CÔNG TY CỔ PHẦN BV LAND ***BV LAND JOINT STOCK COMPANY***	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập – Tự do – Hạnh phúc** ***SOCIALIST REPUBLIC OF VIETNAM*** ***Independence - Freedom – Happiness***
Số/No. 38 /2026/CBTT - BVL	Hà Nội, ngày 28 tháng 08. năm 2026 *Hanoi, August 28, 2026*

CÔNG TY CỔ PHẦN BV LAND

Digitally signed by CÔNG TY CỔ PHẦN BV LAND
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CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE ON FINANCIAL STATEMENTS

Kính gửi/To: Sở giao dịch chứng khoán Hà Nội/ Hanoi Stock Exchange

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần BV Land thực hiện công bố thông tin báo cáo tài chính (BCTC) bán niên năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, BV Land Joint Stock Company hereby discloses the Semi-annual Financial Statements for 2026 to the Hanoi Stock Exchange as follows:

1. **Tên tổ chức/ *Organization name*: Công ty Cổ phần BV Land/ *BV Land Joint Stock Company***
   - Mã chứng khoán/Stock code: **BVL**
   - Địa chỉ/ *Head office*: Tầng 4, Tòa nhà Rivera Park, Số 69 Đường Vũ Trọng Phụng, Phường Thanh Xuân, TP Hà Nội, Việt Nam/*4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City, Vietnam*
   - Điện thoại/Phone: 024.355 60999 Website: https://bvland.vn
2. **Nội dung thông tin công bố/Information disclosure content:**
   - BCTC bán niên năm 2026/ *Semi-annual Financial Statements for 2026*

☑ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị phụ thuộc)/ *Separate Financial Statements (applicable to listed organizations without subsidiaries and to superior accounting units with dependent units)*

☑ BCTC hợp nhất (TCNY có công ty con)/ *Consolidated Financial Statements (applicable to listed organizations with subsidiaries)*

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *Combined Financial Statements (applicable to listed organizations with affiliated accounting units that maintain separate accounting systems)*

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases subject to explanation of causes:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/được kiểm toán):

  The auditing organization issues an opinion other than an unqualified opinion on the Financial Statements (for financial statements that have been reviewed/audited):

  ☐ Có/Yes ☑ Không/No

  Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable*:

  ☐ Có/Yes ☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước là sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC đã được soát xét/được kiểm toán):

  Profit after tax in the reporting period differs by 5% or more between the pre-audit and post-audit figures, or changes from a loss to a profit or vice versa (for financial statements that have been reviewed/audited):

  ☐ Có/Yes ☑ Không/No

  Văn bản giải trình trong trường hợp tích có/*Written explanation in case applicable*:

  ☐ Có/Yes ☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

  ☑ Có/Yes ☐ Không/No

  Văn bản giải trình trong trường hợp tích có/*Written explanation in case applicable*:

  ☑ Có/Yes ☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

  Profit after tax in the reporting period records a loss, or changes from a profit in the same period of the previous year to a loss in the current period, or vice versa:

  ☐ Có/Yes ☑ Không/No

  Văn bản giải trình trong trường hợp tích có/*Written explanation in case applicable*:

  ☐ Có/Yes ☐ Không/No

Thông tin này được công bố trên trang điện tử Công ty vào ngày 28/08/2026 tại đường dẫn https://bvland.vn/danh-muc-quan-he-co-dong/bao-cao-tai-chinh

This information was published on the company's website on: 28/08/2026 at the link: https://bvland.vn/en/danh-muc-quan-he-co-dong/financial-report/

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the above-disclosed information is true and accurate, and we take full legal responsibility for the contents of this disclosure.

Nơi nhận/ *Recipient*:

- Như Kính gửi/ *As Dear*;
- Lưu VP.HĐQT/
  Save BOD Assistant Office.

NGƯỜI CÔNG BỐ THÔNG TIN

INFORMATION DISCLOSURE PERSON

CÔNG TY CỔ PHẦN BV LAND

BVland

M.S.D.N:0102983609

Tổng giám đốc/CEO

LÝ TUẤN ANH

MR.LY TUAN ANH

BV LAND JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

for the period from 01/01/2026 to 30/06/2026

(Reviewed)

TABLE OF CONTENTS

REPORT OF THE MANAGEMENT

The Management of BV Land Joint Stock Company (the "Company") presents its report and the Company's Consolidated Financial Statements for the period from 01/01/2026 to 30/06/2026.

Company

BV Land Joint Stock Company.

Established and operating under the first Business Registration Certificate No. 0102983609 on 21/10/2008.

Business Registration Certificate

No. 0102983609, first registered on 21/10/2008, and registered for the 24th change on 12/06/2026.
Issued by Hanoi Department of Finance.

Head office

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Ha Noi City.

Members' Council

Members of the Members' Council during the period and at the reporting date:

Mr.	Nguyen Tan Thanh	Chairman
Mr.	Ly Tuan Anh	Member
Mr.	Pham Trong Binh	Member
Mrs.	Khuong Hai Ninh	Member
Mrs.	Vu Thi Ha	Member

Board of General Directors

Members of the Board of General Directors during the period and at the reporting date:

Mr.	Ly Tuan Anh	General Director
Mr.	Duong Trung Thong	Deputy General Director
Mrs.	Khuong Hai Ninh	Deputy General Director

Audit Committee

Members of the Audit Committee during the period and at the reporting date:

Mr.	Pham Trong Binh	Chairman of the Audit Committee
Mrs.	Vu Thi Ha	Member

Legal representative

Mr.	Ly Tuan Anh	General Director

Auditors

Vietnam Auditing and Valuation Company Limited (AVA).

Management's Responsibility for the Consolidated Financial Statements

The Company's Management is responsible for the preparation of the Consolidated Financial Statements, which present a true and fair view of the Company's operations and business performance for the period. In preparing the Consolidated Financial Statements, the Management confirms that it has complied with the following requirements:

- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- State whether the applicable accounting standards have been complied with and whether there are any material departures that require disclosure and explanation in the financial statements;
- Prepare the financial statements on a going concern basis, except where it is not appropriate to assume that the Company will continue in operation.

The Company's Management ensures that the accounting records are maintained to accurately and fairly reflect the Company's financial position at any time, and that the financial statements comply with applicable current regulations of the State. The Management is also responsible for safeguarding the Company's assets and for implementing appropriate measures to prevent and detect fraud and other irregularities.

The Company's Management confirms that the Consolidated Financial Statements present a true and fair view of the Company's financial position at as 30/06/2026 and its results of operations for the accounting period ended on the same date, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for enterprises, and applicable current regulations.

Furthermore, the Board of General Directors represents that the Company has not violated its information disclosure obligations as prescribed under Circular No. 96/2020/TT-BTC dated 16 November 2020, Circular No. 68/2024/TT-BTC dated 18 September 2024, Circular No. 18/2025/TT-BTC dated 26 April 2025, and Circular No. 08/2026/TT-BTC dated 3 February 2026 (amending and supplementing certain articles) of the Ministry of Finance, guiding information disclosure on the securities market

Ha Noi, August 26, 2026
On behalf of the Management
General Director

CÔNG TY CỔ PHẦN BV LAND
BVland
M.S.D.N: 0102983609

Ly Tuan Anh

Vietnam Auditing and Valuation Company Limited
Address: 14th Floor, SUDICO Building, Me Tri Street
My Dinh 1 Ward, South Tu Liem District, Hanoi, Viet Nam
T: (+84 24) 3868 9566 (+84 24) 3868 9588
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No.: 620 /BCKT-TC/AVA

AUDITOR'S REPORT
INTERIM FINANCIAL INFORMATION REVIEW

To: **Shareholders, the Board of Management and Board of General Director**
BV Land Joint Stock Company

We have reviewed the accompanying interim Consolidated Financial Statements of BV Land Joint Stock Company, prepared on 26/08/2026, set out on pages 06 to 48, including Consolidated Statement of Financial Position as at 30/06/2026, Consolidated Statement of Profit or Loss, Consolidated Statement of Cash Flows for the six-month accounting period then ended, and the Notes to the Consolidated Financial Statements.

Management' Responsibility

The Management is responsible for the preparation of accompanying interim Consolidated Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of financial statements and for such internal control as management determines is necessary to enable the accompanying interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the accompanying interim Consolidated Financial Statements financial statements based on the results of our review. We conducted our review in accordance with Vietnam Standards of service contract No. 2410 review - Review of interim financial information by independent auditors performed.

The review financial information includes the interim implementation of interviews, mostly interviewing responsible for the financial and accounting matters, and perform analytical procedures and processes other review procedures. A fundamentally revised narrower scope audits are carried out according to the Vietnam Auditing Standards and consequently does not enable us to achieve assurance that we will recognize all key issues can be detected in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim Consolidated Financial Statements do not present fairly, in all material respects, the financial position of BV Land Joint Stock Company as at 30/06/2026, and of the results of its operations and its cash flows for the six-month accounting period then ended, in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of accompanying interim financial statements.

VIETNAM AUDITING AND VALUATION COMPANY LIMITED

M.S.D.N: 0102... CÔNG TY TNHH KIỂM TOÁN VÀ THẨM ĐỊNH GIÁ VIỆT NAM P. TỪ LIÊM - TP. HÀ NỘI

Tran Tri Dung
Vice General Director
Registration certificate
0895-2023-126-1
Ha Noi, August 26, 2026

Form No. B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

Unit: VND

	ITEMS	Code	Note	30/06/2026	01/01/2026
A.	**CURRENT ASSETS**	**100**		**1,865,844,037,334**	**1,688,762,887,303**
I.	**Cash and cash equivalents**	**110**	V.1	**79,373,675,045**	**206,972,091,136**
1.	Cash	111		49,260,179,839	14,272,091,136
2.	Cash equivalents	112		30,113,495,206	192,700,000,000
II.	**Short-term financial investments**	**120**	V.2	**319,762,238,147**	**402,176,255,147**
1.	Trading securities	121		104,454,800,882	101,033,699,061
2.	Allowance for impairment of trading securities	122		(15,197,756,514)	(6,057,485,009)
3.	Short-term held-to-maturity investments	123		230,505,193,779	307,200,041,095
III.	**Short-term receivables**	**130**		**323,271,564,160**	**168,368,563,603**
1.	Short-term trade receivables	131	V.3	34,243,669,421	72,013,757,737
2.	Short-term advances to suppliers	132	V.4	296,586,742,449	91,727,707,427
3.	Other short-term receivables	135	V.5	6,185,806,833	18,371,752,982
4.	Allowance for impairment of short-term receivables	136	V.6	(13,744,654,543)	(13,744,654,543)
IV.	**Inventories**	**140**	V.7	**989,811,552,469**	**793,618,097,984**
1.	Inventories	141		989,811,552,469	793,618,097,984
V.	**Other current assets**	**160**		**153,625,007,513**	**117,627,879,433**
1.	Short-term prepaid expenses	161	V.11	140,332,201,488	99,770,744,322
2.	VAT deductible	162		8,989,703,850	15,916,027,281
3.	Taxes and other amounts receivable from the State	163	V.16	4,303,102,175	1,941,107,830

B.	**NON-CURRENT ASSETS**	**200**		**1,062,215,429,037**	**856,779,176,861**
I.	**Long-term receivables**	**210**		**1,855,978,904**	**2,278,357,947**
1.	Other long-term receivables	215	V.5	1,855,978,904	2,278,357,947
II.	**Fixed assets**	**220**		**3,310,168,894**	**3,696,668,943**
1.	Tangible fixed assets	221		3,310,168,894	3,696,668,943
	- Cost	222		10,268,243,016	10,268,243,016
	- Accumulated depreciation	223		(6,958,074,122)	(6,571,574,073)
III.	**Investment properties**	**240**	V.9	**195,184,855,721**	**209,007,898,359**
	- Cost	241		212,284,423,394	224,623,895,123
	- Accumulated depreciation	242		(17,099,567,673)	(15,615,996,764)
IV.	**Long-term work in progress**	**250**	V.10	**4,376,657,087**	**4,090,647,756**
1.	Construction in progress	252		4,376,657,087	4,090,647,756
V.	**Long-term financial investments**	**260**	V.2	**854,463,845,495**	**634,969,537,875**
1.	Investment in joint ventures and associates	262		842,319,817,326	622,825,509,706
2.	Equity investments in other entities	263		12,144,028,169	12,144,028,169
VI.	**Other non-current assets**	**270**		**3,023,922,936**	**2,736,065,981**
1.	Long-term prepaid expenses	271	V.11	23,594,902	684,873,402
2.	Deferred tax assets	272	V.22	1,465,607,070	420,551,555
3.	Goodwill	279	V.12	1,534,720,964	1,630,641,024
	TOTAL ASSETS	**280**		**2,928,059,466,371**	**2,545,542,064,164**

