MAI PHƯƠNG ANH

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Visicons Construction and Investment Joint Stock Company

Interim consolidated financial statements

For the six-month period ended 30 June 2026

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Shape the future with confidence

Visicons Construction and Investment Joint Stock Company

CONTENTS

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GENERAL INFORMATION

THE COMPANY

Visicons Construction and Investment Joint Stock Company ("the Company"), previously known as Constructions Company No.6, an independent accounting unit of Vietnam Construction and Import-export Corporation, was established through the equitization of state-owned enterprise under the Decision No. 890/QD-BXD dated 30 June 2000 by the Minister of Construction. The Company is currently a joint stock company incorporated under the Law on Enterprise of Vietnam in pursuant to the Enterprise Registration Certificate No. 0100105503 issued by the Hanoi Department of Planning and Investment on 17 July 2000 and subsequent amended enterprise registration certificates, with the latest being 16th amendment dated 29 June 2026.

The Company's shares have been listed on the Hanoi Stock Exchange since 28 January 2008 pursuant to Decision No. 23/QD-TTGDHN dated 18 January 2008 approving the listing of shares on the Hanoi Stock Exchange with the ticker symbol VC6.

The current principal activities of the Company are:

- Construction of civil projects, industrial works, transportation, irrigation, hydroelectric, construction of urban infrastructures and industrial zone; and
- Investment, trading of real estates, office leasing.

The Company's head office is located at 5th floor, 29T2 building, Hoang Dao Thuy street, Yen Hoa ward, Hanoi, Vietnam. The Company has a representative office on the 19th floor, Office Area, Indochina Park Tower, No. 4 Nguyen Dinh Chieu Street, Tan Dinh Ward, Ho Chi Minh City, following the Certificate of Representative Office Operation Registration No. 0100105503-002 issued by the Ho Chi Minh City Department of Planning and Investment on 9 October 2019 (now known as the Ho Chi Minh City Department of Finance).

BOARD OF DIRECTORS

The members of Board of Directors during the period and at the date of this report are:

Mr. Tran Van Khanh	Chairman
Mr. Hoang Hoa Cuong	Member
Mr. Nguyen Minh Tuan	Member
Mr. Nguyen Phan Tuan	Member
Mr. Otani Shingo	Member

BOARD OF SUPERVISION

The members of the Board of Supervision during the period and at the date of this report are:

Mr. Dang Thanh Huan	Head of Board of Supervision
Ms. Fujikawa Marika	Member
Mr. Nguyen Lai Tho	Member

MANAGEMENT

The members of the Management during the period and at the date of this report are:

Mr. Hoang Hoa Cuong	General Director	
Mr. Nguyen Minh Tuan	Deputy General Director	
Mr. Nguyen Xuan Quynh	Deputy General Director	
Mr. Tran Thanh Thuy	Deputy General Director	
Mr. Nguyen Phan Tuan	Deputy General Director	
Mr. Nguyen Kien Trung	Deputy General Director	
Mr. Nguyen Lai Tho	Deputy General Director	appointed on 22 January 2026

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr. Hoang Hoa Cuong, General Director.

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

REPORT OF THE MANAGEMENT

The management of Visicons Construction and Investment Joint Stock Company ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiary (collectively referred to as the "Group") for the six-month period ended 30 June 2026.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Group and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those interim consolidated financial statements, the management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

The management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Group and for ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY THE MANAGEMENT

The Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 30 June 2026 and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of the Management:

28 August 2026

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ ĐẦU TƯ VISICONS

Hoang Hoa Cuong

Shape the future
with confidence

Ernst & Young Vietnam Limited
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Website (EN): ey.com/en_vn
Website (VN): ey.com/vi_vn

Reference: 12315205/70154438-HN/LR

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: The Shareholders of Visicons Construction and Investment Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Visicons Construction and Investment Joint Stock Company and its subsidiary (collectively referred to as "the Group"), as prepared on 28 August 2026 and set out on pages 6 to 47, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

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

Auditors' responsibility

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

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

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with confidence

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 Group as at 30 June 2026, and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

Hanoi, Vietnam

28 August 2026

Ernst & Young Vietnam Limited

M.S.D.N: 0300811802-C.T.T.N.H.H
CÔNG TY
TNHH
ERNST & YOUNG
VIỆT NAM

Nguyễn Thái Thanh
Deputy General Director
Audit Practising Registration
Certificate No. 0402-2023-004-1

A member firm of Ernst & Young Global Limited

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

ASSETS	Code	Notes	Ending balance	Beginning balance (restated)
A. CURRENT ASSETS	**100**		**1,290,471,256,778**	**1,075,636,774,193**
I. Cash and cash equivalents	***110***	***4***	***132,080,379,074***	***162,968,601,397***
1. Cash	111		132,080,379,074	62,968,601,397
2. Cash equivalents	112		-	100,000,000,000
II. Current investments	***120***		***192,307,402,221***	***115,634,142,942***
1. Held-to-maturity investments	123	5	192,307,402,221	115,634,142,942
III. Current receivables	***130***		***414,545,016,311***	***246,490,278,995***
1. Short-term trade receivables	131	6.1	337,046,455,893	182,252,052,004
2. Short-term advances to suppliers	132	6.2	111,849,928,301	98,868,076,919
3. Other short-term receivables	135	7	2,971,152,622	3,333,932,154
4. Provision for short-term doubtful receivables	136		(37,322,520,505)	(37,963,782,082)
IV. Inventories	***140***	***9***	***497,515,154,603***	***487,246,212,065***
1. Inventories	141		502,833,562,122	492,564,619,584
2. Provision for diminution in value of inventories	142		(5,318,407,519)	(5,318,407,519)
V. Other current assets	***160***		***54,023,304,569***	***63,297,538,794***
1. Short-term deferred expenses	161		459,452,666	371,240,358
2. Deductible value-added tax	162	17	43,563,851,903	52,926,298,436
3. Other current assets	165	10	10,000,000,000	10,000,000,000

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND

ASSETS	Code	Notes	Ending balance	Beginning balance (restated)
B. NON-CURRENT ASSETS	**200**		**124,946,968,934**	**104,287,117,817**
I. Non-current receivables	***210***		***38,464,600,000***	***43,619,700,000***
1. Long-term trade receivables	211	6.1	12,060,000,000	22,110,000,000
2. Other long-term receivables	215	11	39,579,600,000	34,684,700,000
3. Provision for long-term doubtful receivables	216		(13,175,000,000)	(13,175,000,000)
II. Fixed assets	***220***		***46,290,166,496***	***41,158,641,436***
1. Tangible fixed assets	221	12	46,290,166,496	41,158,641,436
Cost	222		72,449,566,260	68,278,462,332
Accumulated depreciation	223		(26,159,399,764)	(27,119,820,896)
2. Intangible fixed assets	227		-	-
Cost	228		300,000,000	300,000,000
Accumulated amortisation	229		(300,000,000)	(300,000,000)
III. Investment properties	***240***	***13***	***7,361,179,568***	***7,428,095,760***
1. Cost	241		9,634,256,259	9,634,256,259
2. Accumulated depreciation	242		(2,273,076,691)	(2,206,160,499)
IV. Non-current assets in progress	***250***		***-***	***1,896,308,849***
1. Construction in progress	252		-	1,896,308,849
V. Non-current investments	***260***	***14***	***-***	***-***
1. Investment in other entities	263		1,400,000,000	1,400,000,000
2. Provision for diminution in value of long-term held-to-maturity investments	264		(1,400,000,000)	(1,400,000,000)
VI. Other non-current assets	***270***		***32,831,022,870***	***10,184,371,772***
1. Long-term deferred expenses	271	15	32,831,022,870	10,184,371,772
TOTAL ASSETS (280 = 100 + 200)	**280**		**1,415,418,225,712**	**1,179,923,892,010**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND

