C.E.O GROUP JOINT STOCK COMPANY

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2026 to 30/6/2026

C.E.O GROUP JOINT STOCK COMPANY
Address: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area,
Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam

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BOARD OF GENERAL DIRECTORS' REPORT

We, members of Board of General Directors of C.E.O Group Joint Stock Company (hereinafter referred to as "the Company") present this Report together with the Company's reviewed Interim Consolidated Financial Statements for the period from 01/01/2026 to 30/6/2026.

Board of Management and Board of General Directors

Members of Board of Management and Board of General Directors who held the Company during the period from 01/01/2026 to 30/6/2026 and to the date of this report, include:

Board of Management

Mr. Doan Van Binh	Chairman
Mr. Doan Van Minh	Member
Mr. Tran Trung Ket	Member
Mr. Doan Duc Anh	Member
Mr. Nguyen Van Dong	Independent member

Board of General Directors

Mr. Tran Trung Ket	General Director (Appointed as General Director and the Company's legal representative on June 26, 2026)
Mr. Cao Van Kien	General Director (Dismissed as General Director and legal representative of the Company on June 26, 2026)
	Deputy General Director (Appointed on June 26, 2026)
Mr. Ta Van To	Deputy General Director
Mr. Tran Dao Duc	Deputy General Director
Ms. Do Phuong Anh	Deputy General Director
Ms. Do Thi Thom	Deputy General Director

Respective responsibilities of Board of General Directors

Board of General Directors of the Company is responsible for preparing Interim Consolidated Financial Statements which give a true and fair view of the financial position, and of the results of its operations and its cash flows of the Company in the period, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Interim Consolidated Financial Statements. In the preparation of these Interim Consolidated Financial Statements, Board of General Directors is required to:

- Select suitable accounting policies and then consistently apply them;
- Make judgments and estimates that are reasonable and prudent;
- State whether appropriate accounting standards are respected or any application of material misstatements needs to be disclosed and justified in Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the Interim Consolidated Financial Statements so as to minimize risks and frauds.

BOARD OF GENERAL DIRECTORS' REPORT
(continued)

Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Interim Consolidated Financial Statements comply with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Interim Consolidated Financial Statements. Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

Board of General Directors confirms that the Company has complied with the above requirements in preparing these Interim Consolidated Financial Statements.

For and on behalf of Board of General Directors,

C.E.O GROUP JOINT STOCK COMPANY

M.S.D.N: 0101183550 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN C.E.O
THÀNH PHỐ HÀ NỘI

Tran Trung Ket
General Director
Hanoi, August 26, 2026

No. 2808.02 -26/BC-TC/VAE

Hanoi, August 28, 2026

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: The Shareholders
Board of Management and Board of General Directors
C.E.O Group Joint Stock Company

We have reviewed the accompanying Interim Consolidated Financial Statements of C.E.O Group Joint Stock Company (hereinafter referred to as "the Company"), *prepared on August 26, 2026, from page 05 to page 50,* including: Interim Consolidated Statement of Financial Position as at 30/6/2026, Interim Consolidated Income Statement, Interim Consolidated Cash Flow Statement for the 6-month period then ended and Notes to the Interim Consolidated Financial Statements.

Board of General Director's responsibility

Board of General Directors of the Company is responsible for the preparation and fair presentation of the Interim Consolidated Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Interim Consolidated Financial Statements and for such internal control as Board of General Directors determines is necessary to enable the preparation and presentation of Interim Consolidated Financial Statements that are free from material misstatements whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on these Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

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 give a true and fair view, in all material respects, of the interim consolidated financial position of the Company as at 30/6/2026, and of the interim consolidated results of its operations and its interim consolidated cash flows for the period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations related to the preparation and presentation of the Interim Consolidated Financial Statements.

CÔNG TY TRÁCH NHIỆM HỮU HẠN KIỂM TOÁN VÀ ĐỊNH GIÁ VIỆT NAM

Pham Hung Son
Deputy General Director
Audit Practising Registration Certificate No. 0813-2023-034-1
For and on behalf of
VIETNAM AUDITING AND EVALUATION CO., LTD

Form B01a - DN/HN

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

	ASSETS	Codes	Notes	30/6/2026	01/01/2026 (Restated)
A	**CURRENT ASSETS**	**100**		**6,409,918,080,137**	**4,576,583,519,600**
I	**Cash and cash equivalents**	**110**	**V.1.**	**256,941,652,469**	**782,404,889,684**
1	Cash	111		101,040,553,064	111,210,046,341
2	Cash equivalents	112		155,901,099,405	671,194,843,343
II	**Short-term financial investments**	**120**	**V.2.**	**516,666,429,259**	**770,825,481,143**
1	Short-term held-to-maturity investments	123		516,666,429,259	770,825,481,143
III	**Short-term receivables**	**130**		**1,754,314,088,349**	**1,372,301,795,018**
1	Short-term trade receivables	131	V.3.	644,148,214,177	646,198,512,371
2	Short-term advances to suppliers	132	V.4.	598,982,048,371	68,897,389,031
3	Other short-term receivables	135	V.5.	671,805,819,202	796,408,443,702
4	Provision for short-term doubtful debts	136		(160,621,993,401)	(139,202,550,086)
IV	**Inventories**	**140**	**V.7.**	**3,681,654,371,438**	**1,469,478,625,997**
1	Inventories	141		3,681,654,371,438	1,469,478,625,997
VI	**Other current assets**	**160**		**200,341,538,622**	**181,572,727,758**
1	Short-term deferred expenses	161	V.8.	34,921,483,274	39,045,294,890
2	Deductible VAT	162		146,758,327,231	123,707,479,401
3	Taxes and receivables to the State budget	163	V.18.	18,661,728,117	18,819,953,467
B	**NON-CURRENT ASSETS**	**200**		**4,345,611,066,730**	**4,153,474,715,633**
I	**Other long-term receivables**	**210**		**8,799,570,694**	**8,849,570,694**
1	Other long-term receivables	215	V.5.	8,799,570,694	8,849,570,694
II	**Fixed assets**	**220**		**2,099,890,121,287**	**2,097,244,300,755**
1	Tangible fixed assets	221	V.9.	2,056,859,649,084	2,053,212,815,814
-	*Historical cost*	222		*2,618,119,744,314*	*2,612,727,232,528*
-	*Accumulated depreciation*	223		*(561,260,095,230)*	*(559,514,416,714)*
2	Intangible fixed assets	227	V.10.	43,030,472,203	44,031,484,941
-	*Historical cost*	228		*72,048,948,244*	*71,943,948,244*
-	*Accumulated amortization*	229		*(29,018,476,041)*	*(27,912,463,303)*
IV	**Investment properties**	**240**	**V.12.**	**542,807,825,493**	**584,985,724,955**
-	Historical cost	241		693,704,806,577	735,401,626,634
-	Accumulated depreciation	242		(150,896,981,084)	(150,415,901,679)
V	**Long-term assets in progress**	**250**		**1,497,607,618,407**	**1,332,884,146,656**
1	Construction in progress	252	V.11.	1,497,607,618,407	1,332,884,146,656
VI	**Long-term financial investments**	**260**		**102,542,240,282**	**-**
1	Long-term held-to-maturity investments	265	V.2.	102,542,240,282	-
VII	**Other long-term assets**	**270**		**93,963,690,567**	**129,510,972,573**
1	Long-term deferred expenses	271	V.8.	38,380,365,276	65,068,236,340
2	Deferred tax assets	272	V.13.	44,440,714,107	44,615,348,579
3	Goodwill	279	V.14.	11,142,611,184	19,827,387,654
	TOTAL ASSETS (280=100+200)	**280**		**10,755,529,146,867**	**8,730,058,235,233**

(Notes from page 10 to page 50 are an integral part of these Interim Consolidated Financial Statements.)

Form B01a - DN/HN

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

(continued)

Unit: VND

	RESOURCES	Codes	Notes	30/6/2026	01/01/2026
C	**LIABILITIES**	**300**		**4,169,447,350,868**	**2,288,400,405,019**
I	**Current liabilities**	**310**		**2,619,228,754,813**	**1,647,045,334,718**
1	Short-term trade payables	311	V.15.	188,164,420,977	225,473,320,104
2	Short-term advances from customers	312	V.16.	451,735,181,960	519,214,733,756
3	Dividends and profits payable	313	V.17.	1,500,000,000	-
4	Short-term taxes and payables to the State budget	314	V.18.	1,047,294,985,776	49,751,824,726
5	Payables to employees	315		13,821,826,147	24,975,037,482
6	Short-term accrued expenses	316	V.19.	258,411,567,672	282,459,133,153
7	Short-term unearned revenue	319	V.20.	30,833,130,687	28,556,465,352
8	Other short-term payables	320	V.21.	322,278,777,658	343,547,209,675
9	Short-term loans and obligations under finance leases	321	V.23.	236,420,644,393	92,983,068,697
10	Bonus and Welfare fund	323		68,768,219,543	80,084,541,773
II	**Non-current liabilities**	**330**		**1,550,218,596,055**	**641,355,070,301**
1	Long-term accrued expenses	334	V.19.	81,499,002,959	81,274,252,031
2	Long-term unearned revenue	337	V.20.	104,418,693,018	116,283,984,456
3	Other long-term payables	338	V.21.	14,552,179,364	37,437,847,259
4	Long-term loans and obligations under finance leases	339	V.23.	1,297,711,071,736	342,857,351,936
5	Deferred tax liabilities	342	V.22.	52,037,648,978	63,501,634,619
D	**OWNER'S EQUITY**	**400**	**V.24.**	**6,586,081,795,999**	**6,441,657,830,214**
1	Owners' contributed capital	411		5,674,160,750,000	5,674,160,750,000
	- Ordinary shares carrying voting rights	*411a*		*5,674,160,750,000*	*5,674,160,750,000*
2	Share premium	412		(433,150,000)	(433,150,000)
3	Other Owners' Equity	414		283,596,800,000	-
4	Development and investment fund	418		243,967,519,433	243,967,519,433
5	Retained earnings	420		105,287,963,372	291,855,108,812
	- Retained earnings accumulated to the prior year end	*420a*		*78,125,742*	*114,573,299,459*
	- Retained earnings of the current period	*420b*		*105,209,837,630*	*177,281,809,353*
6	Non-controlling interests	429		279,501,913,194	232,107,601,969
	TOTAL RESOURCES (440=300+400)	**440**		**10,755,529,146,867**	**8,730,058,235,233**

Approved, August 26, 2026

C.E.O GROUP JOINT STOCK COMPANY

Prepared by	**Chief accountant**	**General Director**
Do Huu Thang	**Thai Thi Tuoi**	**Tran Trung Ket**

M.S.D.N: 010 ... C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN C.E.O
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Form B02a - DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT

For the period from 01/01/2026 to 30/6/2026

Unit: VND

	Items	Codes	Notes	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025 (Restated)
1	**Gross revenue from goods sold and services rendered**	**01**	**VI.1.**	**727,067,357,856**	**747,622,831,790**
2	Deductions	02		-	-
3	**Net revenue from goods sold and services rendered (10=01-02)**	**10**		**727,067,357,856**	**747,622,831,790**
4	Cost of Sales	11	VI.2.	483,472,004,049	503,517,009,541
5	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**243,595,353,807**	**244,105,822,249**
6	**Gain/Loss from disposal of investment properties**	**21**		-	-
7	Financial income	22	VI.3.	44,996,110,490	35,701,603,648
8	Financial expenses	23	VI.4.	20,066,655,741	14,204,530,895
	In which: Borrowing costs	*24*		*19,893,462,181*	*13,967,813,552*
9	Selling expenses	25	VI.5.	25,120,831,883	26,666,858,902
10	General and administration expenses	26	VI.5.	83,723,812,772	92,230,052,019
11	Sharing profit/loss from of associates, joint ventures	27		-	-
12	**Operating profit {30=20+21+(22-23)-(25+26)+27}**	**30**		**159,680,163,901**	**146,705,984,081**
13	Other income	31	VI.6.	8,267,333,885	4,952,763,851
14	Other expenses	32	VI.7.	7,917,171,453	34,637,445,242
15	**Profit from other activities (40 = 31 - 32)**	**40**		**350,162,432**	**(29,684,681,391)**
16	**Accounting profit before tax (50=30+40)**	**50**		**160,030,326,333**	**117,021,302,690**
17	Current corporate income tax expenses	51	VI.8.	24,118,980,913	20,110,488,901
18	Deferred corporate income tax expenses	52	VI.9.	(11,289,351,169)	1,180,487,511
19	**Net profit after corporate income tax (60=50-51-52)**	**60**		**147,200,696,589**	**95,730,326,278**
20	Net profit after tax attributable to owners of the Parent entity	61		105,209,837,630	91,108,867,379
21	Net profit after tax attributable to non-controlling interests	62		41,990,858,959	4,621,458,899
22	**Basic earnings per share**	**70**	**VI.11.**	**185.42**	**168.59**
23	**Diluted earnings per share**	**71**	**VI.12.**	**176.59**	**152.92**

Approved, August 26, 2026

C.E.O GROUP JOINT STOCK COMPANY

Prepared by	Chief accountant	General Director
Do Huu Thang	**Thai Thi Tuoi**	**Tran Trung Ket**

M.S.D.N: 0101183550 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN C.E.O
THÀNH PHỐ HÀ NỘI

