

**VIETNAM NATIONAL CONSTRUCTION CONSULTANTS
CORPORATION – JOINT STOCK COMPANY**

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 1 JANUARY 2026 TO 30 JUNE 2026

**TỔNG
CÔNG TY
TƯ VẤN
XÂY DỰNG
VIỆT NAM -
CTCP**

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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Vietnam National Construction Consultants Corporation - JSC (hereinafter referred to as the "Corporation") hereby presents this report together with the accompanying interim consolidated financial statements of the Corporation and its subsidiaries (hereinafter collectively referred to as the "Corporation") for the period from 1 January 2026 to 30 June 2026.

BOARD OF MANAGEMENT, BOARD OF GENERAL DIRECTORS, BOARD OF SUPERVISORS AND CHIEF ACCOUNTANT

The members of the Board of Management, Board of General Directors, Board of Supervisors and the Chief Accountant of the Corporation during the period and up to the date of this report are as follows:

Board of Management

Mr Tran Duc Toan	Chairman	Appointed on 07 July 2026
Mr Than Hong Linh	Chairman	Term ended on 29 June 2026
Mr Tong Van Toan	Member	Appointed on 29 June 2026
Mr Nguyen Minh Hong	Member	Appointed on 29 June 2026
Mr Doan Duc Phi	Member	Appointed on 29 June 2026
Mr Nguyen Dinh Thi	Member	Appointed on 29 June 2026
Mr Nguyen Ba Minh	Member	Term ended on 29 June 2026
Ms Kieu Bich Hoa	Member	Term ended on 29 June 2026

Board of General Directors

Mr Nguyen Minh Hong	General Director	In charge of the Executive Management Board from 7 July 2026. Appointed on 09 July 2026
Mr Tran Duc Toan	General Director	Resigned on 07 July 2026
Ms Nguyen Thi To Trinh	Deputy General Director	
Mr Nguyen Dinh Thi	Deputy General Director	
Mr Nguyen Xuan Hai	Deputy General Director	
Mr Nguyen Truong Linh	Deputy General Director	
Mr Doan Duc Phi	Deputy General Director	

Board of Supervisors

Mr Nguyen Ba Minh	Head of the Board of Supervisors	Appointed on 07 July 2026
Mr Nguyen Van Phuc	Head of the Board of Supervisors	Term ended on 29 June 2026
Mr Nguyen Van Phuc	Member	Appointed on 29 June 2026
Ms Nguyen Thi Ngoc Diep	Member	Appointed on 29 June 2026
Mr Pham Vu Thanh	Member	Term ended on 29 June 2026
Mr Hoang Khanh Duy	Member	Term ended on 29 June 2026

Chief Accountant

Ms Nguyen Thi Doan Trang	Chief Accountant
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STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONT'D)

The legal representative of the Corporation from 1 January 2026 to 12 July 2026 was Mr. Tran Duuc Toan, General Director. Mr. Nguyen Minh Hong, General Director, was assigned to take charge of the Executive Management Board from 7 July 2026 and has served as the legal representative of the Corporation from 13 July 2026 up to the date of this report.

THE AUDITOR

UHY Auditing and Consulting Company Limited has reviewed the Company's interim consolidated financial statements.

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Vietnam National Construction Consultants Corporation - JSC is responsible for the preparation of the interim consolidated financial statements that give a true and fair view of the consolidated financial position of the Corporation as at 30 June 2026, and of its consolidated results of operations and consolidated cash flows for the period from 1 January 2026 to 30 June 2026. In preparing these interim consolidated financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgements and estimates;
- State whether applicable accounting principles have been complied with, and whether there are any material departures that need to be disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on a going concern basis, unless it is inappropriate to presume that the Corporation and its subsidiaries will continue their business operations; and
- Design and implement an effective internal control system for the purpose of preparing and presenting consolidated financial statements that are free from material misstatement, whether due to fraud or error.

The Board of General Directors confirms that the Corporation has complied with the above requirements in the preparation of the interim consolidated financial statements.

The Board of General Directors of the Corporation is responsible for ensuring that proper accounting records are maintained so as to reflect, with reasonable accuracy, the financial position of the Corporation at any time and for ensuring that the financial statements comply with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Corporation and, hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Board of General Directors, ✓



Nguyen Minh Hong
General Director
Hanoi, 04 September 2026

No.: 1050/2026/UHY - BCSX

REVIEW REPORT ON THE INTERIM CONSOLIDATED FINANCIAL INFORMATION

On the Interim Consolidated Financial Statements of Vietnam National Construction Consultants Corporation – JSC for the period from 1 January 2026 to 30 June 2026

**To: Shareholders, The Board of Management and the Board of General Directors
Vietnam National Construction Consultants Corporation - JSC**

We have reviewed the interim consolidated financial statements of Vietnam National Construction Consultants Corporation – JSC (the “Parent Company”) and its subsidiaries (collectively referred to as the “Corporation”), comprising the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement, the interim consolidated cash flow statement and the notes to the interim consolidated financial statements for the period from 1 January 2026 to 30 June 2026. The Corporation’s interim consolidated financial statements were prepared on 04 September 2026 and are set out on pages 06 to 47 attached hereto.

Responsibilities of the Board of General Directors

The Board of General Directors of the Corporation is responsible for the preparation and fair presentation of the interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of interim financial statements, and is responsible for such internal control as the Board of General Directors determines is necessary to enable the preparation and fair presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s Responsibilities

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 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.

Basis for Qualified Conclusion

Payroll costs exceeding the approved allocated cost norms

Pursuant to Resolution No. 32/NQ-HDQT dated 22 June 2026 of the Board of Directors of the Corporation, the approved salary fund for 2025 of the Corporation was VND 171,432,120,000, comprising VND 2,085,120,000 for salaries, remuneration and bonuses of the Corporation’s management personnel and VND 169,347,000,000 for the salary fund of employees. In 2025, the Corporation recognised salary expenses, after excluding salaries of experts, amounting to VND 184,541,292,882, which exceeded the approved amount by VND 13,109,172,882.

On 14 July 2026, the General Director submitted Proposal No. 28/TTr-VNCC requesting the Board of Management to consider and approve an additional salary fund for 2025 amounting to VND 13,109,172,882. The proposal was approved in principle by the Chairman of the Board of Management. However, as at the date of issuance of this Review Report, the Corporation had not provided us with the official Resolution or Decision of the Board of Management approving the additional salary fund, nor had it made any adjustment to the salary expenses exceeding the approved salary fund. Therefore, we were unable to obtain sufficient appropriate evidence to determine the effect of this matter on retained earnings as at 1 January 2026, payables and related line items in the interim consolidated financial statements of the Corporation for the period from 1 January 2026 to 30 June 2026.

REVIEW REPORT ON THE INTERIM CONSOLIDATED FINANCIAL INFORMATION (CONT'D)

Overdue short-term receivables

VCC Engineering Consultants Joint - Stock Company and Consultancy on Construction of Building Material Projects Joint Stock Company (subsidiaries of the Corporation) are monitoring overdue short-term trade receivables, short-term prepayments to suppliers and other short-term receivables, with a total amount of VND 22.97 billion as at 30 June 2026 (31 December 2025: VND 23.2 billion). However, as at the date of this Review Report, we have not yet obtained sufficient appropriate evidence to assess the recoverability of these receivables. Therefore, we were unable to determine the necessary adjustments, if any, to the interim consolidated financial statements of the Corporation for the period from 1 January 2026 to 30 June 2026.

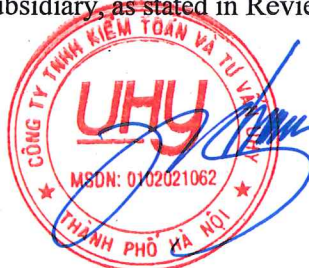
Qualified Conclusion

Based on our review, except for the matters described in the “Basis for Qualified Conclusion” section, 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 Vietnam Construction Consultant Joint Stock Corporation as at 30 June 2026, and of its interim consolidated results of operations and interim consolidated cash flows for the period from 1 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of interim consolidated financial statements.

Other Matter

The consolidated financial statements of Viet Nam Construction Consultancy Corporation - JSC for the financial year ended 31 December 2025 were audited by another auditor and audit firm. That auditor issued a qualified audit opinion in respect of the inability to obtain sufficient appropriate audit evidence to assess the recoverability of receivables at the subsidiaries with a total value of approximately VND 23.2 billion and the appropriateness of finance costs of approximately VND 1.18 billion recognised as costs of construction in progress at a subsidiary, as stated in Audit Report No. 310326.020/BCTC.KT2 dated 31 March 2026.

The consolidated financial statements of Viet Nam Construction Consultancy Corporation - JSC for the period from 1 January 2025 to 30 June 2025 were reviewed by another auditor and audit firm. That auditor issued a qualified review conclusion in respect of the recoverability of receivables at the subsidiaries with a total value of approximately VND 27 billion and the appropriateness of finance costs of approximately VND 1.18 billion recognised as costs of construction in progress at a subsidiary, as stated in Review Report No. 290825.014/BCTC.KT2 dated 29 August 2025.