RESOURCES	Code	Notes	Ending balance	Beginning balance (restated)
C. LIABILITIES	**300**		**1,221,540,315,559**	**994,732,233,896**
I. Current liabilities	***310***		***1,218,126,950,765***	***994,732,233,896***
1. Short-term trade payables	311	16.1	367,908,400,634	344,645,261,791
2. Short-term advances from customers	312	16.2	323,104,689,105	374,995,315,587
3. Dividend and profit payables	313		486,972,084	331,934,409
4. Short-term statutory obligations	314	17	6,516,601,270	8,731,393,418
5. Payables to employees	315		7,202,004,520	18,192,284,382
6. Short-term accrued expenses	316	18	97,034,567,167	19,257,593,931
7. Other short-term payables	320		4,203,389,444	1,197,167,564
8. Short-term loans	321	19.1	385,321,356,287	201,733,857,744
9. Short-term provisions	322	20	24,640,970,254	25,647,425,070
10. Bonus and welfare fund payable	323		1,708,000,000	-
II. Non-current liabilities	***330***		***3,413,364,794***	**-**
1. Long-term loans	339	19.2	3,413,364,794	-
D. OWNERS' EQUITY	**400**		**193,877,910,153**	**185,191,658,114**
I. Owners' equity	***410***	***21***	***193,877,910,153***	***185,191,658,114***
1. Owner's contributed capital	411		124,666,990,000	108,408,770,000
- *Ordinary shares with voting rights*	*411a*		*124,666,990,000*	*108,408,770,000*
2. Share premium	412		14,612,324,709	14,612,324,709
3. Investment and development fund	418		11,920,852,173	11,920,852,173
4. Undistributed earnings	420		32,167,790,177	39,740,166,744
- *Undistributed earnings by the end of prior period*	*420a*		*10,603,069,744*	*5,344,947,470*
- *Undistributed earnings of current period*	*420b*		*21,564,720,433*	*34,395,219,274*
5. Non-controlling interests	429		10,509,953,094	10,509,544,488
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**1,415,418,225,712**	**1,179,923,892,010**

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Le Thi Linh	Mai Phuong Anh	Hoang Hoa Cuong

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ ĐẦU TƯ VISICONS

INTERIM CONSOLIDATED INCOME STATEMENT

As at 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period (restated)
1. Revenue from sale of goods and rendering of services	**01**	**22**	**1,480,552,884,715**	**1,394,018,408,015**
2. Deductions	**02**	**22**	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	**10**	**22**	**1,480,552,884,715**	**1,394,018,408,015**
4. Cost of goods sold and services rendered	**11**	**23**	**1,427,649,700,841**	**1,342,287,757,439**
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	**20**		**52,903,183,874**	**51,730,650,576**
6. Gain from disposal of investment property	**21**		-	**453,141,992**
7. Finance income	**22**	**24**	**7,445,408,270**	**3,538,559,072**
8. Finance expenses	**23**		**7,201,905,851**	**6,402,400,296**
In which: Interest expenses	*24*		*7,201,905,851*	*6,402,400,296*
9. Selling expenses	**25**	**25**	**(1,006,454,816)**	**(41,959,028)**
10. General and administrative expenses	**26**	**25**	**28,421,769,393**	**23,267,384,799**
11. Operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)}	**30**		**25,731,371,716**	**26,094,525,573**
12. Other income	**31**		**1,254,070,868**	**180,632,187**
13. Other expenses	**32**		**23,225,027**	**1,441,243**
14. Other profit (40 = 31 - 32)	**40**		**1,230,845,841**	**179,190,944**
15. Accounting profit before tax (50 = 30 + 40)	**50**		**26,962,217,557**	**26,273,716,517**
16. Current corporate income tax expense	**51**	**27.1**	**5,397,088,518**	**5,255,549,568**
17. Net profit after corporate income tax (60 = 50 - 51)	**60**		**21,565,129,039**	**21,018,166,949**

INTERIM CONSOLIDATED INCOME STATEMENT

For the six-month period ended 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period (restated)
18. Net profit after tax attributable to shareholders of the parent	**61**		**21,564,720,433**	**21,019,073,477**
19. Net profit/ (loss) after tax attributable to non-controlling interests	**62**		**408,606**	**(906,528)**
20. Basic earnings per share	**70**	**29**	**1,730**	**1,684**
21. Diluted earnings per share	**71**	**29**	**1,730**	**1,684**

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Le Thi Linh	Mai Phuong Anh	Hoang Hoa Cuong

M.S.D.N: 0100105503 - C.T.C.P. CÔNG TY CỔ PHẦN XÂY DỰNG VÀ ĐẦU TƯ VISICONS Q. CẦU GIẤY - TP. HÀ NỘI

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the six-month period ended 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting profit before tax	**01**		**26,962,217,557**	**26,273,716,517**
2. Adjustments for:				
- Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets	02		1,526,879,298	1,228,442,736
- Reversal of provisions	03		(1,647,716,393)	(1,754,184,461)
- Profits from investing activities	05		(5,642,707,290)	(1,146,803,461)
- Interest expense	06		7,201,905,851	6,402,400,296
Operating profit before changes in working capital	**08**		**28,400,579,023**	**31,003,571,627**
- Increase, decrease in receivables	09		(149,304,231,256)	(193,814,870,931)
- Increase, decrease in inventories	10		(10,268,942,538)	122,891,075,552
- Increase, decrease in payables (other than interest, corporate income tax)	11		41,458,634,945	(103,409,583,062)
- Increase, decrease in prepaid expenses	12		(22,734,863,406)	1,597,255,459
- Interest paid	14		(6,906,493,565)	(6,308,376,366)
- Corporate income tax paid	15		(8,530,164,954)	(4,930,480,718)
- Other cash outflows for operating activities	17		-	(60,000,000)
Net cash flows from operating activities	**20**		**(127,885,481,751)**	**(153,031,408,439)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase, construction of fixed assets and other long-term assets	21		(4,695,179,317)	(1,627,770,909)
2. Proceeds from disposals of fixed assets and other long-term assets	22		155,909,091	554,545,454
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(177,217,402,221)	-
4. Proceeds from sale of investments in other entities	26		100,544,142,942	-
5. Interest and dividends received	27		1,894,764,921	807,283,161
Net cash flows from investing activities	**30**		**(79,317,764,584)**	**(265,942,294)**

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)

For the six-month period ended 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of borrowings	33		652,997,707,885	289,308,933,821
2. Repayment of borrowings	34		(465,996,844,548)	(184,666,432,732)
3. Dividends paid	36		(10,685,839,325)	(9,680,541,000)
Net cash flows from financing activities	**40**		**176,315,024,012**	**94,961,960,089**
Net cash flow for the period (50 = 20 + 30 + 40)	**50**		**(30,888,222,323)**	**(58,335,390,644)**
Cash and cash equivalents at beginning of period	**60**		**162,968,601,397**	**136,962,651,241**
Cash and cash equivalents at end of period (70 = 50 + 60 + 61)	**70**	**4**	**132,080,379,074**	**78,627,260,597**

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
		CÔNG TY CỔ PHẦN XÂY DỰNG VÀ ĐẦU TƯ VISICONS
Le Thi Linh	Mai Phuong Anh	Hoang Hoa Cuong

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2026 and for the six-month period then ended

1. CORPORATE INFORMATION

Visicons Construction and Investment Joint Stock Company ("the Company"), previously known as Constructions Company No.6, an independent accounting unit of Vietnam Construction and Import-export Corporation, was established through the equitization of state-owned enterprise under the Decision No. 890/QD-BXD dated 30 June 2000 by the Minister of Construction. The Company is currently a joint stock company incorporated under the Law on Enterprise of Vietnam in pursuant to the Enterprise Registration Certificate No. 0100105503 issued by the Hanoi Department of Planning and Investment on 17 July 2000 and subsequent amended enterprise registration certificates, with the latest being 16th Amendment dated 29 June 2026.

