Standard Form 01-B

VC9 - NO 9 CONSTRUCTION JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom – Happiness

No: 97/2026/CV/VC9-TCKT

Hanoi, 14/08/2026

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENT

Kind Attention To: Hanoi Stock Exchange

Pursuant to Article 14.3 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information in the stock market, VC9 - No 9 Construction Joint Stock Company hereby discloses the quarterly financial statements (FS) for Quarter 2 of the year 2026, submitted to the Hanoi Stock Exchange as follows:

1. Name of Organization: VC9 - No 9 Construction Joint Stock Company

- Stock symbol: VC9
- Address: 5th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City
- Telephone number: 0243554606 Fax:
- Email: vc9@vc9.vn Website: vc9.vn

2. Disclosure Information:

- Financial Statements for the quarter 2 year 2026

☑ Separate Financial Statements (For listed organizations without subsidiaries, where the superior accounting unit has affiliated units);

☐ Consolidated Financial Statements (For listed organization with subsidiaries);

☐ Combined Financial Statements (For listed organizations with affiliated accounting units operating under a separate accounting system)

- Cases Requiring Explanation of Causes:

+ The auditing organization issues an opinion that is not an unqualified opinion regarding the financial statements (for reviewed/audited financial statements):

☐ Yes ☑ No

Explanation document in case of yes:

☐ Yes ☑ No

+ Post-tax profit in the reporting period shows a variance of 5% or more between pre-audit and post-audit figures, or a change from a loss to a profit or vice versa (for reviewed/audited financial statements).

☐ Yes ☑ No

Explanation document in case of yes:

☐ Yes ☑ No

+ Profit after corporate income tax in the income statement for the reporting period (compared to the same period of the previous year) changes by 10% or more:

☑ Yes ☐ No

Explanation document in case of yes:

☑ Yes ☐ No

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

☐ Yes ☑ No

Explanation Document in Case of Affirmative Response ("Yes"):

☐ Yes ☑ No

This information has been published on the company's website on 14/08/2026 at the following link: https://vc9.vn/category/quan-he-co-dong

3. Report on Transactions Valued at 35% or More of Total Assets in 2026

If there are any transactions that fall under this category, the Financial Institution (TCNY) is requested to report the following details in full:

Transaction Content: ....

Ratio of Transaction Value / Total Asset Value of the Enterprise (%): (Based on the most recent annual financial report) ....

Transaction Completion Date: ....

We hereby commit that the information disclosed above is true and accurate, and we take full legal responsibility for its content.

Representative of the Organization

Legal Representative

(Sign, Full name, Position and Seal)

M.S.D.N: 0101051096 - C.T.C.P

CÔNG TY CỔ PHẦN XÂY DỰNG SỐ 9 - VC9

THÀNH PHỐ HÀ NỘI

TRƯỞNG PHÒNG HÀNH CHÍNH NHÂN SỰ

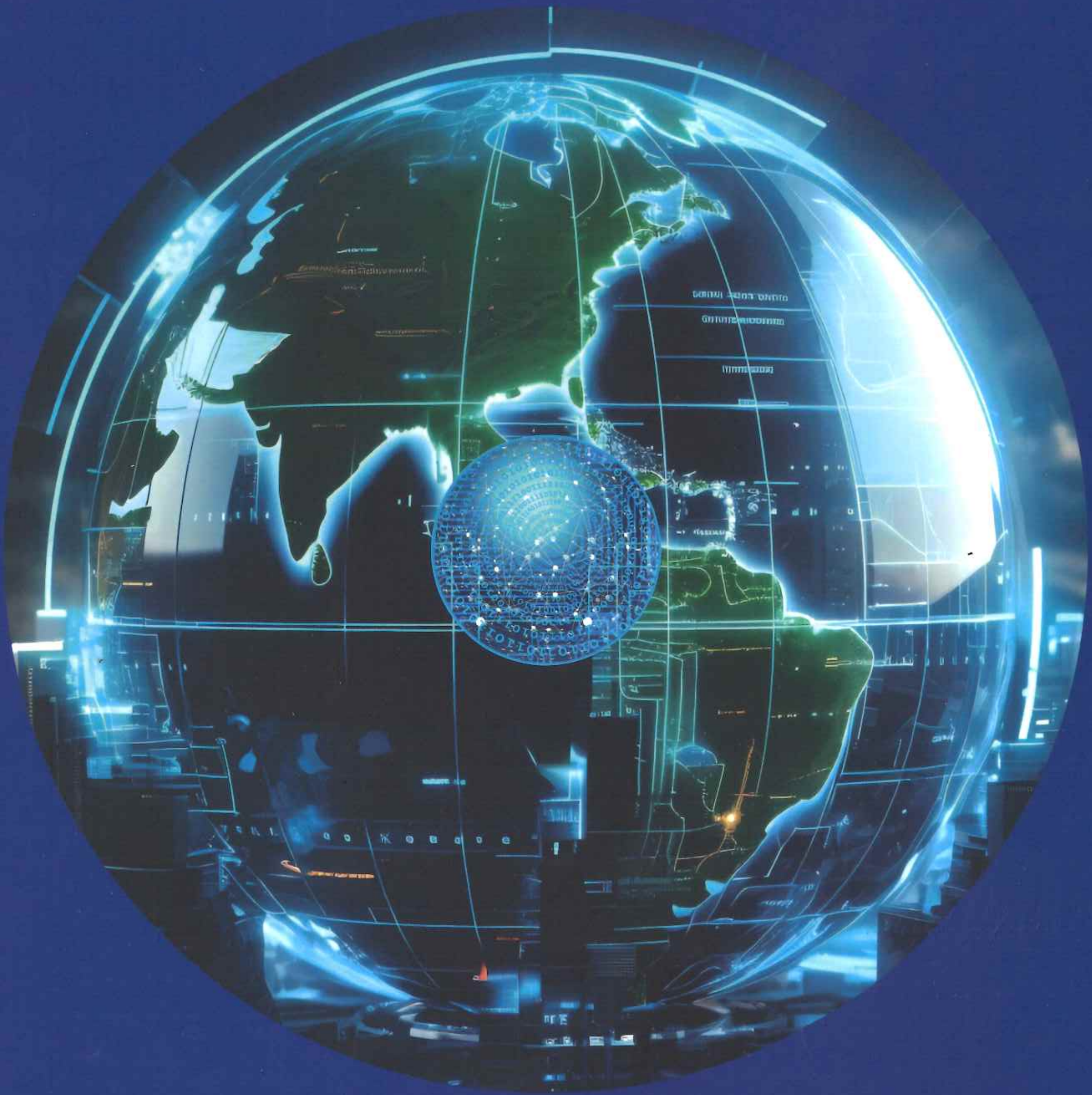
Nguyễn Như Quyên

Attachments:

- Financial Statements 2/2026
- Explanation Document.

Qualified Services
with Global
Understanding and Vision

Local Expertise
International Presence



Head Office in Hanoi: 8th floor, VG Building,
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VC9 - NO.9 CONSTRUCTION JOINT STOCK COMPANY

REVIEWED INTERIM FINANCIAL STATEMENTS

For the period ended 30/06/2026

Hanoi – August, 2026

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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of VC9 - No.9 Construction Joint Stock Company presents this report together with the Company's Interim Financial Statements for the period ended 30 June, 2026.

THE COMPANY

VC9 - No.9 Construction Joint Stock Company ("the Company") renamed from No. 9 Construction Company, was established from the merger of No. 9 Construction Enterprise of Xuan Hoa Construction Company, K3 construction site sliding formwork team of No.5 Construction Company under Decision No. 129/BXD-TC dated 15/11/1977 of the Minister of Construction. The company was transformed into VC9 - No.9 Construction Joint Stock Company under Decision No. 1731/QD-BXD dated 04/11/2004 of the Minister of Construction and operates in the form of a Joint Stock Company under Business Registration Certificate No. 0103007318 by the Hanoi Department of Planning and Investment for the first time on 08/4/2005, registered changes and the 18th most recent change on 13/8/2025 for regarding the update of the Company's head office address.

The Company's Charter capital under the Certificate of Business Registration changed for the 18th time on 13/08/2025 is VND 170,000,000,000 *(In word: One hundred and seventy billion dong).*

Foreign Name: VC9 - NO 9 CONSTRUCTION JOINT STOCK COMPANY.