Le Quang Nghia
Deputy General Director
Auditor's Practicing Certificate
No: 3660-2026-112-1

For and on behalf of

UHY AUDITING AND CONSULTING COMPANY LIMITED
Hanoi, 04 September 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	30/06/2026 VND	01/01/2026 VND
A. CURRENT ASSETS	100		1,244,710,770,853	1,120,600,932,017
I. Cash and cash equivalents	110	5	184,110,506,590	137,793,426,404
Cash	111		124,668,564,578	104,795,269,166
Cash equivalents	112		59,441,942,012	32,998,157,238
II. Short-term investments	120		316,231,827,927	328,344,427,598
Short-term held-to-maturity investments	123	7.1	316,231,827,927	328,344,427,598
III. Short-term receivables	130		428,129,976,571	384,927,860,408
Short-term trade receivables	131	8	287,540,053,274	282,708,573,644
Short-term advances to suppliers	132	13	27,930,666,392	20,364,112,378
Other short-term receivables	135	9	128,571,321,562	99,090,830,936
Provision for doubtful short-term receivables	136	10	(15,912,064,657)	(17,235,656,550)
IV. Inventories	140	11	309,400,780,873	263,507,104,985
Inventories	141		309,400,780,873	263,507,104,985
VI. Other current assets	160		6,837,678,892	6,028,112,622
Short-term prepaid expenses	161	6	2,050,220,409	2,339,221,087
Deductible value-added tax	162		1,843,727,968	2,817,364,006
Tax and other receivables from the State budget	163	19	2,943,730,515	871,527,529
B. LONG-TERM ASSETS	200		276,510,961,022	247,390,946,722
I. Long-term receivables	210		662,140,000	422,920,000
Other long-term receivables	215		662,140,000	422,920,000
II. Fixed assets	220		125,612,406,223	109,580,766,191
Tangible fixed assets	221	14	123,835,164,544	107,052,913,814
- Historical cost	222		295,734,735,178	279,300,791,050
- Accumulated depreciation	223		(171,899,570,634)	(172,247,877,236)
Intangible fixed assets	227	15	1,777,241,679	2,527,852,377
- Historical cost	228		16,513,336,120	18,108,336,120
- Accumulated amortisation	229		(14,736,094,441)	(15,580,483,743)
V. Long-term assets in progress	250		1,419,858,814	6,233,110,736
Construction in progress	252	12	1,419,858,814	6,233,110,736
VI. Long-term investments	260		132,657,288,362	116,887,573,207
Investments in associates and jointly controlled entities	262	7.2	72,453,395,812	76,696,740,246
Investments in other entities	263	7.3	41,422,949,415	40,672,949,415
Provision for impairment of long-term investments	264	7.3	(849,116,454)	(849,116,454)
Long-term held-to-maturity	265	7.1	19,630,059,589	367,000,000
VII. Other long-term assets	270		16,159,267,623	14,266,576,588
Long-term prepaid expenses	271	6	16,159,267,623	14,266,576,588
TOTAL ASSETS	280		1,521,221,731,875	1,367,991,878,739

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

RESOURCES	Code	Note	30/06/2026 VND	01/01/2026 VND
C. LIABILITIES	300		1,035,776,405,394	873,585,146,943
I. Current liabilities	310		1,023,238,405,122	861,160,903,864
Short-term trade payables	311	16	59,497,902,265	59,818,830,686
Short-term advances from customers	312	17	491,767,915,336	439,080,538,655
Dividends and profits payable	313	18	33,696,192,596	822,201,416
Short-term tax and other payables to the State budget	314	19	17,593,485,547	17,095,658,141
Payables to employees	315		91,488,202,002	63,410,023,023
Short-term accrued expenses	316	21	33,548,145,659	33,944,299,166
Short-term unearned revenue	319	22	4,279,473,640	551,218,227
Other short-term payables	320	24	237,451,636,947	205,676,561,608
Short-term loan and finance lease obligations	321	20	38,335,472,355	29,438,761,498
Short-term provisions	322	23	634,422,000	634,422,000
Bonus and welfare fund	323		14,945,556,775	10,688,389,444
II. Long-term liabilities	330		12,538,000,272	12,424,243,079
Long-term unearned revenue	337	22	2,969,142,944	3,056,056,554
Other long-term payables	338	24	9,568,857,328	9,368,186,525
D. OWNERS' EQUITY	400	25	485,445,326,481	494,406,731,796
Share capital	411		357,744,480,000	357,744,480,000
- Shares with voting rights	411a		357,744,480,000	357,744,480,000
Revaluation surplus	416		(15,975,850,433)	(15,975,850,433)
Investment and development funds	418		24,149,080,782	24,149,080,782
Other equity funds	419		1,023,574,751	1,023,574,751
Retained earnings	420		47,290,946,269	53,308,979,426
- Retained earnings at the end of the prior year	420a		10,822,030,068	9,019,812,952
- Retained earnings for the current period	420b		36,468,916,201	44,289,166,474
Non-controlling interests	429		71,213,095,112	74,156,467,270
TOTAL EQUITY AND LIABILITIES	440		1,521,221,731,875	1,367,991,878,739

Approved, 04 September 2026


Trinh Tuan Anh
Preparer


Nguyen Thi Doan Trang
Chief Accountant


Nguyen Minh Hong
General Director


INTERIM CONSOLIDATED INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

Items	Code	Note	From 01/01/2026	From 01/01/2025
			to 30/06/2026	to 30/06/2025
			VND	VND
1. Revenue from sales of goods and rendering of services	01	27	677,970,293,672	418,133,487,921
2. Revenue deductions	02		-	-
3. Net revenue from sales of goods and rendering of services	10		677,970,293,672	418,133,487,921
4. Cost of goods sold and services rendered	11	28	554,752,630,888	337,956,207,041
5. Gross profit/(loss) from sales of goods and rendering of services	20		123,217,662,784	80,177,280,880
6. Financial income	22	29	18,115,738,535	13,501,206,368
7. Financial expenses	23	30	502,452,223	1,324,375,418
<i>In which: Borrowing costs</i>	24		492,223,361	475,258,964
8. Selling expenses	25		-	-
9. General and administrative expenses	26	31	79,131,023,409	56,950,517,564
10. Share of profit or loss in associates and joint ventures	27		(4,243,344,434)	(5,348,226,049)
11. Net profit/(loss) from operating activities	30		57,456,581,253	30,055,368,217
12. Other income	31	32	630,370,373	627,416,167
13. Other expenses	32	33	1,527,963,256	556,530,940
14. Other profit	40		(897,592,883)	70,885,227
15. Profit before tax	50		56,558,988,370	30,126,253,444
16. Current corporate income tax expense	51	34	9,999,937,668	5,502,095,241
17. Deferred corporate income tax expense	52		-	-
18. Profit/(loss) after tax	60		46,559,050,702	24,624,158,203
19. Profit after tax attributable to owners of the parent	61		36,468,916,201	18,583,273,617
21. Profit after tax attributable to non-controlling interests	62		10,090,134,501	6,040,884,586
22. Basic earnings per share	70	35	1,019	519
23. Diluted earnings per share	71	35	1,019	519

Approved, 04 September 2026


Trinh Tuan Anh
Preparer


Nguyen Thi Doan Trang
Chief Accountant


Nguyen Minh Hong
General Director



INTERIM CONSOLIDATED CASH FLOW STATEMENT

(By indirect method)

For the period from 01 January 2026 to 30 June 2026

Items	Code Note	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
		VND	VND
I. Cash flows from operating activities			
Accounting profit before tax	01	56,558,988,370	30,126,253,444
Adjustments for:			
Depreciation and amortization	02	5,339,542,152	5,326,647,644
Provisions	03	(1,323,591,893)	(187,010,346)
Foreign exchange (gains)/losses arising from revaluation of monetary items denominated in foreign currencies	04	(16,453,834)	(108,484,216)
Gain related to financing and investing activities	05	(13,826,403,263)	(8,275,507,506)
Borrowing costs	06	492,223,361	475,258,964
Operating profit before changes in working capital	08	47,224,304,893	27,357,157,984
Increase, decrease in receivables	09	(43,063,250,463)	6,836,669,989
Increase, decrease in inventories	10	(45,893,675,888)	(15,015,381,741)
Increase, decrease in payables (excluding interest and corporate income tax)	11	115,744,524,282	34,233,576,473
Increase, decrease in prepaid expenses	12	(1,603,690,357)	(1,618,325,896)
Borrowing costs paid	14	(492,223,361)	(475,258,964)
Corporate income tax paid	15	(6,578,330,219)	(5,522,580,196)
Other operating cash inflows	16	135,238,020	112,910,526
Other operating cash outflows	17	(11,042,352,115)	(6,910,577,371)
Net cash flows from operating activities	20	54,430,544,792	38,998,190,804
II. Cash flows from investing activities			
Cash payments for acquisition of fixed assets and other long-term assets	21	(19,109,911,598)	(2,934,877,453)
Cash proceeds from disposals of fixed assets and other long-term assets	22	60,000,000	233,363,734
Cash outflows for loans granted and purchase of debt instruments of other entities	23	(47,556,300,329)	(54,203,090,917)
Cash inflows from collection of loans and disposal of debt instruments of other entities	24	40,890,900,000	28,924,434,852
Interest and dividends received	27	16,486,389,333	9,644,949,767
Net cash flows from investing activities	30	(9,228,922,594)	(18,335,220,017)

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(By indirect method)

For the period from 01 January 2026 to 30 June 2026

Items	Code	Note	From 01/01/2026	From 01/01/2025
			to 30/06/2026	to 30/06/2025
			VND	VND
II. Cash flows from financing activities				
Cash receipts from borrowings	33		13,673,228,446	13,607,990,402
Cash repayments of borrowings	34		(4,776,517,589)	(16,040,500,537)
Dividends and profits paid to owners	36		(7,797,706,703)	(5,412,539,559)
Net cash flows from financing activities	40		1,099,004,154	(7,845,049,694)
Net cash flows during the period	50		46,300,626,352	12,817,921,093
Opening balance of cash and cash equivalents	60	5	137,793,426,404	80,185,604,902
Effects of exchange rate changes	61		16,453,834	108,484,216
Closing balance of cash and cash equivalents	70	5	184,110,506,590	93,112,010,211

Approved, 04 September 2026


Trinh Tuan Anh
Preparer


Nguyen Thi Doan Trang
Chief Accountant


Nguyen Minh Hong
General Director



1. COMPANY OVERVIEW

Ownership Structure

Vietnam National Construction Consultants Corporation - JSC, formerly a single-member limited liability company converted from a State-owned enterprise pursuant to Decision No. 744/QĐ-BXD dated 22 July 2010 issued by the Ministry of Construction. The Corporation operates under Business Registration Certificate No. 0100105278, initially issued by the Hanoi Department of Planning and Investment on 31 December 2010 and amended for the seventh time on 13 July 2026. The Corporation was converted into a joint stock company under the Enterprise Registration Certificate for a joint stock company issued by the Hanoi Department of Planning and Investment (now the Department of Finance) on 7 October 2016.

The Corporation's head office is located at No. 183 Huynh Thuc Khang Street, Lang Ward, Hanoi, Vietnam.

According to its registration, the Corporation's charter capital is VND 357,744,480,000. As at 30 June 2026, the paid-up charter capital was VND 357,744,480,000, equivalent to 35,774,448 shares, with a par value of VND 10,000 per share.

Business Activities

The principal business activity of the Corporation is construction consultancy services.

Principal business activities

The Corporation's principal business activities include: investment and construction consulting; acting as a general consultant, including EPC (Engineering, Procurement and Construction) contracts for civil and industrial construction projects; preparation and appraisal of techno-economic reports, investment reports and construction investment projects; preparation and appraisal of technical designs, construction drawing designs, total cost estimates, construction estimates and technical infrastructure systems; and supervision of construction works.