The Company's shares have been listed on the Hanoi Stock Exchange since 28 January 2008 pursuant to Decision No. 23/QD-TTGDHN dated 18 January 2008 approving the listing of shares on the Hanoi Stock Exchange with the ticker symbol VC6.

The principal activities of the Company in current period are:

- Construction of civil projects, industrial works, transportation, irrigation, hydroelectric, construction of urban infrastructures and industrial zone; and
- Investment, trading of real estate, lease of office.

The Company's head office is located at 5th floor, 29T2 building, Hoang Dao Thuy street, Yen Hoa ward, Hanoi, Vietnam. The Company has a representative office in Ho Chi Minh City, following the Certificate of Representative Office Operation Registration No. 0100105503-002 issued by the Ho Chi Minh City Department of Planning and Investment on 9 October 2019.

The number of the Company's employees as at 30 June 2026 is 399 (31 December 2025: 392).

Corporate structure

As at 30 June 2026, the Company has 1 subsidiary (31 December 2025: 1 subsidiary) with details below:

Company	*Address*	*Principal activities*	*% Interest*		*% Voting rights*	
			30 June 2026	*31 December 2025*	*30 June 2026*	*31 December 2025*
Visiland Investment and Construction Joint Stock Company	5th floor, 29T2 building, Hoang Dao Thuy street, Yen Hoa ward, Hanoi, Vietnam	Construction and development of civil projects, investment, trading of real estate	65%	65%	65%	65%

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The interim consolidated financial statements of the Company and its subsidiary ("the Group") expressed in Vietnam Dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim consolidated financial position and the interim consolidated results of operations and the interim consolidated cash flows of the Group in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Group's applied accounting documentation system is the computer-based system.

2.3 Reporting period

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

These interim consolidated financial statements are prepared for the six-month period ended 30 June 2026.

2.4 Accounting currency

The interim consolidated financial statements are prepared in VND which is also the Group's accounting currency.

2.5 Basis of consolidation

The interim consolidated financial statements comprise the interim financial statements of the Company and its subsidiary for the six-month period ended 30 June 2026.

Subsidiary is fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of the subsidiary is prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

2. BASIS OF PREPARATION (continued)

2.5 Basis of consolidation (continued)

Non-controlling interests represent the portion of profit or loss and net assets of the subsidiary not held by the Group and are presented separately in the consolidated income statement and within equity in the interim consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Changes in accounting policies and disclosures

The accounting policies adopted by the Company in preparation of the interim consolidated financial statements are consistent with those followed in the preparation of the Company's annual consolidated financial statements for the year ended 31 December 2025 and the interim consolidated financial statements for the six-month period ended 30 June 2025 except for the changes in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC and Circular 43/2026/TT-BTC.

3.1.1 Changes in accounting policies due to the adoption of new accounting regulations: Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting system ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations.

The Company has applied changes in accounting policies in accordance with Circular 99, which have affected the Company on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 30.

3.1.2 Circular no. 43/2026/TT-BTC amending and supplementing circular no. 202/2014/TT-BTC providing guidance on preparation and presentation of consolidated financial statements

On 20 April 2026, the Ministry of Finance issued Circular 43/2026/TT-BTC ("Circular 43") amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, 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 financial years beginning on or after 1 January 2026.

The Group applies the change in accounting treatment in accordance with the provisions of Circular 43 on a prospective basis, as Circular 43 and the Vietnamese Accounting Regime do not require retrospective application of these changes.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.3 Inventories

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Work-in-process of construction contracts	- Cost of work-in process of construction contracts on a specific identification basis.

Provision for obsolete inventories

An inventory provision is made for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories owned by the Group, based on appropriate evidence of impairment available at the interim consolidated balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the interim consolidated income statement.

3.4 Receivables

Receivables are presented in the interim consolidated balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the end of the reporting period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim consolidated income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 Tangible fixed assets

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities.

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

3.6 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessee

Rentals under operating leases are charged to the interim consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

Assets subject to operating leases are included as the Group's investment properties in the interim consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred.

For other cases under operating leases, lease income is recognised in the interim consolidated income statement on a straight-line basis over the lease term.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

3.8 *Depreciation and amortisation*

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 – 50 years
Machinery and equipment	4 – 15 years
Means of transportation	6 – 10 years
Office equipment	3 – 10 years
Trademark	5 years

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

3.9 *Investment properties*

Investment properties held for lease are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation of investment properties held for rent are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land-use rights and associated infrastructure for lease	50 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim consolidated income statement in the period of retirement or disposal.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Investment properties* (continued)

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.10 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the period in which they are incurred.

3.11 *Deferred expenses*

Deferred expenses are reported as short-term or long-term deferred expenses on the interim consolidated consolidated statement of financial position and are amortised over the period to which they relate or during which the related economic benefits are consumed.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim consolidated income statement:

- Tools consumables used for more than one year with high value;
- Office equipment.

3.12 *Business combinations*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

3.13 *Investments*

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investments are stated at costs.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the end of the reporting period.

Increases or decreases to the provision balance are recorded as finance expense in the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Payables

Trade and other payables comprise obligations of the Group to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works.

3.15 Accruals

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognised as production and business expenses of the reporting period.

3.16 Provision

General

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Warranty provisions

Warranty provisions for products, goods, services, and construction projects are provisions for costs related to products, goods, services, and construction projects that have been sold, provided, or delivered to buyers but are still within the warranty period, and the Group is still obligated to continue repairs and completions according to the contracts or commitments with customers.

Warranty provisions for construction project are made for each construction project or project item that has been completed and handed over during the period. The warranty provision for construction project is recognised as part of selling expenses. Increases or decreases to the provision balance other than actual payment to employee are recorded as selling expenses in the interim consolidated income statement.

The warranty provisions are established based on estimates derived from historical statistical warranty data associated with similar products, goods, services, and construction projects.

Provision for onerous contracts

Provisions for onerous contracts are recognized for contracts where unavoidable costs of meeting the obligations exceed the economic benefits expected to be received from the contract. The mandatory costs to be paid under the contract terms reflect the lowest cost if the contract is abandoned. This cost will be lower than the cost of fulfilling the contract, including any compensation or penalties incurred due to non-performance of the contract.

