ITC INVESTMENT AND TOURISM DEVELOPMENT JOINT STOCK COMPANY

COMBINED FINANCIAL STATEMENTS

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

(Reviewed)

TABLE OF CONTENTS

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of ITC Investment and Tourism Development Joint Stock Company (the "Company") presents its report and the Company's Combined Financial Statements for the period from 01/01/2026 to 30/06/2026.

Company

ITC Investment and Tourism Development Joint Stock Company.

Established and operating under the first Business Registration Certificate No. 0102675516 dated March 7, 2008.

Business Registration Certificate

No. 0102675516, registered for the 18th change, May 26, 2026
Issued by Hanoi Department of Finance.

Head office

12th Floor, Vinaconex Building, 34 Lang Ha, Lang Ward, Hanoi City.

Board of Directors

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

Mr.	Tran Van Chien	Chairman
Mr.	Phan Thanh Hai	Member
Mr.	Vu Nguyen Vu	Member

Board of Management

Members of the Board of Management during the period and at the reporting date:

Mr.	Vu Nguyen Vu	General Director
Mr.	Nguyen Dinh Thinh	Deputy General Director
Mrs.	Nguyen Thi Hien	Chief accountant (appointed on May 25, 2026)
Mrs.	Le Thi Tam	Chief accountant (resigned on May 25, 2026)

Supervisory Board

Members of the Supervisory Board during the period and at the reporting date:

Mrs.	Hoang Thi Phuong Thao	Head of Supervisory Board
Mrs.	Hoang Thi Lan Anh	Member
Mr.	Phung Manh Toan	Member

Legal representative

Mr.	Vu Nguyen Vu	General Director

Auditors

Vietnam Auditing and Valuation Company Limited (AVA).

Management's Responsibility for the Combined Financial Statements

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

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

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

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

In addition, the Board of Directors undertakes that the Company has complied with all information disclosure obligations in accordance with Circular No. 96/2020/TT-BTC dated 16 November 2020, Circular No. 68/2024/TT-BTC dated 18 September 2024, Circular No. 18/2025/TT-BTC dated 26 April 2025, and the amending and supplementing Circular No. 08/2026/TT-BTC dated 3 February 2026, issued by the Ministry of Finance providing guidelines on information disclosure on the securities market.

Hanoi, August 10, 2026
On behalf of the Management
General Director

M.S.D.N: 0102675516-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC

Vu Nguyen Vu

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC
DN: C=VN, S=Thành phố Hà Nội, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC, OID.0.9.2342.19200300.100.1.1=MST:0102675516
Reason: I am the author of this document
Location: your signing location here
Date: 2026-08-14 14:16:57
Foxit Reader Version: 10.0.1

Vietnam Auditing and Valuation Company Limited
Address: 14th Floor, SUDICO Building, Me Tri Street
My Dinh 1 Ward, South Tu Liem District, Hanoi, Viet Nam
T: (+84 24) 3868 9566 (+84 24) 3868 9588
F: (+84 24) 3868 6248 W: www.kiemtoanava.com.vn

No.: /BCKT-TC/AVA

AUDITOR'S REPORT
INTERIM FINANCIAL INFORMATION REVIEW

To: **Shareholders, the Board of Directors and Board of Management**
ITC Investment and Tourism Development Joint Stock Company

We have reviewed the accompanying interim Combined Financial Statements of ITC Investment and Tourism Development Joint Stock Company, prepared on 10/08/2026, set out on pages 06 to 33, including Combined Statement of Financial Position as at 30/06/2026, Combined Statement of Profit or Loss, Combined Statement of Cash Flows for the six-month accounting period then ended, and the Notes to the Combined Financial Statements.

Management' Responsibility

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

Auditor's Responsibility

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

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

Auditor's Conclusion

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

Emphasis of Matter

We draw attention to Note VII.6 to the interim consolidated financial statements regarding the Company's ability to continue as a going concern, which describes a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

Other Matter

The Company's aggregated financial statements for the financial year ended December 31, 2025 were audited by another auditor and another audit firm. The auditor expressed an unmodified opinion on these aggregated financial statements, with an Emphasis of Matter paragraph regarding the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern, dated March 25, 2026.

The Company's aggregated financial statements for the six-month accounting period ended June 30, 2025 were reviewed by another auditor and another audit firm. The auditor expressed an unmodified conclusion on these aggregated financial statements, with an Emphasis of Matter paragraph regarding the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern, dated July 22, 2025.

VIETNAM AUDITING AND
VALUATION COMPANY LIMITED

CÔNG TY TNHH KIỂM TOÁN VÀ THẨM ĐỊNH GIÁ VIỆT NAM
P. TỪ LIÊM - TP. HÀ NỘI

Do Thi Duyen
Vice General Director
Registration certificate
3642-2026-126-1
Hanoi, August 10, 2026

Form No. B 01 - DN

COMBINED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

Unit: VND

	ITEMS	Code	Note	30/06/2026	01/01/2026
A.	**CURRENT ASSETS**	**100**		**2,078,800,886,767**	**2,004,162,797,870**
I.	**Cash and cash equivalents**	**110**	V.1	**25,462,934,963**	**5,677,407,780**
1.	Cash	111		25,462,934,963	5,677,407,780
II.	**Short-term financial investments**	**120**	V.2	**38,940,820**	**38,909,020**
1.	Trading securities	121		266,061,423	266,061,423
2.	Allowance for impairment of trading securities	122		(227,120,603)	(227,152,403)
III.	**Short-term receivables**	**130**		**97,861,123,586**	**88,380,863,245**
1.	Short-term trade receivables	131	V.3	1,852,709,959	2,026,003,881
2.	Short-term advances to suppliers	132	V.4	21,207,501,234	11,505,335,717
3.	Other short-term receivables	135	V.5	75,925,912,393	75,974,523,647
4.	Allowance for impairment of short-term receivables	136	V.6	(1,125,000,000)	(1,125,000,000)
IV.	**Inventories**	**140**	V.7	**1,785,828,020,152**	**1,737,766,608,038**
1.	Inventories	141		1,785,828,020,152	1,737,766,608,038
V.	**Other current assets**	**160**		**169,609,867,246**	**172,299,009,787**
1.	Short-term prepaid expenses	161	V.11	16,544,458	16,544,458
2.	VAT deductible	162		161,034,119,335	163,723,261,876
3.	Taxes and others receivable from State Treasury	163	V.15	8,559,203,453	8,559,203,453
B.	**NON-CURRENT ASSETS**	**200**		**3,499,238,138,565**	**3,428,814,388,306**
I.	**Long-term receivables**	**210**		**168,396,115**	**1,221,935,059**
1.	Other long-term receivables	215	V.5	168,396,115	1,221,935,059
II.	**Fixed assets**	**220**		**27,516,735,944**	**27,816,714,998**
1.	Tangible fixed assets	221	V.8	27,516,735,944	27,816,714,998
	- Cost	222		34,334,592,184	33,984,592,184
	- Accumulated depreciation	223		(6,817,856,240)	(6,167,877,186)
2.	Intangible fixed assets	227	V.9	-	-
	- Cost	228		349,002,850	349,002,850
	- Accumulated amortization	229		(349,002,850)	(349,002,850)
III.	**Long-term work in progress**	**250**	V.10	**3,471,179,405,568**	**3,399,386,443,596**
1.	Construction in progress	252		3,471,179,405,568	3,399,386,443,596
IV.	**Other non-current assets**	**270**		**373,600,938**	**389,294,653**
1.	Long-term prepaid expenses	271	V.11	354,585,553	370,279,268
2.	Deferred tax assets	272		19,015,385	19,015,385
	TOTAL ASSETS	**280**		**5,578,039,025,332**	**5,432,977,186,176**