Normal Business Cycle

The Corporation's normal business cycle is not more than 12 months.

Group Structure

Subsidiaries

The Company has 4 direct subsidiaries and 3 indirect subsidiaries. All subsidiaries are consolidated into the Company's consolidated financial statements. The list of consolidated subsidiaries is as follows:

For the period from 1 January 2026 to 30 June 2026

Direct subsidiaries

Name	Address	Business activities	Capital contribution ratio	Voting rights	Ownership interest
Consultancy On Construction Of Building Material Projects Joint Stock Company (CCBM)	Ha Noi City	Construction consulting	51.00%	51.00%	51.00%
Vietnam Investment Consulting And Construction Designing Joint Stock Company	Ha Noi City	Construction design consulting	51.00%	51.00%	51.00%
Vietnam Urban and Industrial Construction Consulting Joint Stock Company (Stock code: CCV)	Ha Noi City	Construction consulting	51.00%	51.00%	51.00%
Union Of Survey And Construction Joint Stock Company - USCO (stock code: USC)	Ha Noi City	Construction surveying	57.76%	57.76%	57.76%

Indirect subsidiaries

Name	Address	Business activities	Capital contribution ratio	Voting rights	Ownership interest
VCC Vietnam Investment and Construction Consulting Joint Stock Company	Ha Noi City	Construction consulting	34.31%	67.27%	34.31%
VCC Hanoi Investment and Construction Consulting Joint Stock Company	Ha Noi City	Construction consulting	38.25%	75.00%	38.25%
Southern Design and Construction Consulting One Member Company Limited	Ho Chi Minh City	Construction consulting	51.00%	100.00%	51.00%

Associates and joint ventures

The Company has 5 associates, all of which are accounted for in the consolidated financial statements using the equity method, as follows:

Name	Address	Business activities	Capital contribution ratio	Voting rights	Ownership interest
Construction Consultant and Safety Technique Inspection Joint Stock Company-INCOSAF	Ha Noi City	Construction quality inspection	49.00%	49.00%	49.00%
CIC Technology and Consultancy Joint Stock Company	Ha Noi City	Technology and Construction consulting	48.94%	48.94%	48.94%
Vietnam Water, Sanitation And Environment Joint Stock Company (stock code VWS)	Ha Noi City	Construction consulting	35.35%	35.35%	35.35%
National General Construction Consulting Joint Stock Company (stock code: NAC)	Ho Chi Minh City	Construction consulting	48.57%	48.57%	48.57%
Lac Long Quan No. 5 Housing Development Investment Joint Stock Company (an associate of USCO)	Ha Noi City	Real estate business	23.10%	40.00%	23.10%

Statement on the Comparability of Information Presented in the Consolidated Financial Statements.

As presented in Note 39, from 1 January 2026, the Corporation has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System and Circular No. 43/2026/TT-BTC dated 20 April 2026 (“Circular 43”) amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 providing guidance on the preparation and presentation of consolidated financial statements (“Circular 202”). Accordingly, dividends and profits payable have been reclassified from “Other short-term payables” to “Dividends and profits payable” (details are presented in Note 18).

This is a change in presentation and classification and does not affect the carrying amounts, business results or cash flows of the comparative period. Except for the above matter, the application of these Circulars has no other material impact on the accounting policies and figures presented. Therefore, the figures in the consolidated financial statements for the period from 1 January 2026 to 30 June 2026 are comparable with those of the previous period.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

The consolidated financial statements are prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

Basis of preparation of the interim consolidated Financial Statements

Scope of consolidation and control

The consolidated financial statements include the financial statements of the Corporation and the financial statements of entities controlled by the Corporation (subsidiaries).

The Corporation is considered to have control over an entity when it has the power to govern the financial and operating policies of that entity so as to obtain economic benefits from its activities. Control is normally evidenced by holding more than half of the voting rights of the investee. When assessing control, the Corporation also considers the existence and effectiveness of potential voting rights that are currently exercisable or convertible.

Reporting period and accounting policies applied

The financial statements of the subsidiaries are prepared for the same reporting period as the Corporation's consolidated financial statements and apply accounting policies consistent with those of the Corporation.

Where necessary, the financial statements of the subsidiaries are adjusted to ensure consistency in the accounting policies applied by the Corporation and its subsidiaries.

Commencement and cessation of consolidation

Subsidiaries are fully consolidated from the date on which the Corporation obtains control over the subsidiary and continue to be consolidated until the date on which the Corporation ceases to have control over the subsidiary.

The results of operations of subsidiaries acquired or disposed of during the period are presented in the consolidated income statement from the date on which the Corporation obtains control or until the date on which the Corporation ceases to have control over the relevant subsidiary.

Elimination of intra-group transactions

All intra-group transactions and balances, including unrealised gains or losses arising from intra-group transactions between entities within the Corporation, are eliminated in the preparation of the consolidated financial statements.

Non-controlling interests

Non-controlling interests comprise the amount of those interests at the date of the initial business combination and the non-controlling interests' share of changes in equity since the date of the business combination.

Losses attributable to non-controlling interests in a subsidiary are allocated to those interests, even if this results in a deficit balance for the non-controlling interests in the subsidiary's net assets.

Accounting Period

The Corporation's accounting period commences on 1 January and ends on 31 December each year. These interim consolidated financial statements have been prepared for the period from 1 January 2026 to 30 June 2026.

Accounting Currency

The accounting currency used by the Corporation is Vietnamese Dong ("VND").

3. APPLIED ACCOUNTING STANDARDS AND REGULATIONS

Accounting System Applied

The Corporation applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance providing guidance on the Vietnamese Corporate Accounting System; Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Minister of Finance providing guidance on the methods of preparation and presentation of consolidated financial statements; Circular No. 43/2026/TT-BTC amending and supplementing certain articles of Circular No. 202/2014/TT; other circulars issued by the Ministry of Finance providing guidance on the implementation of Vietnamese Accounting Standards; and other relevant legal regulations relating to the preparation and presentation of the interim consolidated financial statements.

Statement of Compliance with Accounting Standards and Accounting Regime

The Board of General Directors ensures that the requirements of Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025, Circular No. 202/2014/TT-BTC dated 22 December 2014, Circular No. 43/2026/TT-BTC amending and supplementing certain articles of Circular No. 202/2014/TT-BTC, other circulars issued by the Ministry of Finance providing guidance on the implementation of Vietnamese Accounting Standards, and other relevant legal regulations on the preparation and presentation of consolidated financial statements have been complied with in the preparation of the interim consolidated financial statements.

4. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS APPLIED.

Transactions denominated in foreign currencies

Transactions denominated in foreign currencies during the previous period are translated into Vietnamese Dong at the actual exchange rates prevailing at the transaction dates.

For the period from 1 January 2026 to 30 June 2026

The actual exchange rates used to translate monetary items denominated in foreign currencies at the reporting date are determined based on the following principles:

- For items classified as assets and liabilities: translated at the average transfer buying and selling exchange rate of the commercial bank with which the enterprise regularly transacts at the end of the reporting period;
- For foreign currency deposits: translated at the exchange rate on the transaction date. Balances of monetary items denominated in foreign currencies at the end of the reporting period are translated at the exchange rate on that date;
- If the contract does not stipulate a settlement exchange rate: the actual transaction exchange rate on the transaction date is the average transfer buying and selling exchange rate of the commercial bank with which the enterprise regularly transacts, or an approximate rate equivalent to the average transfer buying and selling exchange rate on the transaction date of such bank (hereinafter referred to as the approximate rate). The approximate rate must ensure that the difference does not exceed +/-1% compared with the average transfer buying and selling exchange rate on the transaction date. The approximate rate is determined daily, weekly, or monthly based on the arithmetic mean of the daily transfer buying and selling rates of the commercial bank. The use of the approximate rate must ensure that it does not materially affect the financial position and operating results of the Company during the reporting period.

All foreign exchange differences arising during the period from foreign currency transactions are recognised in financial income or financial expenses. Foreign exchange differences resulting from the revaluation of monetary items denominated in foreign currencies at the end of the reporting period, after offsetting gains and losses, are recognised in financial income or financial expenses.

Cash and Cash Equivalents

Cash comprises cash on hand, demand and term deposits, cash in transit and monetary gold. Cash equivalents are short-term investments with an original maturity of no more than three months from the date of acquisition, readily convertible into a known amount of cash and subject to an insignificant risk of changes in value.

Financial Investments

Held-to-maturity investments comprise term deposits placed with banks and held to maturity for the purpose of earning periodic interest income.

Investments in joint ventures and associates

In the consolidated financial statements, investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recognised in the consolidated statement of financial position at cost and subsequently adjusted for the changes in the Corporation's share of the net assets of the associate after the acquisition. Goodwill arising from investments in associates is included in the carrying amount of the investment. The Corporation does not amortise such goodwill but assesses annually whether the goodwill has been impaired.

Investments in associates are adjusted based on the revalued amounts in accordance with Decision No. 980/QD-BXD issued by the Ministry of Construction on 25 August 2015 approving the enterprise value for the equitisation of the Corporation as at 00:00 on 1 January 2015; the Equitisation Finalisation Minutes as at 7 October 2016 prepared by CPA Vietnam Auditing Company Limited on 10 October 2018; and Decision No. 607/QD-BXD issued by the Ministry of Construction on 24 May 2021 on the value of State capital at the date of handover of the parent company, Vietnam National Construction Consultants Corporation, to Vietnam National Construction Consultants Corporation - JSC, and are subsequently adjusted for changes in the Corporation's interest in the net assets of the associates after the date of handover to the joint stock company.

For adjustments to the carrying amount of investments in associates arising during the period, the Corporation excludes the preferred dividends attributable to other shareholders (if the preference shares are classified as equity); the estimated amounts to be appropriated to the reward and welfare funds of the associates; and the portion of profit arising from transactions in which the associates contribute capital to or sell assets to the Corporation, before determining the Corporation's share of the associates' profit or loss for the reporting year. The Corporation then adjusts the carrying amount of the investments corresponding to its share of the associates' profit or loss and recognises the resulting amount immediately in the consolidated income statement.

The financial statements of the associates are prepared for the same period as the Corporation's consolidated financial statements and use accounting policies consistent with those of the Corporation. Appropriate adjustments are made, where necessary, to ensure consistency of accounting policies with those applied by the Corporation.