For provisions related to inventories required for fulfilling an onerous contract, the provision is charged to cost of goods sold. For other types of onerous contracts, the provision is recognised in other expenses.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Foreign currency transactions

Transactions denominated in currencies other than the accounting currency of the Group (VND) are initially recorded using the actual transaction exchange rates or carrying exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction date, as follows:

Actual transaction exchange rates

Transactions denominated in currencies other than the accounting currency of the Group (VND) are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the entity frequently conducts transactions.

All foreign exchange differences incurred are taken to the interim consolidated income statement.

Carrying exchange rates

Carrying exchange rates include either specific actual carrying exchange rates or weighted-average carrying exchange rates. The application of specific actual carrying exchange rates or weighted-average carrying exchange rates depends on the characteristics and management requirements of foreign currency–denominated monetary items of the Company.

All foreign exchange differences incurred are taken to the interim consolidated income statement.

3.18 Contributed capital

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual issuance expenses incurred corresponding to the number of shares successfully issued.

3.19 Appropriation of net profits

Net profit after tax is available for appropriation to investors/shareholders after approval by the appropriate level of authority/in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as approved by shareholders at the annual general meeting.

Investment and development fund

This fund is set aside for use in the expansion of operation or in-depth investments of the Company and its subsidiaries.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Appropriation of net profits* (continued)

Bonus and welfare fund

This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim consolidated statement of financial position.

3.20 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discounts, rebates and sales returns. The following specific recognition criteria must also be met before revenue is recognised:

Rendering of services

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion. Stage of completion is measured by reference to the proportion of work completed.

Where the contract outcome cannot be reliably measured, revenue is recognised only to the extent of the expenses recognised which are recoverable.

Sale of inventory property

Revenue from sale of inventory property is recognised when the significant risks and rewards associated with the ownership of the property have been transferred to the buyer.

Rental income

Rental income arising from operating leases is accounted for in the interim consolidated income statement on a straight-line basis over the terms of the lease.

Interest income

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

3.21 *Selling expenses*

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.22 *General and administrative expenses*

General and administrative expenses reflect actual costs incurred in the course of the general management of the Group.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 Construction contract

Where the outcome of a construction contract components can be estimated reliably and these components meet criteria to be paid according to the volume of the work performed, revenue and costs related to construction contract components are recognised by reference to the stage of completion of the contract activity at the date of the balance sheet date, which is certified by customer based on volume of the work completed. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the stage of completion of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

3.24 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the end of reporting date.

Current income tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of reporting period between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.24 Taxation (continued)

Deferred tax (continued)

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- Where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Previously unrecognised deferred tax assets are re assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised, or the liability is settled based on tax rates and tax laws that have been enacted at the end of reporting date.

Deferred tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- either the same taxable entity; or
- when the Group intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.25 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the period attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit/(loss) after tax attributable to ordinary shareholders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.26 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particularly economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Group's principal activities are construction. Activities relating to leasing offices, machinery and equipment and sales of real estate properties accounted a very small proportion of sales as presented in Note 22. These activities are mainly taking place within Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's services that the Group is rendering or the locations where the Group is operating. As a result, the management is of the view that there is only one segment for business and geography. As a result, the Group is not required to present segment information.

3.27 Related parties

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

3.28 Significant estimates

The preparation of the interim consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements requires management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Group's consolidated financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.28 *Significant estimates* (continued)

Cost of construction contract delivered

The Company recognizes cost of sales relating to completed and certified contract revenue based on the estimated gross profit margin of each project, as determined from the approved business plan and cost budget. Consequently, the measurement of cost of sales is highly dependent on management's estimates of total contract revenue and total forecast contract costs. Differences between actual costs incurred and those originally estimated may lead to revisions of cost of sales and profit in subsequent accounting periods.

Provision for construction warranty

The determination of the provision for construction warranty obligations requires Management to exercise significant judgment and make estimates regarding the costs expected to be incurred for construction projects that remain under warranty. The provision is measured based on historical experience with similar projects, the warranty terms specified in the contracts, the current condition of the projects, and the expected warranty obligations after considering the recoverability of related costs from subcontractors or other responsible parties. As these estimates depend on the specific circumstances and conditions of each project, actual warranty costs incurred in the future may differ from the provision recognized as at the reporting date

4. CASH AND CASH EQUIVALENTS

Currency: VND

	Ending balance	*Beginning balance (restated)*
Cash on hand	11,386,939,111	1,144,394,936
Cash at banks	120,693,439,963	61,824,206,461
- Military Commercial Joint Stock Bank	*23,635,099,373*	*8,217,248,881*
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*97,029,641,312*	*44,074,090,842*
- Vietnam Maritime Commercial Joint Stock Bank	*28,699,278*	*9,532,866,738*
Cash equivalents	-	100,000,000,000
TOTAL	**132,080,379,074**	**162,968,601,397**

5. HELD-TO-MATURITY INVESTMENTS

Currency: VND

	Ending balance	*Beginning balance (restated)*
Term deposit	190,090,000,000	115,090,000,000
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*190,090,000,000*	*115,090,000,000*
Interest income	2,217,402,221	544,142,942
TOTAL	**192,307,402,221**	**115,634,142,942**

The balance as at 30 June 2026 comprises time deposits in VND at banks with original terms ranging from 6 to 12 months and interest rates ranging from 4.2% per annum to 8.5% per annum (31 December 2025: from 4.2% per annum to 5.5% per annum). These time deposits have been pledged for loans as disclosed in Note 19.

6. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

6.1 *Trade receivables*

Currency: VND

	Ending balance	*Beginning balance (restated)*
Short-term		
Red Board Technology Vietnam Co., Ltd.	98,850,000,000	-
Cheng Loong Ninh Binh Co., Ltd.	94,752,867,424	-
Global Real Estate Investment JSC	41,073,149,632	44,886,414,156
QMH Computer Co., Ltd.	20,216,751,203	25,842,795,016
Trend Power Technology Vietnam Co., Ltd.	14,075,000,000	-
Daichi Housing Development JSC	8,106,777,122	8,106,777,122
AMTRAN Technology Vietnam Co., Ltd.	7,094,436,161	7,494,436,161
Maeda Vietnam Co., Ltd.	6,683,972,939	10,872,445,640
Other customers	46,193,501,412	85,049,183,909
TOTAL	**337,046,455,893**	**182,252,052,004**
Provision for short-term doubtful trade receivables	(12,940,058,902)	(12,940,058,902)
In which:		
Trade receivables from others	*330,970,522,954*	*171,379,606,364*
Trade receivables from related parties (Note 28)	*6,683,972,939*	*10,872,445,640*
Long-term		
Simplo Technology Vietnam Co., Ltd.	8,460,000,000	8,460,000,000
Trend Power Technology Vietnam Co., Ltd.	-	13,650,000,000
QMH Computer Co., Ltd.	3,600,000,000	-
TOTAL	**12,060,000,000**	**22,110,000,000**

As of 30 June 2026, debt collection rights arising from certain trade receivables have been pledged for loans as disclosed in Note 19.

6.2 *Short-term advances to suppliers*

Currency: VND

	Ending balance	*Beginning balance*
Advances to construction teams: (*)	28,723,940,000	27,565,616,916
- *Residential areas for Ministry of Public Security's staffs*	*9,319,089,580*	*9,319,089,580*
- *Infrastructure of Hue University*	*5,359,144,156*	*5,359,144,156*
- *Other construction projects*	*14,045,706,264*	*12,887,383,180*
Other suppliers	83,125,988,301	71,302,460,003
TOTAL	**111,849,928,301**	**98,868,076,919**
Provision for doubtful advances to suppliers	(23,567,661,603)	(24,208,923,180)

(*) These include VND 23,567,661,603 advances to the Company's construction teams, under subcontracting agreements and related loan agreements which are subject to interest with reference to bank loan interest rate and maturity term depending on construction schedule.