Form No. B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026
(Continuous)

Unit: VND

	ITEMS	Code	Note	30/06/2026	01/01/2026
C.	**LIABILITIES**	**300**		**1,290,986,714,980**	**956,587,205,132**
I.	**Current liabilities**	**310**		**878,363,917,841**	**563,131,901,390**
1.	Short-term trade payables	311	V.13	60,664,141,301	51,261,180,850
2.	Short-term advances from customers	312	V.14	495,157,017,871	202,101,921,023
3.	Dividends and profit payable	313	V.15	1,509,769,301	15,544,769,301
4.	Short-term taxes and other amounts payable to the State	314	V.16	17,514,424,073	99,619,445,334
5.	Payables to employees	315		1,153,127,113	7,800,210,226
6.	Short-term accrued expenses	316	V.17	23,547,762,405	19,140,951,054
7.	Short-term deferred revenue	319	V.18	2,255,441,141	1,529,869,327
8.	Other short-term payables	320	V.19	97,429,303,806	75,912,923,141
9.	Short-term borrowings and finance lease liabilities	321	V.20	173,103,670,916	87,614,216,575
10.	Bonus and welfare funds	323		6,029,259,914	2,606,414,559
II.	**Non-current liabilities**	**330**		**412,622,797,139**	**393,455,303,742**
1.	Other long-term payables	338	V.19	58,606,138,519	48,906,138,519
2.	Long-term borrowings and finance lease liabilities	339	V.20	351,899,188,529	342,351,465,361
3.	Deferred tax liabilities	342	V.22	371,195,779	455,671,589
4.	Long-term provisions	343	V.21	1,746,274,312	1,742,028,273
D.	**EQUITY**	**400**	V.23	**1,637,072,751,391**	**1,588,954,859,032**
1.	Issued capital of owners	411		1,072,934,930,000	894,112,870,000
	- Ordinary shares with voting rights	411a		1,072,934,930,000	894,112,870,000
2.	Share premium	412		(677,456,497)	(677,456,497)
3.	Development investment fund	418		-	2,400,757,217
4.	Retained earnings	420		280,357,166,432	413,721,773,543
	- Retained earnings carried forward from prior periods	420a		233,894,707,678	83,414,107,140
	- Retained earnings for the current period	420b		46,462,458,754	330,307,666,403
	Non-controlling Interests	429		284,458,111,456	279,396,914,769
	TOTAL LIABILITIES AND EQUITY	**440**		**2,928,059,466,371**	**2,545,542,064,164**

Ha Noi, August 26, 2026

Prepared by	**Chief Accountant**	**General Director**
Nguyen Duc Luu	**Nguyen Duc Luu**	**Ly Tuan Anh**

CÔNG TY CỔ PHẦN BV LAND
BVland
M.S.D.N: 0102983609

Form No. B 02 - DN/HN

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

The period from 01/01/2026 to 30/06/2026

Unit: VND

	ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1.	Revenue from sale of goods and rendering of services	01	VI.1	229,164,110,459	1,051,720,377,683
2.	**Net revenue from sale of goods and rendering of services**	**10**		**229,164,110,459**	**1,051,720,377,683**
3.	Cost of sales	11	VI.2	147,917,044,815	598,443,231,356
4.	**Gross profit from sale of goods and rendering of services**	**20**		**81,247,065,644**	**453,277,146,327**
5.	Gain/(loss) from sale and disposal of investment property	21	VI.3	11,041,823,667	-
6.	Finance income	22	VI.4	17,101,009,427	26,041,386,053
7.	Finance costs	23	VI.5	20,555,312,457	14,114,184,599
	Of which: Interest expense	24		9,188,741,863	10,235,433,125
8.	Selling expenses	25	VI.6	15,905,673,286	83,806,170,835
9.	General and administrative expenses	26	VI.6	12,575,664,664	18,885,752,309
10.	Share of Profit or Loss of Joint Ventures and Associates	27		2,776,267,620	6,024,477
10.	**Operating profit**	**30**		**63,129,515,951**	**362,518,449,114**
11.	Other income	31	VI.7	1,637,592,336	2,319,406,222
12.	Other expenses	32	VI.8	569,055,171	844,572,342
13.	**Other profit**	**40**		**1,068,537,165**	**1,474,833,880**
14.	**Total accounting profit before tax**	**50**		**64,198,053,116**	**363,993,282,994**
15.	Current corporate income tax expense	51	VI.10	13,563,416,732	73,237,698,747
16.	Deferred corporate income tax expense	52	VI.10	(1,129,531,954)	240,372,101
17.	**Profit after corporate income tax**	**60**		**51,764,168,338**	**290,515,212,146**
18.	Profit Attributable to Owners of the Parent	61		46,462,458,754	261,922,142,069
19.	Profit Attributable to Non-controlling Interests	62		5,301,709,584	28,593,070,077
18.	**Basic earnings per share**	**70**	VI.11	**433**	**2,427**
20.	**Diluted earnings per share**	**71**	VI.12	**433**	**2,286**

Ha Noi, August 26, 2026

Prepared by	Chief Accountant	General Director
Nguyen Duc Luu	Nguyen Duc Luu	Ly Tuan Anh

CÔNG TY CỔ PHẦN BV LAND
BVland
M.S.D.N:0102983609

Form No. B 03 - DN/HN

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

The period from 01/01/2026 to 30/06/2026

Unit: VND

	ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
I.	**Cash flows from operating activities**				
1.	**Profit before tax**	**01**		**64,198,053,116**	**363,993,282,994**
2.	**Adjustments for**				
	- Depreciation of property, plant and equipment and investment property	02		2,914,036,431	7,643,691,257
	- Provisions	03		9,144,517,544	4,164,904,441
	- Gains/(losses) from investing and financing activities	05		(30,919,100,714)	(25,626,693,883)
	- Borrowing costs	06		9,188,741,863	10,235,433,125
3.	**Operating profit before changes in working capital**	**08**		**54,526,248,240**	**360,410,617,934**
	- Increase/(decrease) in receivables	09		(289,708,404,107)	(37,699,867,397)
	- Increase/(decrease) in inventories	10		(196,193,454,485)	(105,344,860,468)
	- Increase/(decrease) in payables (excluding interest payable and income tax payable)	11		339,553,178,449	184,102,670,729
	- Increase/(decrease) in prepaid expenses	12		(39,900,178,666)	1,159,946,853
	- Increase/(decrease) in trading securities	13		(3,421,101,821)	(11,724,751,795)
	- Interest paid	14		(9,322,878,849)	(10,255,079,002)
	- Corporate income tax paid	15		(101,853,120,920)	(10,128,054,760)
	- Other cash outflows for operating activities	17		(252,995,000)	(2,462,829,000)
	Net cash flows from operating activities	**20**		**(246,572,707,159)**	**368,057,793,094**
II.	**Cash flows from investing activities**				
1.	Payments for acquisition and construction of property, plant and equipment and other long-term assets	21		(286,009,331)	(486,043,927)
2.	Proceeds from disposal of property, plant and equipment and other long-term assets	22		22,433,249,983	168,181,818
3.	Loans granted and purchases of debt instruments of other entities	23		(190,250,000,000)	(1,722,780,000,000)
4.	Collection of loans and proceeds from sale of debt instruments of other entities	24		408,824,164,384	1,186,999,000,000
5.	Payments for investments in equity of other entities	25		(216,718,040,000)	(112,000,000,000)
6.	Interest received, dividends and profit received	27		13,968,748,523	22,903,264,329
	Net cash flows from investing activities	**30**		**37,972,113,559**	**(625,195,597,780)**

Form No. B 03 - DN/HN

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)
The period from 01/01/2026 to 30/06/2026
(Continuous)

Unit: VND

	ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
III.	**Cash flows from financing activities**				
1.	Proceeds from borrowings	33		232,397,629,878	531,110,884,850
2.	Repayment of borrowings (principal)	34		(137,360,452,369)	(146,914,902,310)
3.	Dividends and profit paid to owners	36		(14,035,000,000)	-
	Net cash flows from financing activities	**40**		**81,002,177,509**	**384,195,982,540**
	Net increase/(decrease) in cash and cash equivalents	**50**		**(127,598,416,091)**	**127,058,177,854**
	Cash and cash equivalents at the beginning of the period	**60**		**206,972,091,136**	**19,775,486,881**
	Cash and cash equivalents at the end of the period	**70**		**79,373,675,045**	**146,833,664,735**

Ha Noi, August 26, 2026

Prepared by	Chief Accountant	General Director
Nguyen Duc Luu	Nguyen Duc Luu	Ly Tuan Anh

CÔNG TY CỔ PHẦN BV LAND
M.S.D.N: 0102983609

Form No. B 09 - DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The period from 01/01/2026 to 30/06/2026

I. Background

1. Forms of Ownership

BV Land Joint Stock Company.
The company operates under Business Registration Certificate No. No. 0102983609, first registered on 21/10/2008, and registered for the 24th change on 12/06/2026., Issued by Hanoi Department of Finance.
Head office: 4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City.
Charter capital: 1,072,934,930,000 VND.
Total number of shares: 107,293,493 shares.

2. Business field

Construction, investment and real estate business.

3. Business activities

Real estate business, ownership and use rights to land owned, used or leased by owners/users. Details: Real estate business;
Real estate consultancy, brokerage and auction; auction of land use rights. Details: Real estate consultancy – Real Estate Trading Floor (Article 69 of the 2014 Law on Real Estate Business; Article 24 of Circular No. 11/2015/TT-BXD);
Other specialized construction activities. Details: Site leveling, electrical and plumbing installation for civil and industrial construction works;
Specialized design activities. Details: Interior and exterior decoration of civil and industrial construction works;
Agents for brokerage and auction of goods; ...

4. The Company's normal business period

The Company's normal business period is 12 months.

5. Business structure

5.1. Total number of subsidiaries

Number of consolidated subsidiaries: 03 companies
Number of subsidiaries not allowed to consolidate: Zero.

5.2. The list of subsidiaries

Subsidiary name	Rate of interest	Rate of voting rights	Head office - Principle activities
BV Invest Joint Stock Company	62.62%	62.62%	3rd Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City, Vietnam. Principal business activities: construction and installation, design consultancy, and real estate business.
Areca Viet Nam Investment & services Joint Stock Company	79.95%	79.95%	Bach Viet Lake Garden New Urban Area, Bac Giang Ward, Bac Ninh Province. Principal business activities: construction, provision of services, and apartment building management.
TMG infrastructure development Joint Stock Company	99.77%	99.77%	Bach Viet Lake Garden New Urban Area, Bac Giang Ward, Bac Ninh Province. Principal business activities: real estate business and ownership and use rights to land owned, used or leased by owners.

5.3. Associates, and Jointly - controlled entities are recorded under equity method

Subsidiary name	Rate of interest	Rate of voting rights	Head office - Principle activities
BV Bavella Joint Stock Company	31.15%	49.75%	Bac Ninh – Real estate business involving land use rights owned, used, or leased by the business entity.
Hung Dong Group Joint Stock Company	38.54%	47.67%	Thai Nguyen – Real estate business involving properties and land use rights that are owned, held for use, or leased.
Tay Bac Bac Ninh Investment Joint Stock Company	38.16%	38.82%	Bac Ninh – Principal business activities: Real estate business involving properties or land use rights that are owned, leased, or held by the entity.

5.4. Units under the Company

Company name	Rate of interest	Rate of voting rights	Head office - Principle activities
Dong Nai Production, Trading and Service Joint Stock Company	6.51%	6.51%	Dong Nai - Commercial business (Honda dealers) and services (property rental, kiosk rental at central markets of Dong Nai province,...).