Form B03a - DN/HN

INTERIM CONSOLIDATED CASH FLOWS STATEMENT

(Under indirect method)

For the period from 01/01/2026 to 30/6/2026

Unit: VND

Items	Codes	Notes	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025 (Restated)
I Cash flow from operating activities				
1. Profit before tax	**01**		**160,030,326,333**	**117,021,302,690**
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		56,723,557,999	58,506,615,249
- Provisions	03		21,419,443,315	47,661,206,806
- Foreign exchange gains and losses arising from translating foreign currency items	04		3,018,681	(18,191,867)
- Gains and losses from investing and financing activities	05		(44,842,786,889)	(32,536,706,945)
- Borrowing costs	06		19,893,462,181	13,967,813,552
3. Operating profit before movements in working capital	**08**		**213,227,021,620**	**204,602,039,485**
- Increase, decrease in receivables	09		(507,574,290,233)	15,461,492,187
- Increase, decrease in inventories	10		(2,178,462,325,483)	1,897,976,977
- Increase, decrease in payables (Excluding interest payable and corporate income tax payable)	11		874,296,018,334	(247,735,905,641)
- Increase, decrease in deferred expenses	12		30,811,682,680	22,129,547,000
- Borrowing costs paid	14		(19,893,462,181)	(13,679,757,595)
- Corporate income tax paid	15		(42,678,280,918)	(95,318,081,620)
- Other cash outflows	17		(19,496,505,300)	(30,462,418,132)
Net cash flows from operating activities	***20***		***(1,649,770,141,481)***	***(143,105,107,339)***
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other non-current assets	21		(276,757,443,074)	(104,990,122,518)
2. Proceeds from liquidation, disposal of fixed assets and other non-current assets	22		457,306,397	4,563,934,243
3. Cash outflows for lending, buying debt instruments of other entities	23		(599,692,624,265)	(531,153,000,000)
4. Cash inflows for lending, buying debt instruments of other entities	24		752,798,905,620	771,020,317,538
5. Cash recovered from investment in other entities	26		100,540,813,962	-
6. Interest earned, dividends and profits received	27		23,880,104,153	36,507,616,391
Net cash flow from investment activities	***30***		***1,227,062,793***	***175,948,745,654***
III. Cash flow from financing activities				
1. Proceeds from issuance of ordinary shares and owners' contributed capital	31		6,910,000,000	-
2. Proceeds from borrowing	33		1,361,434,809,745	176,058,499,065
3. Repayment of borrowing	34		(245,263,514,249)	(223,740,153,759)

(Notes from page 10 to page 50 are an integral part of these Interim Consolidated Financial Statements.)

Form B03a - DN/HN

INTERIM CONSOLIDATED CASH FLOWS STATEMENT

(Under indirect method)

For the period from 01/01/2026 to 30/6/2026

(continued)

Unit: VND

Items	Codes	Notes	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
Net cash flows from financing activities	***40***		***1,123,081,295,496***	***(47,681,654,694)***
Net cash flows in the period (50 = 20+30+40)	**50**		**(525,461,783,192)**	**(14,838,016,379)**
Cash and cash equivalents at the beginning of the period	**60**		**782,404,889,684**	**993,340,552,048**
Effects of changes in foreign currency exchange rates	61		(1,454,023)	73,381,058
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**V.1.**	**256,941,652,469**	**978,575,916,727**

Approved, August 26, 2026

C.E.O GROUP JOINT STOCK COMPANY

Prepared by	Chief accountant	General Director
Do Huu Thang	**Thai Thi Tuoi**	**Tran Trung Ket**

CÔNG TY CỔ PHẦN TẬP ĐOÀN C.E.O
M.S.D.N: 0101183550 - C.T.C.P
THÀNH PHỐ HÀ NỘI

(Notes from page 10 to page 50 are an integral part of these Interim Consolidated Financial Statements.)

Form B 09a – DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

I. General information

1. Structure of ownership

C.E.O Group Joint Stock Company (hereinafter referred to as "Company") was formerly Vietnam Trade, Construction and Technology Co., Ltd, established and operated under the Business Registration Certificate No. 0102003701 dated 26/10/2001 issued by Hanoi Authority for Planning and Invesment. The Company changed its name into C.E.O Investment Joint Stock Company and operated under the Business Registration Certificate No. 0103016491 dated 29/3/2007 issued by Hanoi Authority for Planning and Investment. Since 21/4/2015, the Company's name has changed into C.E.O Group Joint Stock Company in accordance with the 15th amended Business Registration Certificate No. 0101183550. The Company has made 30 times of changes in its Business Registration Certificate.

The charter capital as at 30/6/2026 is **VND 5,674,160,750,000.**

Share of the Company were listed on the Hanoi Stock Exchange (HNX) under securities code of CEO.

2. Operating industry

The Company operates in trading, real estate business, houses for lease, resort and travel services, urban area management,… education and training in association with labor export.

3. Principal activities

The Company's principal activities include:

- Construction of buildings in all types. In details: Investment in construction of buildings, industrial zones;
- Operating tours, short-stay services, restaurants and mobile catering services;
- Vocational education, college training;
- Real estate business, land use rights owned, used or leased business;
- Advisory, brokerage and auction of real estates, auction of land use right. In details: Real estate exchange; Real estate management; Real estate advertising; Real estate auction (solely operations under practice certificate granted to the representative in compliance with Laws); Real Estate Consulting;

The Company's Head Office: 5th Floor, CEO tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam

4. Normal production and business cycle

Depending on each business line, normal operating cycle of the Company will last no more than 12 months or more than 12 months, in particular:

- For business of commercial and service, the normal operating cycle of the Company will be done within no more than 12 months.
- For business of real estate, the normal operating cycle of the Company will be done within more than 12 months.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

5. The Company's structure

The Company is currently operating under the Parent-Subsidiary model. Detailed information about the subsidiaries and the Company's voting rights and direct ownership interests is as follows:

NO.	Name	Head quarter	Principal activities	Proportion of ownership interest	Proportion of voting right
1.	C.E.O International Company Limited	5th Floor, C.E.O tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Business of real estate, building	100%	100%
2.	C.E.O Hospitality Limited Liability Company	Sonasea Villas and Resort tourism complex, Group 5, Duong Bao Duong To Quarter, Phu Quoc Special Zone, An Giang Province, Vietnam	Urban Managemant Service, Hotel Managemant Service	100%	100%
3.	C.E.O Design Consultancy One Member Limited Liability Company	3rd Floor, C.E.O tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Architectural activities and related technical consulting.	100%	100%
4.	C.E.O Construction Joint Stock Company	12th Floor, C.E.O tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Construction of buildings, industrial zones, real estate business, ...	67.55%	67.55%
5.	Phu Quoc Investment and Development Joint Stock Company	Sonasea Villas and Resort tourism complex, Group 5, Duong Bao Duong To Quarter, Phu Quoc Special Zone, An Giang Province, Vietnam	Hotels, resorts, recreation areas, real estate business, ...	60%	60%
6.	Phu Quoc Housing and Urban Development Joint Stock Company	Sonasea Villas and Resort tourism complex, Group 5, Duong Bao Duong To Quarter, Phu Quoc Special Zone, An Giang Province, Vietnam	Resort real estate business	69.36%	69.36%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

NO.	Name	Head quarter	Principal activities	Proportion of ownership interest	Proportion of voting right
7.	Van Don Tourism Development and Investment Joint Stock Company	Sonasea Van Don Harbor City Complex, Van Don Special Zone, Quang Ninh Province	Business of real estate, investment and development of resort hotels and entertainment areas.	95.72%	95.72%
8.	Nha Trang Investment and Development Joint Stock Company	Lot D12B, Zone 4, Northern Cam Ranh Peninsula Tourism Area, Cam Lam Commune, Khanh Hoa Province	Resort real estate business	99%	99%
9.	C.E.O Industrial Park Development Joint Stock Company	5th Floor, C.E.O tower, HH2-1, Me Tri Ha New Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Real estate business	99%	99%
10.	International College of Industry and Commerce (*)	Lot 2B.X3, My Dinh 1 New Urban Area, Tu Liem ward, Hanoi, Vietnam	Accounting training in manufacturing and trading enterprises, ...	The proportion of ownership prior to the completion of the capital transfer was 100%.	

(*) On January 10, 2025, the Company entered into Capital Transfer Agreement No. 1001/2025/HDCN/CEO-ICC between C.E.O Group Joint Stock Company and International Industry and Commerce Group Joint Stock Company. On March 31, 2026, the Company completed the capital transfer, and accordingly, from March 31, 2026, International College of Industry and Commerce ceased to be a subsidiary of C.E.O Group Joint Stock Company.

Significant events during the period:

During the period, the Company completed the divestment of its investment in the subsidiary – International College of Industry and Commerce.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

6. Disclosure of information comparability in the Interim Consolidated Financial Statements

The comparative figures are taken from the Consolidated Financial statements for the fiscal year ended December 31, 2025, and the Interim Consolidated Financial Statements for the period from January 01, 2025, to June 30, 2025 of C.E.O Group Joint Stock Company, which have been audited and reviewed by Vietnam Auditing and Evaluation Co., Ltd. Some figures from the previous reporting period have been restated to make them comparable with the figures of this period, as presented in Note VIII.5 of Notes to the Interim Consolidated Financial Statements.

7. Number of employees

The number employees of the Parent company and its subsidiaries as at June 30, 2026 is 1,535 (As at December 31, 2025 is 1,458).

II. Accounting period, accounting currency

1. Accounting period

The Company's accounting period begins on January 01 and ends on December 31 every year.

These Interim Consolidated Financial Statements are prepared for the period from 01/01/2026 to 30/6/2026.

2. Accounting currency

The currency used in accounting is Vietnam dong ("VND") accounted under the principle of historical cost, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and the legal regulations related to the preparation and presentation of the Interim Consolidated Financial Statements.

The accompanying Interim Consolidated Financial Statements is not intended to reflect the interim consolidated financial position, interim consolidated results of business, or interim consolidated cash flow according to the accounting principles and practices generally accepted in countries other than Vietnam.

III. Applied accounting regime and standard

1. Applied accounting regime

The Company applies the Vietnamese Accounting Standards and the Accounting Regime for enterprises issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 by the Ministry of Finance guiding the Enterprise Accounting Regime, Circular No. 202/2014/TT-BTC by the Ministry of Finance dated December 22, 2014 guiding the preparation and presentation of Consolidated Financial Statements, and Circular No. 43/2026/TT-BTC dated April 20, 2026 by the Ministry of Finance amending certain provisions of Circular No. 202/2014/TT-BTC dated December 22, 2014.

2. Statement on the compliance to Accounting Standards and Accounting regime

The Company's Interim Consolidated Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards and current Vietnamese Accounting regime for enterprises and the laws and regulations in relation to the preparation and presentation of Interim Consolidated Financial Statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

3. Application of new accounting guidance

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the accounting regime for enterprises. This Circular is effective for fiscal years beginning on or after January 01, 2026. Circular 99 replaces the regulations on the accounting regime for enterprises promulgated under Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on December 22, 2014. The Board of General Directors has applied Circular 99 in preparing and presenting the Interim Financial Statements for the period from 01/01/2026 to 30/6/2026.

On April 20, 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43"), amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC dated December 22, 2014, which provides guidance on the preparation and presentation of Consolidated Financial Statements. Circular 43 is effective for the preparation and presentation of Consolidated Financial Statements for fiscal years beginning on or after January 01, 2026. The Board of General Directors has applied Circular 43 in preparing and presenting the Interim Consolidated Financial Statements for the accounting period from January 01, 2026 to June 30, 2026.

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

1. Accounting estimates

The preparation of Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of Interim Consolidated Financial Statements requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the Interim Consolidated Financial Statements and the reported amounts of revenues and expenses during the period. Although these accounting estimates are based on the Board of General Directors' best knowledge, actual results may differ from those estimate.

2. Foreign exchange rates applied in accounting

Foreign currency transactions are translated at the actual exchange rates prevailing on the transaction dates. Monetary items denominated in foreign currencies at the end of the accounting period are translated at the average transfer buying and selling exchange rates of the commercial bank with which the Company regularly conducts transactions on that date, except for balances of demand deposits in foreign currencies which are translated at the average transfer buying and selling exchange rates of the commercial bank where the Company maintains its deposit accounts. Exchange differences arising are recognized in the Interim Consolidated Income Statement.

3. Basis for the consolidation of Interim Consolidated Financial Statements

The Interim Consolidated Financial Statements include Interim Seperate Financial Statements of the Company and Financial Statements of companies under the control of the Company (subsidiaries) prepared for the 6-month period ended on June 30, 2026. The control means the Company is able to control financial policies and operations of investee companies in order to get economic benefits from these companies.

Business performance of subsidiaries which have been acquired or disposed in the period is presented in the Consolidated Income Statement from acquisition date or as at disposal date of investment in subsidiaries.

Where necessary, the Financial Statements in subsidiaries are adjusted so accounting policies which are being applied in the Company and subsidiaries are the same.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

All transactions and balances between companies in the same Group are canceled out upon consolidating the Interim Consolidated Financial Statements.

Non-controlling interests include the value of non-controlling interests at the date of the initial business combination and their share in changes in total equity since the business combination date. Loss amounts incurred at subsidiaries must be allocated corresponding to the ownership of non-controlling, in case of those loss amounts are greater than the ownership of non-controlling in net assets of subsidiaries.