7. OTHER SHORT-TERM RECEIVABLES

Currency: VND

	Ending balance	*Beginning balance (restated)*
Tender guarantee	1,172,466	1,700,000,000
Deposits	814,800,000	814,800,000
Other receivables	2,155,180,156	819,132,154
TOTAL	**2,971,152,622**	**3,333,932,154**
Provision for doubtful other short-term receivables	(814,800,000)	(814,800,000)

8. BAD DEBTS

Currency: VND

	Ending balance		*Beginning balance*	
	Cost	*Recoverable amount*	*Cost*	*Recoverable amount*
Construction teams	23,567,661,603	-	24,208,923,180	-
Dai-Chi Housing Development JSC	8,106,777,122	-	8,106,777,122	-
The he Tre Co., Ltd.	823,872,400	-	823,872,400	-
Deposit made to the Vinh Phuc Department of Planning and Investment	814,800,000	-	814,800,000	-
Tien Huy Construction and Transport Joint Stock Company	13,175,000,000	-	13,175,000,000	-
Other receivables	4,009,409,380	-	4,009,409,380	-
TOTAL	**50,497,520,505**	**-**	**51,138,782,082**	**-**

9. INVENTORIES

Currency: VND

	Ending balance		*Beginning balance*	
	Cost	*Provision*	*Cost*	*Provision*
Work-in-process of construction contracts				
Wistron Dormitory	-	-	196,051,666,280	-
Red Board Project 2025	72,533,784,854	-	479,682,517	-
Simplo Building F Construction (2025)	70,522,266,409	-	-	-
Hung Yen Textile and Dyeing Factory	69,587,903,452	-	24,475,446,963	-
Quanta Dormitory	62,034,562,967	-	51,286,040,634	-
Quanta Factory F2 (2026)	55,018,442,302	-	-	-
FSP Vietnam Technology Factory	25,731,772,372	-	30,141,965,099	-
ROUTE Commercial Centre and Hotel Project, Thai Nguyen 2026	24,194,833,060	-	-	-
SENAO Factory	23,971,096,608	-	85,281,202,772	-
Green Garden Project 2026	13,535,136,275	-	-	-
Route Commercial Center and Hotel, Cho Moi, Bac Giang 2026	12,066,530,869	-	-	-
Palm Manor Construction	11,668,872,037	-	38,785,069,252	-
Others	61,968,360,917	(5,318,407,519)	66,543,228,584	(5,318,407,519)
TOTAL	**502,833,562,122**	**(5,318,407,519)**	**492,564,619,584**	**(5,318,407,519)**

Detail of movements of provision for obsolete inventories:

Currency: VND

	Current period	*Previous period*
Beginning balance	5,318,407,519	5,358,703,903
Less: Reversal of provision during the period	-	(2,377,025,433)
Ending balance	5,318,407,519	2,981,678,470

10. OTHER CURRENT ASSETS

Currency: VND

	Ending balance	*Beginning balance (restated)*
Bank deposits		
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*10,000,000,000*	*10,000,000,000*
TOTAL	**10,000,000,000**	**10,000,000,000**

As at 30 June 2026, this represents short-term bank deposits with original maturities of not more than 3 months and interest rate at 1.9% (31 December 2025: 1.9%), which have been pledged as security for bank borrowings as disclosed in Note 19.

11. OTHER LONG-TERM RECEIVABLES

Currency: VND

	Ending balance	*Beginning balance*
Contribution under business cooperation contract	39,579,600,000	34,684,700,000
TOTAL	**39,579,600,000**	**34,684,700,000**
Provision for other receivables	(13,175,000,000)	(13,175,000,000)

Comprising the following two contracts:

i. In accordance with business cooperation contract No. 56–HĐHTĐT/TIEN HUY–VISICONS dated 11 June 2021 and Appendix No. 01-PLHĐHTĐT/Tien Huy – VISICONS – VISILAND dated 30 June 2023 between the Group and Tien Huy Constructions and Transport Joint Stock Company, the Group contributed VND 20 billion equivalent to 100% of committed amount in exchange for future receipt of land-use rights of land lots of Commercial Housing Area Project in Binh Xuyen commune, Phu Tho province. As at 30 June 2026, the project was still at development stage.

ii. In accordance with the Business Cooperation Contract No. 2312/HĐHTĐT/DSG-VC6 dated 23 December 2020 with DSG Infrastructure Investment Joint Stock Company ("DSG"), the Company contributed VND 19.57 billion, equivalent to 98% of the committed investment amount, for the future transfer of land use rights relating to a 4,994.9 m² manufacturing workshop land parcel located in the Ngoc My - Thach Than Craft Village and Cottage Industry Cluster, Quoc Oai District, Hanoi. As at 30 June 2026, the project was still under development.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

12. TANGIBLE FIXED ASSETS

Currency: VND

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Total*
Cost:					
Beginning balance	39,400,468,670	20,372,342,993	4,995,403,371	3,510,247,298	68,278,462,332
- New purchase	-	3,773,651,852		921,527,465	4,695,179,317
- Increase from construction in progress	-	-	-	1,896,308,849	1,896,308,849
- Disposal	-	-	-	(2,420,384,238)	(2,420,384,238)
Ending balance	39,400,468,670	24,145,994,845	4,995,403,371	3,907,699,374	72,449,566,260
In which:					
Fully depreciated	*1,140,308,023*	*2,999,938,637*	*783,115,226*	*985,299,423*	*5,908,661,309*
Accumulated depreciation:					
Beginning balance	12,073,006,646	9,804,693,029	1,778,878,718	3,463,242,503	27,119,820,896
- Depreciation for the period	382,710,738	741,193,160	210,614,406	125,444,802	1,459,963,106
- Disposal	-	-	-	(2,420,384,238)	(2,420,384,238)
Ending balance	12,455,717,384	10,545,886,189	1,989,493,124	1,168,303,067	26,159,399,764
Net carrying amount:					
Beginning balance	27,327,462,024	10,567,649,964	3,216,524,653	47,004,795	41,158,641,436
Ending balance	26,944,751,286	13,600,108,656	3,005,910,247	2,739,396,307	46,290,166,496
In which:					
Pledged as loan security	*25,063,652,223*	*5,571,111,106*	*1,744,304,745*	-	*32,379,068,074*

As at 30 June 2026, certain tangible fixed assets have been pledged for bank loans as disclosed in Note 19.

12. TANGIBLE FIXED ASSETS (continued)

Details of existing tangible fixed assets:

	Ending balance *Cost*
Office systems	30,583,856,160
Other tangible fixed assets	41,865,710,100
TOTAL	**72,449,566,260**

13. INVESTMENT PROPERTIES

As at 30 June 2026, investment properties held for rental purposes were as follows:

	Currency: VND *Land use rights and associated infrastructure*
Cost:	
Beginning balance	9,634,256,259
Ending balance	9,634,256,259
Accumulated depreciation:	
Beginning balance	2,206,160,499
- Depreciation for the period	66,916,192
Ending balance	2,273,076,691
Net carrying amount:	
Beginning balance	7,428,095,760
Ending balance	7,361,179,568
In which:	
Pledged as loan security	*7,361,179,568*

As at 30 June 2026, investment properties included land-use right and associated infrastructure on 1st floor and the 2nd floor of H10, Thanh Liet ward, Hanoi. As at 30 June 2026, these assets were for lease and their amortisation is calculated on straight-line method over their estimated useful life. These assets were pledged for bank loans as disclosed in Note 19.