Abbreviations: VC9.

The Company's stock is currently listed on the HNX Stock Exchange with stock code VC9. At the time of issuance of this report, VC9 shares are still under warning status according to Decision No.267/QĐ-SGDHN dated 31/03/2026 and Notice No.1287/TB-SGDHN dated 31/03/2026 of Hanoi Stock Exchange.

The Company's registered office is located at: 5th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Ha Noi City.

BOARDS OF MANAGEMENT, SUPERVISORS AND BOARD OF GENERAL DIRECTORS

Members of Boards of Management, Supervisors and Board of General Directors who held the Company during the period and at the date of this report are as follows:

Board of Management

Mr. Vu Duc Cuong	Chairman
Mr. Nguyen Van Oanh	Vice Chairman
Ms. Tran Thi Ha Thu	Independent Member (Appointed on 17/4/2026)
Mr. Nguyen Viet Cuong	Independent Member (Dismissed from 17/4/2026)
Mr. Nguyen Hong Giang	Member

Board of Supervisors

Mr. Bui Tien Luan	Head of the Board
Mrs. Le Thi Lan Phuong	Member (Appointed from 17/4/2026)
Mr. Tran Manh Hieu	Member (Dismissed from 17/4/2026)
Mr. Nguyen Tien Toi	Member

Board of General Directors

Mr. Nguyen Van Oanh	General Director
Mr. Tran Trung Ha	Deputy General Director

SUBSEQUENT EVENTS

According to the Board of General Directors, in all material respects, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the financial statements for the period ended as at 30/6/2026.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

AUDITORS

The Company's interim financial statements for the period ended as at 30/6/2026 have been reviewed by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

THE BOARD OF GENERAL DIRECTORS RESPONSIBILITY

The Company's Board of General Directors is responsible for preparing the Interim financial statements, which give a true and fair view of the financial position of the Company as at 30/6/2026 as well as of its income and Interim cash flows statements for the period ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of financial statements. In preparing these financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Design, implement and maintain an effective system of internal control for the purpose of properly preparing and presenting the Interim Financial Statements, in order to limit errors and frauds;
- Prepare the Interim financial statements on the going concern basis unless it is inappropriate to presume that the Corporation will continue in business.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the Interim financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing the Interim financial statements.

For and on behalf of the Board of General Directors,

M.S.D.N: 0101051096-C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG SỐ 9-VC9
THÀNH PHỐ HÀ NỘI

Nguyen Van Oanh
General Director
Hanoi, August 12, 2026

CPA VIETNAM
CPA VIETNAM AUDITING COMPANY LIMITED
Head Office in Hanoi:
8th floor, VG Building, No. 235 Nguyen Trai Str.,
Thanh Xuan Dist., Hanoi, Vietnam
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INPACT MEMBER

No: 354/2026/BCSX-CPA VIETNAM-NV2

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: **Shareholders**
Boards of Management, Supervisors and General Directors
VC9 - No.9 Construction Joint Stock Company

We have reviewed the accompanying interim financial statements of VC9 Construction Joint Stock Company, which were prepared on 12/8/2026, from page 06 to page 41, including the interim statement of financial position as at 30/6/2026, and the Interim Income Statement, and Interim Cash flows Statement for the period ended and Notes to the interim financial statements.

Responsibility of the Board of General Directors

The Company's Board of Executive is responsible for the true and fair preparation and presentation of these interim financial statements in compliance with Vietnamese Accounting Standards, Vietnamese Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements, and for the internal control as the Board of General Directors determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error

Responsibility of Auditors

Our responsibility is to express a conclusion on the interim financial statements based on our review. We have conducted our review engagement in accordance with the Vietnamese Standard on Review Engagements No. 2410 - Review of Interim financial information performed by the independent auditor of the Company.

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

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of the Company as at 30/6/2026 the interim results of its operations and its interim cash flows for the accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory regulations governing the preparation and presentation of interim financial statements.

Emphasized matters

As stated in Note 4 to the Company's accompanying interim financial statements, the Company has an accumulated loss of VND 101,900,369,533 as at 30 June 2026, representing 59.94% of the owners' contributed capital. The Company's ability to continue as a going concern depends on the collection of its receivables, the extension of its loans, the settlement of amounts payable to suppliers and the effectiveness of its future business operations. The Company's Board of Management has carefully assessed its business plan and cash flow plan, as well as its ability to collect receivables and arrange sufficient funds to settle its debts and financial obligations as they fall due. The Board of Management believes that the Company's interim financial statements have been prepared on a going concern basis, which is appropriate. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

Our conclusion is not modified in respect of the above matter.

M.S.D.N: 0101...917
CÔNG TY
TNHH
KIỂM TOÁN
CPA VIETNAM
THÀNH PHỐ HÀ NỘI - VIỆT NAM

Nguyen Thi Mai Hoa
Deputy General Director
Certificate of registration of auditing practice:
No. 2326-2023-137-1
Authorised paper 08/2026/UQ-CPA VIETNAM dated 02/01/2026 of Chairman
For and on behalf of
CPA VIETNAM AUDITING COMPANY LIMITED
A member firm of INPACT
Hanoi, August 12, 2026

INTERIM STATEMENT OF FINANCIAL POSITION
As at June 30, 2026

	ASSETS	Code	Note	30/06/2026 VND	01/01/2026 (Re-stated amount) VND
A -	**CURRENT ASSETS (100=110+120+130+140+160)**	**100**		**521,958,185,494**	**501,598,727,827**
I.	**Cash and cash equivalents**	**110**	**5.1**	**25,179,643,884**	**11,931,443,711**
1.	Cash	111		25,179,643,884	11,931,443,711
II.	**Short - term investments**	**120**	**5.2**	**-**	**400,000,000**
3.	Short - term held to maturity Investments	123		1,838,019,202	2,238,019,202
4.	Allowance for impairment of short-term held-to-maturity investments	124		(1,838,019,202)	(1,838,019,202)
III.	**Short- term receivables**	**130**		**307,452,965,367**	**299,106,582,388**
1.	Short-term receivables from customers	131	5.3	247,554,814,868	244,360,960,016
2.	Prepayments to sellers in short-term	132	5.4	71,450,453,078	30,350,156,301
5.	Other short-term receivables	135	5.5	14,012,728,973	51,258,176,674
6.	Short-term allowances for doubtful debts	136	5.6	(25,565,031,552)	(26,862,710,603)
IV.	**Inventories**	**140**	**5.7**	**183,457,940,523**	**183,163,041,816**
1.	Inventories	141		183,457,940,523	183,163,041,816
VI.	**Other current assets**	**160**		**5,867,635,720**	**6,997,659,912**
1.	Short-term deferred expenses	161	5.8	129,749,797	78,136,317
2.	Deductible value added tax	162		3,034,899,428	4,216,537,100
3.	Tax and other receivables from government budget	163	5.15	2,702,986,495	2,702,986,495
B -	**LONG-TERM ASSETS (200=210+220+240+250+260+270)**	**200**		**205,506,503,243**	**208,992,293,911**
II.	**Fixed assets**	**220**		**2,581,340,110**	**2,707,146,579**
1.	Tangible fixed assets	221	5.9	2,148,032,768	2,267,249,697
	- Historical Costs	*222*		*43,926,363,283*	*75,444,312,026*
	- Accumulated depreciation	*223*		*(41,778,330,515)*	*(73,177,062,329)*
3.	Intangible fixed assets	227	5.10	433,307,342	439,896,882
	- Historical Costs	*228*		*662,200,000*	*662,200,000*
	- Accumulated amortization	*229*		*(228,892,658)*	*(222,303,118)*
IV.	**Investment properties**	**240**	**5.11**	**6,107,722,725**	**6,197,866,957**
1.	Historical Costs	241		204,626,971,103	204,626,971,103
2.	Accumulated depreciation	242		(198,519,248,378)	(198,429,104,146)
V.	**Long-term assets in progress**	**250**	**5.12**	**145,157,683,373**	**147,371,781,891**
1.	Long-term work in progress	251		82,655,134,415	82,598,652,933
2.	Construction in progress	252		62,502,548,958	64,773,128,958
VI.	**Long-term investments**	**260**	**5.2**	**-**	**-**
3.	Investments in equity of other entities	263		1,800,000,000	1,800,000,000
4.	Allowances for long-term investments	264		(1,800,000,000)	(1,800,000,000)
VII.	**Other Long-term assets**	**270**		**51,659,757,035**	**52,715,498,484**
1.	Long-term deferred expenses	271	5.8	50,763,278,141	51,819,019,590
2.	Deferred income tax assets	272		896,478,894	896,478,894
	TOTAL ASSETS (280 = 100+200)	**280**		**727,464,688,737**	**710,591,021,738**