Business combination

Assets, liabilities, and contingent liabilities of the subsidiary are measured at fair value on the acquisition date.

Any excess of the purchase price over the total fair value of the acquired assets is recognized as goodwill.

If the fair value of the net assets acquired exceeds the cost of the business combination, the difference is recognized in the consolidated income statement of the accounting period in which the acquisition of the subsidiary occurs.

Non-controlling interest as at the first business combination will be measured on the proportion of non-controlling interest in the total fair value of assets, liabilities and contingent liabilities being recognized.

4. Principle of recognizing cash and cash equivalents

Cash and cash equivalents comprise cash in hand, demand deposits and other short-term (no more than 3 months), liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value.

5. Accounting principle for financial investments

Held-to-maturity investments

Held-to-maturity investments consist of investment that the Company intends and is able to hold to the maturity date. Held-to-maturity investments include: term deposits in banks and certificates of deposit that is held until maturity for the purpose of earning periodic interest.

Held-to-maturity investments are determined as historical cost minus provision for held-to-maturity investments.

Provision for held-to-maturity investments is recognized when there is any indication or objective evidence that part or all of the Company's held-to-maturity investments may not be recoverable.

6. Goodwill

Goodwill in the Interim Consolidated Financial Statements represents the excess of the cost of a business combination over the Company's share in the fair value of the assets, liabilities, and contingent liabilities of the subsidiary, associate, or jointly controlled entity at the date of investment. Goodwill is amortized on a straight-line basis over its estimated useful life of 10 years.

Goodwill arising from the acquisition of subsidiaries is presented separately as an asset in the Interim Consolidated Statement of Financial Position.

Upon disposal of a subsidiary, the unamortized carrying amount of goodwill is included in the gain or loss on the corresponding disposal transaction.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

7. Accounting principle for receivables

Receivables are presented as net book value less provision for doubtful and bad debts. Classification of receivables is made on the following principle:

- Trade accounts receivable consist of receivables with their commercial nature arising from transactions with their purchasing-selling nature between the Company and buyers who are independent entities from the Company.
- Other receivables consist of receivables with their non-commercial nature, not related to transactions with their purchasing-selling nature.

Provisions for doubtful debts are made for receivables that are past due or for receivables where the debtor is unlikely to settle due to liquidation, bankruptcy, or similar financial difficulties.

8. Principle for recognizing inventories

Inventories are recognized at the lower price between historical cost and net realizable value. Historical cost of inventories consists of expenses of acquisition, processing and other directly related expenses (if any) incurred to bring inventories to their present location and condition.

Inventories include purchased or constructed real estate for sales during the normal course of operation of the Company, not for lease or appreciation, being valued at lower between costs to bring each product to the current location and condition and its net realizable value. Cost of inventories as real estate include: cost of land use and land development cost, construction cost payable to contractors, borrowing cost, design consulting, land grading, land clearance, consulting fee, land transfer tax, general construction management and other relevant costs.

Net realizable value is determined as the estimated selling price of inventories during the normal business period minus the estimated costs to complete and necessary estimated costs to sell.

Value of inventories is determined by the specific identification method and accounted for by perpetual method.

The company's provision for inventory write-down is made according to current accounting regulations. Accordingly, the company is allowed to establish provisions for obsolete, damaged, or low-quality inventory, and in cases where the cost of inventory exceeds its net realizable value at the end of the period.

9. Principle for tangible fixed asset recognition and depreciation

Tangible fixed assets are presented at historical cost, accumulated depreciation, and carrying amount.

The historical cost of tangible fixed assets acquired through purchase comprises the purchase price together with all directly attributable costs necessary to bring the asset to the location and condition required for it to be capable of operating in the manner intended by the Company.

The historical cost of tangible fixed assets constructed or manufactured by the Company includes construction costs, actual production costs incurred, installation and trial run costs, and other directly attributable costs necessary to bring the asset to the location and condition required for it to be capable of operating.

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Type of fixed assets	Useful life (years)
Buildings, structures	05 – 47
Machinery, equipment	03 - 10
Means of transportation	06 - 15
Management equipment	03 - 05
Other assets	03 – 05

Gains or losses arising from the disposal or sale of assets are determined as the difference between the net proceeds from disposal and the carrying amount of the assets, and are recognized in the Interim Consolidated Income Statement.

10. Principle for intangible fixed asset recognition and amortization

Intangible fixed assets are presented at historical cost, accumulated amortization, and carrying amount.

The historical cost of intangible fixed assets comprises all expenditures incurred by the Company to acquire such assets up to the time the assets are brought to the condition necessary for them to be capable of operating in the manner intended by the Company.

When an intangible fixed asset is sold or disposed, historical cost and accumulated depreciation are written off and gain or loss from disposal is recognized into income or expense in the period.

Intangible fixed asset of the Company includes: Land use right; Trademark, brand name; Copyright, Patent and computer softwares.

Computer software

Costs in relation to translation computre software are not an integral part of the relevant capitalized hardware. Historical costs of computer softwares is the whole expenditure paid by the Company until the softwares are put into use. Computer softwares are amortized on straight line basis from 03 to 05 years.

Trade mark, brand name; Copyright, patent

Historical cost of trade mark, brand name, copyright and patent which was bought from a third party includes the purchase price, non-refundable purchase tax and registration fee. Copyright, patent are amortized on the straight-line basis from 03 to 05 years.

Land use right

Value of land use rights is equal to actual expenses directly related to land use rights, such as: money paid for the land use rights, expenses incurred from compensation, land clearance, leveling of premises, stamp duty. Land use right over the land assigned by the State upon the payment of charges is amortized on straight-line basis within 50 years, indefinite land use right is not amortized.

11. Principle of investment property recognition and depreciation

Principle for investment property recognition

Investment properties of the Company comprise the land use right, buildings, a part of building or infrastructure owned by the Company or under finance lease, which are used to earn rentals or held for capital appreciation. Investment properties are presented at historical cost less accumulated depreciation. Historical cost of investment properties includes all expenditures incurred by the Company or the fair value of assets exchanged to acquire the investment property up to the date of purchase or completion of construction.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Subsequent expenditure related to investment properties is recognized as an expense, unless it is probable that such expenditure will result in future economic benefits beyond the level of performance initially assessed, in which case it is capitalized into the historical cost of the investment property.

When investment properties are sold or disposed of, their historical cost and accumulated depreciation are derecognized, and any resulting gain or loss is presented on a net basis under the line item "Gain/Loss on disposal of investment properties" in the Interim Consolidated Income Statement.

Transfers from owner-occupied properties or inventories to investment properties are made only when the owner ceases to use the asset and begins to lease it out under an operating lease, or upon completion of construction. Transfers from investment properties to owner-occupied properties or inventories are made only when the owner commences use of the asset or initiates its sale. Transfers from investment properties to owner-occupied properties or inventories do not change the historical cost or carrying amount of the property at the date of transfer.

Investment properties held for rental purposes are depreciated on a straight-line basis over their estimated useful lives. The depreciation periods for investment properties are as follows:

Type of fixed assets	Useful life <year>
Land use rights	45
Building, structures	35 – 47

(*) Land use rights at Sonasea Condotel & Villas Phu Quoc Project has a depreciation period of 45 years.

12. Principle for recognizing construction in progress

Assets in the course of construction for use in production, lease, administration and other purposes are recorded at cost. This cost includes expenses necessarily incurred to creat the asset in accordance with the Company's accounting policies. Depreciation is charged on such assets in the same manner as other assets, starting from the date the assets are put into the condition intended for use.

13. Accounting principles for business cooperation contract

Jointly controlled operations

Jointly controlled operations are business cooperation activities based on contractual agreements, in which the Company and one or more parties jointly conduct economic activities without establishing a separate business entity. These operations are jointly controlled by the Company and the contracting parties. Each party manages and utilizes its own assets and is responsible for its own financial obligations and expenses incurred during the operations. Revenue and common expenses arising from the joint venture activities are allocated among the contracting parties in accordance with the contractual agreement.

Jointly controlled operations are accounted for in accordance with prevailing accounting regulations.

14. Accounting principles for deferred expenses

Deferred expenses include actual costs incurred that relate to the business performance of multiple accounting periods. Deferred expenses comprise tools and instruments issued for use pending allocation; prepaid insurance premiums; prepaid office rental; and other defered expenses.

Tools and instruments: Tools and instruments put into use are allocated to expenses on a straight-line basis over a period of 12 to 36 months.

Prepaid insurance premiums: Large one-off insurance costs are allocated to expenses on a straight-line basis over a periof of 12 months.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Prepaid office rental: Large one-off office rental costs are allocated over the actual lease term as agreed in the rental contract.

Secondary brand rights comprises the purchase cost, non-refundable purchase taxes, and registration fees. Secondary brand rights are amortized on a straight-line basis over the purchase period.

Deferred brokerage fees: Brokerage fees incurred for the sale of future Condotel apartments are deferred and allocated when revenue from apartment sales is recognized.

Other prepaid expenses: Other prepaid expenses are capitalized as prepayments and allocated to the Interim Consolidated Income Statement on a straight-line basis in accordance with prevailing accounting regulations.

15. Accounting principles for trade payables

Trade payables represent obligations arising from the purchase of goods, services, or assets from suppliers in the ordinary course of the Company's business. Trade payables are stated at historical cost.

16. Accounting principles for dividends and profit payables

Dividends and profit payables reflect dividends payable to shareholders. Dividend payables are recognized when the Company has no right to refuse the obligation to pay dividends to shareholders in accordance with legal regulations.

17. Principle for recognizing loans

Loans are recognized at historical cost, comprising the proceeds received from borrowings less directly attributable transaction costs.

18. Principle for recognition and capitalization of borrowing costs

Borrowing costs consist of loan interest and other costs that incurs in direct connection with the borrowings.

Borrowing costs are recognized into operation and production costs in the poried if arising, unless they are capitalized in accordance with Vietnamese Accounting Standard No.16 "Borrowing Costs". Borrowing costs directly attributable to the investment in construction or production of assets that require a substantial period of time to be ready for their intended use or for sale are capitalized into the cost of the asset until the essential activities necessary to prepare the asset for use or sale have been completed. Income earned from the temporary investment of specific borrowings, pending their utilization for the acquisition of qualifying assets, is deducted from the borrowing costs capitalized.

19. Principle for recognizing accrued expenses

Accrued expenses represent amounts payable for goods or services already received by the Company but not yet settled due to insufficient documentation, and are recognized as production and operating costs in the period.

The Company's accrued expenses include interest payable, brokerage fees payable, project cost accruals, accrued expenses related to profit payable under villa lease contracts, committed profit payable to investors, and other accrued expenses.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

- Borrowing costs are accrued on the basis of Loan contract and agreement for each instalment.
- Accrued expenses as a profit payable under villa lease contracts are the expenses being accrued on the basis of the sublease contract for the business and exploitation of villa resort in the following two forms:

  + Profit payable to villa owners with a fixed interest rate of 9% - 11.31%/per annum;

  + Profit is payable to villa owners at the proportion of 85%/15% of the actual profit of villa business activities. Where, villa owners will be entitled to 85%, operating lessee will be entitled to 15%.
- Profit commitments as payables to investors are recorded based on contracts for apartment management, the actual time of profit entitlement dedicated to each investor.
- The Company only accrued the expenses for estimation of cost of construction/project components that have been completed and determined as sold in the period. Accrued expenses into cost of sales are the amounts stated in the total investment cost estimate, but there are not sufficient documents for acceptance. Accrued expenses shall be provided for respectively to cost norm calculated in the total investment cost estimate of the works/items determined as sold out. Accrued expenses are provisionally calculated to ensure consistency with the cost of sales norms, based on the total estimated costs of the construction/project components identified as sold.

Accrued expenses on production and business expenses in the period are calculated strictly with reasonable and reliable evidence on the expenses to be accrued in the period to ensure the accounting expenses payable to be accounted will match the actual costs incurred.

20. Principle for recognizing unearned revenue

Unearned revenue includes revenue received in advance such as: Amounts paid in advance by customers for one or more accounting periods in terms of CEO tower lease, utility usage fees of the Sonasea Villas & Resort Project, accommodation voucher for Wyndham Sonasea Van Don Hotel and other unearned revenue. Advances by customers are allocated and recorded into revenue for each period on straight line basis and actual lease term under agreements in each lease contract. Revenue from accommodation vouchers is allocated when the voucher is redeemed when customers use the hotel services.

21. Principle for recognizing owner's equity

Capital contribution of the Company's owners is recognized by shareholders' actual capital contribution.

Ordinary shares

Ordinary shares with voting rights are recorded at par value. Shares issued to increase charter capital and shareholders' contributed capital are recognized at the actual proceeds received corresponding to the par value of successfully issued shares.

Share premium

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

Issuance costs directly attributable to share issuance are allocated between successfully and unsuccessfully issued shares:

- The portion allocated to successfully issued shares is offset against share premium.
- The portion related to unsuccessfully issued shares is recognized as finance expenses in the period.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and legal regulations, and upon approval of the General Meeting of Shareholders.

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

22. Principle and method of recognizing revenue, other income

Revenue of the Company includes revenue from goods sold, real estate invested and sold by the Company and revenue from services rendered.