6. Number of employees at the end of the fiscal year or average number of employees during the fiscal year

As at 30/06/2026, the number of employees is:	79
As at 01/01/2026, the number of employees is:	80

7. Statement of ability to compare information on Financial Statements

The financial statements of the Company are prepared to ensure comparability.

II. Accounting period and accounting monetary unit

1. Accounting period

The Company's annual accounting period commences on 1st January and ends on 31st, December. These interim financial statements have been prepared for the six-month accounting period commencing on 1st January 2026 and ending on 30th June, 2026.

2. Accounting monetary unit

The accounting currency is Vietnam Dong ("VND").

III. Accounting standards and Accounting system

1. Accounting System

The Company applies the Vietnamese Accounting Regime for enterprises prescribed under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

2. Accounting System

The consolidated financial statements have been prepared in compliance with Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance, which amends and supplements a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements.
The Ministry of Finance issued Circular No. 43/2026/TT-BTC dated 20 April 2026, amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance, which provides guidance on the preparation and presentation of consolidated financial statements. The Circular became effective from the date of its issuance and applies to the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.
The effects of the changes in accounting policies arising from the guidance set out in Circular No. 43/2026/TT-BTC dated 20 April 2026 have been applied prospectively. The Company has provided comparative disclosures in the financial statements for those line items affected by the changes introduced by Circular No. 43/2026/TT-BTC dated 20 April 2026 compared with Circular No. 202/2014/TT-BTC.

3. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. Accounting policies, accounting estimates and relevant legal regulations apply

1. Exchange rates applied in accounting system

Transactions denominated in foreign currencies are translated into Vietnam Dong (VND) at the actual exchange rates prevailing on the transaction dates or at historical exchange rates, as appropriate to the nature of the transactions. Actual exchange rates are the average transfer buying and selling rates quoted by the commercial bank with which the Company regularly transacts, or exchange rates approximating such rates in accordance with prevailing regulations. Historical exchange rates are determined using the specific identification method or the weighted average method.

For foreign currency purchase and sale transactions, the exchange rates stipulated in the contracts between the Company and the commercial banks are applied. At the end of the accounting period, monetary items denominated in foreign currencies are retranslated at the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly transacts. Foreign currency deposits are retranslated at the exchange rates quoted by the banks where the relevant accounts are maintained. Foreign currency-denominated receivables for which allowances for doubtful debts have been recognised are not retranslated to the extent of the amounts covered by such allowances.

Where a commercial bank does not quote an exchange rate for the foreign currency in which a transaction is denominated, the Company uses an intermediary currency for translation in accordance with prevailing regulations and applies such method consistently throughout the accounting period.

2. Recognition of cash and cash equivalents

Money includes cash, demand deposits at banks and other organizations, money in transit, foreign currency and other amounts as prescribed. Monetary gold (if any) is gold held for the purpose of storing value and does not include gold classified as inventory. Cash equivalents are short-term investments with a redemption period or maturity of no more than 03 months from the date of purchase, are easily convertible into a specified amount of cash and do not have much risk of conversion into cash.

3. Principles of accounting for financial investments

Held-to-maturity investments

Held-to-maturity investments comprise term deposits, valuable papers, bonds, preference shares classified as liabilities, loans and other investments held to maturity for interest-earning purposes, excluding derivative financial instruments. These investments are presented as current or non-current assets based on their remaining terms at the end of the reporting period.

At the end of the reporting period, the Company assesses whether there is any impairment of its held-to-maturity investments and recognizes an allowance for impairment losses, if necessary. Held-to-maturity investments denominated in foreign currencies are recognized and subsequently remeasured in accordance with the accounting policies for foreign

Investment in subsidiaries; joint-ventures, associates

Investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of the investees, having significant influence but not control over the financial and operating policy decisions of these companies. Investments in associates are accounted for in the consolidated financial statements using the equity method.

Under the equity method, the initial investments are recognized at cost and subsequently adjusted for the investor's share of post-acquisition changes in the net assets of the associates and joint ventures. The consolidated income statement reflects the Company's share of the post-acquisition results of operations of the associates and joint ventures as a separate line item.

Goodwill arising from investments in associates and joint ventures is included in the carrying amount of the investment. The Company does not amortize this goodwill; instead, it performs an annual impairment test to determine whether the goodwill is impaired.

The financial statements of the associates and joint ventures are prepared for the same reporting period as those of the Company, using consistent accounting policies. Appropriate consolidation adjustments are made to ensure that the accounting policies are applied consistently with those of the Company where necessary.

Investments in other entities

Investments in other entities comprise equity instruments in which the Company does not have control, joint control or significant influence over the investees, and other investments of a similar nature. These investments are accounted for at cost.

At the end of the reporting period, the Company assesses whether there is any impairment of its investments and recognizes an allowance for impairment losses, if necessary. The allowance is determined based on market value for investments whose fair value can be reliably determined, or based on the financial condition and performance of the investees for investments whose fair value cannot be reliably measured.

Accounting policies for other transactions relating to financial investments

For share swap transactions, the difference between the fair value of shares received and the carrying amount of shares exchanged is recognized in finance income or finance expenses.

Investments in the form of capital contributions or acquisitions of equity interests are recognized at cost, including the value of the investment and costs directly attributable to the transaction. Where capital contributions are made using non-monetary assets, the cost of the investment is determined based on the value agreed upon by the contributing parties or in accordance with relevant regulations.

Share dividends or bonus shares received are not recognized as finance income. Upon receipt of share dividends or bonus shares, the Company only records an increase in the number of shares held and recalculates the weighted average cost of the investment based on the total number of shares held after the share dividend or bonus share distribution.

4. Accounting policies for receivables

Receivables comprise trade receivables, internal receivables and other receivables. Receivables are monitored in detail by counterparties, maturities, original currencies and other relevant factors for management purposes.

At the end of the reporting period, foreign currency-denominated receivables are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts. Receivables are classified as current or non-current based on their remaining terms at the end of the reporting period.

The Company recognizes an allowance for doubtful debts for receivables that are considered impaired or are unlikely to be fully recoverable in accordance with prevailing regulations.

5. Accounting policies for inventories

Recognition of inventories

Inventories are stated at cost, which comprises purchase costs, conversion costs and other directly attributable costs incurred in bringing the inventories to their present location and condition. Where the net realizable value is lower than cost, inventories are stated at net realizable value.

Materials, equipment, spare parts and work in progress that are expected to be recovered or consumed after more than 12 months from the end of the reporting period or beyond the normal operating cycle are presented as non-current assets.

Inventory valuation method

The cost of inventories is determined using the weighted average method.

Inventory accounting method

The cost of inventories issued is determined on a transaction-by-transaction basis.

Allowance for inventory write-down

At the end of the reporting period, the Company recognizes an allowance for inventory write-down for inventories whose net realizable value is lower than cost, in accordance with prevailing regulations.

Basis for allocation of raw materials and supplies

Raw materials and supplies consumed are allocated to cost objects based on actual usage, consumption norms, production output or other appropriate allocation bases, ensuring that raw material and supply costs are reasonably and consistently attributed to the cost of products and services.

Accounting policies for inventories relating to onerous contracts

For onerous contracts relating to inventories, the Company assesses expected losses arising from the performance of such contracts at the end of the reporting period. Where the unavoidable costs of fulfilling the contractual obligations exceed the economic benefits expected to be received under the contract, the Company recognizes the resulting loss in accordance with prevailing regulations.

Inventories held for the purpose of fulfilling onerous contracts are measured at net realizable value. Any loss arising from the impairment of inventories is recognized before the determination and recognition of obligations arising from onerous contracts.

6. Accounting policies and depreciation/amortisation of tangible fixed assets (including perennial plants bearing recurring produce and working animals), intangible fixed assets, finance lease assets and investment property

Property, plant and equipment and intangible assets

Property, plant and equipment and intangible assets are stated at cost. During their useful lives, these assets are carried at cost less accumulated depreciation/amortisation and accumulated impairment losses (if any).

Routine maintenance and repair costs are recognized in the statement of profit or loss as incurred. Expenditures incurred subsequent to initial recognition that result in an increase in the future economic benefits expected to be derived from the assets are capitalized as part of the cost of the related assets.

Depreciation and amortisation are calculated using the straight-line method over the estimated useful lives of the assets. The Company reviews the useful lives and depreciation/amortisation methods periodically and adjusts them prospectively, if necessary, in accordance with prevailing regulations.

The depreciation period is determined based on the estimated useful life of the asset:

- Buildings	06-20 years
- Machine, equipment	05-15 years
- Transportation equipment	05-10 years
- Management equipment and tools	03-10 years

7. Accounting policies for deferred expenses

Deferred expenses comprise expenditures that have been incurred but relate to multiple accounting periods, including prepaid rentals, prepaid insurance, tools and supplies, major repairs and periodic maintenance of fixed assets, goodwill and other expenditures that are allocated to operating expenses over multiple periods in accordance with prevailing regulations.

Deferred expenses are amortized to operating expenses over periods and using methods that are appropriate to the nature of the expenditures and the pattern in which the related economic benefits are expected to be consumed. The Company maintains detailed records of each deferred expense item, including the amount incurred, the amount amortized and the unamortized balance.

Expenditures relating to one financial year or one operating cycle are classified as short-term deferred expenses. Expenditures expected to generate economic benefits over multiple accounting periods are classified as long-term deferred expenses and are amortized to profit or loss over the relevant periods.

8. Accounting policies for trade payables

Trade payables comprise obligations arising from the purchase of goods, services, assets and other transactions of a commercial nature with suppliers. Trade payables are monitored in detail by counterparty, settlement term, original currency and other relevant factors for management purposes.

At the end of the reporting period, trade payables are classified as current or non-current based on their remaining terms. Foreign currency-denominated payables are initially recognized at the actual transaction exchange rates or recorded exchange rates and are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts at the end of the reporting period.

Trade payables are recognized in accordance with the prudence principle when there is evidence that a payment obligation is likely to arise.

9. Accounting policies for dividends and profit distributions payable

Dividends and profit distributions payable are recognized as liabilities when the distribution of profits has been approved by the appropriate authority in accordance with the Company's Charter and applicable laws and regulations. The liability is measured at the amount payable to shareholders, capital contributors or owners.
The Company monitors the payment terms, settlement status and the financial year from which profits are appropriated for each dividend or profit distribution payable, where such information can be determined. Dividends and profit distributions approved after the end of the reporting period are not recognized as liabilities at the reporting date but are disclosed as events occurring after the reporting period.

10. Accounting policies for accrued expenses

Accrued expenses represent expenses relating to goods and services received or obligations incurred during the reporting period for which adequate supporting documentation for settlement is not available at the reporting date. Such expenses are recognized based on reasonable estimates and in accordance with the matching principle.
Accrued expenses are reviewed and reconciled against actual costs incurred. Any difference between the accrued amounts and the actual costs is recognized as an adjustment to expenses in the period in which the difference arises.

11. Accounting policies for deferred revenue

Deferred revenue comprises amounts received in advance that relate to multiple accounting periods, including rental income received in advance and other advance receipts that do not yet qualify for recognition in profit or loss for the current period.
Deferred revenue is initially recognized at the amount received and is subsequently recognized as revenue over the relevant periods based on the passage of time or the extent to which the related performance obligations have been
Deferred revenue does not include advances received from customers for goods or services not yet provided, nor revenue that has been recognized but not yet collected.

12. Accounting policies for deferred income tax

Deferred tax assets
Deferred tax assets are recognized for deductible temporary differences, tax losses and unused tax incentives carried forward to subsequent periods to the extent that it is probable that future taxable profits will be available against which such amounts can be utilized.
Deferred tax assets are measured using the corporate income tax rates expected to apply in the period when the assets are realized or the related liabilities are settled, based on tax laws and tax rates in effect at the reporting date.
The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred tax assets to be utilized. Such reductions are reversed when sufficient evidence exists that future taxable profits will be available to recover the deferred tax assets.