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at June 30, 2026

	CAPITAL SOURCES	Code	Note	30/06/2026 VND	01/01/2026 (Re-stated amount) VND
C-	**LIABILITIES (300=310+330)**	**300**		**662,726,227,890**	**646,350,820,308**
I.	**Short-term liabilities**	**310**		**512,299,210,725**	**488,726,292,153**
1.	Short-term trade payables	311	5.13	199,067,503,126	198,359,867,105
2.	Short-term prepayments from customers	312	5.14	193,993,041,275	191,814,518,981
3.	Dividends and profit payables	313		6,426,000	6,426,000
4.	Short-term Taxes and other payables to State budget	314	5.15	77,802,609	88,924,684
5.	Payables to employees	315		6,884,270,944	7,652,438,768
6.	Short-term accrued expenses	316	5.16	9,091,459,133	11,756,354,673
9.	Short-term deferred revenues	319	5.17	95,328,711	489,372,387
10.	Other short-term payments	320	5.18	51,310,958,205	20,402,180,946
11.	Short-term borrowings and finance lease liabilities	321	5.19	51,429,390,163	57,804,178,050
13.	Bonus and welfare funds	323		343,030,559	352,030,559
II.	**Long-term liabilities**	**330**		**150,427,017,165**	**157,624,528,155**
4.	Long-term accrued expenses	334	5.16	127,736,892,503	127,736,892,503
8.	Other long-term payables	338	5.18	14,293,028,511	14,293,028,511
9.	Long-term borrowings and finance lease liabilities	339	5.19	8,397,096,151	15,594,607,141
D-	**OWNERS' EQUITY**	**400**	**5.20**	**64,738,460,847**	**64,240,201,430**
1.	Contributed capital	411		170,000,000,000	170,000,000,000
	- *Ordinary shares with voting rights*	*411a*		*170,000,000,000*	*170,000,000,000*
2.	Capital surplus	412		(175,000,000)	(175,000,000)
5.	Treasury shares	415		(3,186,169,620)	(3,186,169,620)
10.	Undistributed profit after tax	420		(101,900,369,533)	(102,398,628,950)
	- *Undistributed profit after tax brought forward*	*420a*		*(102,398,628,950)*	*(103,209,168,554)*
	- *Undistributed profit after tax for the current period*	*420b*		*498,259,417*	*810,539,604*
	TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	**440**		**727,464,688,737**	**710,591,021,738**

Hanoi, August 12, 2026

Preparer	Chief Accountant	General Director
Vu Thi Chien	Lai Thi Lan	Nguyen Van Oanh

M.S.D.N: 0101051092 C.T.C.P CÔNG TY CỔ PHẦN XÂY DỰNG SỐ 9 VC9 THÀNH PHỐ HÀ NỘI

INTERIM INCOME STATEMENT

For the period ended June 30, 2026

	ITEMS	Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
1.	Revenues from sales and services rendered	01	6.1	101,337,735,226	75,326,939,899
2.	Revenue deductions	02		-	-
3.	Net revenues from sales and services rendered (10 = 01-02)	10		101,337,735,226	75,326,939,899
4.	Cost of goods	11	6.2	100,371,052,980	66,347,095,173
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**966,682,246**	**8,979,844,726**
6.	Gain/(loss) on sale and disposal of investment properties	21		-	-
7.	Financial income	22	6.3	13,707,106	436,732,743
8.	Financial expenses	23	6.4	2,685,495,342	3,929,084,409
	In which: interest expenses	*24*		*2,685,495,342*	*3,929,084,409*
9.	Selling expenses	25		-	-
10.	General administrative expenses	26	6.5	5,583,186,113	5,110,746,579
11.	**Net profits from operating activities {30 = 20+21+22-(23+25+26)}**	**30**		**(7,288,292,103)**	**376,746,481**
12.	Other income	31	6.6	7,935,355,245	253,761,647
13.	Other expenses	32	6.6	148,803,725	267,596,583
14.	**Other profits (40 = 31-32)**	**40**		**7,786,551,520**	**(13,834,936)**
15.	**Total net profit before tax(50 = 30+40)**	**50**		**498,259,417**	**362,911,545**
16.	Current corporate income tax expenses	51		-	-
17.	Deferred corporate income tax expenses	52		-	-
18.	**Profits after corporate income tax (60 = 50-51-52)**	**60**		**498,259,417**	**362,911,545**
19.	**Basic earnings per share**	**70**	**6.8**	**30**	**22**

Hanoi, August 12, 2026

Preparer	Chief Accountant	General Director
Vu Thi Chien	Lai Thi Lan	Nguyen Van Oanh

M.S.D.N: 0101051096-C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG SỐ 9 - VC9
THÀNH PHỐ HÀ NỘI

INTERIM CASH FLOW STATEMENT

(Indirect method)

For the period ended June 30, 2026

ITEMS		Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
I.	**Net cash flows from operating activities**				
1.	***Profit before tax***	***01***		***498,259,417***	***362,911,545***
2.	***Adjustments for***				
	- Depreciation of fixed assets and investment properties	02		284,992,701	296,358,487
	- Provisions	03		(1,297,679,051)	-
	- Gains (losses) on investing activities	05		(7,611,063,636)	(436,732,743)
	- Interest expenses	06		2,685,495,342	3,929,084,409
3.	***Operating profit before changes in working capital***	***08***		***(5,439,995,227)***	***4,151,621,698***
	- Increase (decrease) in receivables	09		(5,867,066,256)	79,346,584,893
	- Increase (decrease) in inventories	10		1,919,199,811	15,136,772,267
	- Increase (decrease) in payables	11		30,057,651,367	(99,387,220,285)
	- (Increase) decrease defered expenses	12		1,004,127,969	1,034,455,512
	- Interest paid	14		(2,786,440,250)	(3,891,727,972)
	- Other payments on operating activities	17		(9,000,000)	(33,700,000)
	Net cash flows from operating activities	***20***		***18,878,477,414***	***(3,643,213,887)***
II.	**Cash flows from investing activities**				
1.	Expenditures on purchase and construction of fixed assets and long-term assets	21		(69,042,000)	-
2.	Proceeds from disposal or transfer of fixed assets and other long-term assets	22		7,611,063,636	-
4.	Proceeds from lending or repurchase of debt instruments from other entities	24		400,000,000	12,900,000,000
7.	Proceeds from interests, dividends and distributed profits	27		-	637,780,414
	Net cashflow from investing activities	30		**7,942,021,636**	**13,537,780,414**
III.	**Cash flows from financing activities**				
3.	Proceeds from borrowings	33		46,631,049,503	45,433,489,648
4.	Repayment of financial principal	34		(60,203,348,380)	(68,434,318,784)
	Net cashflow from financing activities	40		**(13,572,298,877)**	**(23,000,829,136)**
	Net cashflow during the period (50 = 20+30+40)	50	5.1	**13,248,200,173**	**(13,106,262,609)**
	Cash and cash equivalents at beginning of period	60		**11,931,443,711**	**13,748,909,442**
	Cash and cash equivalents at end of period (70 = 50+60+61)	70	5.1	**25,179,643,884**	**642,646,833**

Hanoi, August 12, 2026

Preparer	Chief Accountant	General Director
Vu Thi Chien	Lai Thi Lan	Nguyen Van Oanh

M.S.D.N: 0101051... CÔNG TY CỔ PHẦN XÂY DỰNG SỐ 9 - VC9 - THÀNH PHỐ HÀ NỘI

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period ended June 30, 2026

1. COMPANY INFORMATION

1.1. Structure of ownership

VC9 - No.9 Construction Joint Stock Company renamed from No. 9 Construction Company, was established from the merger of No. 9 Construction Enterprise of Xuan Hoa Construction Company, K3 construction site sliding formwork team of Construction Company No. 5 under Decision No. 129/BXD-TC dated 15/11/1977 of the Minister of Construction. The company was transformed into VC9 - No.9 Construction Joint Stock Company under Decision No. 1731/QD-BXD dated 04/11/2004 of the Minister of Construction and operates in the form of a Joint Stock Company under Business Registration Certificate No. 0103007318 by the Hanoi Department of Planning and Investment for the first time on 08/4/2005, registered changes and the 18th most recent change on 13/8/2025 for regarding the update of the Company's head office address.