Form No. B 01 - DN

COMBINED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026
(Continuous)

Unit: VND

	ITEMS	Code	Note	30/06/2026	01/01/2026
C.	**LIABILITIES**	**300**		**4,142,484,517,467**	**3,927,701,733,530**
I.	**Current liabilities**	**310**		**2,812,026,667,691**	**2,498,512,466,370**
1.	Short-term trade payables	311	V.12	134,711,753,076	250,490,191,264
2.	Short-term advances from customers	312	V.13	35,558,939,279	2,937,881,953
3.	Dividends and profit payable	313	V.14	180,282,000	180,282,000
4.	Short-term taxes and others payable to State Treasury	314	V.15	342,848,846	337,215,148
5.	Payables to employees	315		265,219,329	533,076,832
6.	Short-term accrued expenses	316	V.16	46,541,493,711	43,860,009,328
7.	Other short-term payables	320	V.17	1,693,176,129,873	1,648,318,616,219
8.	Short-term borrowings and finance lease liabilities	321	V.18	900,533,883,110	551,139,075,159
9.	Bonus and welfare funds	323		716,118,467	716,118,467
II.	**Non-current liabilities**	**330**		**1,330,457,849,776**	**1,429,189,267,160**
1.	Long-term borrowings and finance lease liabilities	339	V.18	1,330,457,849,776	1,429,189,267,160
D.	**EQUITY**	**400**		**1,435,554,507,865**	**1,505,275,452,646**
1.	Issued capital of owners	411		2,100,000,000,000	2,100,000,000,000
	- Ordinary shares with voting rights	411a		2,100,000,000,000	2,100,000,000,000
2.	Share premium	412		6,327,375,763	6,327,375,763
3.	Development investment fund	418		11,364,981,195	11,364,981,195
4.	Other equity funds	419		4,842,625,777	4,842,625,777
5.	Retained earnings	420		(686,980,474,870)	(617,259,530,089)
	- Retained earnings carried forward from prior periods	420a		(617,259,530,089)	(539,811,126,962)
	- Retained earnings for the current period	420b		(69,720,944,781)	(77,448,403,127)
	TOTAL LIABILITIES AND EQUITY	**440**		**5,578,039,025,332**	**5,432,977,186,176**

Hanoi, August 10, 2026

Prepared by	Chief Accountant	General Director
Pham Thi Thu Huong	Nguyen Thi Hien	Vu Nguyen Vu

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC
M.S.D.N: 0102675516 - C.T.C.P

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC
DN: C=VN, S=Thành phố Hà Nội, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC, OID.0.9.2342.19200300.100.1.1=MST:0102675516
Reason: I am the author of this document
Location: your signing location here
Date: 2026-08-14 14:17:25
Foxit Reader Version: 10.0.1

Form No. B 02 - DN

COMBINED STATEMENT OF PROFIT OR LOSS

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

Unit: VND

	ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1.	Revenue from sale of goods and rendering of services	01	VI.1	-	3,158,373,876
2.	**Net revenue from sale of goods and rendering of services**	**10**		**-**	**3,158,373,876**
3.	Cost of sales	11	VI.3	-	2,703,419,030
4.	**Gross profit from sale of goods and rendering of services**	**20**		**-**	**454,954,846**
5.	Gain/(loss) from sale and disposal of investment property	21		-	-
6.	Finance income	22	VI.4	7,130,262	3,658,647
7.	Finance costs	23	VI.5	59,370,648,129	85,800
	Of which: Interest expense	24		-	-
8.	General and administrative expenses	26	VI.6	8,928,220,134	11,536,691,686
9.	**Operating profit**	**30**		**(68,291,738,001)**	**(11,078,163,993)**
10.	Other income	31	VI.7	-	479,429,315
11.	Other expenses	32	VI.8	1,429,206,780	7,012,742
12.	**Other profit**	**40**		**(1,429,206,780)**	**472,416,573**
13.	**Total accounting profit before tax**	**50**		**(69,720,944,781)**	**(10,605,747,420)**
14.	Current corporate income tax expense	51	VI.10	-	-
15.	**Profit after corporate income tax**	**60**		**(69,720,944,781)**	**(10,605,747,420)**
16.	**Basic earnings per share**	**70**	VI.11	**(332)**	**(51)**
17.	**Diluted earnings per share**	**71**	VI.11	**(332)**	**(51)**

Hanoi, August 10, 2026

Prepared by	Chief Accountant	General Director
Pham Thi Thu Huong	Nguyen Thi Hien	Vu Nguyen Vu

M.S.D.N: 0102675516-C.T.C
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC
DN: C=VN, S=Thành phố Hà Nội, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC, OID.0.9.2342.19200300.100.1.1=MST:0102675516
Reason: I am the author of this document
Location: your signing location here
Date: 2026-08-14 14:17:44
Foxit Reader Version: 10.0.1