Deferred tax liabilities
Deferred tax liabilities are recognized for taxable temporary differences arising from differences between the carrying amounts of assets or liabilities and their respective tax bases, except in cases where recognition is not required under applicable accounting standards.
Deferred tax liabilities are measured using the corporate income tax rates expected to apply in the period when the temporary differences reverse, based on tax laws and tax rates in effect at the reporting date.
The carrying amount of deferred tax liabilities is reviewed at the end of each reporting period and adjusted to reflect changes in the related taxable temporary differences.

13. Accounting policies for borrowings and finance lease liabilities

Borrowings and finance lease liabilities are initially recognized at the proceeds received, net of directly attributable transaction costs, if any. Such costs are amortized to finance expenses over the term of the related borrowings using an appropriate method. Borrowing costs are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.
Borrowings and finance lease liabilities are classified as current or non-current based on their remaining contractual maturities at the reporting date. Finance lease liabilities are recognized at the present value of the minimum lease payments or the fair value of the leased asset, whichever is lower.
Foreign currency-denominated borrowings and finance lease liabilities are retranslated at the applicable exchange rates at the reporting date.

14. Accounting policies for borrowing costs and capitalization of borrowing costs

Borrowing costs are recognized as expenses in the period in which they are incurred, except for borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets, which are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.
Capitalized borrowing costs include interest expenses, discounts or premiums arising on the issuance of bonds, and other costs directly attributable to borrowings. For specific borrowings obtained for the construction of property, plant and equipment or investment property, borrowing costs are capitalized during the construction period, including cases where the construction period is less than twelve months.
The Company does not capitalize borrowing costs arising from borrowings used to construct assets or projects for customers.

15. Accounting policies for equity

15.1. Accounting policies for contributed capital, share premium, conversion option of convertible bonds, and other components of equity

Contributed capital is recognized at the amount actually contributed and is reflected at the par value of issued shares.

Share premium represents the difference between the issue price and the par value of shares, net of related issuance costs.

The conversion option of convertible bonds is recognized as an equity component, determined at the issuance date based on the difference between the proceeds of the convertible bonds and the fair value of the liability component. Upon maturity or conversion of the bonds, the value of the conversion option is transferred in accordance with prevailing regulations.
Other components of equity include amounts supplemented from retained earnings, assets received as grants, donations or gifts, differences arising from common control transactions, revaluation surplus of assets, and other items recognized directly in equity in accordance with applicable regulations.

15.2. Accounting policies for foreign exchange differences

Foreign exchange differences arise from foreign currency transactions, the remeasurement of monetary items denominated in foreign currencies at the end of the reporting period, and the translation of financial statements from foreign currencies into Vietnamese Dong.
Foreign exchange differences arising during the period and from the remeasurement of foreign currency monetary items at the end of the period are recognized in profit or loss as finance income (if gains) or finance expenses (if losses) in order to determine the results of operations for the period.

15.3. Accounting policies for retained earnings

Retained earnings represent the profit after tax remaining after the allocation to reserves, dividend distribution, profit appropriation, or loss handling as approved by the competent authority and in accordance with applicable laws and regulations.

Retained earnings also include retrospective adjustments arising from changes in accounting policies or correction of material prior-period errors. The recognition and appropriation of retained earnings are based on the Company's financial performance and lawful profit distribution decisions.

16. Accounting policies for revenue recognition and other income

16.1. Revenue from sale of goods and rendering of services

Revenue from sale of goods

The Company only records sales revenue when the following conditions are simultaneously met:

- Has transferred most of the risks and benefits associated with ownership of products and goods to the buyer;
- No longer holds the right to manage the goods as the owner or the right to control the goods;
- Revenue is determined relatively reliably;
- Has or will receive economic benefits from the sales transaction;
- Identify the costs related to the sales transaction.

Revenue from rendering of services

The Company recognizes revenue from rendering of services only when all of the following conditions are satisfied:

- The revenue can be measured reliably. Where the contract allows the customer to return the service under specific conditions, revenue is recognized only when such conditions no longer exist and the customer no longer has the right to return the services provided;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the reporting date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the service can be measured reliably.

Accounting policies for construction contract revenue

Construction contract revenue comprises:

- The contract revenue initially agreed in the contract;
- Variations, incentive payments, claims and other amounts that can be reliably measured;
- Cost reimbursements from customers or third parties that are not included in the contract price.

Construction contract revenue is recognized as follows:

- For contracts based on the percentage of completion method with stage payments, revenue is recognized based on the stage of completion at the reporting date when the outcome of the contract can be reliably estimated;
- For contracts based on measurement of work performed, revenue and costs are recognized based on the work completed and certified by the customer during the period.

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

- Revenue is recognized only to the extent of contract costs incurred that are probable of recovery;
- Contract costs are recognized as expenses in the period in which they are incurred.

Accounting policies for revenue from sale of investment property

The company recognizes revenue from the sale of real estate when the following conditions are simultaneously met:

- The investment property has been completed and handed over to the buyer, and the significant risks and rewards associated with ownership have been transferred;
- The Company no longer retains managerial involvement or control over the property;
- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Where customers undertake their own interior finishing works, revenue is recognized when the Company completes and hands over the structural works to the customer.

For land lot sales (land subdivision), revenue is recognized when the land parcel has been handed over under an irrevocable contract, provided that:

- The risks and rewards associated with land use rights have been transferred to the buyer;
- The revenue can be measured reliably;
- The costs related to the transaction can be measured reliably;

- It is probable that the economic benefits will flow to the Company.

Revenue from sale of real estate (tourism apartments, serviced apartments or similar products)
The Company determines and recognizes revenue based on the substance of the contract and the rights and obligations of the parties involved, in accordance with Vietnamese Accounting Standards and applicable accounting regulations. Depending on the nature of the transaction, the Company considers and separates the distinct components within the

- Sale component;
- Lease component;
- Financing component (if any);
- Other relevant components.

Revenue for each component is recognized in accordance with the accounting policies applicable to its respective nature. The Company discloses in the financial statements the accounting policies applied, the nature of the contracts, and the accounting methods adopted.

16.2. Finance income

Finance income includes:

- Interest income such as bank deposit interest, loan interest, deferred payment interest, installment sale interest, bond interest, treasury bill interest and other interest income;
- Dividends and profit distributions arising after the investment date;
- Gains from disposal or liquidation of financial investments;
- Foreign exchange gains, including gains from remeasurement of foreign currency monetary items and gains from foreign currency trading;
- Other finance income.

Finance income is recognized in accordance with the following principles:

- For disposal of financial investments, income is recognized as the difference between the selling price and carrying amount;
- For foreign currency transactions, income is recognized on a net gain basis;
- Deposit interest is recognized on a time proportion basis and excludes interest arising from temporary investment of separately capitalized borrowings;
- Loan interest and deferred/ installment sale interest are recognized only when collectability is probable and the related principal is not subject to impairment provisions;
- Bond interest, dividends and profit distributions are recognized only for amounts arising after the investment date;
- Dividends received in the form of shares are not recognized as finance income and do not increase the carrying amount of the investment, unless otherwise required by law.

16.3. Other income

Other income reflects income arising outside normal operating activities and includes:

- Gains from disposal or liquidation of property, plant and equipment;
- Gains from revaluation of assets, materials and goods when contributing capital or making investments;
- Income from sale and leaseback transactions;
- Tax refunds or reductions recognized after prior recognition;
- Penalties and compensation received from customers or third parties;
- Recovery of previously written-off doubtful debts;
- Payables that are no longer payable due to unidentified creditors or no longer existing obligations;
- Bonuses, gifts, grants and other forms of donations received;
- Value of promotional goods received without repayment obligation;
- Other income arising outside the Company's normal business activities.

17. Accounting policies for revenue deductions

Revenue deductions include trade discounts, sales discounts and sales returns.

Revenue deductions arising in the same period as the related revenue are recorded as a reduction of revenue for that
Where such deductions relate to revenue recognized in prior periods but arise before the issuance of the financial statements, they are recorded as a reduction of revenue of the reporting period.
Where such deductions arise after the issuance of the financial statements, they are recorded as a reduction of revenue in the period in which they occur.

18. Accounting policies for cost of goods sold

Cost of goods sold is recognized in line with revenue generated in the period and includes the cost of goods, finished products, services, investment property and other direct costs related to business operations.
The Company applies the principle of prudence in recognizing cost of goods sold. Inventory losses, direct materials costs, direct labour costs and overheads exceeding normal capacity are not included in inventory valuation but are recognized immediately in cost of goods sold in the period.

Inventory shrinkage and losses, net of any compensation received, are recognized in cost of goods sold.

Allowance for decline in value of inventories and provisions for onerous contracts are recognized in cost of goods sold based on the difference between net realizable value and cost of inventories.
Reversals of inventory write-downs and tax amounts included in the cost of purchased inventories but subsequently refunded under regulations are recorded as reductions of cost of goods sold.

19. Accounting policies for finance costs

Finance costs include interest expenses, bond issuance costs, foreign exchange losses, losses on disposal of financial investments, impairment provisions for investments, provisions for decline in value of trading securities, settlement discounts and other costs related to financing activities.
Borrowing costs and bond issuance costs that do not qualify for capitalization are recognized in finance costs and amortized over the term of the related borrowings or bonds.
Interest expense on convertible bonds is determined using the effective interest method and recognized in finance costs in the period incurred.
Dividends on preference shares classified as liabilities are recognized as finance costs in accordance with the substance of the transaction.

20. Accounting policies for selling expenses and general and administrative expenses

Selling expenses comprise costs incurred directly in connection with sales activities and rendering of services, including staff costs, advertising and marketing expenses, commissions, transportation, storage, packaging, warranty costs, and other related expenses.
General and administrative expenses include general overhead costs of the enterprise such as management staff costs, office supplies and materials, depreciation of property, plant and equipment, taxes and fees, provisions for doubtful debts, outsourced services, and other administrative expenses.
Selling expenses and general and administrative expenses are recognized in profit or loss in the period in which they are incurred in accordance with the matching principle between revenue and expenses.

21. Accounting policies for disposal of property, plant and equipment and investment property

Property, plant and equipment and investment property are derecognized upon disposal, sale, or when no future economic benefits are expected from their use or disposal.
Gains or losses arising from the disposal or sale of assets are determined as the difference between the net proceeds and the carrying amount of the assets.
Such gains or losses are recognized in profit or loss in the period in which they arise.

22. Accounting policies for current corporate income tax (including global minimum tax top-up) and deferred corporate income tax

Current corporate income tax

Current corporate income tax expense is determined based on taxable income for the year and the applicable corporate income tax rates in accordance with prevailing tax laws.

Current corporate income tax expense includes additional corporate income tax under global minimum tax regulations.

The additional corporate income tax arising from global minimum tax rules is recognized in accordance with applicable regulations; the Company also recognizes corresponding deferred tax assets where applicable.

Deferred corporate income tax expense

Deferred corporate income tax expense arises from the recognition of deferred tax liabilities or the reversal of previously recognized deferred tax assets.

Deferred corporate income tax income arises from the recognition of deferred tax assets or the reversal of previously recognized deferred tax liabilities.

Deferred corporate income tax is determined based on temporary differences between the carrying amounts of assets and liabilities and their tax bases in accordance with applicable regulations.

23. Accounting policies and other principles

23.1. Related parties

Enterprises and individuals are considered related parties if they directly or indirectly, through one or more intermediaries, control the Company, are controlled by the Company, or are under common control with the Company. This includes parent companies, subsidiaries and associates. Related parties also include associates, individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel including directors and officers of the Company, close members of the families of such individuals, as well as entities controlled or significantly influenced by such individuals.

In assessing each related party relationship, attention is given to the substance of the relationship rather than merely its legal form.

24. Principles and methods for preparing consolidated financial statements

24.1. Basis for consolidation of financial statements

Consolidated financial statements are prepared based upon consolidating separate financial statements of the Company and its subsidiaries under its control as at 31 December annually. Control rights is in practice when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Financial statements of subsidiaries are prepared for the same fiscal as the company, using consistent accounting policies. If necessary, financial statements of subsidiaries may be adjusted to ensure the consistence between accounting policies applied at the company and its subsidiaries.

Operation results of subsidiaries which were purchased or liquidated in the period are presented on consolidated financial statements since the purchasing or liquidated dates.