The Group does not disclose fair value of these investment properties due to lack of reliable market information.

14. LONG-TERM INVESTMENT

Currency: VND

	Ending balance			*Beginning balance*		
	Ownership and voting rights (%)	*Cost*	*Fair value*	*Ownership and voting rights (%)*	*Cost*	*Fair value*
Vietnam Construction and Interior Decoration Joint Stock Company	14%	1,400,000,000	(*)	14%	1,400,000,000	(*)
TOTAL		**1,400,000,000**			**1,400,000,000**	
Provision for diminution in value of long-term investments		(1,400,000,000)			(1,400,000,000)	

(*) The Group does not disclose the fair value of the long-term investment due to insufficient reliable information to determine their fair value.

15. LONG-TERM PREPAID EXPENSES

Currency: VND

	Ending balance	*Beginning balance*
Tools in use (*)	32,147,921,436	9,457,933,686
Minor office equipment in use	683,101,434	726,438,086
TOTAL	**32,831,022,870**	**10,184,371,772**

(*) As at 30 June 2026, certain construction tools have been pledged for bank loans as disclosed in Note 19.

16. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

16.1 Short-term trade payables

Currency: VND

	Balance and payable amount	
	Ending balance	*Beginning balance*
Binh Minh Steel Business JSC	61,208,264,160	28,220,660,502
Ha Minh Trading and Services JSC	23,298,205,700	4,540,335,393
Sigma Engineering JSC	16,156,989,155	34,917,353,728
Vinh Minh Vietnam Construction Development Co., Ltd.	11,582,463,265	39,581,461,482
Other suppliers	255,662,478,354	237,385,450,686
TOTAL	**367,908,400,634**	**344,645,261,791**
In which:		
Shor-term trade payables from others	*367,817,959,274*	*344,474,401,147*
Short-term trade payables from related parties (Note 28)	*90,441,360*	*170,860,644*

16. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS (continued)

16.2 Short-term advances from customers

Currency: VND

	Ending balance	*Beginning balance*
Simplo Technology (Vietnam) Co., Ltd	71,242,000,000	-
Hung Yen Weaving & Dyeing Co., Ltd.	49,554,708,260	48,486,148,260
Quanta Company	37,029,949,516	-
Yen Son Urban Development Co., Ltd	29,985,734,621	-
Management Board of Construction Projects of the Central Party	27,057,000,000	27,057,000,000
Route Inn Thai Nguyen Single-Member Limited Liability Company	25,296,000,000	-
Route Inn Bac Giang Co., Ltd	19,584,000,000	-
Wistron Property Vietnam Co., Ltd.	-	165,941,732,484
Senao Vietnam Co., Ltd.	-	43,061,000,000
Global Real Estate Investment JSC	21,161,747,658	27,741,248,484
Other customers	42,193,549,050	62,708,186,359
TOTAL	**323,104,689,105**	**374,995,315,587**
In which:		
Shor-term advances from others	*322,282,389,105*	*374,882,815,587*
Short-term advances from related parties (Note 28)	*822,300,000*	*112,500,000*

17. STATUTORY OBLIGATIONS

Currency: VND

	Beginning balance	*Payable for the period*	*Payment during the period*	*Ending balance*
Payables				
Corporate income tax	8,530,164,954	5,397,088,518	(8,530,164,954)	5,397,088,518
Personal income tax	198,384,375	6,751,711,933	(5,832,313,773)	1,117,782,535
Other taxes	2,844,089	127,447,962	(128,561,834)	1,730,217
TOTAL	**8,731,393,418**	**12,276,248,413**	**(14,491,040,561)**	**6,516,601,270**

	Beginning balance	*Receivable for the period*	*Receipt during the period*	*Ending balance*
Receivables				
Value added tax	52,926,298,436	10,915,443,000	(20,277,889,533)	43,563,851,903
TOTAL	**52,926,298,436**	**10,915,443,000**	**(20,277,889,533)**	**43,563,851,903**

18. SHORT-TERM ACCRUED EXPENSES

Currency: VND

	Ending balance	*Beginning balance (restated)*
Completed construction work, waiting for billing from contractors	96,554,785,177	19,073,224,227
Interest expenses	479,781,990	184,369,704
TOTAL	**97,034,567,167**	**19,257,593,931**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

19. LOANS

Currency: VND

	Beginning balance		*Movement during the period*		*Ending balance*	
	Balance	*Payable amount*	*Increase*	*Decrease*	*Balance*	*Payable amount*
Short-term						
Loans from bank *(Note 19.1)*	200,327,966,744	200,327,966,744	646,252,343,091	(464,744,844,548)	381,835,465,287	381,835,465,287
Current portion of long-term loan from bank *(Note 19.2)*	1,405,891,000	1,405,891,000	3,332,000,000	(1,252,000,000)	3,485,891,000	3,485,891,000
TOTAL	**201,733,857,744**	**201,733,857,744**	**649,584,343,091**	**(465,996,844,548)**	**385,321,356,287**	**385,321,356,287**
Long-term						
Loans from bank *(Note 19.2)*	-	-	6,745,364,794	(3,332,000,000)	3,413,364,794	3,413,364,794
TOTAL	**201,733,857,744**	**201,733,857,744**	**656,329,707,885**	**(469,328,844,548)**	**388,734,721,081**	**388,734,721,081**

19. LOANS (continued)

19.1 Short-term loans from banks

Details of the short-term loans from banks are as follows:

Bank	*Ending balance (VND)*	*Principal and interest repayment term*	*Interest rate (% per annum)*	*Description of collaterals*
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Dong Branch	336,424,108,457	Principal is due from July to December 2026. Interest is payable monthly.	6.8% - 8.5%	▶ Land use rights and assets attached to the land on the 1st floor of the building H10, Thanh Xuan ward, Hanoi; land use rights and assets attached to the land on the 5th floor of the building 29T2, plot N05, Dong Nam urban area, Tran Duy Hung street, Yen Hoa ward, Hanoi under property collateral contract No. 01/2016/178582/HĐBĐ; ▶ Tangible fixed assets under property collateral contract No. 01/2020/178582/HĐBĐ; and ▶ Time deposit contracts signed between the bank and the Company.
Military Commercial Joint Stock Bank – Dien Bien Phu Branch	45,411,356,830	Principal is due from July to December 2026. Interest is payable monthly.	8.1% - 8.8%	▶ Land use rights and assets attached to the land on the 2nd floor of the building at H10, Thanh Xuan ward, Hanoi, and the debt collection rights arising from Contracts No 310610.25.051.532484.TD; and ▶ Debt collection rights arising from Contract No. MAV-VSC-20240801.
TOTAL	**381,835,465,287**			

19. LOANS (continued)

19.2 Long-term loans from banks

Details of the long-term loans from banks are as follows:

Bank	*Ending balance (VND)*	*Principal and interest repayment term*	*Annual interest rate*	*Description of collaterals*
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Dong Branch	6,899,255,794	Principal is last due on 7 May 2029. Interest is payable monthly.	10.50%	Construction tools funded by the loans, with an amount of VND 10,775,364,094 under the Asset collateral contract No. 02/178582/2023/HDBD dated 22 August 2023, signed between the bank and the Company.
TOTAL	**6,899,255,794**			
In which:				
- Current portion	*3,485,891,000*			
- Non-current portion	*3,413,364,794*			

20. SHORT-TERM PROVISIONS

Currency: VND

	Ending balance	*Beginning balance (restated)*
Provision for construction warranties	24,640,970,254	25,647,425,070
TOTAL	**24,640,970,254**	**25,647,425,070**

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

Currency: VND

	Share capital	*Share premium*	*Investment and development fund*	*Undistributed earnings*	*Non-controlling interest*	*Total*
For the six-month period ended 30 June 2025						
Beginning balance	96,796,860,000	14,612,324,709	11,920,852,173	26,696,543,470	10,501,261,268	160,527,841,620
- Net profit for the period	-	-	-	21,019,073,477	(906,528)	21,018,166,949
- Dividends declared (*)	11,611,910,000	-	-	(21,291,596,000)	-	(9,679,686,000)
- Remuneration for Board of Directors and Board of Supervision (*)	-	-	-	(60,000,000)	-	(60,000,000)
Ending balance	108,408,770,000	14,612,324,709	11,920,852,173	26,364,020,947	10,500,354,740	171,806,322,569
For the six-month period ended 30 June 2026						
Beginning balance	108,408,770,000	14,612,324,709	11,920,852,173	39,740,166,744	10,509,544,488	185,191,658,114
- Net profit for the period	-	-	-	21,564,720,433	408,606	21,565,129,039
- Dividends declared (*)	16,258,220,000	-	-	(27,099,097,000)	-	(10,840,877,000)
- Remuneration for Board of Directors and Board of Supervision (*)	-	-	-	(60,000,000)	-	(60,000,000)
- Distribution to bonus and welfare fund	-	-	-	(1,978,000,000)	-	(1,978,000,000)
Ending balance	124,666,990,000	14,612,324,709	11,920,852,173	32,167,790,177	10,509,953,094	193,877,910,153

(*) In accordance with the Resolution dated 18 April 2026 of Annual General Shareholders Meeting, the General Meeting of Shareholders approved the appropriation of net profit from 2025 undistributed earnings as as follow:

- stock dividend payment for 2025 at a rate of 15% (15 shares for every 100 existing shares);
- cash dividend for 2025 at a rate of 10% (VND 1,000 per share);
- appropriation of VND 1,978,000,000 to the bonus and welfare fund;
- remuneration for the Board of Directors and the Board of Supervisors amounting to VND 60,000,000

21. OWNERS' EQUITY (continued)

21.2 Capital transactions with owners and distribution of dividends

Currency: VND

	Current period	*Previous period*
Contributed capital		
Beginning balance	108,408,770,000	96,796,860,000
Increase	16,258,220,000	11,611,910,000
Ending balance	124,666,990,000	108,408,770,000
Dividends declared	***27,099,097,000***	***21,291,596,000***

21.3 Dividends

Currency: VND

	Current period	*Previous period*
Dividends declared and paid during the period	**26,944,059,325**	**21,292,451,000**
Dividends on ordinary shares		
Dividends by cash for 2025: VND 1,000 per share (2024: VND 1,000 per share)	10,684,485,625	9,679,686,000
Dividends by shares for 2025: 15 shares per 100 existing shares (2024: 12 shares per 100 existing shares)	16,258,220,000	11,611,910,000
Dividends by cash for the previous periods	1,353,700	855,000
Dividends declared after the end of the reporting period and not yet recognised as liability as at 30 June 2026	-	-

21.4 Shares

Unit: Share

	Ending balance	*Beginning balance*
Authorized shares	**12,466,699**	**10,840,877**
Issued shares	**12,466,699**	**10,840,877**
Ordinary shares	*12,466,699*	*10,840,877*
Shares in circulation	**12,466,699**	**10,840,877**
Ordinary shares	*12,466,699*	*10,840,877*

The par value of share in circulation is VND 10,000 per share (31 December 2025: VND 10,000 per share).

22. REVENUES FROM SALE OF GOODS AND RENDERING OF SERVICES

Currency: VND

	Current period	*Previous period (restated)*
Gross revenue	**1,480,552,884,715**	**1,394,018,408,015**
In which:		
Revenue from construction contracts delivered	*1,479,995,620,715*	*1,393,500,458,015*
Revenue from leasing offices	*557,264,000*	*517,950,000*
Less	-	-
Net revenue	**1,480,552,884,715**	**1,394,018,408,015**
In which:		
Sales to others	*1,477,918,084,715*	*1,319,932,975,015*
Sales to related parties (Note 28)	*2,634,800,000*	*74,085,433,000*

Revenue from construction contracts recognised during the period and cumulative revenue of on-going construction contracts are as follows:

Currency: VND

	Current period	*Previous period*
Revenue recognised during the period of on-going construction contracts	1,393,594,390,861	1,301,185,046,076
Revenue recognised during the period of completed construction contracts	86,401,229,854	92,315,411,939
TOTAL	**1,479,995,620,715**	**1,393,500,458,015**
Cumulative revenue recognised up to end of period of on-going construction contracts	2,534,340,850,372	2,448,832,050,779

23. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND

	Current period	*Previous period (restated)*
Cost of construction contracts delivered	1,427,528,784,649	1,342,220,841,247
Cost of leasing offices	120,916,192	66,916,192
TOTAL	**1,427,649,700,841**	**1,342,287,757,439**

24. FINANCE INCOME

Currency: VND

	Current period	*Previous period*
Interest income	5,486,798,199	982,560,189
Others	1,958,610,071	2,555,998,883
TOTAL	**7,445,408,270**	**3,538,559,072**

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Current period	*Previous period (restated)*
Selling expenses		
Provision expense for construction warranties	10,824,997,357	1,946,629,179
Reversal of provision expense for construction warranties	(11,831,452,173)	(1,988,588,207)
TOTAL	**(1,006,454,816)**	**(41,959,028)**
General administrative expenses		
Labour costs	20,513,060,453	16,132,358,867
Tools and supplies cost	828,482,293	832,752,381
Depreciation expenses	1,143,314,574	569,957,640
(Reversal)/ provision expense for doubtful receivables	(641,261,577)	664,800,000
Expense for external services	3,142,574,829	2,035,708,127
Others	3,435,598,821	3,031,807,784
TOTAL	**28,421,769,393**	**23,267,384,799**

26. PRODUCTION AND OPERATING COSTS

Currency: VND

	Current period	*Previous period*
Raw materials costs	1,041,839,735,186	956,676,701,443
Labour costs	276,595,714,969	196,016,458,945
Expenses for external services	142,577,291,259	87,813,792,206
(Reversal of provisions)/provision	(1,647,716,393)	(1,754,184,461)
Depreciation expenses	1,526,879,298	1,228,442,736
Cost of real estate properties sold	-	10,442,449,336
Others	5,448,508,453	2,640,896,789
TOTAL	**1,466,340,412,772**	**1,253,064,556,994**

27. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company and its subsidiary is 20% of taxable income.

The tax returns filed by the Group are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim consolidated financial statements could change at later date upon final determination by the tax authorities.