Form No. B 03 - DN

COMBINED STATEMENT OF CASH FLOWS

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

Unit: VND

	ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
I.	**Cash flows from operating activities**				
1.	**Profit before tax**	**01**		**(69,720,944,781)**	**(10,605,747,420)**
2.	**Adjustments for**				
	- Depreciation of property, plant and equipment and investment property	02		3,078,704	6,698,334
	- Provisions	03		(31,800)	85,800
	- Gains/(losses) from investing and financing activities	05		(7,130,262)	(3,658,647)
3.	**Operating profit before changes in working capital**	**08**		**(69,725,028,139)**	**(10,602,621,933)**
	- Increase/(decrease) in receivables	09		(5,737,578,856)	12,673,586,912
	- Increase/(decrease) in inventories	10		(48,061,412,114)	2,703,419,030
	- Increase/(decrease) in payables (excluding interest payable and income tax payable)	11		137,701,787,021	(272,982,673,602)
	- Increase/(decrease) in prepaid expenses	12		15,693,715	2,094,618,943
	- Interest paid	14		-	(3,064,439,231)
	Net cash flows from operating activities	**20**		**14,193,461,627**	**(269,178,109,881)**
II.	**Cash flows from investing activities**				
1.	Payments for acquisition and construction of property, plant and equipment and other long-term assets	21		(245,078,455,273)	(143,663,851,930)
2.	Interest received, dividends and profit received	27		7,130,262	3,658,647
	Net cash flows from investing activities	**30**		**(245,071,325,011)**	**(143,660,193,283)**
III.	**Cash flows from financing activities**				
1.	Proceeds from borrowings	33		503,810,214,418	642,959,854,779
2.	Repayment of borrowings (principal)	34		(253,146,823,851)	(228,946,823,851)
	Net cash flows from financing activities	**40**		**250,663,390,567**	**414,013,030,928**
	Net increase/(decrease) in cash and cash equivalents	**50**		**19,785,527,183**	**1,174,727,764**
	Cash and cash equivalents at the beginning of the period	**60**		**5,677,407,780**	**601,327,524**
	Cash and cash equivalents at the end of the period	**70**		**25,462,934,963**	**1,776,055,288**

Hanoi, August 10, 2026

Prepared by	Chief Accountant	General Director
Pham Thi Thu Huong	**Nguyen Thi Hien**	**Vu Nguyen Vu**

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC

M.S.D.N: 0102675516 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC
Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC
DN: C=VN, S=Thành phố Hà Nội, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC, OID.0.9.2342.19200300.100.1.1=MST:0102675516
Reason: I am the author of this document
Location: your signing location here
Date: 2026-08-14 14:18:07
Foxit Reader Version: 10.0.1

Form No. B 09 - DN

NOTES TO THE FINANCIAL STATEMENTS

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

I. Background

1. Forms of Ownership

ITC Investment and Tourism Development Joint Stock Company.

The company operates under Business Registration Certificate No. No. 0102675516, registered for the 18th change, May 26, 2026, Issued by Hanoi Department of Finance.

Head office: 12th Floor, Vinaconex Building, 34 Lang Ha, Lang Ward, Hanoi City.

Charter capital: 2,100,000,000,000 VND.

Total number of shares: 210,000,000 shares.

2. Business field

The Company's business fields are Real Estate Business and hotel services

3. Business activities

The principal business activity of the Company is: Real estate trading, land use rights owned, used or leased.

4. The Company's normal business period

The Company's normal business period is 12 months.

5. Business structure

The list of subsidiaries

Name of unit	Head office
Vinaconex Investment and Tourism Development Joint Stock Company - Hai Phong Branch	Operations Office of the Cat Ba Amatina Project, Tourism Urban Area, Cat Hai Special Economic Zone, Hai Phong City
Vinaconex Investment and Tourism Development Joint Stock Company - Holiday View Hotel	Operations Office of the Cat Ba Amatina Project, Tourism Urban Area, Cat Hai Special Economic Zone, Hai Phong City

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

As at 30/06/2026, the number of employees is:	08 people.
As at 01/01/2026, the number of employees is:	08 people.

7. Statement of ability to compare information on Financial Statements

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

II. Accounting period and accounting monetary unit

1. Accounting period

The Company's annual accounting period commences on 1 January and ends on 31 December.

2. Accounting monetary unit

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

III. Accounting standards and Accounting system

1. Accounting System

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

2. Accounting System

The Ministry of Finance issued Circular 99/2025/TT-BTC dated October 27, 2025 guiding the corporate accounting regime. This Circular takes effect from January 1, 2026 and applies to fiscal years starting on or after January 1, 2026. This Circular replaces Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance guiding the corporate accounting regime, Circular No. 75/2015/TT-BTC dated May 18, 2015 of the Ministry of Finance on amending and supplementing Article 128, Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance, Circular No. 53/2016/TT-BTC dated March 21, 2016 on amending and supplementing a number of Articles of Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 195/2012/TT-BTC dated November 15, 2012 providing guidance Accounting applied to investor units.

The effects of changes in accounting policies resulting from the guidance of Circular No. 99/2025/TT-BTC are applied prospectively. Circular No. 99/2025/TT-BTC introduces changes in the presentation of certain line items in the financial statements. Comparative figures have been reclassified to conform to the current period's presentation. Details of the reclassification of comparative figures are presented in Note VII.5.

3. Announcement on compliance with Vietnamese standards and accounting system

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

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

1. Exchange rates applied in accounting system

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

For foreign currency purchase and sale transactions, the exchange rates stipulated in the contracts between the Company and the commercial banks are applied. At the end of the accounting period, monetary items denominated in foreign currencies are retranslated at the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly transacts. Foreign currency deposits are retranslated at the exchange rates quoted by the banks where the relevant accounts are maintained. Foreign currency-denominated receivables for which allowances for doubtful debts have been recognised are not retranslated to the extent of the amounts covered by such allowances.
Where a commercial bank does not quote an exchange rate for the foreign currency in which a transaction is denominated, the Company uses an intermediary currency for translation in accordance with prevailing regulations and applies such method consistently throughout the accounting period.

2. Recognition of cash and cash equivalents

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

3. Accounting policies for receivables

Receivables comprise trade receivables, internal receivables and other receivables. Receivables are monitored in detail by counterparties, maturities, original currencies and other relevant factors for management purposes.
At the end of the reporting period, foreign currency-denominated receivables are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts. Receivables are classified as current or non-current based on their remaining terms at the end of the reporting period.
The Company recognizes an allowance for doubtful debts for receivables that are considered impaired or are unlikely to be fully recoverable in accordance with prevailing regulations.

