statements and consolidated financial statements, it is only required to present earnings per share information in accordance with this standard in the consolidated financial statements.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

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

9. PRODUCTION COST BY NATURE

	Current period VND	Prior period VND
Cost of raw materials, materials	41,437,000	66,093,926,781
Labour expenses	5,464,739,596	5,753,820,639
Fixed asset depreciation expenses	5,284,249,310	5,612,070,049
Cost of purchased services	45,818,906,382	27,081,100,313
Other expenses in cash	-	(2,672,614,907)
	1,708,131,960	1,065,083,525
Total	**58,317,464,248**	**102,933,386,400**

VII. OTHER INFORMATION

1. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions and balances for the year:

Related party	Relationship
Dong Anh Investment and Construction Materials Joint Stock Company	Subsidiary Company
Dong Anh Licogi Mechanical Joint Stock Company	Subsidiary Company
Licogi Consulting Joint Stock Company	Subsidiary Company
Mechanized Construction and Installation Joint Stock Company No9	Subsidiary Company
Licogi Quang Ngai Joint Stock Company	Subsidiary Company
Mechanized Construction and Installation Joint Stock Company No10	Subsidiary Company
Licogi 10.6 One Member Company Limited	Level 02 subsidiary
Licogi 15 Joint Stock Company	Subsidiary Company
Licogi 17 Joint Stock Company	Subsidiary Company
Foundation Engineering and Construction 20 Joint Stock Company	Subsidiary Company
Water Electrical System and Machinery Installation	Subsidiary Company
Licogi Housing and Urban Development Company	Subsidiary Company
Licogi 2 Investment And Construction One Member Company Limited	Subsidiary Company
Licogi General Import Export One Member Company Limited	Subsidiary Company
Bac Ha Hydropower Joint Stock Company	Associated Company
Licogi 14 Joint Stock Company	Associated Company
Licogi 19 Joint Stock Company	Associated Company
Viet Nam MIK GROUP Joint Stock Company	Related Company
Board of Directors, Management Board and major shareholders	Key management personnel

VII. OTHER INFORMATION

1. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

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

	Current period VND	Prior period VND
Sales	**151,846,275,993**	**51,334,727,066**
Mechanized Construction and Installation Joint Stock Company No.9	85,775,531,598	50,778,818
Licogi 10.6 One Member Company Limited	2,319,782,750	29,014,003,859
Licogi General Import Export One Member Company Limited	23,057,456,217	161,512,668
Dong Anh Investment and Construction Materials Joint Stock Company	19,707,442,439	22,032,431,721
Hanoi Branch of Construction Machinery and Installation Joint Stock Company No. 10	20,446,708,499	-
Licogi 15 Joint Stock Company	30,931,590	-
Licogi 17 Joint Stock Company	508,422,900	76,000,000
Purchases	**69,868,192,771**	**24,998,012,105**
Licogi 17 Joint Stock Company	49,040,519,643	10,215,677,255
Mechanized Construction and Installation Joint Stock Company No.9	-	159,869,726
Licogi 10.6 One Member Company Limited	3,145,224,459	4,781,661,480
Dong Anh Investment and Construction Materials Joint Stock Company	17,682,448,669	9,840,803,644
Interest income	**17,390,319,572**	**16,945,243,847**
Licogi Housing and Urban Development Company	16,825,433,009	16,380,357,284
Water Electrical System and Machinery Installation	459,806,007	459,806,007
Licogi 15 Joint Stock Company	105,080,556	105,080,556
Dividends, profits shared	**76,690,484,500**	**87,666,061,600**
Dong Anh Licogi Mechanical Joint Stock Company	27,609,700,000	57,980,370,000
Bac Ha Hydropower Joint Stock Company	40,594,474,500	27,062,983,000
Dong Anh Investment and Construction Materials Joint Stock Company	7,800,796,800	2,294,352,000
Mechanized Construction and Installation Joint Stock	512,713,200	256,356,600
Licogi Consulting Joint Stock Company	172,800,000	72,000,000
Borrowing cost	**25,776,411,369**	**19,437,279,708**
Khu Dong Real Estate Investment and Trading Company Limited	24,086,036,879	17,158,196,527
Licogi 2 Investment And Construction One Member	300,245,513	1,693,446,885
Dong Anh Licogi Machinery Joint Stock Company	926,878,626	-
Dong Anh Investment and Construction Materials Joint Stock Company	286,587,000	401,945,000
Licogi 17 Joint Stock Company	67,260,831	67,260,830
Licogi General Import Export One Member Company	109,402,520	116,430,466