Revenue from financing activities includes revenue from interest of bank deposits and from other financing activities.

Sales revenue

Revenue from selling goods is recognized upon simultaneously meeting the following five (5) conditions as follows:

- The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return goods or products that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return goods or products (except for the case that customers can return goods as exchange to other goods or services).
- The Company gained or will gain economic benefits from the sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

Revenue from services rendered

Revenue from a service transaction is recognized when the outcome of such transaction is determined reliably. In case such transaction of services rendered is related to many periods, the revenue is recognized in the period corresponding to the completed work item as at the date of Consolidated Financial Statements for such period. Revenue from service provision is determined when it satisfies all the four (4) conditions below:

- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return services that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return services rendered;
- It is possible to obtain economic benefits from the service provision transaction;
- The work volume completed on the cut-off date of the Interim Consolidated Financial Statements can be determined; and
- The costs incurred from the transaction and the costs of its completion can be determined.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Revenue from real estate business

Revenue from selling real estate by the Company is recognized upon simultaneously meeting the following five (5) conditions as follows:

- Real estates were fully completed and the risks and benefits associated with the right to own the real estates were transferred to the buyer;
- The Company no longer holds the right to manage the properties as property owner, or the right to control the properties;
- Turnover is determined with relative certainty;
- The Company gained or will gain economic benefits from the property sale transaction;
- It is possible to determine the costs related to the property sale transaction.

Operating lease revenue

Operating lease revenue is recognized on a straight-line basis over the lease term. Rental payments received in advance for multiple periods are allocated to revenue in accordance with the lease term.

Interest income

Interest income from deposits is recognized on an accrual basis, determined based on the balances of deposit accounts and the applicable interest rates.

Other income

Other income represents earnings from non-recurring activities outside the Company's principal revenue-generating operations.

23. Accounting principles for cost of sales

Cost of sales comprises the production cost of products, goods sold and servives rendered during the period, and is recognized consistently with the related revenue in the same period.

24. Accounting principles for financial expenses

Financial expense recognized in Interim Consolidated Income Statement is the total financial expense incurred in the period, without offset with revenue from financial income, including borrowing costs, Interest payable under sales contract commitments, settlement discounts, exchange rate difference.

25. Accounting principles for selling expenses and general and administrative expenses

Selling expenses

Selling expenses represent costs directly attributable to the sale of products, goods, and services, and are recognized as expenses in the period incurred on an accrual basis.

General and administrative expenses

General and administrative expenses represent costs incurred in connection with the Company's overall management activities, not directly related to sales or production, and are recognized as expenses in the period incurred on an accrual basis.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

26. Tax liabllities

Value added tax (VAT)

The Company declares and calculates VAT under the guidelines of current Taxation Law.

Corporate income tax

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

Current tax payable is calculated on taxable income in the period. Taxable income differs from net profit presented in the Consolidated Income Statement because taxable income does not include assessible incomes or expenses or deductible one in other years (including losses carried forward, if any) and it further excludes items that are non-taxable or non-deductible.

Deferred income tax is calculated on temporary differences between the carrying amounts and the tax bases of assets or liabilities in the Interim Consolidated Financial Statements. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are only recognized when the Company is certain that it will generate future taxable income to utilize the deductible temporary differences.

Deferred income tax is measured at estimated tax rate applicable for the year when assets are recovered or liabilities are paid. Deferred tax is recognized into the Interim Income Statement and only recorded into owners′ equity when such tax is related to items straight recorded in owner's equity.

Deferred tax asset and liability which are payable will be set off when the Company has a legal right to set off the current deferred tax asset and current deferred tax liability and when deferred tax asset and liability related to the corporate income tax are managed by the same tax agency and the Company intends to pay the current corporate income tax on net value basis.

The Company applies the corporate income tax rate of 20% on taxable profits. Particularly for social housing business, the Company is entitled to a preferential corporate income tax rate of 10%.

The corporate income tax of the Company is determined in conformity with current tax regulations. However, these regulations may change from time to time and the final determination of corporate income tax depending on the tax check results of the competent tax authorities.

Other taxes

Other taxes and fees are declared and paid to the local tax authorities in compliance with the current regulations of the State.

27. Basic Earnings per share

Basic Earnings per share is calculated by dividing the net profit attributable to shareholders who own ordinary share of the Company (after deducting the bonus and welfare fund and reward fund for the Executive Management) by the weighted average number of ordinary shares outstanding during the period.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

28. Diluted earnings per share

Diluted earnings per share is calculated by dividing profit (or loss) after tax attributable to ordinary shareholders of the Company (after adjusting for the effects of convertible bonds/preference shares with conversion rights and other dilutive effects) by the weighted average number of ordinary shares outstanding during the period and the weighted average number of ordinary shares that would be issued upon the conversion of all potential ordinary shares with dilutive effect into ordinary shares.

29. Related parties

Parties are considered to be related parties of the Company if one party has the ability to, directly of indirectly, control the other party or exercise significant influence over te other party in making financial and operating decisions, or when the Company and other party are under common control or under common control or under common significant influence. Related parties can be enterprises or individual, including close member of their families.

30. Segment reporting

A segment is a distinguishable component of the Company that engages in providing related products or services (business segment) or in supplying products or services within a specific economic environment where the segment has risks and economic benefits different from those of other business segments. The Board of General Directors believes that the Company operates in business segments based on its fields of business, including real estate business; investment property leasing and related services; hotel services and related services; construction activities; and operates within a single geographical segment, which is at Vietnam. The segment report will be prepared based on business fields.

V. Additional information of items presented in the Interim Consolidated Statement of Financial Position

1. Cash and cash equivalents

	30/6/2026 VND	01/01/2026 VND (Restated)
Cash	***101,040,553,064***	***111,210,046,341***
Cash in hand	17,893,750,690	15,785,775,176
Cash in bank	83,099,070,307	95,423,221,163
Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch	*55,111,473,389*	*13,242,232,365*
Other banks	*27,987,596,918*	*82,180,988,798*
Cash in transit	47,732,067	1,050,002
Cash equivalents (*)	***155,901,099,405***	***671,194,843,343***
Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch	*48,025,523,881*	*451,863,699,232*
Joint Stock Commercial Bank for Investment and Development of Vietnam – Quang Ninh Branch	-	*50,002,520,548*
Vietnam Joint Stock Commercial Bank for Industry and Trade – Thanh An Branch	*23,276,055,113*	*100,009,863,014*
Other banks	*84,599,520,411*	*69,318,760,549*
Total	**256,941,652,469**	**782,404,889,684**

(*) Cash equivalents are term deposits at commercial banks with maturities from 1 to 3 months.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

2. Financial Investments

Held-to-maturity investments

Unit: VND

	30/6/2026			01/01/2026 (Restated)		
	Carrying amount	**Recoverable amount**	**Provision amount**	**Carrying amount**	**Recoverable amount**	**Provision amount**
a) Short-term	***516,666,429,259***	***516,666,429,259***	-	***770,825,481,143***	***770,825,481,143***	-
Term deposit	**305,224,810,078**	**305,224,810,078**	-	**770,825,481,143**	**770,825,481,143**	-
Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch (*)	303,200,990,829	303,200,990,829	-	571,816,185,050	571,816,185,050	-
Vietnam Prosperity Joint Stock Commercial Bank – Thanh Cong Branch/Transaction Office	-	-	-	50,015,068,492	50,015,068,492	-
Vietnam Prosperity Joint Stock Commercial Bank – Kinh Do Branch	-	-	-	101,013,835,616	101,013,835,616	-
Other banks	2,023,819,249	2,023,819,249	-	47,980,391,985	47,980,391,985	-
Certificate of Deposit	**211,441,619,181**	**211,441,619,181**	-	-	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch (**)	186,026,825,383	186,026,825,383	-	-	-	-
BIDV Securities Joint Stock Company (***)	25,414,793,798	25,414,793,798	-	-	-	-
b) Long-term	***102,542,240,282***	***102,542,240,282***	-	-	-	-
Certificate of Deposit	**102,542,240,282**	**102,542,240,282**	-	-	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch (**)	15,368,040,529	15,368,040,529	-	-	-	-
BIDV Securities Joint Stock Company (***)	87,174,199,753	87,174,199,753	-	-	-	-
Total	**619,208,669,541**	**619,208,669,541**	-	**770,825,481,143**	**770,825,481,143**	-

(*) Term deposit contracts at the Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch with maturities from over 3 months to 12 months, and deposit contracts used to secure loan agreements. (Details in Note V.23)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

(**) Certificates of deposit contracts at the Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch, with maturities from 6 to 18 months.

(***) Certificates of deposit contracts at BIDV Securities Joint Stock Company, with a maturity of 18 months.

3. Trade receivables

Unit: VND

	30/6/2026		01/01/2026	
	Carrying amount	**Provision amount**	**Carrying amount**	**Provision amount**
Short-term				
International Industry and Commerce Group JSC	15,000,000,000	-	-	-
Van Phat Commercial and Building JSC	24,451,494,272	(12,478,919,558)	24,451,494,272	(12,478,919,558)
Nguyen Gia Trading and Business Co., Ltd	19,800,000,000	(13,530,000,000)	19,800,000,000	(11,550,000,000)
Phu Gia Vietnam Development JSC	27,000,000,000	(20,400,000,000)	27,000,000,000	(16,800,000,000)
Truong An Phu Quoc JSC	33,000,000,000	(21,120,000,000)	33,000,000,000	(17,490,000,000)
Others	524,896,719,905	(87,370,393,091)	541,947,018,099	(75,160,949,776)
Total	**644,148,214,177**	**(154,899,312,649)**	**646,198,512,371**	**(133,479,869,334)**

4. Advances to suppliers

Unit: VND

	30/6/2026		01/01/2026	
	Carrying amount	**Provision amount**	**Carrying amount**	**Provision amount**
Short-term				
Searefico Engineering and Construction JSC	25,326,547,671	-	-	-
Council for Compensation, Support and Resettlement	437,423,741,000	-	23,797,024,000	-
BHS Property JSC	-	-	8,243,559,595	-
Alliance Construction and Fine furniture Co., Ltd	22,929,079,557	-	-	-
Others	113,302,680,143	(359,223,000)	36,856,805,436	(359,223,000)
Total	**598,982,048,371**	**(359,223,000)**	**68,897,389,031**	**(359,223,000)**

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

5. Other receivables

Unit: VND

		30/6/2026		01/01/2026 (Restated)	
		Carrying amount	**Provision amount**	**Carrying amount**	**Provision amount**
a)	***Short-term***	***671,805,819,202***	***(5,363,457,752)***	***796,408,443,702***	***(5,363,457,752)***
	Advances	**818,244,078**	**-**	**459,485,700**	**-**
	Mortgages, deposits, collaterals	**41,309,482,652**	**(5,100,000,000)**	**41,310,643,043**	**(5,100,000,000)**
	Hanoi Authority for Planning and Investment (1)	1,360,000,000	-	1,360,000,000	-
	Building Materials and Construction BMC Co., Ltd (2)	5,100,000,000	(5,100,000,000)	5,100,000,000	(5,100,000,000)
	Kien Giang Authority for Planning and Investment (3)	14,715,000,000	-	14,715,000,000	-
	Joint Stock Commercial Bank for Investment and Development of Vietnam (4)	19,831,495,000	-	19,831,495,000	-
	Other deposits, collaterals	302,987,652	-	304,148,043	-
	Other receivables	**629,678,092,472**	**(263,457,752)**	**754,638,314,959**	**(263,457,752)**
	Other receivables	629,678,092,472	(263,457,752)	754,638,314,959	(263,457,752)
	Receivables from agreement on compensation for Sonasea Residences luxury villas Project (5)	*615,882,351,880*	-	*615,882,351,880*	-
	Compensation receivable for land clearance related to the CEO Me Linh New Urban Area Project	-	-	*131,955,270,361*	-
	Others	*13,795,740,592*	*(263,457,752)*	*6,800,692,718*	*(263,457,752)*
b)	***Long-term***	***8,799,570,694***	-	***8,849,570,694***	-
	Long-term collaterals, deposits	7,107,486,694	-	7,157,486,694	-
	Others	1,692,084,000	-	1,692,084,000	-
	Quoc Oai Land Clearance Compensation Board (6)	*1,692,084,000*	-	*1,692,084,000*	-
	Total	**680,605,389,896**	**(5,363,457,752)**	**805,258,014,396**	**(5,363,457,752)**

(1) Deposit pledged to secure the implementation of the CEO Private Primary and Kindergarten School Project.

(2) Deposit to secure the acquisition of 510,000 shares of BMC-CEO Investment JSC held by Building Materials and Construction BMC Co., Ltd, pursuant to the Memorandum of Understanding No. 680/2009/BMC-CEO dated November 10, 2009 between the two parties. The above shares will be transferred after Building Materials and Construction BMC Co., Ltd assigns the investor role of the BMC Thang Long New Urban Area Project to BMC-CEO Investment JSC.

(3) Deposit pledged to secure the implementation of the Sonasea Kien Giang City Project.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

(4) Deposit under pledged Deposit Contract No. 01/HDKQ-BIDV-PHUQUOCHUDJSC with the Joint Stock Commercial Bank for Investment and Development of Vietnam – Phu Quoc Branch, to secure the implementation of the investment project, with a term of 12 months and an interest rate of 5.5% per annum.