4. Accounting policies for inventories

Recognition of inventories
Inventories are stated at cost, which comprises purchase costs, conversion costs and other directly attributable costs incurred in bringing the inventories to their present location and condition. Where the net realizable value is lower than cost, inventories are stated at net realizable value.
Materials, equipment, spare parts and work in progress that are expected to be recovered or consumed after more than 12 months from the end of the reporting period or beyond the normal operating cycle are presented as non-current assets.

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

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

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

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

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

Property, plant and equipment and intangible assets

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

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

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

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

- Buildings, structures	25 years
- Machinery, equipment	7 years
- Transportation equipment	8 years
- Management equipment and tools	3 years
- Other fixed assets	3 years

6. **Accounting policies for deferred expenses**

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

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

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

7. **Accounting policies for trade payables**

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

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

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

8. **Accounting policies for dividends and profit distributions payable**

Dividends and profit distributions payable are recognized as liabilities when the distribution of profits has been approved by the appropriate authority in accordance with the Company's Charter and applicable laws and regulations. The liability is measured at the amount payable to shareholders, capital contributors or owners.

The Company monitors the payment terms, settlement status and the financial year from which profits are appropriated for each dividend or profit distribution payable, where such information can be determined. Dividends and profit distributions approved after the end of the reporting period are not recognized as liabilities at the reporting date but are disclosed as events occurring after the reporting period.

9. Accounting policies for accrued expenses

Accrued expenses represent expenses relating to goods and services received or obligations incurred during the reporting period for which adequate supporting documentation for settlement is not available at the reporting date. Such expenses are recognized based on reasonable estimates and in accordance with the matching principle.

Accrued expenses are reviewed and reconciled against actual costs incurred. Any difference between the accrued amounts and the actual costs is recognized as an adjustment to expenses in the period in which the difference arises.

10. Accounting policies for deferred revenue

Deferred revenue comprises amounts received in advance that relate to multiple accounting periods, including rental income received in advance and other advance receipts that do not yet qualify for recognition in profit or loss for the current period.

Deferred revenue is initially recognized at the amount received and is subsequently recognized as revenue over the relevant periods based on the passage of time or the extent to which the related performance obligations have been fulfilled.

Deferred revenue does not include advances received from customers for goods or services not yet provided, nor revenue that has been recognized but not yet collected.

11. Accounting policies for deferred income tax

Deferred tax assets

Deferred tax assets are recognized for deductible temporary differences, tax losses and unused tax incentives carried forward to subsequent periods to the extent that it is probable that future taxable profits will be available against which such amounts can be utilized.

Deferred tax assets are measured using the corporate income tax rates expected to apply in the period when the assets are realized or the related liabilities are settled, based on tax laws and tax rates in effect at the reporting date.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred tax assets to be utilized. Such reductions are reversed when sufficient evidence exists that future taxable profits will be available to recover the deferred tax assets.

Deferred tax liabilities

Deferred tax liabilities are recognized for taxable temporary differences arising from differences between the carrying amounts of assets or liabilities and their respective tax bases, except in cases where recognition is not required under applicable accounting standards.

Deferred tax liabilities are measured using the corporate income tax rates expected to apply in the period when the temporary differences reverse, based on tax laws and tax rates in effect at the reporting date.

The carrying amount of deferred tax liabilities is reviewed at the end of each reporting period and adjusted to reflect changes in the related taxable temporary differences.

12. Accounting policies for borrowings and finance lease liabilities

Borrowings and finance lease liabilities are initially recognized at the proceeds received, net of directly attributable transaction costs, if any. Such costs are amortized to finance expenses over the term of the related borrowings using an appropriate method. Borrowing costs are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.

Borrowings and finance lease liabilities are classified as current or non-current based on their remaining contractual maturities at the reporting date. Finance lease liabilities are recognized at the present value of the minimum lease payments or the fair value of the leased asset, whichever is lower.

Foreign currency-denominated borrowings and finance lease liabilities are retranslated at the applicable exchange rates at the reporting date.

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

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

14. Accounting policies for equity

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

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

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

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

14.2. Accounting policies for retained earnings

Retained earnings represent the profit after tax remaining after the allocation to reserves, dividend distribution, profit appropriation, or loss handling as approved by the competent authority and in accordance with applicable laws and regulations.
Retained earnings also include retrospective adjustments arising from changes in accounting policies or correction of material prior-period errors. The recognition and appropriation of retained earnings are based on the Company's financial performance and lawful profit distribution decisions.

15. Accounting policies for revenue recognition and other income

15.1. Revenue from sale of goods and rendering of services

Accounting policies for revenue from sale of investment property
The company recognizes revenue from the sale of real estate when the following conditions are simultaneously met:
- The investment property has been completed and handed over to the buyer, and the significant risks and rewards associated with ownership have been transferred;
- The Company no longer retains managerial involvement or control over the property;
- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

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

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

- The risks and rewards associated with land use rights have been transferred to the buyer;
- The revenue can be measured reliably;
- The costs related to the transaction can be measured reliably;
- It is probable that the economic benefits will flow to the Company.

15.2. Finance income

Finance income includes:

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

Finance income is recognized in accordance with the following principles:

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

Other income

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

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

Accounting policies for revenue deductions

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

Revenue deductions arising in the same period as the related revenue are recorded as a reduction of revenue for that

Where such deductions relate to revenue recognized in prior periods but arise before the issuance of the financial statements, they are recorded as a reduction of revenue of the reporting period.

Where such deductions arise after the issuance of the financial statements, they are recorded as a reduction of revenue in the period in which they occur.