Balance, main income and expense, including unrealized profits from intra-group transactions are eliminated in full from consolidated financial statements.

Non-controlling interest reflecting profits or losses and net assets which are not held by shareholders of the company will be presented in a separate item on consolidated statement of financial position and consolidated statement of

24.2. Goodwill

Goodwill presented on consolidated financial statements is the surplus between its purchase cost and benefit of the company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint ventures at the investment date. Goodwill is treated as intangible fixed assets, amortized under straight-line basis with estimated useful life not beyond 10 years.

When selling subsidiaries, associates and joint ventures, the carrying amount of goodwill which is not fully amortised is accounted into profit/loss of the selling transaction.

24.3. Gain on bargain purchase

A gain on bargain purchase represents the excess of the Company's interest in the aggregate fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, an associate or a jointly controlled entity at the acquisition date over the acquisition consideration. A gain on bargain purchase is recognised immediately in the statement of profit or loss.

V. Supplementary disclosures for items presented in the Statement of Financial Position

Unit: VND

1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not restricted in use	**30/06/2026**	**01/01/2026**
Cash on hand	371,150,619	84,127,737
Demand deposits	48,889,029,220	14,187,963,399
	79,373,675,045	**206,972,091,136**

2. Financial investments

2.1. Trading securities

	30/06/2026		01/01/2026	
	Original cost	**Provisions**	**Original cost**	**Provisions**
BSR - Binh Son Refining and Petrochemical JSC	14,055,344,368	-	14,925,440,506	884,630,506
CTG - Viet Nam JSC Commercial bank for Industry	-	-	7,364,151,304	125,098,054
MBB - Military Commercial Joint Stock Bank	9,913,250,434	337,250,434	20,348,250,434	614,250,684
HPG - Hoa Phat Group Joint Stock Company	6,305,924,833	411,024,833	14,197,746,133	469,746,133
MWG - Mobile World Investment Corporation	14,218,849,952	777,839,952	17,350,136,582	-
VCI - Vietcap Securities Joint Stock Company	9,522,160,855	2,290,210,855	9,522,160,855	1,756,160,855
FRT - FPT Digital Retail Joint Stock Company	-	-	2,899,064,470	-
SSI - SSI Securities Corporation	-	-	2,051,435,251	538,935,251
TCB - Vietnam Technological and Commercial Joint Stock Bank	-	-	6,506,238,342	922,238,342
TPB - Tien Phong Commercial Joint Stock Bank	-	-	659,993,400	121,343,400
VPB - Vietnam Prosperity Joint Stock Commercial Bank	3,255,676,184	555,676,184	5,209,081,784	625,081,784
OIL - PetroVietnam Oil Corporation – JSC	24,848,790,824	9,375,750,824	-	-
POW - PetroVietnam Power Corporation – JSC	10,627,434,006	337,434,006	-	-
PVS - PetroVietnam Technical Services Corporation	8,091,660,200	852,660,200	-	-
VHC - Vinh Hoan Corporation	3,615,709,226	259,909,226	-	-
	104,454,800,882	**15,197,756,514**	**101,033,699,061**	**6,057,485,009**

Fair value	**30/06/2026**	**01/01/2026**
Fair value	93,555,700,000	94,976,214,052
	93,555,700,000	**94,976,214,052**

As at 30/06/2026, the fair value of listed shares is determined based on the closing price of the listed shares on the stock exchange on the most recent trading day prior to the reporting date.

2.2. Investments held to maturity

	30/06/2026		01/01/2026	
	Original cost	**Provisions**	**Original cost**	**Provisions**
Short-term				
Term deposits				
Military Commercial Joint Stock Bank - Son Tay Branch	123,122,891,780	-	288,800,000,000	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - BIDV Ha Thanh Branch	36,000,000,000	-	-	-
Loans to related parties				
Other parties				
Luu Thi Thu Trang (i)	67,850,000,000	-	-	-
Related parties	-			
BV Asset Joint Stock Company (ii)	-	-	18,000,000,000	-
Accrued interest on deposits and loans	3,532,301,999	-	400,041,095	-
	230,505,193,779	**-**	**307,200,041,095**	**-**

(i) Including loan contracts between BV Invest Joint Stock Company and Ms. Luu Thi Thu Trang for the purpose of: business investment use. Loan term: 03 months and 06 months with interest rates: 8.5%/year, respectively; 9%/year and 10.2%/year. No collateral. At the end of the loan term, if the borrower still needs to borrow, the contract will be automatically renewed. Principal and interest payment term: end of period.

(ii) Loan contract between BV Invest Joint Stock Company and BV Asset Joint Stock Company: Loan contract No. 25/2025/HDVV/BVI-BVA Contract date 01/11/2025 Term 6 months; Interest rate 5%; The loan amount is 25,000,000,000 VND; Appendix to Contract No. 01, increasing the lending interest rate from 5% to 8.5%; Loan purpose: investment and business use, no collateral. At the end of the loan term, if the borrower still needs to borrow, the contract will be automatically renewed. Principal and interest payment term: end of period.

2.3. Equity investments in other entities

	30/06/2026		01/01/2026	
	Original cost	**Provisions**	**Original cost**	**Provisions**
Investments in associates				
BV Bavella Joint Stock Company (i)	11,501,684,704	-	11,323,031,936	-
Tay Bac Bac Ninh Investment Joint Stock Company (ii)	419,346,365,703	-	201,092,477,770	-
Hung Dong Group Joint Stock Company (iii)	411,471,766,919	-	410,410,000,000	-
Other long-term investments				
Dong Nai Producing trading services Joint Stock Company	12,144,028,169	-	12,144,028,169	-
	854,463,845,495	**-**	**634,969,537,875**	**-**

(i) The investment of BV Invest Joint Stock Company in BV Bavella Joint Stock Company, this investment accounts for 49.75% of the contributed capital of BV Bavella Joint Stock Company

(ii) The total contributed capital of Northwest Bac Ninh Investment Joint Stock Company is 620,000,000,000 VND. In which, TMG Infrastructure Development Joint Stock Company owns 10,892,800, Areca Vietnam Investment and Service Joint Stock Company owns 1,976,000 shares, BV Land Joint Stock Company owns 11,200,000 shares, corresponding to voting rights and interests of 38.82% and 38.16% respectively

(iii) The investment of BV Invest Joint Stock Company and TMG Infrastructure Development Joint Stock Company in Hung Dong Group Joint Stock Company.

The Company has not determined the fair value of its financial investments as at the end of the accounting period due to the absence of specific guidance. The fair value of these investments may differ from their carrying amounts.

3. Receivables

	30/06/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
Short-term				
Other parties				
Balimas Construction Joint Stock Company	7,778,208,935	-	51,856,551,538	-
Rivera Investment Joint Stock Company	3,273,420,010	3,273,420,010	3,273,420,010	3,273,420,010
VNCN Engineering Construction And Investment	6,238,951,017	6,238,951,017	6,238,951,017	6,238,951,017
Customers buy the Diamond Hill project	3,666,316,287	-	4,941,400,242	-
Other	6,887,426,000	2,063,361,403	5,603,434,929	2,063,361,403
Related parties				
BV Services Joint Stock Company (Former name: Lychee Services Joint Stock Company)	60,000,001	-	100,000,001	-
Tay Bac Bac Ninh Investment Joint Stock Company	972,000,000	-	-	-
BV Asset Joint Stock Company	4,391,347,171	-	-	-
Hung Dong Group Joint Stock Company	976,000,000	-	-	-
	34,243,669,421	**11,575,732,430**	**72,013,757,737**	**11,575,732,430**

4. Advances for suppliers

	30/06/2026	01/01/2026
Short-term		
Other parties		
Landmark Real Estate Construction Investment Joint Stock Company	-	10,668,854,996
BALIMAS Construction Joint Stock Company	87,754,936,627	44,385,423,491
Binh Yen Company Limited	-	7,633,499,774
Hung Tri Refrigeration Industry Joint Stock Company	-	3,367,996,132
Gia Loc Construction Trading Joint Stock Company	-	4,969,413,082
Thanh Ba Area Branch of the Land Fund Development Center	53,575,158,800	-
Licogi13FC Joint Stock Company	82,427,372,580	-
Others	52,377,758,074	6,695,149,895
Related parties		
TG Capital Joint Stock Company	20,451,516,368	14,007,370,057
	296,586,742,449	**91,727,707,427**

5. Other receivables

	30/06/2026 Value	30/06/2026 Provision	01/01/2026 Value	01/01/2026 Provision
5.1. Short-term				
Other parties				
Advances	261,956,819	-	309,015,301	-
Viet Nam Engineering And Construction Joint Stock Company	1,061,297,600	(1,061,297,600)	1,061,297,600	(1,061,297,600)
Pledge, deposit and collateral	437,572,900	-	393,072,900	-
Others	61,819,622	-	719,875,829	-
Related parties				
Bach Viet Group Joint Stock Company	4,332,943,992	-	15,832,943,992	-
BV Services Joint Stock Company (Former name: Lychee Services Joint Stock Company)	30,215,900	-	55,547,360	-
	6,185,806,833	**(1,061,297,600)**	**18,371,752,982**	**(1,061,297,600)**
5.2. Long-term				
Other parties				
Differences in revaluation of long-term receivables upon consolidation	1,855,978,904	-	2,278,357,947	-
	1,855,978,904	**-**	**2,278,357,947**	**-**

(i) Receivables of BV Invest Joint Stock Company (Formerly Lilama Construction Investment Joint Stock Company) and Bach Viet Group Joint Stock Company according to the settlement of profit distribution of Bach Viet Lake Garden project according to Labor Contract No. 169/HDLD-BVLG signed on 23/09/2011.

6. Bad debt

	30/06/2026 Original value	30/06/2026 Recoverable amount	01/01/2026 Original value	01/01/2026 Recoverable amount
Total value of receivables 3 years overdue				
The General Department of Police for Administrative Management of Social Order and Safety	1,217,074,000	-	1,217,074,000	-
VCC Engineering Consultants Joint - Stock Company	198,800,000	-	198,800,000	-
Viet Nam Engineering And Construction Joint Stock Company	1,061,297,600	-	1,061,297,600	-
VNCN Engineering Construction And Investment Joint Stock Corporation	6,238,951,017	-	6,238,951,017	-
Rivera Joint Stock Company	3,273,420,010	-	3,273,420,010	-
Others	3,971,634,823	2,753,487,757	1,218,147,066	-
Total value of receivables that are overdue for payment from 1 year to less than 2 years	-	-	-	-
Long Giang Engineering And Construction Joint Stock Company	1,073,929,700	536,964,850	1,073,929,700	536,964,850

7. Inventories

	30/06/2026		01/01/2026	
	Original value	**Provision**	**Original value**	**Provision**
Production and business work in progress (i)	773,138,239,702	-	526,603,985,395	-
Product (ii)	188,821,083,317		266,921,437,588	-
Merchandise (iii)	27,852,229,450	-	92,675,001	-
	989,811,552,469	**-**	**793,618,097,984**	**-**

(i) Details of production and business work in progress:

	30/06/2026	**=N1247**
Costs of implementing real estate projects for sale under construction	756,571,772,417	500,419,099,869
Production and business work in progress related to the provision of construction services	17,194,143,346	26,184,885,526
	773,765,915,763	**526,603,985,395**

(ii) Including apartments at Diamond Hill Bac Giang project and Tay Dinh Tri project that have not been handed over or sold.
(iii) Value of motorcycles, repair parts.

8. Tangible fixed assets

Appendix No. 01

9. Investment properties

Investment property for rent

Items	**Houses and architecture**		**House and Land use rights**	**Total**
Original cost				
As at 01/01/2026	23,618,213,797		201,005,681,326	224,623,895,123
Decrease	-		(12,339,471,729)	(12,339,471,729)
As at 30/06/2026	**23,618,213,797**		**188,666,209,597**	**212,284,423,394**
Accumulated depreciation				
As at 01/01/2026	10,673,616,521		4,942,380,243	15,615,996,764
Depreciation in period	-		2,431,616,322	2,431,616,322
Decrease	-		(948,045,413)	(948,045,413)
As at 30/06/2026	**10,673,616,521**		**6,425,951,152**	**17,099,567,673**
Net carrying amount				
As at 01/01/2026	12,944,597,276	-	196,063,301,083	209,007,898,359
As at 30/06/2026	**12,944,597,276**	**-**	**182,240,258,445**	**195,184,855,721**

The residual value at the end of the period of investment real estate is used as a mortgage or pledge 67,047,892,651
The Company and its subsidiaries have not determined the fair value of all investment real estate as of 30/06/2026 because they have not collected enough information about the market to serve the purpose of determining fair value.