(5) Compensation payment pursuant to the land recovery notice issued by the People's Committee of Phu Quoc Special Zone for the implementation of the Sonasea Residences Luxury Villas Project, part of the Bai Truong Complex in Duong Bao Duong To Quarter, Phu Quoc Special Zone, An Giang Province.

(6) Advance payment to the Quoc Oai Land Clearance Compensation Board, Hanoi, to carry out compensation and support for land clearance related to the Sai Son Commune Service Land Project (serving the Quoc Oai New Urban Area Project, lots N1 + N3 of the Company).

6. Bad debts

Unit: VND

	30/6/2026		01/01/2026	
	Cost	**Recoverable amount**	**Cost**	**Recoverable amount**
Total amount of receivables past due or not past due but impaired				
Trade receivables	**186,018,915,380**	**31,119,602,731**	**186,580,859,138**	**53,100,989,804**
Van Phat Commercial and Building JSC	12,478,919,558	-	12,478,919,558	-
Pham Gia Development and Investment Co., Ltd	16,500,000,000	990,000,000	16,500,000,000	4,950,000,000
Truong An Phu Quoc JSC	29,700,000,000	8,580,000,000	29,700,000,000	12,210,000,000
Nguyen Gia Trading and Business Co., Ltd	16,500,000,000	2,970,000,000	16,500,000,000	4,950,000,000
An Thinh Phat Hotels JSC	14,240,940,000	-	14,240,940,000	-
Phu Gia Vietnam Development JSC	24,000,000,000	3,600,000,000	24,000,000,000	7,200,000,000
Others	72,599,055,822	14,979,602,731	73,160,999,580	23,790,989,804
Advances to suppliers	**359,223,000**	-	**359,223,000**	-
Geological Mining Consulting JSC	340,000,000	-	340,000,000	-
Others	19,223,000	-	19,223,000	-
Other receivables	**5,363,457,752**	-	**5,363,457,752**	-
Building Materials and Construction BMC Co., Ltd	5,100,000,000	-	5,100,000,000	-
Pham Thuy Kieu	263,457,752	-	263,457,752	-
Total	**191,741,596,132**	**31,119,602,731**	**192,303,539,890**	**53,100,989,804**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

7. Inventories

Unit: VND

	30/6/2026		01/01/2026	
	Cost	**Provision**	**Cost**	**Provision**
Raw materials	34,602,247,770	-	41,793,114,574	-
Tools, supplies	348,446,450	-	257,222,908	-
Work in progress (*)	3,644,939,635,261	-	1,425,969,502,092	-
Real estate inventories	399,376,336	-	-	-
Merchandise	1,364,665,621	-	1,458,786,423	-
Total	**3,681,654,371,438**	**-**	**1,469,478,625,997**	**-**

(*) Work in progress includes the construction in progress of the Sonasea Van Don Harbor City Project; the CEO Me Linh New Urban Area Project located in Quang Minh Commune, Hanoi; the River Silk City – Ha Nam Project; and other projects.

8. Deferred expenses

		30/6/2026 VND	01/01/2026 VND
a)	***Short-term***	***34,921,483,274***	***39,045,294,890***
	Issued tools and instruments awaiting for allocation	2,925,949,807	4,281,763,833
	Insurance cost awaiting for allocation	123,831,479	126,132,657
	Real estate brokerage fee	20,995,732,379	25,363,638,140
	Other expenses	10,875,969,609	9,273,760,260
b)	***Long-term***	***38,380,365,276***	***65,068,236,340***
	Issued tools and instruments awaiting for allocation	15,460,917,464	29,822,955,273
	Prepaid office rental	3,437,997,291	3,495,297,249
	Wyndham Hotel franchise costs	1,482,966,011	1,482,966,011
	Land use right of Wynham Hotel	6,181,548,495	6,218,080,070
	Asset repair cost awaiting for allocation	719,875,372	6,081,424,673
	Real estate brokerage fee	3,374,427,796	3,374,427,796
	Other expenses	7,722,632,847	14,593,085,268
	Total	**73,301,848,550**	**104,113,531,230**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

9. Increases, decreases of tangible fixed assets

Unit: VND

Items	Building, structures	Machinery, equipment	Means of transportation	Management equipment	Other assets	Total
Historical cost						
Balance as at 01/01/2026	**2,422,777,398,130**	**84,705,456,217**	**74,717,879,508**	**11,921,866,696**	**18,604,631,977**	**2,612,727,232,528**
Purchase in the period	1,260,576,599	109,260,111	30,000,000	360,795,228	141,600,000	1,902,231,938
Completed construction	151,776,220,223	-	-	-	-	151,776,220,223
Disposal, transfer	-	-	(1,512,193,941)	-	-	(1,512,193,941)
Decrease due to divestment	(145,458,015,834)	(728,350,600)	(300,000,000)	-	(287,380,000)	(146,773,746,434)
Reclassify	-	-	181,000,000	-	(181,000,000)	-
Balance as at 30/6/2026	**2,430,356,179,118**	**84,086,365,728**	**73,116,685,567**	**12,282,661,924**	**18,277,851,977**	**2,618,119,744,314**
Accumulated depreciation						
Balance as at 01/01/2026	**422,607,104,620**	**73,463,704,694**	**44,852,746,318**	**9,408,767,763**	**9,182,093,319**	**559,514,416,714**
Depreciation in the period	32,874,484,449	2,039,888,139	2,949,387,421	335,616,462	856,351,684	39,055,728,155
Disposal, transfer	-	-	(1,491,852,144)	-	-	(1,491,852,144)
Decrease due to divestment	(34,833,038,814)	(666,000,017)	(300,000,000)	-	(19,158,664)	(35,818,197,495)
Reclassify	-	-	181,000,000	-	(181,000,000)	-
Balance as at 30/6/2026	**420,648,550,255**	**74,837,592,816**	**46,191,281,595**	**9,744,384,225**	**9,838,286,339**	**561,260,095,230**
Carrying amount						
As at 01/01/2026	**2,000,170,293,510**	**11,241,751,523**	**29,865,133,190**	**2,513,098,933**	**9,422,538,658**	**2,053,212,815,814**
As at 30/6/2026	**2,009,707,628,863**	**9,248,772,912**	**26,925,403,972**	**2,538,277,699**	**8,439,565,638**	**2,056,859,649,084**

- Historical cost of fixed assets that have been fully depreciated but still in use at the end of the period: VND 85,950,668,006 (As at 31/12/2025: VND 76,977,846,863).

- Carrying amount of tangible fixed assets at the end of the period that were used for mortgage, collateral to secure the loans: VND 153,915,484,623 (As at 31/12/2025: VND 6,715,272,311).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

(*) Details of tangible fixed assets with original cost equal to or greater than 10% of the total value of intangible fixed assets:

Name of fixed asset	Historical cost VND
Wyndham Garden Sonasea Van Don Hotel - Lot SR02A	700,985,642,466
Total	**700,985,642,466**

10. Increases, decreases of intangible fixed assets

Unit: VND

Items	Land use right	Computer softwares	Trademark, brand name	Copyright and patent	Others	Total
Historical cost						
Balance as at 01/01/2026	**47,211,516,460**	**23,505,139,888**	**267,227,596**	**208,518,000**	**751,546,300**	**71,943,948,244**
Purchase in the period	-	150,000,000				150,000,000
Decrease due to divestment	-	(45,000,000)				(45,000,000)
Balance as at 30/6/2026	**47,211,516,460**	**23,610,139,888**	**267,227,596**	**208,518,000**	**751,546,300**	**72,048,948,244**
Accumulated amortization						
Balance as at 01/01/2026	**7,231,683,904**	**19,855,576,551**	**267,227,596**	**208,518,000**	**349,457,252**	**27,912,463,303**
Amortization in the period	475,580,028	505,778,078	-	-	169,654,632	1,151,012,738
Decrease due to divestment	-	(45,000,000)	-	-	-	(45,000,000)
Balance as at 30/6/2026	**7,707,263,932**	**20,316,354,629**	**267,227,596**	**208,518,000**	**519,111,884**	**29,018,476,041**
Carrying amount						
As at 01/01/2026	**39,979,832,556**	**3,649,563,337**	-	-	**402,089,048**	**44,031,484,941**
As at 30/6/2026	**39,504,252,528**	**3,293,785,259**	-	-	**232,434,416**	**43,030,472,203**

- Historical cost of fixed assets that have been fully depreciated but still in use at the end of the period: VND 8,908,563,796 (As at 31/12/2025: VND 8,923,753,279).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

11. Construction in progress	**30/6/2026 VND**	**01/01/2026 VND**
Construction in progress		
Sonasea Van Don Harbor City Resort and Tourism Complex Project (1)	1,082,295,307,253	1,052,781,663,275
Primary and Kindergarten School Project (2)	-	112,384,242,760
Sonasea Premier Nha Trang Tourism Project (3)	283,835,184,938	140,177,565,603
Medical, Commercial, Service, and Office Center Project (4)	96,018,351,980	23,152,667,465
Others	35,458,774,236	4,388,007,553
Total	**1,497,607,618,407**	**1,332,884,146,656**

(1) The investment project for the Sonasea Van Don Harbor City Resort and Tourism Complex was implemented under Decision No. 3939/QD-UBND dated September 20, 2019. The project covers an area of approximately 358.3 hectares located in Ha Long commune, Van Don Economic Zone, Quang Ninh Province (now Van Don Special Zone, Quang Ninh Province), financed by both equity capital and mobilized capital. The project invests in components including a high-end coastal resort service complex; residential areas, forest park areas, amusement and entertainment zones, and tourism activities facilities.

(2) The investment project "Construction of CEO Private Primary and Kindergarten School" was implemented under the initial Decision No. 1755/QD-UBND dated April 11, 2018. The company made two adjustments, and according to the second adjustment Decision No. 2617/QD-UBND dated June 22, 2020:
- The primary school has a construction area of 3,380 m², a building density of 35%, height of 1–3 floors, and a land use coefficient of 0.88 times. The total investment capital is 76.613 billion VND. The construction site is located at land lot CC-3, Quoc Oai Urban Area, Hanoi.
- The kindergarten has a construction area of 2,007.5 m², a building density of 30%, height of 2 floors, and a land use coefficient of 0.6 times. The total investment capital is 44.367 billion VND. The construction site is located at land lot CC-5, Quoc Oai Urban Area, Hanoi.

The project was completed during the reporting period.

(3) The investment project Sonasea Premier Nha Trang Tourism (formerly Green Hotel & Resort Project) was implemented under Decision No. 643/QD-UBND dated March 4, 2022, issued by the People's Committee of Khanh Hoa Province. The project covers an area of 79,720.9 m², located at Lot D12b, Zone 4, North Cam Ranh Peninsula Tourist Area, Cam Lam Commune, Khanh Hoa Province, Vietnam, with a total investment capital of VND 795,451,000,000, sourced from equity and mobilized capital. The project primarily invests in supplying and operating hotel products and services, tourist apartments, etc. The construction completion and project commissioning deadline is set before May 31, 2027. As at the reporting date, the project is currently under construction.

(4) The investment project "Medical, Commercial, Service and Office Center" was initially approved under Decision No. 298/QD-UBND dated 4 February, 2008 and subsequently amended under Decision No. 2388/QD-UBND dated 13 May, 2025 and other amended decisions. Accordingly, the People's Committee of Ha Tay Province allocated 238,229.2 m² of land located in Sai Son Commune, Quoc Oai District, Hanoi to C.E.O Group Joint Stock Company for the implementation of the New Urban Area Development Project at land plots N1+N3, Quoc Oai Urban Area, Quoc Oai District. Of which, 5,985.0 m² is commercial and service land designated for the construction of a medical, commercial, service and office center (at land plot coded CC-4). The total gross floor area (excluding basement floor area) is 28,709 m². The building consists of 12 storeys and 1 basement level. The project's building coverage ratio is 39.88%, and the floor area ratio is 4.8 times. The total investment capital of the project amounts to VND 302.399 billion. As of the reporting date, the project has completed the foundation works, basement wall and column structures, beam and slab structures from the first floor to the roof, and rough construction from the basement to the ninth floor, as well as other ancillary works (such as fencing, tower crane foundations, etc.)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

12. Increases, decreases in investment properties

Unit: VND

Items	01/01/2026	Increase	Decrease	30/6/2026
Investment properties for lease				
Historical cost	**735,401,626,634**	-	**41,696,820,057**	**693,704,806,577**
- Land use right	84,310,364,771	-	-	84,310,364,771
- Building, structures	651,091,261,863	-	41,696,820,057	609,394,441,806
Accumulated depreciation	**150,415,901,679**	**8,464,479,504**	**7,983,400,099**	**150,896,981,084**
- Land use right	13,331,781,239	982,923,558	-	14,314,704,797
- Building, structures	137,084,120,440	7,481,555,946	7,983,400,099	136,582,276,287
Carrying amount	**584,985,724,955**			**542,807,825,493**
- Land use right	70,978,583,532			69,995,659,974
- Building, structures	514,007,141,423			472,812,165,519

- The Company's investment properties for lease is the C.E.O Tower at HH2-1, Me Tri Ha New Urban Area, Pham Hung street, Tu Liem ward, Hanoi, Bamboo Garden Social Housing Complex, 2 Villas of the Sonasea Villas and Resort project; 12 Villas and 162 Condotel apartments belong to the Sonasea Condotel & Villas project at Sonasea Villas and Resort tourist complex, group 5, Duong Bao street, Phu Quoc Special Zone, An Giang province.