VII. OTHER INFORMATION (CONTINUED)

1. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

During the year, the Company entered into the following significant transactions with its related parties (Continued):

	Closing balance VND	Opening balance VND
Loan receipt	**53,119,300,000**	**65,850,000,000**
Khu Dong Real Estate Investment and Trading Company Limited	53,119,300,000	65,850,000,000
Loan repayment	**38,200,000,000**	**62,200,000,000**
Khu Dong Real Estate Investment and Trading Company Limited	38,200,000,000	62,200,000,000

Significant related party balances as at the Statement of Financial Position date were as follows:

	Closing balance VND	Opening balance VND
Short-term trade receivables	**26,609,912,754**	**25,588,977,275**
Foundation Engineering and Construction Joint Stock Company No. 20	13,783,807,403	13,783,807,403
Bac Ha Hydropower Joint Stock Company	4,804,043,818	4,804,043,818
Licogi 15 Joint Stock Company	2,059,298,117	2,073,231,417
Licogi Housing and Urban Development Company	1,381,840,156	1,381,840,156
Licogi 2 Investment And Construction One Member Company Limited	1,554,663,771	1,554,663,771
Licogi 17 Joint Stock Company	939,578,732	421,333,140
Licogi General Import Export One Member Company	842,963,810	505,206,984
Hanoi Branch - Mechanized Construction and Installation Joint Stock Company No.10	336,567,077	168,414,535
Licogi 10.6 One Member Company Limited	907,149,870	896,436,051
Short-term advances to suppliers	**86,587,178,836**	**53,047,831,094**
Water Electrical System and Machinery Installation Licogi Joint Stock Company	38,472,872,158	38,472,872,158
Licogi 17 Joint Stock Company	32,089,324,447	-
Licogi 15 Joint Stock Company	10,813,710,792	10,813,710,792
Licogi 19 Joint Stock Company	3,695,789,577	3,695,789,577
Hanoi Branch – Mechanized Construction and Installation Joint Stock Company No.10	65,458,567	65,458,567
Dong Anh Investment and Construction Materials Joint Stock Company	1,450,023,295	-
Short - term held-to-maturity investments	**210,099,623,180**	**199,883,623,180**
Water Electrical System and Machinery Installation	1,600,000,000	1,600,000,000
Licogi Housing and Urban Development Company	208,499,623,180	198,283,623,180
Long-term held-to-maturity investments	**20,580,000,000**	**20,580,000,000**
Licogi Housing and Urban Development Company	20,580,000,000	20,580,000,000

VII. OTHER INFORMATION (CONTINUED)

1. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Significant related party balances as at the Statement of Financial Position date were as follows:

	Closing balance VND	Opening balance VND
Total other receivables	**321,694,984,045**	**264,190,013,924**
Receivable related to equitisation	***2,462,878,435***	***3,628,215,586***
Water Electrical System and Machinery Installation Licogi Joint Stock Company	3,916,293	3,916,293
Licogi 19 Joint Stock Company	2,458,962,142	3,624,299,293
Dividends and profit receivables	***44,778,451,836***	***3,498,464,136***
Licogi Quang Ngai Joint Stock Company	2,207,520,000	2,207,520,000
Mechanized Construction and Installation Joint Stock Company No 9	1,527,885,336	1,015,172,136
Mechanized Construction and Installation Joint Stock Company No 10	202,572,000	202,572,000
Bac Ha Hydropower Joint Stock Company	40,595,674,500	1,200,000
Licogi Consulting Joint Stock Company	244,800,000	72,000,000
Advances to related parties	***11,959,599,946***	***11,394,713,383***
Water Electrical System and Machinery Installation Licogi Joint Stock Company	8,851,229,289	8,391,423,282
Licogi 15 Joint Stock Company	2,332,410,014	2,227,329,458
Licogi 19 Joint Stock Company	713,413,162	713,413,162
Licogi Housing and Urban Development Company	42,077,600	42,077,600
Licogi Quang Ngai Joint Stock Company	8,548,434	8,548,434
Licogi 2 Investment And Construction One Member Company Limited	11,921,447	11,921,447
Other receivables	***262,494,053,828***	***245,668,620,819***
Licogi Housing and Urban Development Company	259,110,792,879	242,285,359,870
Foundation Engineering and Construction 20 Joint Stock Company	3,383,260,949	3,383,260,949
Short-term trade payables	**24,920,756,094**	**37,785,550,755**
Licogi 17 Joint Stock Company	26,694,251	11,854,882,644
Foundation Engineering and Construction 20 Joint Stock Company	14,301,804,379	14,301,804,379
Mechanized Construction and Installation Joint Stock Company No 10	1,641,878,246	2,517,470,347
Mechanized Construction and Installation Joint Stock Company No 9	4,832,839,402	4,832,839,402
Licogi Quang Ngai Joint Stock Company	1,609,145,615	1,609,145,615
Licogi 10.6 One Member Company Limited	1,201,268,427	1,362,282,594
Licogi Consulting Joint Stock Company	987,917,088	987,917,088
Licogi 9.2 Joint Stock Company	280,000,000	280,000,000
Licogi 15 Joint Stock Company	39,208,686	39,208,686