Provision for impairment of investments is recognised at the end of the period, specifically as follows:

- For long-term investments (not classified as trading securities) in which the Corporation does not have significant influence over the investee: where the fair value of the investment cannot be reliably determined at the reporting date, the provision is recognised based on the investee's financial statements at the time the provision is made.
- For held-to-maturity investments: the provision for doubtful debts is recognised based on the recoverability of the investments in accordance with applicable regulations.

Receivables

Receivables are monitored in detail by their respective collection periods, debtors, currencies and other factors in accordance with the Corporation's management requirements. Receivables are classified as short-term and long-term in the consolidated financial statements based on the remaining collection period as at the reporting date.

Provision for doubtful debts is recognised for receivables that are overdue for payment as stipulated in economic contracts, loan agreements, contractual commitments or debt acknowledgements, and for receivables that are not yet due but are considered irrecoverable. In particular, the provision for overdue receivables is determined based on the repayment period of the principal amount stipulated in the original sale and purchase contract, without taking into account any debt extensions agreed between the parties. Provision is also recognised for receivables that are not yet due where the debtor has entered into bankruptcy proceedings or dissolution procedures, is missing or has absconded, or where the estimated loss is expected to arise.

Inventories

Inventories are initially recognised at cost, comprising purchase costs, costs of conversion and other directly attributable costs incurred in bringing the inventories to their present location and condition at the time of initial recognition. Subsequent to initial recognition, at the date of preparation of the consolidated financial statements, where the net realisable value of inventories is lower than their cost, inventories are recognised at their net realisable value.

Net realisable value is estimated based on the selling price of inventories less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories are valued using the periodic weighted average method. The cost of inventory issued during the period is determined based on the value and quantity of opening inventories and inventories purchased during the period.

Method of determining the value of work in progress at the period: Production and business costs of work in progress are accumulated by each project that has not been completed or for which revenue has not yet been recognised, corresponding to the volume of work in progress at period-end.

Provision for decline in value of inventories is recognised at the period for the difference between the cost of inventories and their net realisable value.

Prepaid Expenses

Costs incurred that relate to the production and business results of several accounting period are recognised as prepaid expenses and allocated to the income statement over the respective accounting period.

The calculation and allocation of long-term prepaid expenses to production and business expenses for each accounting period are based on the nature and extent of each type of expense in order to select an appropriate allocation method and basis.

The Corporation's prepaid expenses comprise:

- Tools and equipment include assets held by the Corporation for use in its ordinary business activities, with an original cost of less than VND 30 million per asset and therefore not meeting the criteria for recognition as property, plant and equipment under prevailing regulations. The cost of tools and equipment is allocated on a straight-line basis over a period ranging from 2 to 36 months.
- Other prepaid expenses comprise computer software and are allocated on a straight-line basis over a useful life (from 01 to 03 years).

Fixed Assets

Tangible fixed assets and intangible fixed assets are initially recognised at cost. During their use, tangible fixed assets and intangible fixed assets are carried at cost, accumulated depreciation/amortisation and carrying amount.

Subsequent measurement

Where expenditure incurred increases the expected future economic benefits to be derived from the use of tangible fixed assets beyond their originally assessed standard of performance, such expenditure is capitalised as an additional cost of the tangible fixed assets.

Other expenditure incurred after fixed assets have been brought into use, such as repairs, maintenance and major overhauls, is recognised in the consolidated income statement in the year in which the expenditure is incurred.

The cost of tangible fixed assets is adjusted based on the revalued amounts in accordance with Decision No. 980/QĐ-BXD issued by the Ministry of Construction on 25 August 2015 approving the enterprise value for the equitisation of the Corporation as at 00:00 on 1 January 2015.

Fixed assets are depreciated using the straight-line method based on their estimated useful lives. The depreciation periods for the different categories of fixed assets are as follows:

Category of fixed assets	Useful life (year)
Buildings and structures	10 - 50 years
Machinery and equipment	10 - 15 years
Vehicles and transmission equipment	03 - 08 years
Management equipment and tools	02 - 05 years
Land use rights	Not depreciated
Management software	03 - 06 years

Construction in Progress

Construction in progress comprises fixed assets under acquisition and construction which have not been completed as at the end of the accounting period and is recognised at cost. Such costs include construction costs, machinery and equipment installation costs, and other directly attributable costs.

Operating Leases

An operating lease is a lease of fixed assets in which substantially all the risks and rewards incidental to ownership of the assets remain with the lessor. Lease payments under operating leases are recognised in the income statement on a straight-line basis over the lease term.

Payables and Accrued expenses

Payables

Payables are monitored in detail by their respective payment periods, creditors, currencies and other factors in accordance with the Corporation's management requirements. Payables are classified as short-term and long-term in the consolidated financial statements based on the remaining payment period as at the reporting date.

Accrued expenses

Amounts payable for goods and services received from suppliers or provided to customers during the reporting year but not yet actually paid, as well as other payables and estimated accrued expenses for determining project costs, are recognised in production and business expenses for the reporting period.

Provisions for Liabilities

Provisions for liabilities are recognised only when the following conditions are satisfied:

- The Corporation has a present obligation (legal or constructive obligation) arising from a past event;
- It is probable that an outflow of economic benefits will be required to settle the obligation;
- A reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision for liabilities is the best estimate of the expenditure required to settle the present obligation at the end of the accounting period.

Only expenditures relating to the provision for liabilities originally recognised are offset against that provision.

Provisions for liabilities are recognised in production and business expenses for the financial year. The excess of a provision for liabilities recognised in the previous financial year that remains unused over the provision required to be recognised for the reporting year is reversed and credited to production and business expenses for the year. Any excess provision for warranty of consultancy and design projects is reversed and recognised in other income for the year.

Unearned Revenue

Unearned revenue comprises advance payments received from customers, including amounts paid in advance for one or more accounting periods in respect of the leasing of assets, and other unearned revenue, such as revenue corresponding to the value of goods or services.

Unearned revenue is recognised as revenue in the accounting period in which the Company fulfils its obligations to provide the goods or services, or is allocated over the period during which the customer receives the economic benefits, in accordance with the substance of the transaction and the terms of the relevant contract.

Loans

Loans are monitored by individual lenders, loan agreements and repayment terms of the loans.

Equity

Share capital

Share capital is recognised based on the actual amount of capital contributed by the owners.

Revaluation surplus is recognised in the following circumstances: when there is a decision of the State on the revaluation of assets, upon the equitisation of State-owned enterprises, and in other cases in accordance with applicable laws and regulations.

Retained earnings reflect the Corporation's profit or loss after corporate income tax and the allocation of profits or treatment of losses of the Corporation.

The Corporation appropriates the following funds from its net profit after corporate income tax upon the proposal of the Board of Directors and approval by shareholders at the Annual General Meeting of Shareholders:

- *Development Investment Fund*: This fund is appropriated to serve the expansion of business operations or in-depth investment of the Corporation.
- *Bonus and Welfare Fund*: This fund is appropriated for rewarding, financial incentives, bringing collective benefits, and enhancing the welfare of employees, and is presented as a liability on the consolidated financial statements.

Dividends payable to shareholders are recognised as payables in the Corporation's consolidated statement of financial position upon the approval of the General Meeting of Shareholders of the Corporation and upon notification of the record date for dividend entitlement issued by the Viet Nam Securities Depository and Clearing Corporation.

Revenue and Income Recognition

Revenue from rendering of services

Revenue from a service transaction is recognised when the outcome of the transaction can be reliably determined. Where services are performed over several periods, revenue is recognised in each period based on the results of the work completed as at the end of the period. The outcome of a service transaction can be reliably determined when all of the following conditions are satisfied:

- Revenue can be measured with reasonable certainty. Where the contract provides that the customer has the right to return the service purchased under specific conditions, revenue is recognised only when such specific conditions no longer exist and the customer no longer has the right to return the service provided.
- It is probable that the economic benefits associated with the service transaction will flow to the Corporation.
- The stage of completion of the work as at the end of the period can be determined.
- The costs incurred for the transaction and the costs to complete the service transaction can be determined.

Finance income

Revenue arising from interest, dividends, profit distributions and other finance income is recognised when both of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Corporation;
- The revenue can be measured with reasonable certainty.

Dividends and profit distributions are recognised when the Corporation's right to receive the dividends or profit distributions is established.

Revenue deductions

Revenue deductions arising from the sale of goods and rendering of services during the year comprise sales returns.

Sales returns arising in the same year as the sale of products, goods or services are recognised as a reduction of revenue for the year in which they arise. Where products, goods or services were sold in prior years and revenue deductions arise in the subsequent year, revenue is reduced in accordance with the following principles: if the revenue deductions arise before the date of issuance of the consolidated financial statements, revenue is reduced in the consolidated financial statements of the reporting year (the prior period); and if they arise after the date of issuance of the consolidated financial statements, revenue is reduced in the period in which the revenue deductions arise (the subsequent period).

Expense recognition

Cost of sales is recognised when the costs associated with generating revenue have been incurred and can be reliably determined, in accordance with the matching principle, irrespective of the timing of payment.

Other expenses, including selling expenses, general and administrative expenses and other operating expenses, are recognised in the income statement in the period in which they are incurred, on a basis consistent with the related revenue and irrespective of the timing of payment. Such expenses are recognised when there is sufficient evidence of the obligation having arisen and the amount can be reliably determined.

Expenses that do not generate future economic benefits are recognised immediately as expenses for the period in accordance with the prudence principle.

Expenses are classified and presented in accordance with the economic substance of each type of expense and the requirements of prevailing Accounting Standards and the accounting regime.

Borrowing Costs

Borrowing costs comprise interest on borrowings and other costs directly attributable to the borrowings.

Borrowing costs are recognised as expenses as incurred. Where borrowing costs are directly attributable to the acquisition, construction or production of a qualifying asset that necessarily takes a substantial period of time to get ready for its intended use or sale, such borrowing costs are capitalised.

Where specific borrowings are used solely for the purpose of acquiring, constructing or producing a qualifying asset, the amount of borrowing costs eligible for capitalisation for that qualifying asset is determined as the actual borrowing costs incurred on those borrowings less any investment income arising from the temporary investment of such borrowings.

For the period from 1 January 2026 to 30 June 2026

For general borrowings used for the purpose of acquiring, constructing or producing a qualifying asset, the amount of borrowing costs eligible for capitalisation is determined by applying a capitalisation rate to the weighted average accumulated expenditure incurred on the acquisition, construction or production of that asset. The capitalisation rate is the weighted average interest rate applicable to the outstanding borrowings during the period, excluding specific borrowings used for the purpose of acquiring, constructing or producing a specific asset.