10. Long-term assets in progress

Construction in progress	30/06/2026 Original value	30/06/2026 Recoverable amount	01/01/2026 Original value	01/01/2026 Recoverable amount
Sample apartment of DMH Thai Nguyen project	4,376,657,087	4,376,657,087	4,090,647,756	4,090,647,756
	4,376,657,087	**4,376,657,087**	**4,090,647,756**	**4,090,647,756**

11. Prepaid expenses

	30/06/2026	01/01/2026
11.1. Short-term		
Brokerage, sales, marketing expenses (i)	139,448,888,827	97,977,477,345
Tools and equipment in use	883,312,661	1,793,266,977
	140,332,201,488	**99,770,744,322**
11.2. Long-term		
Tools and equipment in use, repair	23,594,902	684,873,402
	23,594,902	**684,873,402**

(i) Brokerage, sales and marketing costs of Diamond Hill project and Tay Dinh Tri project.

12. Goodwill

Original cost	
As at 01/01/2026	1,630,641,024
As at 30/06/2026	**1,630,641,024**
Accumulated depreciation	
As at 01/01/2026	-
Allocation in the period	95,920,060
As at 30/06/2026	**95,920,060**
Net carrying amount	
As at 01/01/2026	1,630,641,024
As at 30/06/2026	**1,534,720,964**

13. Payables to suppliers

	30/06/2026	01/01/2026
Short-term		
Other parties		
Balimas Construction Joint Stock Company	8,857,027,916	8,557,027,916
Viettel Construction Joint Stock Corporation	4,451,556,418	4,742,917,595
Minh Hieu Ha Noi Construction Company Limited	-	1,190,274,939
Northern Green Land Real Estate and Services Joint Stock Company	-	3,573,890,735
Meta Land Real Estate Joint Stock Company	-	3,606,381,413
Landmark Real Estate Construction Investment Joint Stock Company	25,170,961,799	-
LANDMASS HOLDING Real Estate Exchange Limited Company	-	6,887,454,325
Ha Bac Real Estate Services Company Limited	-	6,638,682,997
Others	17,229,785,316	12,543,735,029
Related parties		
BV Life Joint Stock Company	4,092,573,387	2,169,754,146
BV Asset Joint Stock Company	617,192,915	-
TG Capital Joint Stock Company	-	1,104,091,675
BV Services Joint Stock Company (Former name: Lychee Services Joint Stock Company)	245,043,550	246,970,080
	60,664,141,301	**51,261,180,850**

14. Advances from customers

	30/06/2026	01/01/2026
Short-term		
Other parties		
Advances from customers for the sale of apartments at Diamond Hill – Bac Giang	37,713,679,623	53,598,297,798
Advances from customers for the sale of apartments at Diamond Hill – Thai Nguyen	427,560,113,092	139,733,711,841
Advances from customers for the sale of the Tay Dinh Tri Project	18,192,450,022	8,345,254,945
Others	11,690,775,134	424,656,439
	495,157,017,871	**202,101,921,023**

15. Dividends and profit payable

	30/06/2026	01/01/2026
Dividends and profit payable	1,509,769,301	15,544,769,301
	1,509,769,301	**15,544,769,301**

16. Taxes and payables to the state budget

	31/12/2025	Already paid	Payables	01/01/2025
Value-added tax	2,546,305,857	40,594,223,441	43,623,000,565	(482,471,267)
Corporate income tax	10,251,527,479	101,853,120,920	15,281,797,471	96,822,850,928
Personal income tax	413,188,562	2,984,209,959	2,059,740,678	1,337,657,843
Environmental protection tax and other taxes	-	79,065,860	79,065,860	-
Fees, Charges and Other amounts payable	300,000	-	-	300,000
	13,211,321,898	**145,510,620,180**	**61,043,604,574**	**97,678,337,504**

16.1. Payables	**31/12/2025**	**01/01/2025**
Value added tax	4,427,102,084	1,458,636,563
Corporate income tax	12,552,558,229	96,822,850,928
Personal income tax	534,463,760	1,337,657,843
Fees, Charges and Other	300,000	300,000
	17,514,424,073	**99,619,445,334**

16.2. Receivables	**31/12/2025**	**01/01/2025**
Value-added tax	1,880,796,227	1,941,107,830
Corporate income tax	2,301,030,750	-
Personal income tax	121,275,198	-
	4,303,102,175	**1,941,107,830**

17. Accrued expenses

	30/06/2026	**01/01/2026**
Short-term		
Accrued interest expenses	23,123,221,290	17,352,212,105
Other accrued expenses	424,541,115	1,788,738,949
	23,547,762,405	**19,140,951,054**

18. Deferred revenue

	30/06/2026	**01/01/2026**
Short-term		
Rental income received in advance	2,255,441,141	1,529,869,327
	2,255,441,141	**1,529,869,327**

19. Other payables

	30/06/2026	**01/01/2026**
19.1. Short-term		
Other parties		
Trade union fees; social, health and unemployment insurance	745,985,265	889,045,985
Diamond Hill project maintenance fund	352,028,721	352,028,721
Short-term deposits and collateral received	88,225,718,689	73,269,026,569
Interest payable	71,013,699	205,150,685
Other payables and obligations	52,490,608	46,345,592
Related parties		
BV Services Joint Stock Company (Former name: Lychee Services Joint Stock Company)	184,342,483	184,342,483
BV Group Joint Stock Company (business cooperation) (i)	7,797,724,341	966,983,106
	97,429,303,806	**75,912,923,141**
19.2. Long-term		
Other parties		
Bach Viet Group Joint Stock Company (ii)	9,700,000,000	-
Related parties		
TG Capital Joint Stock Company (iii)	48,906,138,519	48,906,138,519
	58,606,138,519	**48,906,138,519**

(i) Consortium Agreement No. 10/2021/TTDL on 05/10/2021 signed between Areca Viet Nam Investment & services Joint Stock Company and Services Joint Stock Company (Areca), BV LAND Joint Stock Company (BV LAND), BV Group Joint Stock Company (BV Group), and TMG Infrastructure Development Joint Stock Company (TMG). Under the agreement, the parties voluntarily formed a consortium to participate in the bidding process for the Western Dinh Tri New Urban Area Project, Bac Giang City, under the abbreviated name Areca – BV Consortium, with Areca acting as the lead consortium member. On 30/11/2021, the Consortium was selected as the investor of the Western Dinh Tri New Urban Area Project, Bac Giang City. Pursuant to Appendix No. 05/PL-TTLD on 10/06/2024, the total capital contribution of the consortium members amounted to VND 230 billion, of which the contributions of Areca, BV Group, BV LAND and TMG were VND 73.6 billion, VND 39.1 billion, VND 71.3 billion and VND 46 billion, respectively, corresponding to 32%, 17%, 31% and 20%, respectively. As at the date of issuance of BV LAND's consolidated financial statements, the consortium members had fully contributed their committed capital in cash through bank deposits in accordance with the Consortium Agreement and its appendices. In 2025, the Project became eligible for business operations and sale of its products in accordance with applicable regulations.

(ii) Cooperation Agreement on 17/05/ 2022 between BV LAND Joint Stock Company, BV Group Joint Stock Company, and Lilama Construction Investment Joint Stock Company (now BV Invest Joint Stock Company) regarding the implementation of the Thanh Ba Urban Residential Area Project in Thanh Ba Town and Dong Xuan Commune, Thanh Ba District, Phu Tho Province. The results arising from the cooperation shall be distributed among the capital-contributing parties in proportion to the actual capital contributed by each party.

(iii) Capital contribution for investment cooperation in the BV Diamond Hill Thai Nguyen Project pursuant to the Cooperation Agreement and its appendices signed between BV Invest Joint Stock Company (BV Invest) and TG Capital Joint Stock Company (TG Capital). Under the relevant agreements, BV Invest Joint Stock Company is the investor of the High-Rise Mixed-Use Residential and Commercial Services Building Investment and Construction Project in Hoang Van Thu Ward, Thai Nguyen City, pursuant to Decision No. 1599/QD-UBND on 12/07/2023, Decision No. 2525/QD-UBND on 16/10/2023 issued by the People's Committee of Thai Nguyen Province, and Notice No. 226/SXD-QLN, PTĐT&NT on 14/03/2025 issued by the Department of Construction of Thai Nguyen Province. Under the cooperation arrangement between BV Invest and TG Capital, BV Invest is expected to contribute VND 294 billion, while TG Capital is expected to contribute VND 141 billion. The actual total investment capital shall be aggregated and recorded by the parties on a quarterly basis and upon final settlement of the Cooperation Agreement. Profits shall be allocated based on the business results and in proportion to the respective investment contributions of the parties.

20. Loans and debts

20.1. Short-term borrowings

	30/06/2026	Decrease	Increase	01/01/2026
Short-term borrowings	**134,103,670,916**	**128,664,794,670**	**175,154,249,011**	**87,614,216,575**
Military Commercial Joint Stock Bank – Hoa Lac Branch	-	59,665,483,016	7,000,000,000	52,665,483,016
Military Commercial Joint Stock Bank – Son Tay Branch (loan at BV LAND) (i)	41,731,204,653	59,999,311,654	66,781,782,748	34,948,733,559
Vietnam-Russia Joint Venture Bank – Transaction Office Branch (ii)	24,372,466,263	-	24,372,466,263	-
Military Commercial Joint Stock Bank – Son Tay Branch (loan at Areca) (iii)	68,000,000,000	-	68,000,000,000	-
Phu Tho PROPERTY Investment Joint Stock Company	-	9,000,000,000	9,000,000,000	-
Current portion of long-term borrowings	**39,000,000,000**	**-**	**39,000,000,000**	**-**
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Thanh Branch (iv)	39,000,000,000	-	39,000,000,000	-
	173,103,670,916	**128,664,794,670**	**214,154,249,011**	**87,614,216,575**

(i) Credit Facility Agreement No. 360707.25.827.383853.TD signed on 11/12/2025 between Military Commercial Joint Stock Bank – Son Tay Branch and BV LAND Joint Stock Company, with the following key terms:

Loan facility limit: VND 100,000,000,000.

Guarantee issuance limit: VND 100,000,000,000.

Loan tenor: Maximum of 6 months.

Purpose of the loan: To supplement working capital for the Company's production and business activities.

On-schedule lending interest rate: Determined at the time of each loan disbursement and specified in the respective Debt Acknowledgement Document.

Principal repayment: At maturity.

Interest payment: On the 26th day of each month.

Collateral:

Deposit Agreement No. 84.25.827.383853.TG.DN on 01/12/2025;

Rights arising from contracts financed by the Bank, valued at the full contract value where the Bank is the sole financing institution, and at the value corresponding to the proportion of the credit balance provided by the Bank where the contract is jointly financed by multiple credit institutions.

(ii) Loan Agreement No. 01/2026/183311/HĐ, on 18/06/2026 between Vietnam-Russia Joint Venture Bank – Head Office and Areca Viet Nam Investment & services Joint Stock Company.
The loan amount is VND 470,000,000,000, with a maximum loan tenor of 4 years. The interest rate is determined in accordance with each Debt Acknowledgement Document.
The purpose of the loan is to finance the construction of social housing under the "New Urban Area in the Western Dinh Tri Area, Bac Giang Ward, Bac Ninh Province" Project.
The collateral comprises:
All assets formed from the investment capital of the Project for which the Bank provides credit, including existing assets and future assets to be formed, where the costs of forming such assets are included in the total investment amount and/or the list of costs subject to finalisation of the Project;
The entire 25-storey apartment building, technical penthouse and technical infrastructure located on the social housing land plot;
Rights arising from contracts relating to the Project, detailed for each individual apartment.
The total value of collateral at the contract signing date was VND 710,475,240,000.