16. Accounting policies for cost of goods sold

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

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

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

17. Accounting policies for finance costs

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

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

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

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

Current corporate income tax

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

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

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

Deferred corporate income tax expense

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

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

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

20. Accounting policies and other principles

Related parties

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

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

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

Unit: VND

1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not restricted in use	30/06/2026	01/01/2026
Cash on hand	5,104,086	5,104,086
Demand deposits	25,457,830,877	5,672,303,694
	25,462,934,963	**5,677,407,780**

2. Financial investments

2.1. Trading securities

	30/06/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
CTN	1,828,825	(1,795,825)	1,828,825	(1,798,825)
HPG	229,131		229,131	
ITA	260,698,152	(224,266,152)	260,698,152	(224,266,152)
KDC	325,927		325,927	
SDT	1,284,226	(1,058,626)	1,284,226	(1,087,426)
VTV	1,695,162		1,695,162	
	266,061,423	(227,120,603)	**266,061,423**	(227,152,403)

3. Receivables

	30/06/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
Short-term				
Waterway Construction Joint Stock Company - Vinawaco	690,609,974	-	690,609,974	-
Hoa Binh Construction and Trading Joint Stock Company	571,746,402	-	571,746,402	-
Customers purchasing real estate projects	314,310,563	-	314,310,563	-
Others	276,043,020	-	449,336,942	-
	1,852,709,959	**-**	**2,026,003,881**	**-**

4. Advances for suppliers

	30/06/2026	01/01/2026
Short-term		
Mik Group Vietnam Joint Stock Company	12,453,600,000	-
Viet Nam Consulting Investment Construction and Trading Development Joint Stock Company (CID)	2,669,572,927	2,669,572,927
Viet Nam Investment Consulting and Construction Designing Joint Stock Company - CDC	-	2,125,500,000
TTA Partners Construction Architecture Joint Stock Company	1,719,299,700	1,719,299,700
Others	4,365,028,607	4,990,963,090
	21,207,501,234	**11,505,335,717**

5. Other receivables

	30/06/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
5.1. Short-term				
Other parties				
Advances for the development of the Cat Ba Amatina Project (*)	73,893,790,447	-	73,921,342,969	-
Other short-term deposits	-	-	-	-
Other advances	22,000,000	-	22,000,000	-
Anh Consulting Joint Stock Company	1,125,000,000	(1,125,000,000)	1,125,000,000	(1,125,000,000)
Others	885,121,946	-	906,180,678	-
	75,925,912,393	**(1,125,000,000)**	**75,974,523,647**	**(1,125,000,000)**

(*): According to the development cooperation agreement signed on 1 July 2025 between the Company and Vietnam Construction Import - Export Joint Stock Corporation, all advances for the development of the Cat Ba Amatina Project are under the recovery responsibility of Vietnam Construction Import - Export Joint Stock Corporation.

5.3. Long-term

Pledges, collateral deposits (1)	168,396,115	-	1,221,935,059	-
	168,396,115	**-**	**1,221,935,059**	**-**

(1): Office rental deposit with Vietnam Construction Import - Export Joint Stock Corporation.

6. Bad debt

	30/06/2026		01/01/2026	
	Original value	**Recoverable amount**	**Original value**	**Recoverable amount**
Anh Consulting Joint Stock Company	1,125,000,000	-	1,125,000,000	-
	1,125,000,000	**-**	**1,125,000,000**	**-**

7. Inventories

	30/06/2026		01/01/2026	
	Original value	**Provision**	**Original value**	**Provision**
Production and business work in progress (*)	1,785,828,020,152	-	1,737,766,608,038	-
	1,785,828,020,152	**-**	**1,737,766,608,038**	**-**

(*): Work in progress for components of the Cai Gia, Cat Ba Urban Area Project.
Total borrowing costs capitalized into work in progress for the six-month period ended 30 June 2026: VND 27,931,516,282.

8. Tangible fixed assets

Appendix No. 01

9. Intangible fixed assets

Items		**Software**	**Copyrights and patents**	**Total**
Original cost				
As at 01/01/2026		142,472,400	206,530,450	349,002,850
Purchase in the period		-	-	-
As at 30/06/2026	**-**	**142,472,400**	**206,530,450**	**349,002,850**
Accumulated amortization				
As at 01/01/2026	-	142,472,400	206,530,450	349,002,850
Depreciation in period	-	-	-	-
As at 30/06/2026	**-**	**142,472,400**	**206,530,450**	**349,002,850**
Net carrying amount				
As at 01/01/2026	-	-	-	-
As at 30/06/2026	**-**	**-**	**-**	**-**

10. Long-term assets in progress

10.1 Construction in progress

	30/06/2026 Original value	30/06/2026 Recoverable amount	01/01/2026 Original value	01/01/2026 Recoverable amount
Cai Gia Cat Ba Urban Area Project	3,471,179,405,568	3,471,179,405,568	3,399,386,443,596	3,399,386,443,596
	3,471,179,405,568	**3,471,179,405,568**	**3,399,386,443,596**	**3,399,386,443,596**

The Company has mortgaged certain land use rights and land-attached assets, both existing and to be formed in the future, pertaining to a portion of the Project to secure loans and guarantees from Vietnam Prosperity Joint Stock Commercial Bank.

Total borrowing costs capitalized into construction in progress for the six-month period ended 30 June 2026: VND 86,506,273,169.

12. Payables to suppliers

	30/06/2026	01/01/2026
Short-term		
Vietnam Construction Import - Export Joint Stock Corporation	97,557,962,978	214,840,432,674
Vinaconex Construction One Member Company Limited	17,003,623,240	14,218,984,783
Others	20,150,166,858	21,430,773,807
	134,711,753,076	**250,490,191,264**

13. Advances from customers

	30/06/2026	01/01/2026
Short-term		
Other parties		
Customers purchasing houses and acquiring land use rights for villa BT4	2,937,881,953	2,937,881,953
Customers purchasing townhouse and semi-detached villa A3	21,927,266,360	-
Customers purchasing villa B3	10,693,790,966	-
	35,558,939,279	**2,937,881,953**

14. Dividends and profit payable

	30/06/2026	01/01/2026
Dividends and profit payable	180,282,000	180,282,000
	180,282,000	**180,282,000**

15. Taxes and payables to the state budget

	30/06/2026	Tax paid in the period	Tax payable in the period	01/01/2026
Value-added tax	(1,648,805,862)	-	-	(1,648,805,862)
Corporate income tax	(6,907,497,591)	-	-	(6,907,497,591)
Personal income tax	338,624,224	82,219,630	87,853,328	332,990,526
Property tax and land rental	647,076	-	-	647,076
Fees, charges and Other	677,546	-	-	677,546
	(8,216,354,607)	**82,219,630**	**87,853,328**	**(8,221,988,305)**

15.1. Payables

	30/06/2026	01/01/2026
Personal income tax	341,524,224	335,890,526
Natural resource tax	647,076	647,076
Environmental protection tax	677,546	677,546
	342,848,846	**337,215,148**

15.2. Receivables

	30/06/2026	01/01/2026
Value added tax payable	1,648,805,862	1,648,805,862
Corporate income tax	6,907,497,591	6,907,497,591
Personal income tax	2,900,000	2,900,000
	8,559,203,453	**8,559,203,453**