Income arising from the temporary investment of borrowings during the period of construction of assets is deducted from the cost of the related assets.

Corporate income tax

Current income tax

Current income tax is the amount of tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatment, non-deductible expenses, non-taxable income and tax losses carried forward.

Current corporate income tax rate

During the period from 1 January 2026 to 30 June 2026, the Corporation shall apply a corporate income tax rate of 20% to production and business activities generating taxable income.

Earnings per share

Basic earnings per share are calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the Corporation (after adjusting for the appropriation of the Reward and Welfare Fund and the Management Reward Fund) by the weighted average number of ordinary shares outstanding during the period.

Related parties

Parties are considered related if one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering related party relationships, the substance of the relationship takes precedence over its legal form.

Segment Reporting

As the Corporation's business activities are primarily in the field of construction design consultancy and are conducted solely within the territory of Vietnam, the Corporation does not prepare segment reporting by business segment or geographical area.

5. CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026
	VND	VND
Cash	24,258,040,877	18,285,206,466
Demand deposits	100,410,523,701	86,510,062,700
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	9,541,121,122	5,287,350,965
- Vietnam Prosperity Joint Stock Commercial Bank	22,577,499,698	274,929,093
- Joint Stock Commercial Bank for Investment and Development of Vietnam	39,103,830,049	26,647,731,467
- Vietnam Joint Stock Commercial Bank For Industry And Trade	10,164,145,924	29,478,899,661
- Vietnam Technological and Commercial Joint Stock Bank	4,008,190,859	6,429,197,764
- Others	15,015,736,049	18,391,953,750
Cash equivalents	59,441,942,012	32,998,157,238
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	3,000,000,000	3,000,000,000
- Joint Stock Commercial Bank for Investment and Development of Vietnam	38,480,000,000	15,000,000,000
- Vietnam Prosperity Joint Stock Commercial Bank	6,111,942,012	5,998,157,238
- Vietnam Bank for Agriculture and Rural Development	1,450,000,000	200,000,000
- Vietnam Joint Stock Commercial Bank For Industry And Trade	8,500,000,000	8,800,000,000
- Others	1,900,000,000	-
Total	184,110,506,590	137,793,426,404

6. PREPAID EXPENSES

a. Short - term

	30/06/2026	01/01/2025
	VND	VND
- Tools and equipment in use	1,929,532,304	1,127,173,981
- Others	120,688,105	1,212,047,106
Total	2,050,220,409	2,339,221,087

b. Long - term

	30/06/2026	01/01/2025
	VND	VND
- Tools and equipment in use	10,521,556,506	8,751,089,799
- Architecture, Engineering & Construction Collection software	4,091,948,889	4,548,888,889
- Others	1,545,762,228	966,597,900
Total	16,159,267,623	14,266,576,588

7. FINANCIAL INVESTMENTS

7.1. Held-to-maturity investments

	30/06/2026				01/01/2026			
	Cost		Recoverable amount		Provision		Cost	
	VND		VND		VND		VND	
Short-term	316,231,827,927		316,231,827,927		-		328,344,427,598	
Time deposits	316,231,827,927		316,231,827,927		-		328,344,427,598	
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Noi Branch	45,009,718,898		45,009,718,898		-		25,500,000,000	
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Cau Giay Branch	102,295,000,000		102,295,000,000		-		101,925,000,000	
- Vietnam Prosperity Joint Stock Commercial Bank - Dong Do Branch	31,330,325,329		31,330,325,329		-		31,004,025,000	
- Vietnam Joint Stock Commercial Bank for Industry and Trade	65,500,000,000		65,500,000,000		-		67,500,000,000	
- Southeast Asia Commercial Joint Stock Bank - Cau Giay Branch.	15,120,000,000		15,120,000,000		-		15,120,000,000	
- Others	56,976,783,700		56,976,783,700		-		87,295,402,598	
Long-term	19,630,059,589		19,630,059,589		-		367,000,000	
Time deposits	19,630,059,589		19,630,059,589		-		367,000,000	
- Ho Chi Minh City Development Joint Stock Commercial Bank - Ba Dinh Branch	12,020,059,589		12,020,059,589		-		-	
- Southeast Asia Commercial Joint Stock Bank - Cau Giay Branch.	7,300,000,000		7,300,000,000		-		-	
- Others	310,000,000		310,000,000		-		367,000,000	
Total	335,861,887,516		335,861,887,516		-		328,711,427,598	

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7.2. Investment in Associates

	30/06/2026		01/01/2026	
	Value under the equity method of accounting		Value under the equity method of accounting	
	Cost	VND	Cost	VND
Investments in associates, jointly controlled entities				
- INCOSAF Construction Consultant And Safety Technique Inspection Joint Stock Company	17,598,097,876		17,598,097,876	9,536,993,186
- CIC Technology And Consultancy Joint Stock Company	8,357,697,586		8,357,697,586	9,554,796,903
- Vietnam Water, Sanitation and Environment Joint Stock Company (VIWASE)	6,029,435,715		6,029,435,715	17,945,769,712
- National General Construction Consulting Joint Stock Company (NAGECCO)	16,892,830,468		16,892,830,468	19,724,104,649
- No 5 Lac Long Quan Housing Development Investment Joint Stock Company	19,935,073,831		19,935,073,831	19,935,075,796
Total	68,813,135,476	72,453,395,812	68,813,135,476	76,696,740,246

Significant transactions between the Corporation and its associates during the period are disclosed in Note 38 to the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
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7.3. Investment in Other Entities

	30/06/2026				01/01/2026			
	Cost		Recoverable amount		Provision		Cost	
	VND		VND		VND		VND	
Capital contribution investment in other entities	41,422,949,415		40,573,832,961		(849,116,454)		40,672,949,415	
- Consultant And Inspection Joint Stock Company	21,114,000,000		21,114,000,000		-		21,114,000,000	
Of Construction Technology And Equipment (CONINCO)								
- LILAMA Land Corporation	7,376,292,837		7,376,292,837		-		6,626,292,837	
- Tan Cang Infrastructure Development Investment Joint Stock Company	8,860,349,441		8,860,349,441		-		8,860,349,441	
- Asia-Pacific Engineering Consultancy Company	1,425,051,231		1,425,051,231		-		1,425,051,231	
- PVE Oil Gas Project Management Consultancy Joint Stock Company	1,770,000,000		920,883,546		(849,116,454)		1,770,000,000	
- Vietnam Construction Materials Joint Stock Company	840,000,000		840,000,000		-		840,000,000	
- CCBM-S Investment Consultancy and Technical Service Corporation	37,255,906		37,255,906		-		37,255,906	
Total	41,422,949,415		40,573,832,961		(849,116,454)		39,823,832,961	
								(849,116,454)

8. SHORT-TERM RECEIVABLES

	30/06/2026		01/01/2026	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
Accounts receivable from other parties	287,540,053,274	(15,859,018,128)	282,708,573,644	(17,182,610,021)
- Thai Ha Investment Joint Stock Company	8,409,260,813	-	16,017,621,916	-
- VCI Investment Joint Stock Company	2,336,200,000	(1,629,784,000)	2,336,200,000	(1,629,784,000)
- Security Industry Department	7,064,549,680	-	-	-
- Community Care and Development Service Joint Stock Company	12,099,610,366	-	859,763,594	-
- AT Joint Stock Company	6,345,689,000	-	6,345,689,000	-
- BITECO Joint Stock Company	7,408,034,535	-	1,549,800,000	-
- Others	243,876,708,880	(14,229,234,128)	255,599,499,134	(15,552,826,021)
Total	287,540,053,274	(15,859,018,128)	282,708,573,644	(17,182,610,021)

9. OTHER SHORT-TERM RECEIVABLES

	30/06/2026		01/01/2026	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
Related parties				
- Consultant And Inspection Joint Stock Company Of Construction Technology And Equipment (CONINCO)	-	-	267,666,660	-
- National General Construction Consulting JSC (NAGECCO)	-	-	165,000,000	-
- LILAMA Land Corporation	-	-	36,000,000	-
Other parties				
- Receivables from employees	128,571,321,562	(53,046,529)	98,823,164,276	(53,046,529)
- Advances (*)	3,097,550,586	-	3,349,715,092	-
- Social insurance receivables	98,073,548,092	-	78,204,610,432	-
- Deposits	663,113,981	-	424,184,658	-
- Personal income tax receivable	2,647,245,278	-	130,387,032	-
- Others	3,102,968,554	-	9,049,609,233	-
	20,986,895,071	(53,046,529)	7,664,657,829	(53,046,529)
Total	128,571,321,562	(53,046,529)	99,090,830,936	(53,046,529)

(*) Advances to project managers for the performance of consulting contracts of the Corporation and its subsidiaries.

10. BAD DEBTS

Total amount of receivables that are overdue for payment or not yet overdue but are considered doubtful of recovery.

	30/06/2026		01/01/2026	
	Balance	Recoverable amount	Balance	Recoverable amount
	VND	VND	VND	VND
- AZ Real Estate Joint Stock Company	746,416,000	-	746,416,000	-
- VCI Investment Joint Stock Company	2,336,200,000	706,416,000	2,336,200,000	706,365,185
- MHD1 10 Commercial and Construction Investment JSC	938,181,817	-	938,181,817	-
- Hanoi Young Entrepreneurs Joint Stock Company	775,000,000	-	775,000,000	-
- Others	12,182,813,002	360,130,162	13,506,404,895	360,180,977
Total	16,978,610,819	1,066,546,162	18,302,202,712	1,066,546,162

11. INVENTORIES

	30/06/2026		01/01/2026	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
- Raw materials and supplies	292,737,617	-	292,737,617	-
- Tools and equipment	247,719,848	-	367,603,623	-
- Work in progress	308,747,804,699	-	262,584,220,087	-
- Finished goods	112,518,709	-	262,543,658	-
Total	309,400,780,873	-	263,507,104,985	-

12. CONSTRUCTION IN PROGRESS

	30/06/2026		01/01/2026	
	Balance	Recoverable amount	Balance	Recoverable amount
	VND	VND	VND	VND
Construction in progress	40,615,000	40,615,000	257,965,000	257,965,000
- Interior completion works for the 9th floor of the headquarters of VCC Engineering Consultants JSC	-	-	217,350,000	217,350,000
- Others	40,615,000	40,615,000	40,615,000	40,615,000
Purchases of fixed assets	1,379,243,814	1,379,243,814	5,975,145,736	5,975,145,736
- Purchase and renovation of office space for the headquarters of Vietnam Investment Consulting and Construction Designing JSC	1,379,243,814	1,379,243,814	5,975,145,736	5,975,145,736
Total	1,419,858,814	1,419,858,814	6,233,110,736	6,233,110,736

(*) Project name: Acquisition and Renovation of Office Premises for the Company's Head Office

- Investor: Vietnam Construction Investment and Design Consultancy Joint Stock Company;
- Purpose of the project: To serve as the Company's office headquarters;
- Location: Office premises No. 2004 and 2005, 20th Floor, Cho Mo Commercial Centre, No. 459C Bach Mai Street, Bach Mai Ward, Hanoi;
- Source of investment capital: The Company's own funds;
- Project scale: Floor area of 412.9 square meters;
- Estimated total investment: VND 23 billion, comprising VND 20 billion for the acquisition of the office premises and VND 3 billion for renovation and equipment;
- Commencement date and expected completion date: The project commenced in November 2025 and is expected to be completed in the third quarter of 2026;
- Project status as at 30 June 2026: The renovation works for the office premises at the Company's head office have been completed, and the acceptance procedures for the installation of office furniture and the fire prevention and fighting system are currently in progress. The project is expected to be completed in the third quarter of 2026.