- The Company has mortgaged its investment properties with carrying amount as at June 30, 2026: VND 114,994,901,758 (as at 31/12/2025: VND 116,911,078,828) to secure the loan at the Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch.

- Details of investment properties with original cost equal to or greater than 10% of the total value of investment properties

Name of investment properties	**Historical cost VND**
C.E.O Tower	179,515,258,445

Fair value of Investment Properties

According to Vietnamese Accounting Standard No. 05 – Investment Properties, the fair value of investment properties as of June 30, 2026 must be disclosed. However, the Company has not yet determined this fair value, therefore the fair value of investment property as of June 30, 2026 has not been presented in the Notes to the Interim Consolidated Financial Statements. To determine this fair value, the Company will need to hire an independent consulting firm to assess the fair value of the investment property. At present, the Company has not yet found a suitable consulting firm to carry out this work.

13. Deferred Tax Assets

	30/6/2026 VND	01/01/2026 VND
Corporate income tax rate used to determine the value of deferred income tax assets	5%	5%
Deferred income tax assets related to deductible temporary differences (1)	21,096,168,960	21,401,852,115
Corporate income tax rate used to determine the value of deferred income tax assets	10%	10%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Deferred income tax assets related to deductible temporary differences (2)	1,675,271,072	1,698,834,615
Corporate income tax rate used to determine the value of deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences (3)	21,669,274,075	21,514,661,849
Deferred income tax assets (4) = (1) + (2) + (3)	**44,440,714,107**	**44,615,348,579**

14. Goodwill

	30/6/2026 VND	01/01/2026 VND
Phu Quoc Housing and Urban Development JSC	4,261,281,310	10,653,203,260
Nha Trang Investment and Development JSC	6,881,329,874	9,174,184,394
Total	**11,142,611,184**	**19,827,387,654**

15. Trade payables

	30/6/2026 VND	01/01/2026 VND
Short-term		
Hoa Binh Construction Group JSC	6,755,315,271	2,490,713,061
R.E.E Mechanical & Electrical Engineering Joint Stock Company	14,766,443,118	14,766,443,118
Bao Viet Investment One Member Co., Ltd.	15,000,000,000	15,000,000,000
Others	151,642,662,588	193,216,163,925
Total	**188,164,420,977**	**225,473,320,104**

16. Advances from customers

	30/6/2026 VND	01/01/2026 VND
Short-term		
LMN Investment Trading Co., Ltd	12,119,631,646	12,119,631,646
International Industry and Commerce Group JSC	-	13,000,000,000
Nguyen Manh Chien	17,841,219,508	17,841,219,508
Others	421,774,330,806	476,253,882,602
Total	**451,735,181,960**	**519,214,733,756**

17. Dividends and profits payable

	30/6/2026 VND	01/01/2026 VND
a) Dividends and profits payable		
Doan Tien Trung	750,000,000	-
Nguyen Van Hoa	750,000,000	-
Total	**1,500,000,000**	-

b) ***Dividends and profits payable to related parties:*** *Details are presented in Note VIII.3.*

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

18. Taxes and payables to the State budget

Unit: VND

		01/01/2026	Payable during the period	Paid during the period	30/6/2026
a)	***Short-term payables***				
	Output VAT	7,077,996,981	44,185,102,237	41,907,429,302	9,355,669,916
	Special Consumption Tax	3,955,120	31,661,623	24,754,655	10,862,088
	Corporate income tax	39,920,776,748	24,328,449,844	42,678,280,918	21,570,945,674
	Personal income tax	1,209,618,702	10,703,685,827	6,437,880,109	5,475,424,420
	Natural Resources Tax	-	384,715,009	341,743,282	42,971,727
	Land and housing tax (*)	-	2,133,936,268,000	1,127,262,044,190	1,006,674,223,810
	Other taxes	2,673,975	188,967,370	40,699,783	150,941,562
	Other payables	1,536,803,200	10,737,476,004	8,260,332,625	4,013,946,579
	Total	**49,751,824,726**	**2,224,496,325,914**	**1,226,953,164,864**	**1,047,294,985,776**
b)	***Receivables***				
	Output VAT	21,302,885	-	-	21,302,885
	Corporate income tax	2,618,185,961	1,969,184	-	2,616,216,777
	Personal income tax	82,574,915	297,923,623	389,781,133	174,432,425
	Land and housing tax	16,097,889,706	728,455,808	480,342,132	15,849,776,030
	Total	**18,819,953,467**	**1,028,348,615**	**870,123,265**	**18,661,728,117**

(*) Land use fees payable according to Notice No. 24112/TB-HAN-QLD dated May 27, 2026 of the Tax Department – Hanoi Tax Authority and Decision No. 2144/QD-UBND dated April 22, 2026 of the People's Committee of Hanoi.

19. Accrued expenses

		30/6/2026 VND	01/01/2026 VND
a)	***Short-term***	***258,411,567,672***	***282,459,133,153***
	Accrued interest expenses	4,805,068,139	33,863,649
	Accrued capitalized borrowing costs	-	81,388,572
	Accrued real estate business costs	202,614,083,638	237,678,811,910
	Accrued construction costs – Van Don Project	10,227,021,656	*4,367,632,149*
	Accrued construction costs – Nha Trang Hotel Project	181,976,070	4,502,597,784
	Accrued interest payable under land use rights transfer contract	9,225,036,411	*9,578,859,758*
	Accrued Novotel hotel expenses	10,538,063,956	20,803,989,554
	Accrued other expenses	20,820,317,802	5,411,989,777
b)	***Long-term***	***81,499,002,959***	***81,274,252,031***
	Land lease expenses – Sonasea Villas and Resort Project (*)	75,723,565,512	75,723,565,512
	Accrued infrastructure and equipment construction costs	87,839,993	87,839,993
	Accrued interest subsidy	-	10,032,151
	Accrued interest expenses	5,687,597,454	5,452,814,375
	Total	**339,910,570,631**	**363,733,385,184**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

(*) Land lease expenses of the Sonasea Villas and Resort Project are accrued based on Land Lease Contract No. 01/HDTD dated January 30, 2015 and Contract No. 05/HDTD dated July 7, 2015 between the Phu Quoc Island Investment and Development Management Board and Phu Quoc Investment and Development Joint Stock Company, with a land lease term of 50 years (from December 25, 2012 to December 25, 2062). The project is exempted from land lease fees for the first 15 years. Land lease expenses are estimated based on the square meters used for infrastructure multiplied by the land lease unit price stipulated in the contracts, with a price escalation adjustment of 10% every 5 years for the remaining 35 years of the lease period.

20. Unearned revenue

		30/6/2026 VND	01/01/2026 VND
a)	***Short-term***	***30,833,130,687***	***28,556,465,352***
	Unearned revenue from leases of C.E.O Tower	2,755,083,058	3,270,180,411
	Unearned revenue from service fees of Sonasea Condotel & Villas Phu Quoc Project	9,311,845,676	9,643,594,298
	Unearned revenue from utility usage fees of the Sonasea Villas and Resort Project	9,730,925,454	9,730,925,454
	Unearned revenue from real estate business services (15 nights stay)	2,702,445,652	2,702,445,652
	Unearned revenue from Hotel accommodation services at Van Don	6,291,666,670	-
	Others	41,164,177	3,209,319,537
b)	***Long-term***	***104,418,693,018***	***116,283,984,456***
	Unearned revenue from leases of C.E.O Tower	67,196,307,676	68,354,864,690
	Unearned revenue from service fees of Sonasea Condotel & Villas Phu Quoc Project	23,432,704,762	28,298,179,506
	Unearned revenue from utility usage fees of the Sonasea Villas and Resort Project	13,789,680,580	19,630,940,260
	Total	**135,251,823,705**	**144,840,449,808**

21. Other payables

		30/6/2026 VND	01/01/2026 VND
a)	***Short-term***	***322,278,777,658***	***343,547,209,675***
	Trade Union Fee, Social Insurance, Health Insurance, Accident Insurance payables	4,090,889,921	3,334,986,427
	Short-term collaterals, deposits received	156,403,987,545	198,586,082,112
	Tran Ngoc Thao (1)	*115,756,914,694*	*115,756,914,694*
	Deposit to rent C.E.O tower	*2,010,916,899*	*2,529,137,393*
	BHS Real Estate JSC - Deposit for brokerage contract perfotmance	*3,060,000,000*	*4,240,000,000*
	Others	*35,576,155,952*	*76,060,030,025*
	Other payables	161,783,900,192	141,626,141,136
	Commitments payable to customers under apartment leasing management contracts (2)	*82,029,081,046*	*79,647,508,591*

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

	Contingency and maintenance cost for common area received from customers who bought apartments (2% selling price of the resort apartments)	*15,267,408,081*	*15,542,544,373*
	Quoc Oai Land Resource Development Center (3)	*2,361,511,922*	*2,361,511,922*
	Senreal JSC (4)	*16,711,585,512*	*16,711,585,512*
	Others	*45,414,313,631*	*27,362,990,738*
b)	***Long-term***	***14,552,179,364***	***37,437,847,259***
	Long-term collaterals, deposits received	9,552,179,364	32,437,847,259
	Other payables	5,000,000,000	5,000,000,000
	Payable to Senreal JSC (4)	*5,000,000,000*	*5,000,000,000*
	Total	**336,830,957,022**	**380,985,056,934**

(1) Payable under the Deposit Contract No. 252/2022/HDDC dated February 25, 2022 on the deposit for co-operation in investment, construction and trading of real estate products at the project Sonasea Residences Luxury Villas at Bai Truong Complex, Duong Bao Duong To Quarter, Phu Quoc Special Zone, An Giang Province and on that basis to distribute profits from business activities at the project.

(2) Rental of a resort apartment payable to customers under contracts for resort apartment rental management signed between Phu Quoc Investment and Development JSC., and Phu Kien Phu Quoc One Member Co., Ltd with lessors under 10-years rental management schedule. Where, Phu Quoc Investment and Development JSC., and Phu Kien Phu Quoc One Member Co., Ltd shall pay a pledged income at 9% to 11.31% selling price of a resort apartment per year which the lessors actually paid at specific points of time every 6 months.

(3) As compensation and support for land clearance, must be returned to Quoc Oai District Land Fund Development Center according to Official Letter No. 121/PTQD-KHTC dated August 09, 2019.

(4) Payables under Business cooperation contract of revenue share No. 686/2017/HDHTDT-CEODN-DTTPQ dated July 15, 2017 and Appendix to the Contract dated December 01, 2017.

22. Deferred tax liabilities

	30/6/2026 VND	01/01/2026 VND
Corporate income tax rate used to determine the value of deferred income tax liabilities	10%	10%
Deferred income tax liabilities arising from taxable temporary differences (1)	2,168,671,074	2,168,671,074
Corporate income tax rate used to determine the value of deferred income tax liabilities	20%	20%
Deferred income tax liabilities arising from taxable temporary differences (2)	49,868,977,904	61,332,963,545
Defered tax liabilities (3)=(1)+(2)	**52,037,648,978**	**63,501,634,619**

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

23. Loans and obligations under finance leases

Unit: VND

		30/6/2026	During the period		01/01/2026
			Increase	Decrease	
a)	***Short-term***	*236,420,644,393*	*406,510,214,945*	*263,072,639,249*	*92,983,068,697*
	Short-term loans	**226,468,807,494**	**400,510,214,946**	**231,807,261,181**	**57,765,853,729**
	Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch (1)	226,468,807,494	394,160,214,946	213,927,261,181	46,235,853,729
	Others	-	6,350,000,000	17,880,000,000	11,530,000,000
	Current portion of long-term loans	**9,951,836,899**	**5,999,999,999**	**31,265,378,068**	**35,217,214,968**
	Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch (2)	9,951,836,899	5,999,999,999	31,265,378,068	35,217,214,968
b)	***Long-term***	*1,297,711,071,736*	*960,924,594,799*	*6,070,874,999*	*342,857,351,936*
	Long-term loans	**1,297,711,071,736**	**960,924,594,799**	**6,070,874,999**	**342,857,351,936**
	Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch (2)	394,747,970,854	57,961,493,917	6,070,874,999	342,857,351,936
	Joint Stock Commercial Bank for Industry and Trade of Vietnam – Thanh An Branch (3)	83,006,959,684	83,006,959,684	-	-
	Vietnam Bank for Agriculture and Rural Development – Eastern Hai Phong Branch (4)	409,978,070,599	409,978,070,599	-	-
	Vietnam Bank for Agriculture and Rural Development – Me Linh Branch (4)	409,978,070,599	409,978,070,599	-	-
	Total	**1,534,131,716,129**	**1,367,434,809,744**	**269,143,514,248**	**435,840,420,633**

c) *Notes on loan information*

(1) Remaining loan as of June 30, 2026 from BIDV – Thanh Xuan Branch under the following contracts:

- Overdraft limit agreement 04/2025/2356339/HDTD dated November 28, 2025; Overdraft limit value: VND 199.999 billion, with the limit validity period until October 27, 2026. Purpose of the overdraft limit: To supplement working capital for business operations; This overdraft agreement is secured by a term deposit agreement with a value of VND 199.999 billion at Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

- Overdraft limit agreement No. 01/2026/9988799/HDTD dated June 22, 2026. The purpose is to supplement working capital to serve the production and business activities of the Company. The total overdraft limit is VND 50 billion. Term until November 6, 2026. The collateral is the term deposit contract No. 9988799202605060002 dated May 6, 2026 of VND 50 billion.