16. Accrued expenses

16.1. Short-term

	30/06/2026	01/01/2026
Related parties		
Accrued interest expenses	-	181,890,410
Khu dong - Phu Quoc Company Limited	-	*181,890,410*
Other parties	-	-
Accrued interest expenses	-	42,062,458,716
Vietnam Construction Import - Export Joint Stock Corporation	*753,264,976*	*1,258,055,681*
Vietnam Prosperity Joint Stock Commercial Bank	*38,187,587,471*	*40,804,403,035*
ACC Phu Cuong Company Limited	*3,195,082,189*	-
Other payables	4,405,559,075	1,615,660,202
	46,541,493,711	**43,860,009,328**

17. Other payables

	30/06/2026	01/01/2026
Short-term		
Other parties		
Trade union fees; Social, Health, Unemployment insurance	21,163,958	18,278,544
Short-term deposits received	-	-
Remuneration payable to the Board of Directors	2,869,852,000	2,549,020,000
Remuneration payable to members of the Board of Directors and the Supervisory Board	*2,869,852,000*	*2,549,020,000*
Vietnam Construction Import - Export Joint Stock Corporation	958,636,596,757	899,265,916,828
Investment cooperation contract - Principal (i)	*570,577,877,518*	*570,577,877,518*
Investment cooperation contract - Capital cost (i)	*277,139,726,027*	*277,139,726,027*
Late payment interest	*110,918,993,212*	*51,548,313,283*
Customers contributing capital to purchase land plots in Areas B2, B3 under the Cai Gia, Cat Ba Urban Area Project	57,112,225,546	60,051,472,186
Customers paying reservation deposits for housing purchases in Semi-detached villa/ Townhouse Area A3 under the Cai Gia, Cat Ba Project	28,779,513,125	39,229,128,675
An Gia Vietnam Trading and Construction Company Limited - Payable regarding project deposit for real estate transfer (ii)	644,298,013,998	644,298,013,998
Other short-term payables	1,137,932,489	2,748,553,988
	1,693,176,129,873	**1,648,318,616,219**

(i) Payable to Vietnam Construction Import - Export Joint Stock Corporation ("Vinaconex") relating to principal and capital cost under Investment Cooperation Contract No. 31/2021/HDHTDT-VCCG-VCR dated 10 June 2021 regarding investment cooperation for Sub-zone CT02 and the connecting infrastructure of Sub-zone CT02 of the Cai Gia, Cat Ba Tourism Urban Area Project.

The two parties liquidated the contract in October 2023. Accordingly, the Company is required to repay this principal and capital cost within 120 days from 1 July 2025. The settlement period for these payables has been extended by mutual agreement (See Note VII.6).

(ii) According to the Deposit Agreement dated 1 July 2025 between the Company ("Transferor") and An Gia Vietnam Trading and Construction Company Limited ("Transferee"), the Company received a deposit of VND 644,298,013,998, representing 100% of the fixed transfer consideration, to secure the obligation to transfer a portion of the Cai Gia, Cat Ba Tourism Urban Area Project comprising a commercial land area of 23,932.35 m^2 and/or products constructed on this land plot, subject to approval by competent state authorities; accordingly, the Transferee shall become the legal developer/owner of such project portion or products.

The deposit is allocated to each product of the transferred project portion and will be offset and converted into progress payments. The Company is responsible for completing all legal procedures to secure approval for the transfer of the entire transferred project portion no later than 31 December 2026, or such other deadline as mutually agreed upon in writing by the parties.

18. Loans and debts

18.1. Short-term borrowings

	30/06/2026	Decrease	Increase	01/01/2026
Short-term borrowings	**442,640,235,410**	**24,200,000,000**	**373,594,807,953**	**93,245,427,457**
Short-term borrowings from other entities	-	-	-	-
ACC Phu Cuong Company Limited (1)	369,362,510,934	-	369,362,510,934	-
Vietnam Construction Import - Export Joint Stock Corporation (2)	73,277,724,476	-	4,232,297,019	69,045,427,457
Short-term borrowings from related parties	-	-	-	-
Khu dong - Phu Quoc Company Limited	-	24,200,000,000	-	24,200,000,000
Current portion of long-term borrowings	**457,893,647,700**	**228,946,823,849**	**228,946,823,851**	**457,893,647,702**
Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Head office (3)	457,893,647,700	228,946,823,849	228,946,823,851	457,893,647,702
	900,533,883,110	**253,146,823,851**	**602,541,631,802**	**551,139,075,159**

(1) Comprising two loan contracts between ACC Phu Cuong Company Limited and ITC Investment and Tourism Development Joint Stock Company (formerly Vinaconex Investment and Tourism Development Joint Stock Company). Loan limit: VND 500,000,000,000. Loan purpose: to perform the borrower; activities in compliance with the law and without affecting the lender interests. Loan term: 6 months. Interest rate: 5%/year. The loan is unsecured.
(2) Comprising loan contracts between Vietnam Import - Export and Construction Joint Stock Corporation and ITC Investment and Tourism Development Joint Stock Company (formerly Vinaconex Investment and Tourism Development Joint Stock Company). Purpose of the loan: Investment in construction of the Cai Gia - Cat Ba Tourism Urban Area Project and repayment of bank loans. The interest rate is variable as agreed upon for each disbursement. The loans are unsecured.

18.2. Long-term borrowings

	30/06/2026	Decrease	Increase	01/01/2026
Long-term borrowings	**1,788,351,497,476**	**228,946,823,851**	**130,215,406,465**	**1,887,082,914,862**
Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Head office (3)	1,788,351,497,476	228,946,823,851	130,215,406,465	1,887,082,914,862
		-		
Current portion of long-term borrowings		-		
Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Head office (3)	457,893,647,700	228,946,823,851	228,946,823,849	457,893,647,702
	1,330,457,849,776			**1,429,189,267,160**

(3) Comprising two credit facility contracts entered into in 2024 between Vietnam Prosperity Joint Stock Commercial Bank and ITC Investment and Tourism Development Joint Stock Company (formerly Vinaconex Investment and Tourism Development Joint Stock Company). Purpose of the loan: Investment in construction of the Cai Gia - Cat Ba Tourism Urban Area Project. The loan facility limits are VND 1,500,000,000,000 and VND 2,800,000,000,000, respectively. Loan term: from the disbursement date to 29 October 2027 and 31 December 2027, with repayment terms every 6 months. Applicable interest rate is determined upon each drawdown and subject to periodic adjustment every 3 months. Collateral for the loans includes property rights attached to land to be formed in the future under the Project, land use rights, and real estate properties belonging to a portion of the Cai Gia - Cat Ba Project.