The Company's Charter capital under the Certificate of Business Registration changed for the 18th time on 13/8/2025 is VND 170,000,000,000 *(In word: One hundred and seventy billion dong).*

Foreign Name: VC9 - NO 9 CONSTRUCTION JOINT STOCK COMPANY.

Abbreviations: VC9.

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The Company's registered office is located at: 5th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Ha Noi City.

The total number of the Company's employees as at 30/06/2026 is 34 people (as at 31/12/2025 is 34).

1.2. Operating industries and principal activities

- Construction of civil and industrial projects, residential buildings, transportation and irrigation works, post and telecommunications infrastructure, water supply and drainage systems, foundations, urban technical infrastructure, industrial zones, power line and transformer station projects;
- Urban area development, industrial zone infrastructure development, and real estate business;
- Manufacture and trading of construction materials, supplies and equipment;Import and export of materials, equipment, handicrafts, agricultural, forestry, and aquatic products, consumer goods, and outdoor furniture for production and consumption;
- Import and export of machinery, equipment, and construction materials;
- Exploitation and trading of clean water and electrical energy;
- Real estate management services;
- Direct support services for transportation and vehicle parking services

The Company's main activities in the period: Construction of projects and real estate business.

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4. Statement of information comparability on the Interim financial statements

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime, which replaces the Corporate Accounting Regime promulgated under Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 issued by the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 01/01/2026.

The Company has applied the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC since 01/01/2026. In cases where the application of this Circular results in changes in the presentation of the financial statements, the Company will restate or reclassify the comparative figures in accordance with the applicable regulations. Accordingly, the accounting information and figures presented in the interim financial statements are comparable as they have been calculated and presented consistently.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

2. FISCAL YEAR AND ACCOUNTING CURRENCY

Fiscal year

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

The interim financial statements are prepared for the accounting period ending as at 30/6/2026.

Accounting currency

The accompanying financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Company applies the Vietnamese Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Minister of Finance.

3.2 Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Interim Financial Statements for the 6-month period ended as at 30/06/2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the principal accounting policies adopted by the Company in the preparation of the interim financial statements:

Basis of preparation of the interim financial statements

The attached interim financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of Interim financial statements.

Going concern assumption

The Company has incurred an accumulated loss of VND 101,900,369,533 as at 30/6/2026, representing 59.94% of the owners' contributed capital. The Company's ability to continue as a going concern depends on the recovery of receivables, the extension of loan maturities, the settlement of amounts payable to suppliers, and the effectiveness of its future business operations.

The Board of Management and the Board of General Directors have regularly evaluated and actively implemented crisis management plan to help the Company overcome the difficult period and continue to develop. The Company's solutions have been implemented during the past time are as follows:

- The Company focuses on developing its production and business activities, with the Board of General Directors always striving to ensure these plans are implemented effectively.
- The Company continues to ensure the payment of debts to suppliers, bank loans, and the continuation of construction contracts, real estate projects, and high-efficiency office leasing services, which compensate for the Company's regular operations. This forms a foundation for the Company to maintain stable business operations in the coming period.
- Focus on seeking new customers, partners and projects to increase annual revenue and ensure profitability to offset accumulated losses from previous years. The Company's management has oriented the restructuring of the Company's business segments, with priority given to higher-margin business areas such as silo and chimney systems, industrial factories, water treatment plants, etc., in order to improve the profitability of production and business activities.
- Reduce unnecessary costs with the aim of maintaining product quality while lowering product costs; seek support from banks to reduce finance costs; improve the quality and efficiency of the workforce to enhance the efficiency of production and business activities and increase profit after tax to offset accumulated losses.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Going concern assumption (Continued)

The Company is actively enhancing the collection of receivables to reverse the provision for doubtful debts (The currently total amount of receivables for which provisions have been recognized is VND 25.5 billion). Efforts focus on resolving long-outstanding balances to improve cash flow and avoid further provision expenses that may affect profitability.

The Company's Board of General Directors has carefully assessed the business and cash flow plans, as well as the ability of loans recovery to have finance sources in order to pay debts and financial obligations. The Board of General Directors believes that the Interim financial statements prepared on the going concern basis are appropriate.

Accounting estimates

The preparation of the financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the interim financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Financial investments

Held to maturity investments

Held-to-maturity investments include investments that the Company has the intention and ability to hold to maturity, including bank term deposits with original maturities of more than three months and loans held to maturity for the purpose of earning periodic interest income.

Held-to-maturity investments are initially recognized at cost and subsequently measured at their carrying amounts less provision for impairment losses, if any. Provision for impairment losses on held-to-maturity investments is presented separately in the Statement of Financial Position.

Other investments

Recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for loss of investments

Held-to-maturity investments: Provision for impairment losses is recognized when there are indications or evidence that part or all of an investment may not be recoverable in accordance with the agreed terms.

Provision for impairment losses on investments and investments in equity instruments of other entities is recognized when there is reliable evidence of impairment of these investments at the end of the accounting period.

Receivables

Receivables represent amounts recoverable from customers or other parties and are classified according to their respective due dates, counterparties, currencies of denomination, and other factors as appropriate to the Company's business operations and management requirements.

- Trade receivables comprise amounts arising from commercial transactions, such as receivables from the sale of goods and the rendering of services, as well as receivables from the disposal or sale of assets between the Company and purchasers (being entities independent of the seller and not subsidiaries of the Company). These also include export sales receivables of the entrusting party collected through the entrusted export agent.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Receivables (Continued)

- Other receivables comprise non-commercial receivables that do not arise from sales and purchase transactions, such as receivables for cash dividends and profit distributions, amounts paid on behalf of third parties, amounts advanced by export/import agents on behalf of entrusting parties, loans of non-monetary assets, penalties, compensation, assets pending resolution due to shortages, and other similar receivables.

Receivables are presented at their carrying amounts less any allowance for doubtful debts. An allowance for doubtful debts is recognized when there is any indication or objective evidence that the Company may be unable, or is unlikely, to collect the outstanding receivables in accordance with the prevailing accounting regulations.

Inventories

Inventories are stated at the lower of cost and net realisable value. The cost of inventories comprises direct materials, direct labour and, where applicable, an appropriate proportion of manufacturing overheads incurred in bringing the inventories to their present location and condition. Net realisable value is determined as the estimated selling price less the costs to completion and the selling, marketing and distribution costs incurred. The cost of inventories issued is determined using the specific identification method.

Inventories are accounted for using the perpetual inventory method. The cost of inventories issued is determined using the specific identification method.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses by the Company to acquire tangible fixed assets up to the date when the assets are placed in the necessary location and condition to enable them to operate in the manner intended by the Company.

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

	Years
Buildings, structures	10 - 50
Machinery and equipment	05 - 15
Motor vehicles	06 - 10
Office equipment	03 - 06
Others	05 - 25

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Intangible fixed assets and Amortization

Copyrights, patents and computer software and other intangible assets are initially stated at purchase less accumulated amortization.

Land use rights, computer software and other intangible fixed assets are allocated to the Income Statement using the straight-line method with specific depreciation periods as follows:

	Year
Land Use Rights	47
Computer Software	10
Others	20

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment properties include land use rights and the construction value of the Vinaconex 9 building (*now the Tasco building*) located at Lot HH2-2, Phạm Hung Street, Tu Liem Ward, Hanoi. These properties are held by the Company for rental income or capital appreciation and are presented at cost less accumulated depreciation.