(2) Remaining long-term loan as of June 30, 2026 from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Thanh Xuan Branch under the following contracts:

- Credit agreement No. 01/2022/9988799/HDTD dated August 23, 2022; Purpose: financing eligible investment costs for the project "Wyndham Garden Sonasea Van Don – Hotel component at lot SR02A, Sonasea Van Don Harbor City – Zone 1." Loan amount: VND 403.85 billion (not exceeding 70% of total actual investment after VAT). Loan term: 132 months from the day following the first disbursement, with a grace period of 24 months. Collateral: The legal rights and benefits arising from assets generated by the project, obtained by the Investor – Van Don Investment and Tourism Development Joint Stock Company – during the investment, business, and development of the Wyndham Garden Sonasea Van Don - Hotel component (lot SR02A, Sonasea Van Don Harbor City Resort Complex – Zone 1) according to Mortgage Agreement No. 01/2022/9988799/HDTC dated September 26, 2022.

- Credit agreement No. 01/2024/2356339/HDTD dated August 29, 2024 between C.E.O Group Joint Stock Company and BIDV - Thanh Xuan branch; Credit limit: VND 99,286,000,000, with a credit limit period of 120 months starting from the day following the first disbursement date on September 26, 2024; including a maximum grace period of 24 months from the first disbursement date or a maximum of 3 months from the date revenue is generated from the project, whichever comes first, and a drawdown period of 18 months from the day following the first disbursement date. Purpose: to pay for legitimate and valid expenses, issue guarantees, open letters of credit (LC), and provide financing for the "Investment in the construction of CEO private primary and preschool at CC-3 and CC-5 plots, the new urban area at N1+N3 land plots in the Quoc Oai urban area, Quoc Oai district, Hanoi" project. This loan is secured by assets under the Movable Property Mortgage and Asset Rights Agreement No. 02/2024/2356339/HDTC dated August 29, 2024, and the Mortgage Agreement for Future Assets No. 01/2024/2356339/HDTC dated August 29, 2024.

- Credit Agreement No. 01/2025/2356339/HDTD dated October 31, 2025. Credit limit: VND 325,000,000,000, with a credit limit period of 144 months from the day following the first disbursement date; including a maximum grace period and a drawdown period of 24 months from the day following the first disbursement date. Purpose: Pay for lawful and valid expenses, issue guarantees, open letters of credit (L/Cs), and provide investment financing for the implementation of the project "Medical, Commercial, Service and Office Center at Lot CC4, New Urban Area at land plots N1+N3, Quoc Oai Urban Area, Hanoi." The loan is secured by assets under the Mortgage Agreement over Movable Assets and Property Rights No. 01/2025/2356339/HDTC dated November 11, 2025, and the Mortgage Agreement over Future-Formed Assets No. 02/2025/2356339/HDTC dated November 11, 2025.

(3) Project loan agreement No. 2212/2025-HDCVDADT/NHCT320-CEONHATRANG dated December 25, 2025; loan limit not exceeding VND 1,016 billion. Contract effective for 12 months from signing. Loan term: 180 months from the day following the first disbursement. Interest rate specified in each debt acknowledgment at disbursement. Purpose: Pay for lawful investment costs of the project "Sonasea Premier Nha Trang Resort at lot D12b – Zone 4, Bac Cam Ranh Peninsula Tourist Area, Cam Hai Dong commune, Cam Lam district, Khanh Hoa province (now Cam Lam Commune, Khanh Hoa province).

(4) Credit agreement No. 2112-LAV-11062026 dated June 10, 2026; Credit limit: VND 2,740 billion; loan term: up to 5 years; fixed interest rate for 12 months from the first disbursement, thereafter floating rate adjusted every 3 months. Purpose: Pay for costs (including land use fees) for infrastructure and low-rise housing, apartment buildings CT-01 and CT-02 of the "CEO Me Linh New Urban Area Project." Collateral: entire CEO Me Linh New Urban Area Project invested by CEO International Company Limited, secured under mortgage agreement No. 202616406/HDTC dated June 10, 2026 and Capital contribution mortgage agreement No. 202616408/HDTC dated June 10, 2026 between bank and C.E.O Group Joint Stock Company.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

24. Owner's Equity

a) Movement in owner's equity

Unit: VND

Items	Owner's contributed capital	Share premium	Development and investment fund	Other Owners' Equity	Retained earnings	Non-controlling interests	Total
Balance as at 01/01/2025	**5,404,064,320,000**	**(433,150,000)**	**230,900,226,386**	**-**	**428,075,106,097**	**206,038,693,818**	**6,268,645,196,301**
Increase capital in the previous year	270,096,430,000	-	-	-	(270,096,430,000)	-	-
Profit the previous year	-	-	-	-	177,281,809,353	28,680,222,391	205,962,031,744
Appropriated Development and Investment fund	-	-	8,202,733,256	-	(8,202,733,256)	-	-
Appropriated Bonus and Welfare fund	-	-	-	-	(16,405,466,513)	-	(16,405,466,513)
Increase in capital contribution	-	-	-	-	-	5,550,000,000	5,550,000,000
Share dividends at Subsidiaries	-	-	5,785,589,900	-	(18,797,176,869)	(8,161,314,240)	(21,172,901,209)
Others decrease	-	-	(921,030,109)	-	-	-	(921,030,109)
Balance as at 31/12/2025	**5,674,160,750,000**	**(433,150,000)**	**243,967,519,433**	**-**	**291,855,108,812**	**232,107,601,969**	**6,441,657,830,214**
Pay dividend in shares (i)	-	-	-	283,596,800,000	(283,596,800,000)	-	-
Profit this period	-	-	-	-	105,209,837,630	41,990,858,959	147,200,696,589
Appropriated Bonus and Welfare fund (i)	-	-	-	-	(7,000,000,000)	-	(7,000,000,000)
Increase in capital contribution	-	-	-	-	-	6,910,000,000	6,910,000,000
Share dividends at Subsidiaries	-	-	-	-	(1,180,183,070)	(1,506,547,734)	(2,686,730,804)
Balance as at 30/6/2026	**5,674,160,750,000**	**(433,150,000)**	**243,967,519,433**	**283,596,800,000**	**105,287,963,372**	**279,501,913,194**	**6,586,081,795,999**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

(i) According to Resolution of the Annual General Meeting of Shareholders 2026 No. 01/2026/NQ/CEO-DHDCD dated April 24, 2026 and Resolution of the Board of Management No. 05/2026/NQ/CEO-HDQT dated May 13, 2026, the Company approved the plan to issue shares for dividend payment of 2025 at the rate of 5%, corresponding to the exercise ratio of 100:5 (shareholders holding 100 shares receive 05 additional shares). Pursuant to Resolution No. 13/2026/NQ/CEO-HDQT dated June 18, 2026 of the Board of Management of C.E.O Group Joint Stock Company, the total number of shares distributed was 28,359,680 shares, of which 28,359,680 shares were allocated to 67,614 shareholders; odd shares of 11,123 were cancelled. The Board of Management approved the amendment of the Charter of C.E.O Group Joint Stock Company after the issuance of shares for dividend payment of 2025, whereby the charter capital of C.E.O Group Joint Stock Company after issuance was VND 5,957,757,550,000. According to Decision No. 941/QD-SGDHN dated July 13, 2026 of the Hanoi Stock Exchange approving the additional listing of shares of C.E.O Group Joint Stock Company, the number of shares after additional listing was 595,775,755 shares, with total par value of VND 5,957,757,550,000. On July 6, 2026, the Company was granted the 30th amended Enterprise Registration Certificate. Appropriation to the Bonus and welfare fund pursuant to Resolution of the Board of Management No. 18A/2026/NQ/CEO-HDQT dated August 03, 2026.

- The Company has completed procedures for capital increase in accordance with current laws, and the capital increase plan was approved by the General Meeting of Shareholders under Resolution No. 01/2022/NQ-DHDCD dated April 29, 2022. The General Meeting of Shareholders approved the plan to issue shares to increase charter capital from VND 2,573,399,850,000 to VND 5,146,799,700,000, corresponding to the issuance of additional shares with total par value of VND 2,573,399,850,000, equivalent to 257,339,985 shares.

According to Resolution No. 11/2025/NQ/CEO-HDQT dated June 03, 2025 of the Board of Management approving the adjustment of the plan for using proceeds from the share issuance to increase charter capital, the total proceeds invested in the Sonasea Residences luxury villa project was VND 800,000,000,000; capital increase into subsidiaries included: VND 1,000,000,000,000 into Van Don Tourism Development and Investment Joint Stock Company, VND 200,000,000,000 into CEO International Company Limited, VND 200,000,000,000 into Nha Trang Investment and Development Joint Stock Company, VND 51,000,000,000 into C.E.O Construction Joint Stock Company, VND 245,000,000,000 contributed to establish C.E.O Industrial Park development Joint Stock Company; and VND 77,387,750,000 for working capital.

According to Resolution No. 02/2026/NQ/CEO-HDQT dated January 10, 2026 of the Board of Management approving the adjustment of the plan for using proceeds from the 2022 share issuance to increase charter capital, the investment in Sonasea Residences luxury villa project decreased by VND 480 billion (adjusted investment amount VND 320 billion) and capital increase into C.E.O Industrial Park development Joint Stock Company increased by VND 480 billion.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

By March 26, 2026, C.E.O Group Joint Stock Company had completed the use of the entire proceeds of VND 2,573,387,750,000 from the offering, specifically as follows:

- Investment in Sonasea Residences luxury villa project: VND 320 billion
- Capital increase into Van Don Tourism Development and Investment Joint Stock Company: VND 1,000 billion
- Capital increase into CEO International Company Limited: VND 200 billion
- Capital increase into Nha Trang Investment and Development Joint Stock Company: VND 200 billion
- Contribution to establish C.E.O Industrial Park development Joint Stock Company: VND 245 billion
- Capital increase into C.E.O Construction Joint Stock Company: VND 51 billion
- Capital increase into C.E.O Industrial Park development Joint Stock Company: VND 480 billion
- Additional working capital for business operations: VND 77,387,750,000

b) Details of owner's equity contribution

	30/6/2026 VND	01/01/2026 VND
Contribution from shareholders	5,674,160,750,000	5,674,160,750,000
Total	**5,674,160,750,000**	**5,674,160,750,000**

c) Capital transactions with owners, dividend distribution and shared profit

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Owners' contributed capital	***5,674,160,750,000***	***5,404,064,320,000***
Contribution at the beginning of the period	5,674,160,750,000	5,404,064,320,000
Contribution at the end of the period	5,674,160,750,000	5,404,064,320,000
Paid dividend, shared profit	***283,596,800,000***	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

d) Shares

	30/6/2026 Shares	01/01/2026 Shares
Number of shares registered for issue	567,416,075	567,416,075
Number of shares issued to the public	567,416,075	567,416,075
- Ordinary shares	*567,416,075*	*567,416,075*
Number of outstanding shares in circulation	567,416,075	567,416,075
- Ordinary shares	*567,416,075*	*567,416,075*

An ordinary share has par value of VND 10,000

25. Items outside the Interim Consolidated Statement of Financial Position

Foreign curency	30/6/2026	01/01/2026
USD	6,475.47	31,149.24
EUR	100.34	67,271.22

VI. Additional information for items presented in Interim Consolidated Income Statement

1. Gross revenue from goods sold and services rendered

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Revenue from services rendered and other business	638,984,276,062	464,212,493,101
Revenue from real estate business	88,083,081,794	283,410,338,689
Total	**727,067,357,856**	**747,622,831,790**

2. Cost of Sales

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Cost of services rendered and other business	428,730,649,514	386,251,280,269
Cost of real estate business	54,741,354,535	117,265,729,272
Total	**483,472,004,049**	**503,517,009,541**

3. Financial income

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Interest from bank deposits, collaterals	25,541,229,197	35,239,170,591
Foreign exchange gain arising from translating foreign currency items	290,414	36,338,922
Foreign exchange gain in the period	388,342,125	426,094,135
Gain on disposal of investment in subsidiary	19,066,248,383	-
Others	371	-
Total	**44,996,110,490**	**35,701,603,648**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

4. Financial expenses

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Borrowing costs	19,893,462,181	13,967,813,552
Foreign exchange loss arising from translating foreign currency items	3,309,095	18,147,055
Foreign exchange loss in the period	169,884,465	218,570,288
Total	**20,066,655,741**	**14,204,530,895**