27.1 *CIT expenses*

Currency: VND

	Current period	*Previous period*
Current CIT expenses	5,397,088,518	5,255,549,568
TOTAL	**5,397,088,518**	**5,255,549,568**

The reconciliation between CIT expense and the accounting profit multiplied by CIT rate is presented below:

Currency: VND

	Current period	*Previous period*
Accounting profit before tax	**26,962,217,557**	**26,273,716,517**
At CIT rate of 20%	5,392,443,512	5,254,743,303
Adjustments to increase:		
Non-deductible expenses	4,645,006	288,249
Unrecognised deferred tax assets regarding tax loss	-	518,016
CIT expenses	**5,397,088,518**	**5,255,549,568**

27.2 *Current CIT*

The current CIT payable is based on taxable income for the current period. The taxable income of the Company and its subsidiary for the period differs from the accounting profit before tax as reported in the interim consolidated income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Company and its subsidiary's liabilities for current CIT is calculated using tax rates that have been enacted by the interim consolidated balance sheet date.

28. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Company during the period and as at 30 June 2026 is as follows:

Related parties	*Relationship*
Members of the Board of Directors, the Management, the Board of Supervision	(see details in the General Information section)
Maeda Corporation	Major shareholder

Significant transactions with related parties for the six-month period ended 30 June 2026 and 30 June 2025 were as follows:

Currency: VND

Related parties	*Relationship*	*Transactions*	Current period	Previous period
Maeda Vietnam Company Limited	Related party of major shareholder	Construction revenue	*2,634,800,000*	*74,085,433,000*
		Receipt of advance for construction contract	*822,300,000*	-
		Purchase of services	*90,441,360*	*715,128,264*

Terms and conditions of transactions with related parties

Sales and purchases with related parties are made on contract negotiation basis.

Outstanding balances at 30 June 2026 are unsecured, interest free and will be settled in cash. For the six-month period ended 30 June 2026, the Company has not made any provision for doubtful debts relating to amounts owed by related parties (31 December 2025: nil). This assessment is undertaken each financial period through the examination of the financial position of the related party and the market in which the related party operates.

Amounts due to and due from related parties at the interim consolidated balance sheet date were as follows:

Currency: VND

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance*
Short-term trade receivables *(Note 6.1)*				
Maeda Vietnam Company Limited	Related party of major shareholder	Construction service	6,683,972,939	10,872,445,640
TOTAL			**6,683,972,939**	**10,872,445,640**

28. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at the interim consolidated balance sheet date were as follows (continued):

Currency: VND

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance*
***Short-term trade payables** (Note 16.1)*				
Maeda Vietnam Company Limited	Related party of major shareholder	Purchase of services	90,441,360	170,860,644
TOTAL			**90,441,360**	**170,860,644**
***Short-term advances from customers** (Note 16.2)*				
Meada Vietnam Company Limited	Related party of major shareholder	Receipt of advance for construction contract	822,300,000	112,500,000
TOTAL			**822,300,000**	**112,500,000**

Transactions with other related parties

Remuneration (exclusive of dividends) of members of the Board of Directors and the management:

Currency: VND

Individuals	*Position*	*Current period*	*Previous period*
Mr. Tran Van Khanh	Chairman	563,571,522	527,709,768
Mr. Hoang Hoa Cuong	General Director/ Member of Board of Directors	533,571,522	497,709,769
Mr. Nguyen Minh Tuan	Deputy General Director/ Member of Board of Directors	460,053,064	422,943,798
Mr. Nguyen Phan Tuan	Deputy General Director/ Member of Board of Directors	445,358,315	375,637,838
Mr. Nguyen Xuan Quynh	Deputy General Director	380,199,841	345,637,838
Mr. Tran Thanh Thuy	Deputy General Director	380,199,841	345,637,838
Mr. Nguyen Kien Trung	Deputy General Director	367,307,472	323,125,485
Mr. Nguyen Lai Tho	Deputy General Director	392,866,697	-
TOTAL		**3,523,128,274**	**2,838,402,334**

Remuneration of Board of Supervision:

Currency: VND

	Current period	*Previous period*
Remuneration of Board of Supervision	48,000,000	48,000,000

29. EARNINGS PER SHARE

The following reflects the income and share data used in the basic and diluted earnings per share computations:

Currency: VND

	Current period	*Previous period (restated)*
Net profit after tax attributable to ordinary shareholders	21,564,720,433	21,019,073,477
Adjustment for remuneration to members of the Board of Directors, Board of Supervision (*)	-	(30,000,000)
Net profit attributable to ordinary shareholders adjusted for the effect of dilution	**21,564,720,433**	**20,989,073,477**
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share (**)	12,466,699	12,466,699
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	**12,466,699**	**12,466,699**
Basic earnings per share	1,730	1,684
Diluted earnings per share	1,730	1,684

There have been no transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these interim consolidated financial statements.

(*) The profit attributable to ordinary shareholders used in the calculation of earnings per share for the six-month accounting period ended 30 June 2025 was adjusted downward compared to that previously disclosed in the interim consolidated financial statements for the same period. The adjustment represents the remuneration of the Board of Directors and the Supervisory Board appropriated from 2025 profit in accordance with the Resolution of the General Meeting of Shareholders dated 18 April 2026, allocated to the first six months of 2025 on a pro-rata basis.

The profit used in the calculation of earnings per share for the six-month accounting period ended 30 June 2026 has not been adjusted for the remuneration of the Board of Directors and the Supervisory Board to be appropriated from 2026 profit, as no approval from the General Meeting of Shareholders for such appropriation had been obtained as at the reporting date.

(**) The weighted average number of ordinary shares used in the calculation of earnings per share for the six-month accounting period ended 30 June 2025 was retrospectively adjusted for the stock dividend issued in 2026. The adjustment reflects the additional shares issued pursuant to the Resolution of the General Meeting of Shareholders dated 18 April 2026.

30. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (Note 3.1.1) for the current period's interim consolidated financial statements. The details are as follows:

Currency: VND

	Beginning balance (as previously presented)	*Restated*	*Beginning balance (restated)*
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Cash equivalent	172,968,601,397	(10,000,000,000)	162,968,601,397
Other current assets	-	10,000,000,000	10,000,000,000
Short-term trade receivables	204,362,052,004	(22,110,000,000)	182,252,052,004
Held-to-maturity investments	115,090,000,000	544,142,942	115,634,142,942
Other short-term receivables	3,878,075,096	(544,142,942)	3,333,932,154
Long-term trade receivables	-	22,110,000,000	22,110,000,000
Dividends and profit payable	-	331,934,409	331,934,409
Other short-term payables	1,529,101,973	(331,934,409)	1,197,167,564
Short-term accrued expenses	44,905,019,001	(25,647,425,070)	19,257,593,931
Short-term provisions	-	25,647,425,070	25,647,425,070
INTERIM CONSOLIDATED INCOME STATEMENT			
Revenue from sale of goods and rendering of services	1,404,913,999,343	(10,895,591,328)	1,394,018,408,015
Cost of goods sold and services rendered	1,352,688,247,747	(10,400,490,308)	1,342,287,757,439
Selling expenses	-	(41,959,028)	(41,959,028)
Gain from disposal of investment property	-	453,141,992	453,141,992

31. EVENTS AFTER THE INTERIM CONSOLIDATED BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the end of reporting period that requires adjustment or disclosure in the interim consolidated financial statements of the Group.

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Le Thi Linh	Mai Phuong Anh	Hoang Hoa Cuong

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