Investment properties for lease are depreciated using the straight-line method based on their estimated useful lives, as follows:

	Year
Buildings, structures	47
Machinery and equipment	10 - 20

Disposal: Gains or losses from the disposal of investment properties are determined by the difference between the net proceeds from the disposal and the carrying amount of the investment properties. These are recognized as income or expenses in the Interim income Statement.

Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's prepaid expenses includes: Long-term rental cost of office floor at Tasco building at lot HH2-2, Pham Hung street, Tu Liem Ward, Ha Noi; Tools and supplies and others.

Expense Long-term rental cost of office floor at Tasco building at lot HH2-2, Pham Hung street, Tu Liem Ward, Ha Noi City

Allocated according to office usage time under long-term lease contract.

Tools and supplies

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 3 years.

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Company's accounting policies. Depreciation of these assets is calculated in the same manner as for other assets, commencing when the assets are in the location and condition necessary to enable them to operate in the manner intended by the Company.

Deferred Corporate Income Tax

Deferred Tax Assets

Deferred tax assets are corporate income taxes that will be recoverable in the future based on deductible temporary differences.

Deferred tax assets are recognized when it is probable that future taxable profits will be available against which the deductible temporary differences between tax and accounting can be utilized. The carrying amount of deferred tax assets is reviewed at the end of the financial period and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of the deferred tax assets to be utilized.

Deferred tax assets are measured at the tax rates that are expected to apply to the year when the asset is realized, based on tax rates that are enacted at the end of the financial year.

Deferred tax assets have been offset against deferred tax liabilities in the preparation of the interim balance sheet as at the date of the interim financial statements

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Company, including payables between the Company and the Parent Company).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Dividends and profit distribution

Dividends are recognised as liabilities when there is a notice of dividend distribution issued by the Board of Directors under the authorisation of the General Meeting of Shareholders and a notice of the record date for entitlement to dividends issued by the Vietnam Securities Depository and Clearing Corporation.

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

The Company recognizes Accrued expenses as follows: Advance provision for real estate project cost, advance provision for loan interest expense, advance provision for construction cost according to volume acceptance minutes.

Deferred revenue

Deferred revenue includes revenue received in advance, such as amounts received in advance from customers over multiple accounting periods for the leasing of assets and infrastructure. It does not include amounts received in advance from customers for which the Company has not yet supplied products, goods or services, or revenue from asset leasing and the provision of services over multiple accounting periods for which payment has not yet been received.

Revenue received in advance is recognised on a straight-line basis over the number of accounting periods for which the amounts have been received in advance.

Loans and finance lease liabilities

This includes borrowings, finance lease obligations, excluding borrowings in the form of bond issuance or preferred stock with a mandatory buyback clause at a specific future date.

The Corporation tracks borrowings and finance lease obligations in detail by debtor category and classifies them as current or non-current based on the repayment period.

Costs directly related to the borrowings are recognized as financial expenses, except for costs arising from borrowings used for investment, construction, or production of construction in progress, which are capitalized under the borrowing costs accounting standard.

Recognition and capitalization of Borrowing costs

All borrowing costs are recognized in the Statement of Profit or Loss as incurred, except where they are capitalized in accordance with the Accounting Standard on Borrowing Costs.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Owners' equity

Capital is recorded according to the actual amounts invested by owners.

Share premium is recognized based on the difference between the actual issue price and the par value of shares upon the initial issuance, additional issuance or reissuance of the Company's own repurchased shares.

Retained earnings are determined based on the Company's profit after corporate income tax and the distribution of profits.

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

Revenue and other income

The Company's revenue includes: Sales revenue, service revenue, long-term office rental revenue, real estate business revenue and construction revenue.

Construction revenue

Revenue from construction contracts comprises: the initial amount of revenue agreed in the contract; contract variations, claims, incentive payments, and other amounts, provided that they are likely to result in changes to contract revenue and can be measured reliably; and other reimbursements received by the contractor from the customer or a third party to compensate for costs not included in the contract price.

Where the outcome of a construction contract can be estimated reliably:

- For construction contracts under which the contractor is paid based on the contractual progress schedule, contract revenue and related costs are recognized in proportion to the stage of completion, as determined by the Company at the end of the reporting period.
- For construction contracts under which the contractor is paid based on the value of work performed, contract revenue and related costs are recognized in proportion to the completed work confirmed by the customer and reflected in the invoices issued.

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

- Revenue is recognized only to the extent of contract costs incurred that are probable of recovery.
- Contract costs are recognized as expenses when incurred.

Variations in construction work volume, compensation income, and other receipts are recognized as revenue only when agreed upon with the customer.

The difference between the cumulative contract revenue recognized and the cumulative amount billed under the contractual progress payment schedule is recognized as either a contract receivable or a contract liability arising from construction contracts.

Revenue from sale of goods

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- The Company has transferred to the buyer the significant risks and reward of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- Costs related to transactions can be determined.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue and other income (Continued)

Revenue from services

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- Identify the completed work as at the balance sheet date; and
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from the sale of real estate

The Company's revenue from sale of real estate is recognized when it satisfies all following conditions:

- The real estate is totally completed and handed over to the buyer. The Company has transferred the significant risks and rewards of ownership of the real estate to the buyer.
- The Company does not retain managerial right over the real estate as the owners or control involvement with the real estate.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred in respect of the transaction can be measured reliably

***Revenue from interest income, dividends and profits received and other income*:**

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

Cost of goods sold

Includes the cost of products, services and investment properties leased during the period, including depreciation expenses, repair and maintenance expenses, operating lease expenses relating to investment properties, and costs of disposal and liquidation of investment properties, which are recognised in accordance with the revenue recognised during the period.

Financial expenses

Borrowing costs: Recorded monthly based on loan amount, interest rate and actual number of days borrowed.

Current corporate income tax expense

Corporate income tax expenses (or income tax income) comprises the aggregate of current income tax expense and deferred income tax expense (or current income tax income and deferred income tax income) recognised in determining the profit or loss for the period

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the period and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies..

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Current corporate income tax expense (Continued)

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Basic earnings per share

Basic earnings per share for ordinary shares is calculated by dividing the profit or loss attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period.

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of General Directors confirms that the Company operates in business segments of real estate business, construction, service activities and other activities in a single geographical segment - Vietnam. Therefore, the segment report will be prepared by business segments.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	30/06/2026 VND	01/01/2026 VND
Cash	117,911,435	83,748,315
Bank deposits	25,061,732,449	11,847,695,396
- Vietnam Joint Stock Commercial Bank for Industry and Trade	*22,983,702,962*	*9,012,287,268*
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*2,077,991,335*	*2,835,370,024*
- Others	*38,152*	*38,104*
Total	**25,179,643,884**	**11,931,443,711**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

5.2. **Financial investments**

a. **Held-to-maturity investments**

	30/06/2026 (VND)			01/01/2026 (Re-stated amount) (VND)		
	Original value	Recoverable amount	Allowances	Original value	Recoverable amount	Allowances
Short-term	1,838,019,202	-	(1,838,019,202)	2,238,019,202	400,000,000	(1,838,019,202)
Term deposits	-	-	-	*400,000,000*	*400,000,000*	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Cau Giay Branch	-	-	-	400,000,000	400,000,000	-
Borrowings	*1,838,019,202*	-	*(1,838,019,202)*	*1,838,019,202*	-	*(1,838,019,202)*
Vinaconex 20 Mechanical Construction Joint Stock Company (VC9.1)	1,838,019,202	-	(1,838,019,202)	1,838,019,202	-	(1,838,019,202)
Total	1,838,019,202	-	(1,838,019,202)	2,238,019,202	400,000,000	(1,838,019,202)

b. **Equity investments in other entities**

	Ratio		30/06/2026 (VND)			01/01/2026 (VND)		
	Equity owned	Voting rights	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Investments in other entities			1,800,000,000	-	(1,800,000,000)	1,800,000,000	-	(1,800,000,000)
Southern Concrete Xuan Mai Joint Stock Company			1,250,000,000	-	(1,250,000,000)	1,250,000,000	-	(1,250,000,000)
Vinaconex Saigon Joint Stock Company			550,000,000	-	(550,000,000)	550,000,000	-	(550,000,000)
Total			1,800,000,000	-	(1,800,000,000)	1,800,000,000	-	(1,800,000,000)