VII. OTHER INFORMATION (CONTINUED)

1. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Significant related party balances as at the Statement of Financial Position date were as follows:

	Closing balance VND	Opening balance VND
Short-term advances from customers	**185,322,517,841**	**182,958,681,728**
Licogi Housing and Urban Development Company	72,000,000,000	72,000,000,000
Mechanized Construction and Installation Joint Stock Company No.9	26,760,200,174	46,601,095,341
Viet Nam MIK GROUP Joint Stock Company	81,562,317,667	64,357,586,387
Licogi 2 Investment And Construction One Member Company Limited	5,000,000,000	-
Accrued expenses	**235,735,003,616**	**211,017,461,873**
Khu Dong Real Estate Investment and Trading Company Limited	182,751,739,327	158,665,702,448
Water Electrical System and Machinery Installation	30,541,489,500	30,541,489,500
Foundation Engineering and Construction 20 Joint Stock Company	14,796,165,969	14,796,165,969
Dong Anh Licogi Mechanical Joint Stock Company	1,239,252,086	312,373,460
Licogi 15 Joint Stock Company	3,384,919,688	3,384,919,688
Licogi 2 Investment And Construction One Member Company Limited	1,779,505,302	1,479,259,789
Mechanized Construction and Installation Joint Stock Company No 10	998,613,914	998,613,914
Licogi 10.6 One Member Company Limited	-	595,619,275
Mechanized Construction and Installation Joint Stock Company No 9	243,317,830	243,317,830
Others payables	**193,663,005,044**	**193,406,907,429**
Khu Dong Real Estate Investment and Trading Company Limited	156,998,028,150	156,998,028,150
Licogi 2 Investment And Construction One Member	24,697,922,808	24,809,903,700
Mechanized Construction and Installation Joint Stock	8,997,094,408	8,997,117,452
Dong Anh Investment and Construction Materials Joint Stock Company	1,831,886,200	1,640,448,000
Licogi General Import Export One Member Company	768,153,204	658,750,684
Licogi 17 Joint Stock Company	369,920,274	302,659,443
Short-term borrowings and finance lease liabilities	**178,484,379,840**	**164,751,286,340**
Khu Dong Real Estate Investment and Trading Company Limited	137,221,497,156	122,302,197,156
Dong Anh Licogi Mechanical Joint Stock Company	28,361,776,925	28,361,776,925
Licogi 2 Investment And Construction One Member	8,876,381,889	9,562,588,389
Licogi General Import Export One Member Company	2,429,000,000	2,929,000,000
Licogi 17 Joint Stock Company	1,595,723,870	1,595,723,870
Long-term borrowings and finance lease liabilities	**461,161,500,000**	**461,161,500,000**
Khu Dong Real Estate Investment and Trading Company Limited	461,161,500,000	461,161,500,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

VII. OTHER INFORMATION (CONTINUED)

1. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

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

	Current period VND	Prior period VND
Income of the Board of the Directors	**538,579,309**	**812,356,000**
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 Supervisory	**230,850,955**	**246,360,000**
1. Mr. Phan Thanh Trieu	169,759,045	179,360,000
2. Mrs. Duong Thi Phuong	30,545,955	35,000,000
3. Mrs. Kieu Bich Hoa	30,545,955	32,000,000
Total	**1,121,859,258**	**1,422,936,000**

2. COMMITMENT TO OPERATIONAL LEASE

The Corporation entered into a land lease agreement with the Hanoi Department of Land Administration and Housing under Land Lease Agreement No. 146-2003/ĐCNĐ-HĐTĐTN for the G1 building, Nguyen Trai Street, Thanh Xuan Bac Ward, Thanh Xuan District, Hanoi, for use as its head office and production management premises for a period of 30 years from 1 January 2003. The leased land area is 1,928 m². Under this agreement, the Corporation is required to pay land rental until the expiry of the agreement in accordance with prevailing State regulations.