(iii) Loan Agreement No. 395799.26.827.3406441.TD on 16/04/2026 between Military Commercial Joint Stock Bank – Son Tay Branch and Areca Viet Nam Investment & services Joint Stock Company.
The loan amount is VND 100,000,000,000. The loan tenor is 12 months per loan agreement, with details specified in the respective Debt Acknowledgement Document for each disbursement. The interest rate is determined in accordance with each Debt Acknowledgement Document. The purpose of the loan is to finance Input Contract No. 11/NOXH/TDT/ARECA dated 12 December 2025, entered into between the Company and Licogi 13FC Joint Stock Company. The collateral comprises four 6-month term deposit agreements of the Company and one 6-month term deposit agreement of BV LAND Joint Stock Company, all maintained with Military Commercial Joint Stock Bank – Son Tay Branch, with a total value of VND 68 billion.

20.2. Long-term borrowings

	30/06/2026	Decrease	Increase	01/01/2026
Long-term borrowings	**390,899,188,529**	**8,695,657,699**	**57,243,380,867**	**342,351,465,361**
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Thanh Branch (iv)	234,899,188,529	8,695,657,699	57,243,380,867	186,351,465,361
Military Commercial Joint Stock Bank – Son Tay Branch (v)	156,000,000,000	-	-	156,000,000,000
Current portion of long-term loans.	**39,000,000,000**	**-**	**39,000,000,000**	**-**
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Thanh Branch (iv)	39,000,000,000	-	39,000,000,000	-
	351,899,188,529	**8,695,657,699**	**18,243,380,867**	**342,351,465,361**

(iv) Credit Agreement No. 01/2024/32553/HĐTD between Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Thanh Branch and BV Invest Joint Stock Company for the loan to finance the Investment and Construction Project of a high-rise mixed-use building comprising residential, commercial and service facilities located on Bac Son Street, Group 7, Hoang Van Thu Ward, Thai Nguyen City, Thai Nguyen Province. The credit facility limit is VND 600,000,000,000, with a maximum loan term of 60 months from the date of the first disbursement. The interest rate is fixed at 7.5%/year for 12 months from the date of the first disbursement. Thereafter, the applicable floating interest rate is the base interest rate plus a margin of 3.5%/year. The collateral comprises land use rights and assets to be formed in the future of the Investment and Construction Project of the high-rise mixed-use building comprising residential, commercial and service facilities located on Bac Son Street, Group 7, Hoang Van Thu Ward, Thai Nguyen City, Thai Nguyen Province.

(v) Loan Agreement No. 213449.24.827.3406441.TD between Military Commercial Joint Stock Bank – Son Tay Branch and Areca Vietnam Investment and Services Joint Stock Company on 06 /01/2025. The loan amount is VND 330,000,000,000, with a loan tenor of 72 months. The interest rate is determined in accordance with each Debt Acknowledgement Document. The purpose of the loan is to finance the costs incurred in implementing the "New Urban Area in the Western Dinh Tri Area, Bac Giang City" Project. The collateral comprises shares in the Company owned by its shareholders. The outstanding loan balance as at 31 December 2025 was VND 156,000,000,000.

21. Provision for payables

	30/06/2026	Increase	Decrease	01/01/2026
Long-term				
Provision for construction warranty	1,746,274,312	4,246,039	-	1,742,028,273
	1,746,274,312	**4,246,039**	**-**	**1,742,028,273**

22. Deferred tax assets and Deferred income tax payables

22.1. Deferred tax assets

	30/06/2026	01/01/2026
Deferred tax assets relating to deductible temporary differences	1,465,607,070	420,551,555
	1,465,607,070	**420,551,555**

22.2. Deferred income tax payables

	30/06/2026	01/01/2026
Deferred tax liabilities arising from taxable temporary differences	371,195,779	455,671,589
	371,195,779	**455,671,589**

23. Owner's equity

23.1. Increase and decrease in owner's equity

Appendix No. 2

23.2. The details of the owner's equity

	30/06/2026		01/01/2026	
	Rate (%)	Value	Rate (%)	Value
Bach Viet Group Joint Stock Company	63.37%	679,894,940,000	63.37%	566,570,790,000
BV Asset Joint Stock Company	10.83%	116,205,260,000	10.83%	96,837,720,000
TG Capital Joint Stock	4.98%	53,388,720,000	4.98%	44,490,600,000
Others	20.83%	223,446,010,000	20.83%	186,213,760,000
	100%	**1,072,934,930,000**	**100%**	**894,112,870,000**

23.3. Capital transactions with owners and distribution of dividends and profits

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Owner's Equity		
Opening balance	894,112,870,000	827,883,000,000
Increase in the period	178,822,060,000	-
Decrease in the period	-	-
Closing balance	1,072,934,930,000	827,883,000,000

23.4. Stock

	30/06/2026	01/01/2026
Quantity of registered issuing stocks	**107,293,493**	**89,411,287**
Quantity of Authorized issuing stocks		
Common stocks	107,293,493	89,411,287
Quantity of Outstanding Stocks		
Common stocks	107,293,493	89,411,287
Par value of Stocks	10,000	10,000

24. Non-controlling Interests

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Opening balance	279,396,914,769	303,989,501,390
Profit after tax attributable to non-controlling interests	5,301,709,584	28,593,070,077
Dividends paid to non-controlling interests	-	-
Other movements	(240,512,897)	(1,096,641,642)
Closing balance	**284,458,111,456**	**331,485,929,825**

VI. Supplementary disclosures for items presented in the Statement of Profit or Loss

Unit: VND

1. Total revenues from sale of goods and rendering of services

Revenue from sale of goods	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
	93,511,772,002	218,883,516,400
Revenue from sales of merchandise	19,232,963,841	56,747,586,250
Revenue from real estate busines	108,609,862,710	747,585,786,957
Revenue from service provision	7,809,511,906	28,503,488,076
	229,164,110,459	**1,051,720,377,683**

2. Cost of good sold

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Cost of good sold	79,545,489,146	203,029,504,003
Cost of construction contracts	18,754,990,562	46,251,958,459
Cost of real estate business	45,905,709,980	333,132,941,805
Cost of services provided	3,710,855,127	16,028,827,089
	147,917,044,815	**598,443,231,356**

3. Profit/loss from sale and liquidation of investment real estate

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Revenue from sale and liquidation of investment real estate	23,566,938,338	-
Residual value of investment real estate	11,391,426,316	-
Expenses for selling and liquidating investment real estate	1,133,688,355	-
Profit/loss from sale and liquidation of investment real estate	**11,041,823,667**	**-**

4. Financial incomes

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interests of bank deposits and loans	13,445,324,402	25,280,173,076
Dividends and share of profits	330,107,952	310,000,000
Gain from disposal of securities	3,325,577,073	451,212,977
	17,101,009,427	**26,041,386,053**

5. Financial expenses

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interests of borrowing	9,188,741,863	10,235,433,125
Cash payment discounts granted	2,163,726,476	899,283
Provision for decline in value of trading securities and provision for impairment of investments in other entities	9,140,271,505	3,610,290,631
Securities custody fees and securities selling expenses	62,572,613	267,561,560
	-	-
	20,555,312,457	**14,114,184,599**

6. Selling and general administrative expenses

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Selling expenses		
Labour expenses	-	5,441,757,659
Tools, utensils	5,290,953	-
Depreciation expenses	2,619,048	584,769,812
Warranty expenses	98,396,039	175,342,746
Expenses from external services	11,650,137,656	75,998,794,746
Other expenses by cash	4,149,229,590	1,605,505,872
	15,905,673,286	**83,806,170,835**
General administrative expenses		
Management staff	6,259,630,176	7,726,773,224
Tools, utensils	112,919,176	-
Depreciation expenses	300,424,799	723,357,169
Tax, Charge, Fee	385,556,444	781,525,881
Expenses from external services	2,220,406,861	2,445,989,855
Other expenses by cash	3,198,988,708	3,144,939,630
Provision expenses/Reversal of provision for doubtful debts	-	654,684,002
Amortization of goodwill	97,738,500	3,408,482,548
	12,575,664,664	**18,885,752,309**

7. Other income

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Income from liquidating, disposing fixed assets	-	50,000,000
Gain on revaluation of assets contributed as capital	-	-
Penalties received	461,192,867	922,792,717
Income from derecognition of payables no longer payable	-	545,897,584
Income from asset leasing activities	-	495,612,452
Other income – Share of proceeds from the Tay Dinh Tri Project	-	-
Others	1,176,399,469	305,103,469
	1,637,592,336	**2,319,406,222**

8. Other expense

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Remaining value of fixed assets and costs of liquidation and sale of fixed assets	-	19,503,670
Penalties	438,978,054	116,774,881
Others	130,077,117	708,293,791
	569,055,171	**844,572,342**

9. Business and productions cost by items

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Cost of materials	12,755,709,609	251,218,000
Labour cost	13,910,086,435	19,688,754,501
Depreciation expenses	386,500,049	4,235,208,709
Expenses from external services	389,028,477,142	616,414,881,530
Other expenses by cash	6,851,863,837	20,887,771,069
	422,932,637,072	**661,477,833,809**

10. Corporate income tax expense

10.1. Current corporate income tax expense

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
BV Land Joint Stock Company	5,786,113,885	27,193,740,164
BV Invest Joint Stock Company	1,812,922,332	3,648,743,257
Dong Nai Producing Trading Services Joint Stock Company	-	2,117,034,908
Areca Viet Nam Investment & services Joint Stock Company	3,448,601,771	25,173,064,730
TMG Joint Stock Company	2,515,778,744	15,105,115,688
Current corporate income tax expense	**13,563,416,732**	**73,237,698,747**

The corporate income tax expense for the financial year has been estimated based on taxable income and may be subject to adjustments upon examination by the tax authorities.

10.2. Deferred corporate income tax expense

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Deferred corporate income tax income arising from the reversal of deferred tax liabilities	(1,129,531,954)	240,372,101
Deferred corporate income tax expense	**(1,129,531,954)**	**240,372,101**

11. Earnings per Share

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Profit after tax	46,462,458,754	261,922,142,069
Adjustment	-	(1,515,131,416)
Reward and welfare funds	-	*(1,515,131,416)*
Distributed profit for shareholders	46,462,458,754	260,407,010,654
Average quantity of authorized issuing stocks	107,293,493	107,293,493
	433	**2,427**

The previous year's basic earnings per share were recalculated because in 2026, the Company deducted the bonus and welfare fund from the profit after tax in 2025 and paid dividends in shares. This recalculation causes basic/diluted earnings per share in the same period last year to decrease from 3,163 VND/share to 2,427 VND/share.

12. Diluted earnings per Share

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Net profit after tax	46,462,458,754	261,922,142,069
Deductible adjustments:	-	(1,515,131,416)
Reward and welfare funds	-	(1,515,131,416)
Profit attributable to ordinary shares	46,462,458,754	260,407,010,654
Weighted average number of ordinary shares outstanding during the period	107,293,493	107,293,493
Potential ordinary shares to be issued	-	6,622,987
	433	**2,286**

The previous year's diluted earnings per share were recalculated because in 2026, the Company deducted the bonus and welfare fund from the profit after tax in 2025 and paid dividends in shares. This recalculation causes basic/diluted earnings per share in the same period last year to decrease from 2,929 VND/share to 2,286 VND/share.

VII. Other information

Unit: VND

2. Events after the reporting period

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the financial statements.