19. Owner's equity

Appendix No. 02

19.1. The details of the owner's equity

	30/06/2026		01/01/2026	
	Rate (%)	**Value**	**Rate (%)**	**Value**
Imperia An Phu Company Limited	24.16	507,431,550,000	24.16	507,431,550,000
Khu dong - Phu Quoc Company Limited	24.50	514,500,000,000	24.50	514,500,000,000
Silver Field International Business Company Limited	22.50	472,500,000,000	22.50	472,500,000,000
Ha Noi Anpha Real Estate Transactions Company Limited	23.06	484,301,060,000	23.06	484,301,060,000
Other shareholders	5.77	121,267,390,000	5.77	121,267,390,000
	100.00	**2,100,000,000,000**	**100.00**	**2,100,000,000,000**

19.2. Stock

	30/06/2026	01/01/2026
Quantity of registered issuing stocks	**210,000,000**	**210,000,000**
Quantity of Authorized issuing stocks		
Common stocks	210,000,000	210,000,000
Quantity of Outstanding Stocks		
Common stocks	210,000,000	210,000,000
Par value of Stocks	10,000	10,000

20. Assets and liabilities of Business Cooperation Contract

Pursuant to the Development Cooperation Agreement dated July 1, 2025 between the Company (the "Project Owner") and Vietnam Export-Import and Construction Joint Stock Corporation (Vinaconex) (the "Cooperating Party"), the two parties agreed to jointly develop certain sub-zones of the Cai Gia, Cat Ba Tourism Urban Area Project, with a total area of 71,266.99 m².

Pursuant to the Agreement, Vinaconex has full authority to make decisions on and is responsible for all activities relating to the Cooperation Project that are not legally required to be directly performed and contracted by the Project Owner.

In terms of the profit-sharing arrangement, the Project Owner is entitled to a fixed amount of profit after tax, regardless of the profit or loss generated by the Cooperation Project. Vinaconex is entitled to the remaining profits and assets of the entire Project.

As at June 30, 2026, the details of the assets and liabilities of the Cooperation Agreement are as follows:

	30/06/2026	01/01/2026
A. Current assets	**214,097,818,833**	**199,061,255,477**
Cash and cash equivalents	23,051,521,447	1,669,158,400
Short-term receivables	83,119,572,167	86,318,215,445
Short-term trade receivables	*1,826,003,881*	*1,826,003,881*
Short-term advances to suppliers	*8,340,659,774*	*11,505,335,717*
Other short-term receivables	*74,778,912,393*	*74,812,879,728*
Inventories	97,861,718,544	97,861,718,544
Other current assets	8,239,002,794	11,386,159,207
Short-term prepaid expenses	*16,544,458*	*16,544,458*
VAT deductible	*1,314,960,745*	*4,462,117,158*
Taxes and others receivable from State Treasury	*6,907,497,591*	*6,907,497,591*
B. Non-current assets	**577,172,415**	**340,882,836**
Long-term work in progress	255,304,964	-
Construction in progress	*255,304,964*	-
Other non-current assets	321,867,451	340,882,836
Total assets	**214,674,991,248**	**199,402,138,313**
C. Liabilities	**199,761,533,147**	**178,765,427,704**
Current liabilities	**199,761,533,147**	**178,765,427,704**
Short-term trade payables	38,501,606,593	35,645,058,695
Short-term advances from customers	35,558,939,279	2,937,881,953
Payables to employees	162,561,193	-
Short-term accrued expenses	37,512,624,631	37,512,624,631
Other short-term payables	87,309,682,984	101,953,743,958
Bonus and welfare funds	716,118,467	716,118,467
Total liabilities	**199,761,533,147**	**178,765,427,704**

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

Unit: VND

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

Revenue from sale of goods	**01/01/2026 to 30/06/2026**	**01/01/2025 to 30/06/2025**
Revenue from real estate business	-	3,158,373,876
	-	**3,158,373,876**

3. Cost of good sold

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Cost of real estate business	-	2,703,419,030
	-	**2,703,419,030**

4. Financial incomes

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interest income from deposits	7,130,262	3,658,647
	7,130,262	**3,658,647**

5. Financial expenses

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Late payment interest	59,370,679,929	-
Reversal of provision for diminution in value of trading securities	(31,800)	85,800
	59,370,648,129	**85,800**

6. Selling and general administrative expenses

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
General administrative expenses		
Management staff	1,400,995,416	5,616,081,784
Tools, supplies	5,527,481	35,198,737
Depreciation expenses	3,078,704	6,698,334
Tax, Charge, Fee	-	3,000,000
Expenses from external services	1,040,065,690	3,553,375,581
Other expenses by cash	6,478,552,843	2,322,337,250
	-	
	8,928,220,134	**11,536,691,686**

7. Other income

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Contractual penalties	-	479,429,315
	-	**479,429,315**

8. Other expense

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Penalties	11,288,214	-
Others	-	7,012,742
Repair and remediation costs for damage caused by Typhoon No. 3	1,417,918,566	-
	1,429,206,780	**7,012,742**

9. Business and productions cost by items

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Labour cost	1,400,995,416	5,616,081,784
Depreciation expenses	3,078,704	6,698,334
Outside purchase services cost	1,040,065,690	3,553,375,581
Other expenses by cash	6,484,080,324	2,360,535,987
	8,928,220,134	**11,536,691,686**

10. Income Tax

10.1. Current corporate income tax expense

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Accounting profit before tax	(69,720,944,781)	(10,605,747,420)
Tax calculated at the current corporate income tax rate	(13,944,188,956)	(2,121,149,484)
Non-taxable income ()	-	-
Non-deductible expenses	2,257,643	92,440,942
Under/(over) provision in prior years	-	-
Unrecognized deferred corporate income tax assets	13,941,931,313	2,028,708,542
	-	-

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

11. Basic/Diluted earnings per share

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Net profit after tax	(69,720,944,781)	(10,605,747,420)
Distributed profit for shareholders	(69,720,944,781)	(10,605,747,420)
Average quantity of authorized issuing stocks	210,000,000	210,000,000
Basic/Diluted earnings per share	**(332)**	**(51)**

The company hasn't potential common stock which have reduced the interest rate impact on stocks.