3. CONTINGENT LIABILITIES

The Corporation may incur costs for dismantling and removing assets attached to the land in order to restore the premises in the event that the land use term is not extended upon expiry or upon the expiry of the office lease agreements and other land lease agreements, in accordance with applicable laws and regulations. As the Corporation is currently unable to reliably estimate the amount and timing of payment of such dismantling and restoration costs, no provision for restoration costs has been recognized in the interim separate financial statements for the six-month period ended 30 June 2026.
According to First-instance Commercial Judgment No. 30/2024/KDTM-ST dated 12 July 2024 of the People's Court of Thanh Xuan District, Hanoi (now People's Court of Area No. 2 - Hanoi), the Court ruled as follows:

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:

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

VII. OTHER INFORMATION (CONTINUED)

4. LITIGATION, LEGAL DISPUTES (CONTINUED)

- The Court accepted the claim of Vietnam Bank for Agriculture and Rural Development requiring LICOGI Corporation -ation Joint Stock Company (a subsidiary), the entire principal and interest under Credit Agreement No. 1480 LAV201200441/HĐTD dated 29 June 2012, in the event that LICOGI Water and Electrical Installation Joint Stock Company (a subsidiary) fails to fully fulfill its repayment obligations to the Bank pursuant to Authorization Letter No. 140a/TCT-KTTC dated 1 April 2012 issued by LICOGI Corporation - JSC. Vietnam Bank for Agriculture and Rural Development has the right to request the competent enforcement authorities to dispose of assets legally owned or used by LICOGI Corporation - JSC in accordance with the law to recover the debt if the Corporation breaches its guarantee obligation.

- Regarding court fees: LICOGI Water and Electrical Installation Joint Stock Company was required to bear first-instance commercial court fees of VND 115,583,146. Vietnam Bank for Agriculture and Rural Development was refunded the court fee advance of VND 57,600,000 paid under Receipt No. 00125387 dated 23 October 2023 issued by the Civil Judgment Enforcement Sub-Department of Thanh Xuan District.

According to Appellate Commercial Judgment No. 01/2025/KDTM-PT dated 3 January 2025 of the People's Court of Hanoi, the Court ruled as follows:

- The first-instance Commercial Judgment No. 30/2024/KDTM-ST dated 12 July 2024 of the People's Court of Thanh Xuan District, Hanoi, was upheld.

- Regarding court fees: LICOGI Corporation - JSC was required to bear appellate court fees of VND 2,000,000, offset against the amount paid under Receipt No. 36313 dated 30 July 2024 at the Civil Judgment Enforcement Sub-Department of Thanh Xuan District, Hanoi.

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.

5. SUBSEQUENT EVENTS

There have been no significant events occurring after 30 June 2026 which would require adjustments or disclosures to be made in the interim separate financial statements.

6. COMPARATIVE FIGURES

As disclosed in Note III, from 1 January 2026, the Corporation has adopted Circular No. 99/2025/TT-BTC dated 27 October 2025. Accordingly, certain prior-year figures have been restated in accordance with the transitional provisions of Circular 99 and reclassified to conform with the presentation for comparison with the current period, as follows:

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

VII. OTHER INFORMATION (CONTINUED)

6. COMPARATIVE FIGURES (CONTINUED)

Impact of the adjustments and reclassifications on the Statement of Financial Position as at 01 January 2026:

ASSETS	Code	Previously reported amount VND	Restatement/ Reclassification VND	Amount after restatement/ Reclassification VND
A. CURRENT ASSETS	**100**	**955,576,827,981**	**-**	**955,576,827,981**
I. Short-term financial investments	**120**	**11,700,000,000**	**199,883,623,180**	**211,583,623,180**
1. Short-term held-to-maturity	123	11,700,000,000	199,883,623,180	211,583,623,180
II. Short-term receivables	**130**	**199,883,623,180**	**(199,883,623,180)**	**-**
1. Short-term loan receivables	135	199,883,623,180	(199,883,623,180)	-

TỔNG CÔNG TY LICOGI - CTCP

Nguyen Thi Thanh Thuy
Preparer

Do Thi Thu Ha
Accountant

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