13. SHORT-TERM ADVANCES TO SUPPLIERS

	30/06/2026	01/01/2026
	<u>VND</u>	<u>VND</u>
Advances to related parties	421,200,000	-
- Vietnam Water, Sanitation And Environment Joint Stock Company (VIWASE)	421,200,000	-
Advances to other suppliers	27,509,466,392	20,364,112,378
- Vietnam Minerals and Construction Investment Consultant Joint Stock Company	2,996,526,437	2,996,526,437
- Other suppliers	24,512,939,955	17,367,585,941
Total	<u>27,930,666,392</u>	<u>20,364,112,378</u>

14. TANGIBLE FIXED ASSETS

					Unit: VND	
	Cost	Buildings and structures	Machinery and equipment	Transportation, transmission	Office equipment	Others
01/01/2026	176,681,368,090	74,942,158,991	24,907,256,248	2,536,722,368	233,285,353	279,300,791,050
- Purchases in the period	20,425,039,842	886,148,734	-	89,525,926	-	21,400,714,502
- Disposals	(4,966,770,374)	-	-	-	-	(4,966,770,374)
30/06/2026	192,139,637,558	75,828,307,725	24,907,256,248	2,626,248,294	233,285,353	295,734,735,178
In which:						
Fully depreciated but still in use	-	2,077,931,745	4,018,772,545	1,962,514,907	-	8,059,219,197
Accumulated depreciation						
01/01/2026	(93,222,203,309)	(56,028,527,719)	(20,352,619,929)	(2,519,523,333)	(125,002,946)	(172,247,877,236)
- Depreciation in the period	(2,373,675,127)	(1,752,530,116)	(402,551,867)	(47,424,344)	(12,750,000)	(4,588,931,454)
- Disposals	4,937,238,056	-	-	-	-	4,937,238,056
30/06/2026	(90,658,640,380)	(57,781,057,835)	(20,755,171,796)	(2,566,947,677)	(137,752,946)	(171,899,570,634)
Carrying amount						
01/01/2026	83,459,164,781	18,913,631,272	4,554,636,319	17,199,035	108,282,407	107,052,913,814
30/06/2026	101,480,997,178	18,047,249,890	4,152,084,452	59,300,617	95,532,407	123,835,164,544

The carrying amount of tangible fixed assets pledged or mortgaged as security for borrowings as at 30 June 2026 was VND 7,673,257,272 (as at 1 January 2026: VND 8,071,888,753).

Details of tangible fixed assets currently in use with a value equal to or exceeding 10% of the total carrying amount of tangible fixed assets are as follows:

No	Items	Date	Cost	Accumulated depreciation	Carrying amount
			VND	VND	VND
1	VNCC Headquarters Building	01/10/2017	68,199,773,716	14,763,443,486	53,436,330,230

15. INTANGIBLE FIXED ASSETS

	Value of land use rights (*)	Computer software	Unit: VND Total
COST			
01/01/2026	1,056,384,800	17,051,951,320	18,108,336,120
- Disposals	-	(1,595,000,000)	(1,595,000,000)
30/06/2026	1,056,384,800	15,456,951,320	16,513,336,120
ACCUMULATED AMORTISATION			
01/01/2026	-	(15,580,483,743)	(15,580,483,743)
- Amortisation for the period	-	(750,610,698)	(750,610,698)
- Disposals	-	1,595,000,000	1,595,000,000
30/06/2026	-	(14,736,094,441)	(14,736,094,441)
CARRYING AMOUNT			
01/01/2026	1,056,384,800	1,471,467,577	2,527,852,377
30/06/2026	1,056,384,800	720,856,879	1,777,241,679

(*) Long-term land use rights at Lot A89, Map Sheet No. 00, located at Tan Thanh New Urban Area, Ban Thach Ward, Da Nang City, and No. 187 Le Thanh Ton Street, Tuy Hoa Ward, Dak Lak Province, are owned by USCO Survey and Construction Joint Stock Company – a subsidiary.

The cost of intangible fixed assets that were fully depreciated but remain in use as at period-end was VND 12,484,923,720.

The Company had no intangible fixed assets in existence or disposed of, sold or transferred during the period with a value of 10% or more of total intangible assets.

16. SHORT-TERM TRADE PAYABLES

	30/06/2026 VND	01/01/2026 VND
Payables to related parties	30,257,470	30,257,470
- Vietnam Water, Sanitation and Environment Joint Stock Company (VIWASE)	30,257,470	30,257,470
Payables to other suppliers	59,467,644,795	59,788,573,216
- Wilson Hoa Binh Joint Stock Company	-	3,016,758,593
- Phuc Thanh Construction Concrete and Trading Joint Stock Company	983,875,520	2,053,589,920
- Gia Bao Stationery Company Limited	1,492,577,174	1,719,419,186
- Thanh An One Member Limited Liability Corporation	4,406,920,238	2,017,563,765
- VMP Viet Nam Joint Stock Company	3,562,154,500	1,765,423,500
- Lam Anh Trading Development Company Limited	3,080,237,515	1,829,327,039
- Royal International Services and Trading JSC	1,554,811,840	1,622,011,840
- Others	44,387,068,008	45,764,479,373
Total	59,497,902,265	59,818,830,686

17. SHORT-TERM ADVANCES FROM CUSTOMERS

	30/06/2026	01/01/2026
	VND	VND
Short-term advances from customers is other parties	491,767,915,336	439,080,538,655
- VPD Investment Development Joint Stock Company	7,000,000,000	7,000,000,000
- MIK Group Vietnam Joint Stock Company	26,953,658,763	15,843,480,986
- PT VinFast Automobile Indonesia	7,612,835,880	7,612,835,880
- Vinfast Auto India Private Limited	7,283,174,480	-
- Others	442,918,246,213	408,624,221,789
Total	491,767,915,336	439,080,538,655

18. DIVIDENDS AND PROFITS PAYABLE

	30/06/2026	01/01/2026
	VND	VND
- Dividends and profits payable	33,696,192,596	822,201,416

19. TAXES AND OTHER RECEIVABLES FROM AND PAYABLES TO THE STATE BUDGET

	01/01/2026		During period		30/06/2026	
	Payables VND	Receivables VND	Payable VND	Paid VND	Payables VND	Receivables VND
Value-added tax	8,346,381,489	436,594,326	28,921,712,954	29,948,311,345	7,476,633,206	626,693,893
Corporate income tax	1,522,892,037	20,509,652	10,047,412,561	6,578,330,219	5,032,456,265	60,991,538
Personal income tax	5,091,026,243	178,107,743	6,250,168,604	11,806,976,372	1,282,599,989	1,976,486,698
Housing and land tax, land rent	2,109,913,148	222,492,386	3,769,875,301	2,145,680,164	3,776,350,863	264,734,964
Other taxes	-	-	45,461,025	46,461,025	-	1,000,000
Fees, charges, and other levies	25,445,224	13,823,422	194,777,989	194,777,989	25,445,224	13,823,422
Total	17,095,658,141	871,527,529	49,229,408,434	50,720,537,114	17,593,485,547	2,943,730,515

The tax finalization of the General Corporation is subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions may be subject to different interpretations, the tax amounts presented in the consolidated financial statements may be subject to adjustment based on the decisions of the tax authorities.

20. SHORT-TERM LOANS

Items	30/06/2026	During the period		01/01/2026
	Balance VND	Increase VND	Decrease VND	Balance VND
Short-term loans	38,335,472,355	13,673,228,446	4,776,517,589	29,438,761,498
- VIDECON Group Joint Stock Company (1)	20,000,000,000	-	-	20,000,000,000
- Loans from individuals (2)	5,117,498,527	155,000,000	1,170,931,948	6,133,430,475
- Vietnam Joint Stock Commercial Bank for Industry and Trade – Nam Thang Long Branch (3)	2,610,676,928	2,610,676,928	2,418,291,023	2,418,291,023
- Tien Phong Joint Stock Commercial Bank – Hanoi Branch (4)	10,607,296,900	10,907,551,518	1,187,294,618	887,040,000
Total	38,335,472,355	13,673,228,446	4,776,517,589	29,438,761,498

(1) Loan Agreement No. 104/VIDECON-USCO dated 18 December 2017 entered into between USCO Survey and Construction Joint Stock Company (a subsidiary) and VIDECON Group Joint Stock Company, with the following key terms:

- Loan amount: VND 20,000,000,000;
- Purpose of the loan: To purchase 2,000,000 shares of Lac Long Quan No. 5 Housing Development Investment Joint Stock Company;
- Term of the agreement: 12 months, with an extension addendum extending the term until 18 December 2026;
- Lending interest rate: 0%;
- Security for the loan: Unsecured.