5. Selling expenses and general and administrative expenses

		From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
a)	***Selling expenses incurred in the period***	***25,120,831,883***	***26,666,858,902***
	Sales staff expenses	6,251,325,579	2,007,459,931
	Depreciation and amortization of fixed assets	68,134,320	734,094,601
	External services expenses	13,178,518,657	23,274,209,313
	Other expenses in cash	5,622,853,327	651,095,057
b)	***General and administrative expenses incurred in the period***	***84,563,475,366***	***94,025,609,262***
	Management staff	38,463,071,889	27,246,318,312
	Depreciation and amortization of fixed assets	5,706,202,440	2,257,383,408
	Provision	22,259,105,909	49,456,764,049
	Goodwill amortization	8,684,776,470	8,684,776,470
	Other expenses in cash	9,450,318,658	6,380,367,023
c)	***Items reducing general administrative expenses***	***(839,662,594)***	***(1,795,557,243)***
	Reversal of Provision for doubtful accounts	(839,662,594)	(1,795,557,243)

6. Other income

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Proceeds from disposal of fixed assets	406,964,600	55,752,425
Late payment interest on apartment purchase	3,923,238,529	-
Income from fines for breach of contract	1,106,024,246	2,941,755,846
Others	2,831,106,510	1,955,255,580
Total	**8,267,333,885**	**4,952,763,851**

7. Other expenses

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Fines for late tax, insurance payment	4,099,722,601	24,374,583,299
Expenses related to disposal of fixed assets	-	2,707,417,335

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Contractual payable expenses	2,940,000,000	6,786,141,338
Other expenses	877,448,852	769,303,270
Total	**7,917,171,453**	**34,637,445,242**

8. Current corporate income tax expense

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Current corporate income tax expense	24,118,980,913	20,110,488,901
Total	**24,118,980,913**	**20,110,488,901**

9. Deferred corporate income tax expense

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Deferred CIT expense from taxable temporary difference	(11,289,351,169)	1,180,487,511
Total	**(11,289,351,169)**	**1,180,487,511**

10. Production cost by nature

	From 01/01/2026 to 30/6/2026 VND
Raw materials cost	170,723,516,524
Labour cost	112,947,414,845
Real estate development costs	54,758,571,528
Depreciation, amortization of fixed assets and goodwill amortization	55,178,184,151
External services expenses	46,331,457,871
Other expenses in cash	152,377,503,785
Total	**592,316,648,704**

11. Basic earnings per share

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Accounting profit after corporate income tax	105,209,837,630	91,108,867,379
Adjustments to increase or decrease accounting profits to determine profits allocated to shareholders owning ordinary shares	-	-
Profit allocated to shareholders owning ordinary shares	105,209,837,630	91,108,867,379
Average number of ordinary shares outstanding during the period	567,416,075	540,406,432
Basic earnings per share (*)	185.42	168.59

(*) For the period from January 01, 2026 to June 30, 2026, profit allocated to ordinary shareholders has not yet been reduced by appropriations to the Bonus and welfare funds.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

12. Diluted earnings per share

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025 (Restated)
	VND	VND
Accounting profit after corporate income tax	105,209,837,630	91,108,867,379
Adjustments to increase or decrease accounting profits to determine profits allocated to shareholders owning ordinary shares	-	-
Profit allocated to shareholders owning ordinary shares	105,209,837,630	91,108,867,379
Average number of ordinary shares outstanding during the period	567,416,075	540,406,432
Number of shares expected to be additionally issued (*)	28,359,680	55,369,323
Diluted earnings per share	176.59	152.92

(*) Pursuant to Resolution No. 01/2026/NQ/CEO-DHDCD dated April 24, 2026 of the Annual General Meeting of Shareholders and Resolution No. 05/2026/NQ/CEO-HDQT dated May 13, 2026 of the Board of Management, the Company approved the implementation of the plan to issue shares for dividend payment of 2025 at a rate of 5%, equivalent to an execution ratio of 100:5 (shareholders holding 100 shares receive 05 additional shares). According to Resolution No. 13/2026/NQ/CEO-HDQT dated June 18, 2026 of the Board of Management of C.E.O Group Joint Stock Company, the total number of shares distributed was 28,359,680 shares, of which 28,359,680 shares were allocated to 67,614 shareholders; 11,123 odd shares were cancelled. The Board of Management also approved the amendment of the Charter of C.E.O Group Joint Stock Company after the share issuance for dividend payment of 2025, whereby the charter capital of C.E.O Group JSC after issuance was VND 5,957,757,550,000. Pursuant to Decision No. 941/QD-SGDHN dated July 13, 2026 of the Hanoi Stock Exchange approving the additional listing of shares of C.E.O Group JSC, the total number of shares after the additional listing was 595,775,755 shares, with a total par value of VND 5,957,757,550,000. On July 06, 2026, the Company was granted the 30th amended Enterprise Registration Certificate.

VII. Additional information for items presented in the Interim Consolidated Cash Flow Statement

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
	VND	VND
1. Additional information for non-cash transactions		
Investment property reclassified as real estate inventory	33,713,419,958	-
2. Non-cash transactions that affect the Cash Flow Statement in the future		
Capitalized loan interest	-	225,839,830
3. Actual receipt of borrowing amounts in the period		
Proceeds from borrowings under ordinary loan agreements	1,361,434,809,745	176,058,499,065
4. Principal amount paid in the period		
Payment of borrowing principal under normal agreement	245,263,514,249	223,740,153,759

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

VIII. Other information

1. Commitments

The Company has entered into land lease agreements with the State for the purpose of supporting its production and business operations in the localities where the Company has business establishments. Under these agreements, the Company is required to pay annual land rental fees until the expiration date of the lease terms in accordance with the prevailing regulations.

2. Subsequent events after reporting period

On July 06, 2026, the Company completed the procedures for the 30th amendment of its Enterprise Registration Certificate, whereby the charter capital of the Company was VND 5,957,757,550,000 and according to Decision No. 941/QD-SGDHN dated July 13, 2026, by the Hanoi Stock Exchange regarding the approval for additional listing of shares of C.E.O Group JSC, the total number of shares after the additional listing is 595,775,755, with a total listed share value (at par value) of VND 5,957,757,550,000.

On June 30, 2026, according to Resolution No. 17/2026/NQ/CEO-HDQT of the Board of Management of C.E.O Group Joint Stock Company, it was approved to contribute capital to establish the subsidiaries Sao Khue Education Investment JSC and Viet Nam Green Sprout Education JSC.

Board of General Directors confirms that, according to Board of General Directors, apart from those above events, in all material respects, there are no unusual events arising after the reporting date which affects the financial position and operation of the Company that needed to be adjusted or presented on the Interim Consolidated Financial Statements for the period from 01/01/2026 to 30/6/2026.

3. Transactions and balances with related parties

Related parties of the Corporation include: key members, individuals who are related to key members and other related parties.

a) List of related parties

Related parties	Relationship
Mr Doan Van Binh	Chairman of the Board of Management
Mr Doan Van Minh	Member of the Board of Management
Mr Tran Trung Ket	Member of the Board of Management
Ms Vu Thi Lan Anh	Member of the Board of Management (Dismissed on May 8, 2025) Deputy General Director (Dismissed on April 1, 2025)
Mr Doan Duc Anh	Member of the Board of Management (Appointed from May 8, 2025)
Mr Nguyen Van Dong	Independent Member
Mr Tran Trung Ket	General Director (Appointed on June 26, 2026)
Mr Cao Van Kien	General Director (Dismissed on June 26, 2026); Deputy General Director (Appointed on June 26, 2026)
Mr Ta Van To	Deputy General Director
Mr Tran Dao Duc	Deputy General Director
Ms Do Phuong Anh	Deputy General Director
Ms Do Thi Thom	Deputy General Director (Appointed on April 1, 2025 and dismissed as Chief Accountant on April 1, 2025)
Ms Tran Thi Thuy Linh	Head of Supervisory Board
Mr Bui Duc Thuyen	Member of Supervisory Board
Ms Nguyen Thu Phuong	Member of Supervisory Board
Ms Thai Thi Tuoi	Chief Accountant (Appointed on April 1, 2025)
Mr Doan Tien Trung	Related parties to Ms. Do Thi Thom - Deputy General Director

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

b) During the period, the Company has entered into its significant transactions with related parties as follows:

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Dividends payable to Mr. Doan Tien Trung during the period at Van Don Tourism Development and Investment Joint Stock Company	750,000,000	-

c) Related parties's balances

	30/6/2026 VND	01/01/2026 VND
Dividends payable to Mr. Doan Tien Trung during the period at Van Don Tourism Development and Investment Joint Stock Company	750,000,000	-

d) Remuneration entitled to key management members in the period as follows:

	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
Income of key members	5,286,904,419	3,742,536,472
Remuneration of the members of the Supervisory Board	60,000,000	60,000,000
Total (*)	**5,346,904,419**	**3,802,536,472**

(*) Details of the income of key management members in the period as follows:

Name	From 01/01/2026 to 30/6/2026 VND	From 01/01/2025 to 30/6/2025 VND
1. Income of members of the Board of General Director	***3,332,996,977***	***2,419,456,969***
Mr Cao Van Kien	1,307,433,134	477,339,043
Mr Tran Trung Ket	90,461,539	-
Mr Ta Van To	241,632,055	193,213,647
Ms Do Phuong Anh	249,099,437	175,048,550
Ms Vu Thi Lan Anh	-	424,452,353
Mr Tran Dao Duc	594,378,132	666,491,618
Ms Do Thi Thom	849,992,680	482,911,758
2. Income of other management members and the Chief Accountant	***1,953,907,442***	***1,323,079,503***
Mr Doan Van Binh	1,362,705,099	1,043,571,037
Mr Doan Van Minh	42,000,000	42,000,000
Mr Tran Trung Ket	42,000,000	42,000,000
Mr Nguyen Van Dong	42,000,000	42,000,000
Mr Doan Duc Anh	42,000,000	14,000,000
Ms Thai Thi Tuoi	423,202,343	139,508,466
3. Remuneration of members of the Supervisory Board	***60,000,000***	***60,000,000***
Ms Tran Thi Thuy Linh	24,000,000	24,000,000
Mr Bui Duc Thuyen	18,000,000	18,000,000
Ms Nguyen Thu Phuong	18,000,000	18,000,000

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

4. **Segment reporting**

Information on revenue, profit, and certain assets and liabilities of the Group's business segments for the period from January 01, 2026 to June 30, 2026 is as follows:

Unit: VND

	Real estate transfer business	Leasing investment properties and related servies	Hotel business and related services	Construction activities	Others	Adjustments and eliminations	Total
Net revenue							
Net sales to external cusstomers	88,083,081,794	29,452,049,616	591,198,490,118	1,260,729,017	17,073,007,311	-	727,067,357,856
Net inter - segment sales	-	1,827,504,627	2,812,822,978	260,479,665,969	66,252,119,722	(331,372,113,296)	-
Net total revenue	**88,083,081,794**	**31,279,554,243**	**594,011,313,096**	**261,740,394,986**	**83,325,127,033**	**(331,372,113,296)**	**727,067,357,856**
Operation results							
Depreciation and amortization (including amortization goodwill)	3,651,710,476	9,954,220,050	30,240,663,431	1,377,313,322	2,814,874,250	8,684,776,470	56,723,557,999
Segment net profit/(loss) before tax	**(3,857,125,375)**	**(2,664,645,012)**	**171,380,915,164**	**9,976,171,606**	**(20,265,474,737)**	**(19,819,132,494)**	**134,750,709,152**
Unallocated income							25,279,617,181
Assets and liabilities							
Segment assets	**5,188,580,836,576**	**483,753,044,605**	**3,635,784,234,687**	**418,691,844,864**	**555,512,829,817**	**(463,773,612,572)**	**9,818,549,177,977**
Unallocated assets							936,979,968,890
Segment liabilities	**470,823,035,305**	**177,537,957,305**	**874,564,850,474**	**177,006,745,303**	**211,789,393,641**	**(444,507,201,586)**	**1,467,214,780,442**
Unallocated liabilities							2,702,232,570,426
Other segment Information							
Fixed assets acquisition and capital construction costs increased during the period	245,872,815,017	-	152,664,485,602	25,038,888,889	-	(146,818,746,434)	276,757,443,074

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

5. Comparative information

Representing data are taken from Consolidated Financial Statements for the fiscal year ended 31/12/2025 and Interim Consolidated Financial Statements for the period from 01/01/2025 to 30/6/2025 of C.E.O Group Joint Stock Company, which were audited and reviewed by Vietnam Auditing and Evaluation Co., Ltd. (VAE).

As presented in Note III.3, from January 1, 2026, the Company has applied Circular No. 99 and Circular No. 43. Accordingly, certain prior-period figures have been restated to ensure comparability with the current period's figures, specifically as follows:

Items	Reported amount VND	Restatement VND	Amount after restatement VND
Statement of Consolidated Financial Position as at January 01, 2026			
Cash equivalents	669,777,314,155	1,417,529,188	671,194,843,343
Short-term held-to-maturity investments	767,707,101,181	3,118,379,962	770,825,481,143
Other short-term receivables	799,859,352,852	(3,450,909,150)	796,408,443,702
Other long-term receivables	9,934,570,694	(1,085,000,000)	8,849,570,694
Interim Consolidated Cash Flow for the period from January 01, 2025 to June 30, 2025			
Gains and losses from investing and financing activities	(32,587,505,681)	50,798,736	(32,536,706,945)
Interest earned, dividends and profits received	36,558,415,127	(50,798,736)	36,507,616,391

Approved, August 26, 2026
C.E.O GROUP JOINT STOCK COMPANY

Prepared by	Chief accountant	General Director
Do Huu Thang	**Thai Thi Tuoi**	**Tran Trung Ket**