5.3. Receivables from customers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	**247,554,814,868**	**(19,814,913,399)**	**244,360,960,016**	**(19,814,913,399)**
Ha Long Investment and Development Limited Company	29,833,478,860	-	29,833,478,860	-
TNG Investment and Construction Company Limited	74,341,340,508	-	80,349,698,399	-
Others	143,379,995,500	(19,814,913,399)	134,177,782,757	(19,814,913,399)
Total	**247,554,814,868**	**(19,814,913,399)**	**244,360,960,016**	**(19,814,913,399)**
In which: Receivables from related parties *(Details in Note 7.1)*	*77,646,447,997*	-	*81,120,769,983*	-

5.4. Repayments to suppliers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	**71,450,453,078**	**(4,407,249,958)**	**30,350,156,301**	**(4,407,249,958)**
Vinaconex 20 Mechanical Construction Joint Stock Company (VC9.1)	3,180,967,062	(3,180,967,062)	3,180,967,062	(3,180,967,062)
Bui Gia Trang Manufacturing and Trading Company Limited	10,559,554,455	-	10,559,554,455	-
Ngoc Khanh Service and Trading Company Limited	6,647,943,084	-	6,647,787,951	-
TSP Service and Trading Construction Joint Stock Company	7,091,956,223	-	-	-
Tasco Land Limited Company	25,000,000,000	-	-	-
Others	18,970,032,254	(1,226,282,896)	9,961,846,833	(1,226,282,896)
Total	**71,450,453,078**	**(4,407,249,958)**	**30,350,156,301**	**(4,407,249,958)**

5.5. Other receivables

	30/06/2026 (VND)		01/01/2026 (Re-stated) (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	**14,012,728,973**	**(1,342,868,195)**	**51,258,176,674**	**(2,640,547,246)**
Advances	10,403,377,793	-	42,029,318,189	(1,297,679,051)
Deposits	15,597,203	-	15,581,741	-
Others	3,593,753,977	(1,342,868,195)	9,213,276,744	(1,342,868,195)
- Interest receivable	*345,586,902*	-	*345,586,902*	-
- Viet House Building Joint Stock Company	*917,981,066*	-	*6,476,515,603*	-
- Others	*2,330,186,009*	*(1,342,868,195)*	*2,391,174,239*	*(1,342,868,195)*
Total	**14,012,728,973**	**(1,342,868,195)**	**51,258,176,674**	**(2,640,547,246)**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

5.6. Provision for doubtful debts

	30/06/2026 (VND)			01/01/2026 (Re-stated amount) (VND)		
	Original cost	Recoverable amount	Overdue period	Original cost	Recoverable amount	Overdue period
- Receivables from customers	**19,814,913,399**	-		**30,481,411,720**	**10,666,498,321**	
Cosevco 6 Joint-Stock Company	9,161,176,023	-	Over 3 years	9,161,176,023	-	Over 3 years
Bac Giang Cement Joint Stock Company	6,157,059,936	-	Over 3 years	6,157,059,936	-	Over 3 years
Others	4,496,677,440	-	Over 3 years	15,163,175,761	10,666,498,321	Over 3 years
- Repayments to suppliers	**4,407,249,958**	-		**4,407,249,958**	-	
Vinaconex 20 Mechanical Construction Joint Stock Company (VC9.1)	3,180,967,062	-	Over 3 years	3,180,967,062	-	Over 3 years
Others	1,226,282,896	-	Over 3 years	1,226,282,896	-	Over 3 years
- Other receivables	**1,342,868,195**	-		**1,342,868,195**	-	
Mr. Tran Nam Chung	926,046,802	-	Over 3 years	926,046,802	-	Over 3 years
Others	416,821,393	-	Over 3 years	416,821,393	-	Over 3 years
- Advances	-	-		**1,297,679,051**	-	
Mr. Tran Nam Chung	-	-		1,197,679,051	-	Over 3 years
Others	-	-		100,000,000	-	Over 3 years
Total	**25,565,031,552**	-		**37,529,208,924**	**10,666,498,321**	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

5.7. Inventories

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book Value	Provision	Book Value	Provision
Raw material	167,663,331	-	401,566,636	-
Tools and supplies	6,665,000	-	7,574,000	-
Work in progress (*)	183,283,612,192	-	182,753,901,180	-
Total	**183,457,940,523**	-	**183,163,041,816**	-

(*) Details of projects, construction in progress are as follows:

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Real estate projects	**68,333,459,184**	-	**65,811,175,952**	-
Western Xo Viet Nghe Tinh Boulevard New Urban Area Project, Nghi Phu Commune, Vinh City (i)	68,333,459,184	-	65,811,175,952	-
Construction projects	**114,950,153,008**	-	**116,942,725,228**	-
Reinforced Concrete Structural Works and Finishing Works for the Holiday Vientiane Project, Laos	24,455,819,503	-	24,455,819,503	-
Trang Bang Water Supply Plant Project, Tay Ninh	17,306,949,533	-	-	-
Dong Nai Plastic Factory Project – Dat Do Industrial Park, Vung Tau	12,097,494,784	-	10,731,990,979	-
Others	61,089,889,188	-	81,754,914,746	-
Total	**183,283,612,192**	-	**182,753,901,180**	-

(i): Project of New Urban Area West of Xo Viet Nghe Tinh Avenue, Nghi Phu Commune, Vinh City; Investor: VC9 - No. 9 Construction Joint Stock Company; Total project investment: Lot 1 in Hamlet 2, Nghi Phu Commune with a total investment of VND 395,305,218,000; Lot 2 in Hamlet 19, Nghi Phu Commune with a total investment of VND 599,693,032,000; Project scale: 179,635 m^2; Project status as of June 30, 2026: The project has basically completed the handover of land with infrastructure to customers. Specifically, the cumulative handed-over area as of June 30, 2026 is 124,155 m^2.

5.8. Prepaid expenses

	30/06/2026 VND	01/01/2026 VND
Short-term	**129,749,797**	**78,136,317**
Insurance premium	126,936,159	69,695,408
Others	2,813,638	8,440,909
Long-term	**50,763,278,141**	**51,819,019,590**
Tools and supplies	20,059,500	23,189,847
Office rent (i)	50,743,218,641	51,795,829,743
Total	**50,893,027,938**	**51,897,155,907**

(i) The Company leases long-term office floors at Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City and subleases them to customers. The entire value of these office floors is being mortgaged by the Company to secure the Company's loans at the Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

5.9. Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Others	Total
HISTORY COST						
As at 01/01/2026	18,750,260,296	38,497,001,476	10,382,995,037	4,772,290,700	3,041,764,517	75,444,312,026
Purchase	-	-	-	69,042,000	-	69,042,000
Reclassified	-	(68,000,000)	-	-	68,000,000	-
Disposal	-	(31,586,990,743)	-	-	-	(31,586,990,743)
As at 30/6/2026	18,750,260,296	6,842,010,733	10,382,995,037	4,841,332,700	3,109,764,517	43,926,363,283
ACCUMULATED DEPRECIATION						
As at 01/01/2026	18,549,828,430	36,752,411,185	10,382,995,037	4,721,706,073	2,770,121,604	73,177,062,329
Depreciation	7,090,658	142,756,330	-	13,676,481	24,735,460	188,258,929
Disposal	-	(31,586,990,743)	-	-	-	(31,586,990,743)
As at 30/6/2026	18,556,919,088	5,308,176,772	10,382,995,037	4,735,382,554	2,794,857,064	41,778,330,515
NET BOOK VALUE						
As at 01/01/2026	200,431,866	1,744,590,291	-	50,584,627	271,642,913	2,267,249,697
As at 30/6/2026	193,341,208	1,533,833,961	-	105,950,146	314,907,453	2,148,032,768

Net book value of tangible fixed assets used to secure bank loans as at 30/6/2026 is VND 38,207,558,947 (as at 01/01/2026 is VND 69,717,749, 690).