(2) The loan at USCO Survey and Construction Joint Stock Company (a subsidiary) had an outstanding balance of VND 5,117,498,527 as at 30 June 2026. Of this amount, VND 4,817,498,527 represents the settlement of the salary fund prior to the equitization of Union Of Survey And Construction Joint Stock Company - USCO, which was temporarily lent by officers and employees to USCO to support its production and business activities, interest-free and unsecured. This loan is being repaid by Union Of Survey And Construction Joint Stock Company - USCO gradually to the officers and employees. Other personal loans have a 12-month term, are unsecured, and bear interest at rates ranging from 8.4% to 8.6% per annum.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the period from 1 January 2026 to 30 June 2026

(3) Agreement No. 01/2025-HĐCVHM/NHCT140-CCBM dated 9 December 2025 entered into between Construction Materials Engineering Consulting Joint Stock Company (a subsidiary) and Vietnam Joint Stock Commercial Bank for Industry and Trade – Nam Thang Long Branch, with the following key terms:

- Credit limit: VND 3,000,000,000;
- Purpose of the loan: To supplement working capital for production and business activities in accordance with the Enterprise Registration Certificate;
- Term of the agreement: As specified in each Debt Acknowledgement, but not maximum exceeding 6 months;
- Lending interest rate: Applicable to each drawdown;
- Security for the loan: Ownership rights over assets attached to land under Land Use Rights Certificate No. AB082528, code CQ-00066, issued by the People's Committee of Hanoi City on 27 May 2005 to Construction Materials Engineering Consulting Joint Stock Company (a subsidiary), including the four-storey office building and the first- to third-storey office premises forming part of the 11-storey building.

(4) Credit Facility Agreement No. 115/2026/HĐTD/BDI dated 26 May 2026 (continuation of Agreement No. 152/2025/HĐTD/BD1 dated 17 April 2025) between Survey and Construction Joint Stock Company – USCO (subsidiary) and Tien Phong Commercial Joint Stock Bank – Hanoi Branch with the following detailed terms:

- Maximum credit limit: VND 30,000,000,000 (inclusive of the limit under Agreement No. 152/2025/HĐTD/BD1);
- Purpose of borrowing: Supplementing working capital;;
- Contract term: 12 months under each debt acknowledgement note;
- Lending interest rate: As stipulated in each debt acknowledgement note;
- Collateral for the loan: Office building located at 91 Phung Hung Street, Hoan Kiem Ward, Hanoi.

21. SHORT-TERM ACCRUED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
- Costs payable to centers, subcontractors, and service providers.	31,417,111,370	32,207,299,166
- Others	2,131,034,289	1,737,000,000
Total	33,548,145,659	33,944,299,166

22. UNEARNED REVENUE

	30/06/2026	01/01/2026
	VND	VND
Short-term	4,279,473,640	551,218,227
- Unearned location rental revenue	1,101,557,858	551,218,227
- Dossier preparation, survey and planning, exploration licensing and works – Khe Dua Mine	2,977,017,600	-
- Other unearned revenue	200,898,182	-
Long-term	2,969,142,944	3,056,056,554
- Unearned location rental revenue	2,969,142,944	3,056,056,554
Total	7,248,616,584	3,607,274,781

23. SHORT-TERM PROVISIONS

Provision for liabilities related to the consultancy contract between the General Corporation and Thai Nguyen Iron and Steel Joint Stock Corporation, in accordance with Conclusion No. 167/KL-TTCT dated 14 June 2019 of the Government Inspectorate regarding the Phase 2 Production Expansion Project of Thai Nguyen Iron and Steel Corporation, and the amount received under the contract may be required to be refunded.

24. OTHER PAYABLES

a. Short- term

	30/06/2026 VND	01/01/2026 VND
Other payables to related parties	1,125,000,000	1,125,000,000
- National General Construction Consulting Joint Stock Company (NAGECCO)	375,000,000	375,000,000
- Vietnam Water, Sanitation and Environment Joint Stock Company (VIWASE)	375,000,000	375,000,000
- Consultant And Inspection JSC Of Construction Technology And Equipment (CONINCO)	375,000,000	375,000,000
Other payables to other parties	236,326,636,947	204,551,561,608
- Trade union fees	1,329,673,235	749,993,210
- Social insurance	2,857,501,877	2,401,372,740
- Health insurance	164,358,998	20,166,330
- Unemployment insurance	89,873,208	23,579,304
- Short-term deposits received	250,199,162	347,299,162
- Tu Ky Investment, Trading and Construction JSC - project implementation deposit (*)	5,000,000,000	5,000,000,000
- Payables to project managers (**)	217,729,597,541	189,712,507,980
- Other payables and amounts payable	8,905,432,926	6,296,642,882
Total	237,451,636,947	205,676,561,608

(*) The deposit received for the implementation of the Tu Ky Residential Area Project, Hoang Liet Ward, Hanoi City. As at present, the parties have not resumed the implementation of the project.

(**) Mainly comprises payables to the professional departments responsible for performing contracts of the Corporation and its subsidiaries.

b. Long- term

	30/06/2026 VND	01/01/2026 VND
Other payables to other parties	9,568,857,328	9,368,186,525
- Long-term deposits received	853,666,634	617,948,634
- Johs Rieckermann Representative Office in Vietnam (**)	7,470,994,257	7,506,041,454
- Capital Investment Construction and Import Export Company Limited	1,244,196,437	1,244,196,437
Total	9,568,857,328	9,368,186,525

(**) Includes the amount payable in respect of the capital contribution for the construction of the VG Building incurred at Construction Materials Engineering Consulting Joint Stock Company - CCBM, which is allocated over the useful life of the VG Building on an annual basis, corresponding to the revenue attributable to the Johs Rieckermann (JR) representative office in Vietnam through 2030, and amounts collected/paid on behalf of JR and CCBM.

25. EQUITY

25.1 Statement of changes in equity

	Share capital	Revaluation surplus	Development investment fund	Other equity funds	Retained earnings	Non-controlling interests	Unit: VND Total
01/01/2025	357,744,480,000	(15,975,850,433)	22,547,422,144	989,424,183	50,129,622,740	70,574,602,185	486,009,700,819
- Profit for the year	-	-	-	-	44,289,166,474	13,199,224,234	57,488,390,708
- Profit distribution at the Corporation - Parent company	-	-	1,600,000,000	-	(37,188,804,024)	-	(35,588,804,024)
- Profit distribution at VCC	-	-	1,658,638	-	(2,839,164,931)	(6,827,744,912)	(9,665,251,205)
- Profit distribution at CCBM	-	-	-	-	(10,899,943)	(52,364,547)	(63,264,490)
- Profit distribution at CDC	-	-	-	-	(992,800,520)	(2,426,846,367)	(3,419,646,887)
- Profit distribution at USCO	-	-	-	-	(78,140,373)	(310,403,323)	(388,543,696)
- Others	-	-	-	34,150,568	3	-	34,150,571
31/12/2025	357,744,480,000	(15,975,850,433)	24,149,080,782	1,023,574,751	53,308,979,426	74,156,467,270	494,406,731,796
01/01/2026	357,744,480,000	(15,975,850,433)	24,149,080,782	1,023,574,751	53,308,979,426	74,156,467,270	494,406,731,796
- Profit for the period	-	-	-	-	36,468,916,201	10,090,134,501	46,559,050,702
- Profit distribution at the Corporation - Parent company (*)	-	-	-	-	(37,712,944,740)	-	(37,712,944,740)
- Profit distribution at VCC	-	-	-	-	(3,122,525,491)	(8,569,880,700)	(11,692,406,191)
- Profit distribution at CCBM	-	-	-	-	(12,461,731)	(59,865,175)	(72,326,905)
- Profit distribution at CDC	-	-	-	-	(1,521,229,616)	(3,841,366,352)	(5,362,595,968)
- Profit distribution at USCO	-	-	-	-	(117,787,780)	(562,394,432)	(680,182,212)
30/06/2026	357,744,480,000	(15,975,850,433)	24,149,080,782	1,023,574,751	47,290,946,269	71,213,095,112	485,445,326,481

(*) During the period, the Corporation distributed profits in accordance with Resolution No. 53/NQ-ĐHĐCĐ dated 29 June 2026 as follows:

- Dividends paid to shareholders: VND 32,197,003,200, representing a cash dividend payout ratio of 9.0% of charter capital.
- Rewards and welfare fund and Management Bonus Fund: VND 5,515,941,540.

25.2 Details of owners' contributed capital

	30/06/2026		01/01/2026	
	VND	Percentage	VND	Percentage
- State Capital Investment Corporation	312,377,480,000	87.32%	312,377,480,000	87.32%
- Oriental Consultants Global Co., Ltd	24,760,000,000	6.92%	24,760,000,000	6.92%
- Other shareholders	20,607,000,000	5.76%	20,607,000,000	5.76%
Total	357,744,480,000	100.00%	357,744,480,000	100.00%

25.3 Shares

	30/06/2026	01/01/2026
	Share	Share
Number of Shares Issued to the Public	35,774,448	35,774,448
+ <i>Common Shares</i>	35,774,448	35,774,448
Number of Outstanding Shares	35,774,448	35,774,448
+ <i>Common Shares</i>	35,774,448	35,774,448
Par value per share (VND/share)	10,000	10,000

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

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
Owner's Equity		
- At the beginning of the year	357,744,480,000	357,744,480,000
- At the end of the period	357,744,480,000	357,744,480,000
Dividends and distributed profits	32,197,003,200	28,619,558,400

25.5 Company funds

	30/06/2026	01/01/2026
	VND	VND
- Investment and development funds	24,149,080,782	24,149,080,782
- Other equity funds	1,023,574,751	1,023,574,751
Total	25,172,655,533	25,172,655,533

26 OFF-STATEMENT OF FINANCIAL POSITION ITEMS

26.1 Operating lease commitments

The General Corporation entered into a land lease agreement for the land located at No. 243 De La Thanh Street, Lang Thuong Ward, Dong Da District (currently No. 183 Huynh Thuc Khang Street, Lang Ward), Hanoi City, for use as its head office and production and business facilities. The lease term is 50 years from 26 April 2005. The leased land area is 1,667.4 square meters. Under this agreement, the Corporation is required to pay annual land rental until the expiry of the lease agreement in accordance with the prevailing regulations of the State.

Consultancy On Construction Of Building Material Projects Joint Stock Company - CCBM entered into a land lease agreement for the land located at No. 235 Nguyen Trai Street, Khuong Dinh Ward, Hanoi City, for use as its head office and production and business facilities, with a lease term of 39 years, 9 months and 23 days from 22 December 2005. The leased land area is 1,658.2 square meters. Under this agreement, Consultancy On Construction Of Building Material Projects Joint Stock Company - CCBM is required to pay annual land rental until the expiry of the lease agreement in accordance with the prevailing regulations of the State.