3. Information on related parties

3.1. List of related parties

	Related parties	Relationship
1	Bach Viet Group Joint Stock Company	Major shareholder
2	BV Asset Joint Stock Company	Major shareholder
3	TG Capital Joint Stock Company	Shareholder
4	TA Asset Management Joint Stock Company	Major shareholder and Chairman of the
5	BV Services Joint Stock Company (formerly known as Lychee Culinary Services Joint Stock Company)	Under the same Group
6	BV Bavella Joint Stock Company	An associate of BV Invest Joint Stock
7	Tay Bac Bac Ninh Investment Joint Stock Company	Investee company
8	Hung Dong Group Joint Stock Company	An associate of the Subsidiary
9	BV Life Joint Stock Company	The Parent Company is a major
10	Members of the Board of Directors, Board of General Directors and Audit Committee	Key management personnel of the Company

3.3. During the period, the Company entered into the following significant transactions with related parties

	Related parties/ Contents	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1	**Bach Viet Group Joint Stock Company**		
	Total revenue and income allocated from the Tay Dinh Tri Project	20,642,335,955	139,875,664,337
	Total expenses allocated from the Tay Dinh Tri Project	12,089,417,063	75,948,496,585
	Purchase of goods and services	-	5,656,918
	Project profit received	11,500,000,000	-
	Recovery of capital contribution to the Tay Dinh Tri Project (at Areca)	-	2,000,000,000

	Receipt of capital contribution – Thanh Ba Project	9,700,000,000	-
	Distribution of dividends for 2025	12,775,000,000	-
	Interest paid	246,575,342	-
2	**BV Asset Joint Stock Company**		
	Purchase of goods and services	1,602,265,717	2,250,124,830
	Advance payment / Settlement of outstanding payables	1,085,516,199	1,567,466,379
	Sale of goods and services	12,391,347,171	-
	Collection of outstanding receivables	8,000,000,000	-
	Loans granted	-	230,000,000,000
	Repayment of loans	18,000,000,000	121,500,000,000
	Interest received from loans	614,561,643	-
	Interest expense	461,095,890	5,315,434,247
	Repayment of interest expense	-	282,595,890
	Payment for the transfer of shares in BV Invest Joint Stock Company	-	120,626,916,000
3	**TG Capital Joint Stock Company**		
	Purchase of goods and services	91,028,772	40,385,197,923
	Advance payment / Settlement of outstanding payables	7,639,266,758	28,895,099,291
	Loans granted	-	157,200,000,000
	Repayment of loans	-	156,600,000,000
	Interest income from loans	-	2,643,118,630
	Interest received from loans	-	4,643,930,960
	Capital contribution to a business cooperation arrangement (at BV Invest Joint Stock Company)	-	48,906,138,519
4	**TA Asset Management Joint Stock Company**		
	Loans granted	-	75,000,000,000
	Repayment of loans	-	76,700,000,000
	Interest income from loans	2,864,384	305,930,138
	Collection of interest received	-	34,931,507
5	**Lychee Services Joint Stock Company**		
	Purchase of goods and services	1,948,948,656	1,876,059,014
	Payments for purchases of goods and services	2,075,823,885	1,222,343,209
	Collection of management and operation fees	-	-
	Leasing of parking area	327,272,730	300,000,000
	Collection of parking area rental income	400,000,000	244,000,000
6	**BV Bavella Joint Stock Company**		
	Loans granted	-	385,000,000,000
	Repayment of loans	-	364,150,000,000
	Interest income from loans	5,437,671	3,900,393,834
	Collection of interest received	-	800,000,000
7	**Tay Bac Bac Ninh Investment Joint Stock Company**		
	Revenue from providing of services	900,000,000	-
8	**Hung Dong Group Joint Stock Company**		
	Revenue from providing of services	1,800,000,000	-
	Proceeds from the provision of goods and services	972,000,000	-
9	**BV Life Joint Stock Company**		
	Payment of outstanding payables	52,930,155,759	-
	Purchase of goods and services	49,555,997,008	-

3.4. Outstanding balances with related parties up to the reporting date are as follows

Balances with related parties at the balance sheet date are presented in Note V.

3.5. Transactions with other related parties are as follows

No.	Position title	Position	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1	Mr. Ly Tuan Anh	Member of the Board of Directors and General Director	657,000,000	607,620,000
2	Mrs. Khuong Hai Ninh	Member of the Board of Directors and Deputy General Director	585,365,000	534,389,000
3	Mr. Duong Trung Thong	Deputy General Director	431,642,857	503,703,000
4	Mr. Pham Trong Binh	Independent Member of the Board of Directors and Chairman of the Audit Committee	-	12,000,000
5	Mrs. Vu Thi Ha	Member of the Board of Directors and Member of the Audit Committee	-	147,810,000
			1,674,007,857	**1,805,522,000**

4. Presentation of assets, revenue and business results by segment

Segment information is presented by business segment and geographical area. Common expenses are allocated to each segment based on the percentage of revenue attributable to each segment.

4.1. Main segment reporting - under business fields:

The Company's operating segments are classified based on its principal business activities, comprising real estate business, construction and installation, trading of goods, and provision of services.

Appendix No. 03

4.2. Primary segment reporting - Under geographical areas

Segment reporting by geographical area is based on the location of customers generating segment revenue. For the accounting period ended 30/06/2026, the Company's production and business activities were conducted solely in the domestic market; therefore, there were no significant differences in risks and economic benefits by geographical area requiring disclosure.

5. Comparative information

Comparative data are data on the Consolidated Financial Statements for the accounting period from January 1, 2025 to June 30, 2025 and the Consolidated Financial Statements for the fiscal year ending December 31, 2025, which have been reviewed and audited.

Certain comparative figures have been reclassified to conform with Circular No. 99/2025/TT-BTC on 27/10/ 2025 issued by the Ministry of Finance providing guidance on the Accounting Regime for Enterprises, in order to be comparable with the current period's presentation.

Appendix No.04

6. Going concern information

There have been no events that cast significant doubt on its ability to continue as a going concern and the Company has no intention nor is it forced to cease operations, or to significantly reduce the scale of its operations.

Ha Noi, August 26, 2026

Prepared by	Chief Accountant	General Director
Nguyen Duc Luu	Nguyen Duc Luu	Ly Tuan Anh

CÔNG TY CỔ PHẦN BV LAND
BVland
M.S.D.N: 0102983609

Appendix No. 01

8. Tangible fixed assets

Items	Buildings	Machinery, Equipment	Mean of Transportation	equipment and furniture	Other fixed assets	Total
Original cost						
As at 01/01/2026	313,633,039	181,055,615	7,992,981,799	1,427,307,563	353,265,000	10,268,243,016
As at 30/06/2026	**313,633,039**	**181,055,615**	**7,992,981,799**	**1,427,307,563**	**353,265,000**	**10,268,243,016**
Accumulated depreciation						
As at 01/01/2026	90,574,152	165,527,819	5,150,510,225	819,638,752	345,323,125	6,571,574,073
Depreciation in period	18,803,694	3,105,564	279,111,828	77,537,088	7,941,875	386,500,049
As at 30/06/2026	**109,377,846**	**168,633,383**	**5,429,622,053**	**897,175,840**	**353,265,000**	**6,958,074,122**
Net carrying amount						
As at 01/01/2026	223,058,887	15,527,796	2,842,471,574	607,668,811	7,941,875	3,696,668,943
As at 30/06/2026	**204,255,193**	**12,422,232**	**2,563,359,746**	**530,131,723**	**-**	**3,310,168,894**

Cost of fully depreciated tangible fixed assets but still in use: 1,968,055,087

Appendix No. 2

23. Owner's equity

23.1. Increase and decrease in owner's equity

	Owner's Equity	Capital surplus	Development investment fund	Retained earnings and funds	Non-controlling Interests	Total
As at 01/01/2025	827,883,000,000	(619,229,224)	12,614,184,986	145,472,256,146	303,989,501,390	1,289,339,713,298
Increase in capital	-	-	-	-	-	-
Profit/(loss) in period	-	-	-	261,922,142,069	28,593,070,077	290,515,212,146
Other increase	-	-	-	533,467,514	-	533,467,514
Earnings distribution	-	-	-	(2,321,399,500)	(650,729,107)	(2,972,128,607)
Other decrease	-	-	-	-	(445,912,535)	(445,912,535)
Reversal of the development investment fund	-	-	(10,213,427,769)	10,213,427,769	-	-
As at 30/06/2025	**827,883,000,000**	**(619,229,224)**	**2,400,757,217**	**415,819,893,998**	**331,485,929,825**	**1,576,970,351,816**
As at 01/01/2026	894,112,870,000	(677,456,497)	2,400,757,217	413,721,773,543	279,396,914,769	1,588,954,859,032
Increase in capital	178,822,060,000	-	-	(178,822,060,000)	-	-
Profit/(loss) in period	-	-	-	46,462,458,754	5,301,709,584	51,764,168,338
Other increase	-	-	(2,400,757,217)	2,429,517,612	803,981	29,564,376
Earnings distribution	-	-	-	(3,434,523,477)	(241,316,878)	(3,675,840,355)
As at 30/06/2026	**1,072,934,930,000**	**(677,456,497)**	**-**	**280,357,166,432**	**284,458,111,456**	**1,637,072,751,391**

Appendix No.03

4. Present assets, revenue, business results by segment

Key Division Reports - By Business Sector

01/01/2026 to 30/06/2026	Real estate business	Construction and installation	Sale of merchandise	Provision of services	Total segments	Eliminations	Total
Net revenue	108,609,862,710	19,232,963,841	93,511,772,002	7,809,511,906	229,164,110,459	-	**229,164,110,459**
Net revenue from sales of goods and rendering of services	108,609,862,710	19,232,963,841	93,511,772,002	7,809,511,906	229,164,110,459	-	**229,164,110,459**
Expenses	83,602,114,205	14,804,515,901	71,980,404,425	6,011,348,233	176,398,382,765	-	**176,398,382,765**
Cost of good sold	70,103,690,747	12,414,174,142	60,358,425,856	5,040,754,070	147,917,044,815	-	**147,917,044,815**
Allocated expenses	13,498,423,459	2,390,341,759	11,621,978,570	970,594,162	28,481,337,950	-	**28,481,337,950**
Profit from operating activities	**25,007,748,505**	**4,428,447,940**	**21,531,367,577**	**1,798,163,673**	**52,765,727,694**	-	**52,765,727,694**

30/06/2026	Real estate business	Construction and installation	Sale of merchandise	Provision of services	Total segments	Eliminations	Total
Total cost of purchase of fixed assets							
Segment assets	1,387,722,257,261	245,742,065,493	1,194,812,000,357	99,783,143,261	2,928,059,466,371	-	**2,928,059,466,371**
Unallocated assets							**-**
Investment in subsidiaries							**-**
Total assets	**1,387,722,257,261**	**245,742,065,493**	**1,194,812,000,357**	**99,783,143,261**	**2,928,059,466,371**		**2,928,059,466,371**
Segment liabilities	611,849,253,330	108,348,121,173	526,794,772,126	43,994,568,351	1,290,986,714,980		**1,290,986,714,980**
Unallocated liabilities							**-**
Total liabilities	**611,849,253,330**	**108,348,121,173**	**526,794,772,126**	**43,994,568,351**	**1,290,986,714,980**	-	**1,290,986,714,980**

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Appendix No.04

5. Comparative information

Data presented according to Circular 43/2026/TT-BTC			Data according to 2025 Financial Report			#VALUE!
Items	**Code**	**Reprepared**	**Items**	**Code**	**Prepared**	
5.1. Statement of Financial Position						
Short-term financial investments	**120**	**307,200,041,095**	**Short-term financial investments**	**120**	**288,800,000,000**	**18,400,041,095**
Short-term held-to-maturity investments	123	307,200,041,095	Investments held to maturity	123	288,800,000,000	18,400,041,095
Short-term receivables	**130**	**18,371,752,982**	**Short-term accounts receivable**	**130**	**36,771,794,077**	**(18,400,041,095)**
			Short-term Loans receivables	135	18,000,000,000	(18,000,000,000)
Other short-term receivables	135	18,371,752,982	Other receivables	136	18,771,794,077	(400,041,095)
Dividends and profit payable	313	15,544,769,301				15,544,769,301
Other short-term payables	320	75,912,923,141	Short-term other payables	319	91,457,692,442	(15,544,769,301)
5.2. Statement of Profit or Loss			**Statement of Profit or Loss**			
			Profit (loss) in associates/joint ventures	24	6,024,477	(6,024,477)
Share of Profit or Loss of Joint Ventures and Associates	27	6,024,477				6,024,477
Basic earnings per share	**70**	2,427	**Earnings per Share**	**70**	3,164	(737)
Diluted earnings per share	**71**	2,286	**Diluted earnings per Share**	**71**	2,929	(643)