List of tangible fixed assets existing during the period with a value representing 10% or more of total tangible fixed assets:

		30/06/2026 (VND)			01/01/2026 (VND)		
No	**Name**	**Historical costs**	**Accumulated depreciation**	**Net book value**	**Historical costs**	**Accumulated depreciation**	**Net book value**
1	Ninh Binh Branch Office	8.772.390.909	8.772.390.909	-	8.772.390.909	8.772.390.909	-
2	Kumkang High-rise Construction Equipment	-	-	-	31.586.990.743	31.586.990.743	-
	Total	8.772.390.909	8.772.390.909	-	40.359.381.652	40.359.381.652	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

5.9. Tangible fixed assets (Continued)

List of tangible fixed assets disposed of during the period:

		At the date of disposal (VND)			01/01/2026 (VND)		
No	Name	Historical costs	Accumulated depreciation	Net book value	Historical costs	Accumulated depreciation	Net book value
1	Kumkang High-rise Construction Equipment	31.586.990.743	31.586.990.743	-	31.586.990.743	31.586.990.743	-
	Total	**31.586.990.743**	**31.586.990.743**	**-**	**31.586.990.743**	**31.586.990.743**	**-**

5.10. Intangible fixed assets

Unit: VND

	Land use rights	IT software	Others	Total
HISTORY COST				
As at 01/01/2026	500,000,000	109,200,000	53,000,000	662,200,000
Purchase in period			-	-
As at 30/6/2026	500,000,000	109,200,000	53,000,000	662,200,000
ACCUMULATED AMORTIZATION				
As at 01/01/2026	70,532,228	109,200,000	42,570,890	222,303,118
Depreciation	5,275,430	-	1,314,110	6,589,540
As at 30/6/2026	75,807,658	109,200,000	43,885,000	228,892,658
NET BOOK VALUE				
As at 01/01/2026	429,467,772	-	10,429,110	439,896,882
As at 30/6/2026	424,192,342	-	9,115,000	433,307,342

History cost of intangible fixed assets which are fully depreciated but still in use as at 30/6/2026 is VND 109,200,000 (As at 01/01/2026 is VND 109,200,000).

5.10. Intangible fixed assets (Continued)

List of intangible fixed assets existing during the period with a value representing 10% or more of total intangible fixed assets:

No	Name	30/06/2026 (VND) Historical costs	30/06/2026 (VND) Accumulated amortization	30/06/2026 (VND) Net book value	01/01/2026 (VND) Historical costs	01/01/2026 (VND) Accumulated amortization	01/01/2026 (VND) Net book value
1	Company Head Office Premises	500.000.000	75.807.658	424.192.342	500.000.000	70.532.227	429.467.773
2	Company Office Network Software	109.200.000	109.200.000	-	109.200.000	109.200.000	-
	Total	**609.200.000**	**185.007.658**	**424.192.342**	**609.200.000**	**179.732.227**	**429.467.773**

5.11. Investment property

	01/01/2026 VND	Increase VND	Decrease VND	30/06/2026 VND
Investment property for rent				
Historical cost	**204.626.971.103**	-	-	**204.626.971.103**
- Buildings	152.934.601.651	-	-	152.934.601.651
- Machinery and equipment	51.692.369.452	-	-	51.692.369.452
Accumulated depreciation	**198.429.104.146**	**90.144.232**	-	**198.519.248.378**
- Buildings	147.340.825.740	81.382.234	-	147.422.207.974
- Machinery and equipment	51.088.278.406	8.761.998	-	51.097.040.404
Net Book Value	**6.197.866.957**	-	**90.144.232**	**6.107.722.725**
- Buildings	5.593.775.911	-	81.382.234	5.512.393.677
- Machinery and equipment	604.091.046	-	8.761.998	595.329.048

The Company's investment real estate for lease is the value of the basement, 1st and 5th floors of the Tasco building (formerly the Vinaconex 9 building) at lot HH2-2 Pham Hung street, Tu Liem ward, Hanoi city, Vietnam.

As at 30/6/2026, the investment property for lease, with a residual value of VND 6,107,722,725 (as at 01/01/2026 is VND 6,197,866,957) is mortgaged to the bank to secure the Company's loans.

Revenue from the leasing of investment properties during the period was VND 620,486,546, with the corresponding cost of revenue from this activity amounting to VND 369,035,288.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.11. Investment property (Continued)

List of investment properties existing during the period with a value representing 10% or more of total investment properties:

		30/06/2026 (VND)			01/01/2026 (VND)		
No	**Name**	**Historical costs**	**Accumulated depreciation**	**Net book value**	**Historical costs**	**Accumulated depreciation**	**Net book value**
1	HH2 Building, Pham Hung Street	152.934.601.651	147.422.207.974	5.512.393.677	152.934.601.651	147.340.825.739	5.593.775.912
	Total	**152.934.601.651**	**147.422.207.974**	**5.512.393.677**	**152.934.601.651**	**147.340.825.739**	**5.593.775.912**

The fair value of the investment properties has not been formally assessed and determined as at 30/06/2026. However, based on the leasing situation and market prices of these properties, the Board of General Directors believes that the fair value of the investment properties is greater than the remaining book value at the end of the financial year.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.12. Long-term assets in progress

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Recoverable amount	Original value	Recoverable amount
Long-term work in progress	**82.655.134.415**	**82.655.134.415**	**82.598.652.933**	**82.598.652.933**
Chi Dong – Quang Minh Urban Area Project (i)	82.655.134.415	82.655.134.415	82.598.652.933	82.598.652.933
Construction in progress	**62.502.548.958**	**62.502.548.958**	**64.773.128.958**	**64.773.128.958**
Building interior fit-out project (ii)	62.502.548.958	62.502.548.958	64.773.128.958	64.773.128.958
Total	**145.157.683.373**	**145.157.683.373**	**147.371.781.891**	**147.371.781.891**

(i) Chi Dong Urban Area Technical Infrastructure Investment Project, Me Linh, Hanoi; Investor: Construction Joint Stock Company No. 9 - VC9; Total investment of the project: VND 558,556,228,000; Project scale: 68.866 hectares. Project status as at 30/6/2026: Phase 1, the project has substantially been completed and land plots have been handed over to customers; specifically, the cumulative area handed over as at 30/6/2026 was 98,253.7 m². Phase 2: Pursuant to Decision No. 201/QD-UBND dated 20/01/2026 of the People's Committee of Quang Minh Commune approving the partial adjustment to the 1/500 detailed planning: Project scale for Phase 2: 46.8 hectares; Commercial area: 11.27 hectares.

(ii)) The construction project "Interior decoration of Tasco building" is carried out according to Report No. 416B/2021/TTr/VC9-HDQT dated 20/10/2021 of the General Director and Resolution No. 416C/2021/NQ/VC9-HDQT dated 20/10/2021 of the Board of Directors of the Company; Construction location: Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City; Project purpose: Interior renovation for rental; Investor: VC9 - No 9 Construction Joint Stock Company; Investment capital: Own capital and capital from investment cooperation; Project scale: investment and repair of 4,416 m^2 of floors at Tasco building owned by VC9 - No 9 Construction Joint Stock Company and the area purchased and leased from other owners; Total estimated investment: VND 88.42 billion.

5.13. Trade payables

	30/06/2026 VND	01/01/2026 (Re-stated) VND
Short-term	**199,067,503,126**	**198,359,867,105**
Sigma Engineering Joint Stock Company	26,241,497,536	26,241,497,536
Construction Joint Stock Company No 5	12,841,995,659	12,841,995,659
SIMCO Steel and Industrial Materials Joint Stock Company	14,850,723,490	14,900,723,490
Others	145,133,286,441	144,375,650,420
Total	**199,067,503,126**	**198,359,867,105**
In which:		
Trade payables are related parties (Details in Note 7.1)	*1,598,742,455*	*1,498,067,955*

5.14. Prepayments from customers

	30/06/2026 VND	01/01/2026 (Re-stated) VND
Short-term	**193,993,041,275**	**191,814,518,981**
Advances from customers for real estate development	35,142,268,832	35,229,642,377
Thang Long Joint Stock Corporation	37,599,115,559	70,798,682,719
Viet Nam Construction and Import - Export Joint Stock Corporation	6,061,214,568	6,061,214,568
TNG Investment and Construction Company Limited	50,682,668,894	22,593,859,060
Others	64,507,773,422	57,131,120,257
Total	**193,993,041,275**	**191,814,518,981**
In which:		
Prepayments from customers are related parties *(Details in Note 7.1)*	***88,281,784,453***	***93,392,541,779***