Union Of Survey And Construction Joint Stock Company - USCO entered into a land lease agreement for land located at Alley 54, Ngoc Hoi Street, Quoc Bao Area, Hoang Liet Ward, Hanoi City, for a term of 20 years from 1 January 1996, with a leased land area of 8,685.9 square meters, and another land lease agreement for land located at No. 91 Phung Hung Street, Hoan Kiem Ward, Hanoi City, for a term of 20 years from 1 January 2023, with a leased land area of 748 m². In addition, Union Of Survey And Construction Joint Stock Company - USCO entered into land lease agreements for land located in Quy Nhon, Phu Yen and certain other locations. Under these agreements, Union Of Survey And Construction Joint Stock Company - USCO is required to pay annual land rental until the expiry of the lease agreements in accordance with the prevailing regulations of the State.

VCC Engineering Consultants Joint - Stock Company - VCC entered into a land lease agreement for land located at Alley 122, Vinh Tuy Street, Vinh Hung Ward, Hanoi City, for use as its head office and production and business facilities, with a total leased land area of 984 square meters for a term of 50 years from February 2007, and another land lease agreement for land located on Hai Ba Trung Ward, Hanoi City, with a leased land area of 480.9 square meters for a term of 50 years from 6 April 2005. Under these agreements, VCC Engineering Consultants Joint - Stock Company - VCC is required to pay annual land rental until the expiry of the lease agreements in accordance with the prevailing regulations of the State.

26.2 Foreign currencies

	30/06/2026	01/01/2026
- US Dollar (USD)	48,085.25	110,956.70
- Euro (EUR)	218.75	218.75

27 REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Revenue from sale of goods	151,640,000	475,184,000
- Revenue from rendering of services	613,816,825,444	408,549,013,299
- Revenue from construction contracts	64,001,828,228	9,109,290,622
Total	677,970,293,672	418,133,487,921

28 COST OF GOODS SOLD

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Cost of goods sold	150,024,949	466,965,000
- Cost of services rendered	493,463,800,868	328,888,417,373
- Cost of construction contracts	61,138,805,071	8,600,824,668
Total	554,752,630,888	337,956,207,041

29 FINANCE INCOME

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Interest income on bank deposits	6,932,661,427	5,077,599,116
- Dividends and profit distributions	11,166,623,274	8,312,770,705
- Foreign exchange gains arising during the period	-	2,352,331
- Foreign exchange gains arising from the revaluation of closing balances	16,453,834	108,484,216
Total	18,115,738,535	13,501,206,368

30 FINANCIAL EXPENSES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Interest expense on borrowings	492,223,361	475,258,964
- Foreign exchange losses arising during the period	10,228,862	-
- Other finance costs	-	849,116,454
Total	502,452,223	1,324,375,418

31 GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Management staff costs	43,554,920,709	33,072,983,789
- Management materials costs	2,956,314,859	2,953,567,145
- Depreciation and amortisation expenses	2,157,988,494	2,011,817,573
- Provision expenses	(1,323,591,893)	(1,036,126,800)
- Taxes, fees and charges	2,661,166,559	2,411,917,628
- Outsourced service expenses	8,532,030,011	5,083,272,280
- Other cash expenses	20,592,194,670	12,453,085,949
Total	79,131,023,409	56,950,517,564

32 OTHER INCOME

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Income from disposal of property, plant and equipment	-	233,363,734
- Compensation received under contracts	-	200,000,000
- Income from awards	80,000,000	153,888,888
- Others	550,370,373	40,163,545
Total	630,370,373	627,416,167

33 OTHER EXPENSES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Penalties	113,179,729	402,172,873
- Net book value of property, plant and equipment	29,537,004	-
- Costs of design competition	785,037,428	146,194,444
- Other expenses	600,209,095	8,163,623
Total	1,527,963,256	556,530,940

34 CORPORATE INCOME TAX EXPENSE

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Total current corporate income tax expense	9,999,937,668	5,502,095,241
	9,999,937,668	5,502,095,241

35 BASIC AND DILUTED EARNINGS PER SHARE

a. Basic earnings per share

The calculation of basic earnings per share attributable to the holders of ordinary shares of the Company is based on the following data:

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Profit after tax attributable to owners of the parent (VND)	36,468,916,201	18,583,273,617
Profit attributable to ordinary shareholders (VND)	36,468,916,201	18,583,273,617
Weighted average number of ordinary shares outstanding during the period (shares)	35,774,448	35,774,448
Basic earnings per share (VND/share)	1,019	519

In the interim consolidated financial statements, the Corporation has not made any provision for the Bonus and Welfare Fund and the Executive Bonus Fund from profit after tax in 2026. Accordingly, basic earnings per share for the six-month accounting period ended 30 June 2026 excludes the effect of the aforementioned fund allocations.

b. Diluted earnings per share

The Company's Executive Board assesses that, in the forthcoming period, there will be no impact from instruments convertible into shares that could dilute the value of shares. Accordingly, diluted earnings per share are equal to basic earnings per share.

36 COST OF PRODUCTION AND BUSINESS BY NATURE OF EXPENSE

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Raw materials and supplies costs	126,223,399,487	88,890,404,841
- Labour costs	317,512,797,151	199,095,266,267
- (Reversal of) Provision expenses	(1,323,591,893)	(1,036,126,800)
- Depreciation and amortisation expenses	5,339,542,152	5,326,647,644
- Outsourced service expenses	67,243,459,953	69,268,873,403
- Other cash expenses	166,824,153,956	110,280,178,418
Total	681,819,760,806	471,825,243,773

37 EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

There were no material events occurring after the end of the accounting period that required adjustment to or disclosure in these consolidated financial statements.

38 OTHER INFORMATION ON RELATED PARTIES

The list of related parties and their relationships with the Corporation that had transactions with the Corporation are as follows:

No.	Related parties	Relationship
1	National General Construction Consulting Joint Stock Company	Associates
2	Vietnam Water, Sanitation and Environment Joint Stock Company	Associates
3	Construction Consultant and Safety Technique Inspection Joint Stock Company- INCOSAF	Associates
4	CIC Technology and Consultancy Joint Stock Company	Associates
5	No. 5 Lac Long Quan Housing Development Investment Joint Stock Company	Associates
6	Consultant and Inspection JSC of Construction Technology and Equipment - CONINCO	Mr. Nguyen Xuan Hai – Deputy General Director of the Corporation and concurrently a Member of the Board of Management of this company
7	LILAMA Real Estate Joint Stock Company	Mr. Nguyen Van Phuc – Head of the Board of Supervisors of the Corporation until 29 June 2026 and concurrently a Member of the Board of Management of this company
8	Members of the Board of Management, the Board of General Directors, the Board of Supervisors, other management personnel of the Corporation and related parties of these individuals	

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

a. Transactions with related individuals

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Income of members of the Board of Management, the Board of General Directors, and other key management personnel of the Corporation	2,552,400,000	2,031,000,000
- Mr. Than Hong Linh – Chairman of the Board of Management	297,600,000	243,000,000
- Mr. Tran Duc Toan – Member of the Board of Management, General Director	297,600,000	240,000,000
- Ms. Kieu Bich Hoa – Member of the Board of Management	24,000,000	24,000,000
- Mr. Nguyen Ba Minh – Member of the Board of Management	240,600,000	189,000,000
- Mr. Tong Van Toan – Member of the Board of Management	24,000,000	24,000,000
- Ms. Nguyen Thi To Trinh – Deputy General Director	240,600,000	189,000,000
- Mr. Nguyen Dinh Thi – Deputy General Director	240,600,000	189,000,000
- Mr. Nguyen Xuan Hai – Deputy General Director	240,600,000	189,000,000
- Mr. Nguyen Minh Hong – Deputy General Director	240,600,000	189,000,000
- Mr. Nguyen Truong Linh – Deputy General Director	240,600,000	189,000,000
- Mr. Doan Duc Phi – Deputy General Director	240,600,000	189,000,000
- Ms. Nguyen Thi Doan Trang – Chief Accountant	225,000,000	177,000,000
Income of members of the Supervisory Board	276,600,000	225,000,000

b. Transactions, balances with related organizations

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
Profits and dividends distributed	10,339,293,520	7,702,115,000
- CIC Technology and Consultancy Joint Stock Company	1,135,491,520	611,795,000
- Vietnam Water, Sanitation and Environment Joint Stock Company (VIWASE)	1,018,080,000	1,018,080,000
- National General Construction Consulting Joint Stock Company	3,029,400,000	2,754,000,000
- Construction Consultant and Safety Technique Inspection Joint Stock Company- INCOSAF	746,760,000	795,270,000
- Consultant and Inspection Joint Stock Company of Construction Technology and Equipment - CONINCO	4,409,562,000	2,522,970,000
Revenue	438,973,063	30,000,000
- Consultant and Inspection Joint Stock Company of Construction Technology and Equipment - CONINCO	92,592,593	30,000,000
- Vietnam Water, Sanitation and Environment Joint Stock Company (VIWASE)	27,777,778	-
- National General Construction Consulting Joint Stock Company	92,592,593	-
- CIC Technology and Consultancy Joint Stock Company	198,232,321	-
- Construction Consultant and Safety Technique Inspection Joint Stock Company- INCOSAF	27,777,778	-
Purchase of goods and services	148,600,000	215,285,000
- CIC Technology and Consultancy Joint Stock Company	148,600,000	215,285,000

Balances with related parties are disclosed in detail in Notes 7.2, 9, 12, 13, 16, 24.

39 COMPARATIVE FIGURES

The comparative figures presented in the interim consolidated financial statements are the figures in the audited consolidated financial statements for the financial year ended 31 December 2025 and the reviewed consolidated financial statements for the period from 1 January 2025 to 30 June 2025.

From 1 January 2026, the Corporation has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System and Circular No. 43/2026/TT-BTC amending and supplementing certain articles of Circular No. 202/2014/TT-BTC. The application of these Circulars only resulted in certain changes relating to the classification and presentation of the financial statements and did not affect the carrying amounts, consolidated business results or consolidated cash flows of the comparative period.

Therefore, the figures in the consolidated financial statements for the period from 1 January 2026 to 30 June 2026 are comparable with those of the previous periods.

Details of the reclassification of the comparative figures are as follows:

Figures according to the financial statements for the financial year ended 31 December 2025			Adjustments in accordance with Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC		
Items	Code	Balance VND	Items	Code	Balance VND
A. BALANCE SHEET			A. STATEMENT OF FINANCIAL POSITION		
			Dividends and profit payable	313	822,201,416
Other short-term payables	319	206,498,763,024	Other short-term payables	320	205,676,561,608

Approved, 04 September 2026



Trinh Tuan Anh
Preparer



Nguyen Thi Doan Trang
Chief Accountant




Nguyen Minh Hong
General Director