VII. Other information

Unit: VND

1. Events after the reporting period

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

2. Information on related parties

2.1. List of related parties

Related parties	Relationship
Imperia An Phu Company Limited	Major shareholder
Khu dong - Phu Quoc Company Limited	Major shareholder
Silver Field International Business Company Limited	Major shareholder
Ha Noi Anpha Real Estate Transactions Company Limited	Major shareholder
Mr. Vu Nguyen Vu	The legal representative is the General Director of the Company and a member of the Board of Directors
Mr. Tran Van Chien	Chairman
Mr. Phan Thanh Hai	Member of Board of Directors
Mrs. Hoang Thi Phuong Thao	Head of Supervisory Board
Mrs. Hoang Thi Lan Anh	Member of Supervisory Board
Mr. Phung Manh Toan	Member of Supervisory Board
Mrs. Nguyen Thi Hien	Chief accountant

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

Related parties/ Contents	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Khu dong - Phu Quoc Company Limited		
Repayment of loan principal	24,200,000,000	-
Interest payable on loans	592,739,726	-
Interest paid on loans	774,630,136	-

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

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

2.4. Transactions with other related parties are as follows

Remuneration to members of the Board of Management, Board of Directors and Supervisory Board	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
The Board of Directors	210,000,000	983,175,000
The Board of Management	-	842,100,000
Supervisory Board	42,000,000	66,000,000

3. Segment statements

The Company does not prepare segment statements because of not satisfying 1 in 3 conditions about preparing segment statements upon business field or geographical area required in Circular No. 20/2006/TT-BTC dated on 26 March 2006 of Ministry of Finance guiding performance of accounting standards promulgated under Decision No. 12/2005/QD-BTC dated on 15 February 2005 of Ministry of Finance.

4. Comparative information

The comparative figures presented in the Company's consolidated statement of financial position are the figures presented in the consolidated financial statements for the financial year ended December 31, 2025, which were audited by A&C Auditing and Consulting Company Limited.

The comparative figures presented in the aggregated income statement and aggregated statement of cash flows are the figures presented in the aggregated financial statements for the six-month period ended June 30, 2025, which were reviewed by A&C Auditing and Consulting Company Limited.

Certain items have been reclassified to conform with Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance providing guidance on the accounting regime for enterprises, for comparative purposes.

Appendix No. 03

5. Other information

For the accounting period from January 1, 2026 to June 30, 2026, the Company continued to incur a loss of VND 69,720,944,781, and its accumulated loss as at June 30, 2026 amounted to VND 686,980,474,870. As at June 30, 2026, the Company's short-term liabilities exceeded its short-term assets by VND 733,225,780,924 (as at January 1, 2026: VND 494,349,500,000), indicating the existence of material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern.

However, the Company continues to ensure that its loan obligations are repaid as they fall due in accordance with the agreed repayment schedules, with no overdue amounts. The Company's liabilities are mainly payable to Vietnam Export-Import and Construction Joint Stock Corporation. On June 26, 2026, the Company entered into three agreements with Vietnam Construction Import - Export Joint Stock Corporation to extend the payment deadline for all amounts due by the Company to August 26, 2026. On July 6, 2026, Vietnam Prosperity Joint Stock Commercial Bank issued three amendments to the guarantee letters issued on July 16, 2025, to secure all of the Company's payment obligations to Vietnam Construction Import - Export Joint Stock Corporation. The guarantee letters are effective from the date of issuance until September 6, 2026. The Board of General Directors believes that the Company will continue its business operations and prepare its financial statements on a going concern basis.

Hanoi, August 10, 2026

Prepared by	Chief Accountant	General Director
Pham Thi Thu Huong	Nguyen Thi Hien	Vu Nguyen Vu

M.S.D.N: 0102675516 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN DU LỊCH ITC

Appendix No. 01

8. Tangible fixed assets

Items	Buildings, structures	Machinery, equipment	Mean of transportation	Management equipment and tools	Other fixed assets	Total
Original cost						
As at 01/01/2026	32,345,017,445	151,818,182	864,483,460	339,331,157	283,941,940	33,984,592,184
Purchase in the period	-	-	350,000,000	-	-	350,000,000
As at 30/06/2026	**32,345,017,445**	**151,818,182**	**1,214,483,460**	**339,331,157**	**283,941,940**	**34,334,592,184**
Accumulated depreciation						
As at 01/01/2026	4,528,302,447	151,818,182	864,483,460	339,331,157	283,941,940	6,167,877,186
Depreciation in period	646,900,350	-	3,078,704	-	-	649,979,054
As at 30/06/2026	**5,175,202,797**	**151,818,182**	**867,562,164**	**339,331,157**	**283,941,940**	**6,817,856,240**
Net carrying amount						
As at 01/01/2026	27,816,714,998	-	-	-	-	27,816,714,998
As at 30/06/2026	**27,169,814,648**	**-**	**346,921,296**	**-**	**-**	**27,516,735,944**

Cost of fully depreciated tangible fixed assets but still in use: 1,946,047,138

Appendix No. 02

19. Owner's equity

Increase and decrease in owner's equity

	Issued capital of owners	Share premium	Development investment fund	Other equity funds	Retained earnings	Total
As at 01/01/2025	2,100,000,000,000	6,327,375,763	11,364,981,195	4,842,625,777	(539,811,095,733)	1,582,723,887,002
Profit/(loss) in period	-	-	-	-	(10,605,747,420)	(10,605,747,420)
As at 30/06/2025	**2,100,000,000,000**	**6,327,375,763**	**11,364,981,195**	**4,842,625,777**	**(550,416,843,153)**	**1,572,118,139,582**
As at 01/01/2026	2,100,000,000,000	6,327,375,763	11,364,981,195	4,842,625,777	(617,259,530,089)	1,505,275,452,646
Profit/(loss) in period	-	-	-	-	(69,720,944,781)	(69,720,944,781)
As at 30/06/2026	**2,100,000,000,000**	**6,327,375,763**	**11,364,981,195**	**4,842,625,777**	**(686,980,474,870)**	**1,435,554,507,865**

Appendix No. 03

4. Comparative information

Data presented according to Circular 99/2025/TT-BTC			Data according to 2025 Financial Report			Difference
Items	**Code**	**Reprepared**	**Items**	**Code**	**Prepared**	
4.1. Statement of Financial Position						
Dividends and profit payable	313	180,282,000				180,282,000
Other short-term payables	320	1,648,318,616,219	Short-term other payables	319	1,648,498,898,219	(180,282,000)