5.15. Taxes payables and receivables from the State Budget

	01/01/2026 VND	Addition VND	Paid VND	30/06/2026 VND
Payables	**88,924,684**	**377,230,365**	**388,352,440**	**77,802,609**
Short-term	***88,924,684***	***377,230,365***	***388,352,440***	***77,802,609***
Personal income tax	78,599,484	159,838,239	166,620,402	71,817,321
Land tax, Land rental charges	-	217,392,126	217,392,126	-
Others	10,325,200	-	4,339,912	5,985,288
Receivables	**2,702,986,495**	-	-	**2,702,986,495**
Short-term	***2,702,986,495***	-	-	***2,702,986,495***
Corporate income tax	2,702,986,495	-	-	2,702,986,495

5.16. Accrued expenses

	30/06/2026 VND	01/01/2026 VND
Short-term	**9,091,459,133**	**11,756,354,673**
Accrued construction costs	1,450,774,574	3,932,315,466
Others	7,640,684,559	7,824,039,207
Long-term	**127,736,892,503**	**127,736,892,503**
Cost of land for Chi Dong project (i)	75,211,018,348	75,211,018,348
Accrued expenses for Chi Dong project infrastructure (ii)	52,525,874,155	52,525,874,155
Total	**136,828,351,636**	**139,493,247,176**

(i): According to the Decision on land allocation by the People's Committee of Phu Tho province for the Chi Dong new urban area project, the Company must deduct 25.018% of the cost of commercial land to return to the People's Committee of Phu Tho province. This cost represents the amount the Company estimates to return to the People's Committee of Phu Tho province for the value of commercial land that has been reflected in the cost of goods sold and services provided by the Company corresponding to the area of commercial land handed over cumulatively up to 30/6/2026 is 98,253.7 m2.

(ii): The cost of infrastructure construction and house construction according to the estimate is deducted by the Company in advance into the cost of goods sold for infrastructure and houses to customers.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.17. Deferred revenue

	30/06/2026 VND	01/01/2026 VND
Short-term	**95,328,711**	**489,372,387**
Office rental income	95,328,711	489,372,387
Total	**95,328,711**	**489,372,387**

5.18. Other payables

	30/06/2026 VND	01/01/2026 (Re-stated) VND
Short-term	**51,310,958,205**	**20,402,180,946**
Trade Union fees	2,016,211,910	2,003,127,627
Short-term deposits received	292,597,100	292,597,100
Others	49,002,149,195	18,106,456,219
Ana Services Company Limited	*25,000,000,000*	-
TNG Investment and Construction Company Limited	*6,250,000,000*	-
Payables to construction teams	*6,209,144,688*	*6,195,949,962*
Others	*11,543,004,507*	*11,910,506,257*
Long-term	**14,293,028,511**	**14,293,028,511**
Accrued interest on borrowings and late payment interest	14,293,028,511	14,293,028,511
Total	**65,603,986,716**	**34,695,209,457**
In which:		
Payables are related parties	*6,250,000,000*	-
(Details in Note 7.1)		

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

5.19. Borrowings and finance lease liabilities

	30/06/2026 VND	Increase VND	Decrease VND	01/01/2026 VND
Short-term	**51,429,390,163**	**51,429,390,163**	**57,804,178,050**	**57,804,178,050**
Borrowings	***46,631,049,503***	***46,631,049,503***	***57,804,178,050***	***57,804,178,050***
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch (i)	46,631,049,503	46,631,049,503	57,804,178,050	57,804,178,050
Current portion of long-term borrowings	***4,798,340,660***	***4,798,340,660***	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch (ii)	4,798,340,660	4,798,340,660	-	-
Long-term	**8,397,096,151**	-	**7,197,510,990**	**15,594,607,141**
Borrowings	***8,397,096,151***	-	***7,197,510,990***	***15,594,607,141***
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch (ii)	8,397,096,151	-	7,197,510,990	15,594,607,141
Total	59,826,486,314	51,429,390,163	65,001,689,040	73,398,785,191

(i) Comprising the following 02 loan agreements:

- Loan under the Short-term Loan Agreement No. 01/2026-HĐCVTL/NHCT326-VC9 dated 11 March 2026 between Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long Branch and Construction Joint Stock Company No. 9 – VC9. The total loan amount shall not exceed VND 30 billion; Purpose of the loan: to supplement working capital and other reasonable expenses incurred in performing the Construction Contract No. 05.01/2026/HĐ/TNG-VC9 dated 5 January 2026 entered into between TNG Investment and Construction Company Limited (the Employer) and Construction Joint Stock Company No. 9 – VC9 (the Contractor) for the execution of Package PC-03: Construction works and supply and installation of equipment under the Clean Water Supply Plant Project – Trang Bang (Phase I: Capacity of 29,000 m³/day and clean water transmission pipeline), located in Loc Khe Quarter, Gia Loc Ward, Tay Ninh Province, with a total contract value including VAT of VND 63,283,121,970; Disbursement period: until 09/12/2026; Loan term: Maximum 6 months per Loan Drawdown Notice, with the latest repayment date being 09/12/2026, commencing from the day following the date of the first disbursement of the Loan. Security: This loan is secured by assets in accordance with the security arrangements and the value of collateral as specified in the guarantee commitments/Security Agreements; Interest rate: as specified in each Loan Drawdown Notice.
- Loan under the Credit Facility Agreement No. 01/2026-HĐCVHM/NHCT326-VC9 dated 17 March 2026 between Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long Branch and Construction Joint Stock Company No. 9 – VC9. Credit facility limit: VND 10 billion, including the credit facility limit adjusted under Loan Agreement No. 2011/2024/-HĐCVTL/NHCT326-VC9 dated 20 November 2024. Purpose of the loan: to supplement working capital for payment of salaries and wages of the management and administration departments at the Company's head office. Credit facility availability period: from 17 March 2026 to 28 February 2027. Security: This loan is secured by assets in accordance with the security arrangements and the value of collateral as specified in the guarantee commitments/Security Agreements; Interest rate: as specified in each Loan Drawdown Notice.

5.19. Borrowings and finance lease liabilities (Continued)

(ii) Loan under Loan Agreement No. 2601/2022-HDCVDAT/NHCT326-VC9 dated January 26, 2022 between Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch and Construction Joint Stock Company No. 9-VC9 and the Bank's Credit Approval Notice. The medium and long-term loan limit for investment in purchasing office floors at Tasco Building to serve office leasing business activities is VND 20,393 billion. Loan purpose: Payment of legal investment costs of the Investment Project to add additional office floor space for lease at Vinaconex 9 Building to serve production and business activities; Loan term: 84 months from the next day of the first disbursement date. Security: This contract is secured by mortgage contract No. 2401/2022/HDBĐ/NHCT326-VC9 and mortgage contract No. 2012/2021/HDBĐ/NHCT326-VC9; The adjusted interest rate is specified on each Debt Receipt.

5.20. Owners' equity

a. Changes of owners' equity

Unit: VND

	Shareholders' capital	Capital surplus	Treasury shares	Undistributed profit after tax	Total
As at 01/01/2025	**170,000,000,000**	**(175,000,000)**	**(3,186,169,620)**	**(103,209,168,554)**	**63,429,661,826**
Profit in the previous year	-	-	-	810,539,604	810,539,604
As at 01/01/2026	**170,000,000,000**	**(175,000,000)**	**(3,186,169,620)**	**(102,398,628,950)**	**64,240,201,430**
Profit in this period	-	-	-	498,259,417	498,259,417
As at 30/6/2026	**170,000,000,000**	**(175,000,000)**	**(3,186,169,620)**	**(101,900,369,533)**	**64,738,460,847**

b. Details of owners' equity

	30/06/2026 VND	01/01/2026 VND
TNG Investment and Construction Company Limited	62,099,000,000	62,099,000,000
Others	107,901,000,000	107,901,000,000
Total	**170,000,000,000**	**170,000,000,000**

c. Capital transactions with shareholders

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Shareholders' capital		
Opening balance	170,000,000,000	170,000,000,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	170,000,000,000	170,000,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

5.20. Owners' equity (Continued)

d. Shares

	30/06/2026 Shares	01/01/2026 Shares
Quantity of registered shares	**17,000,000**	**17,000,000**
Quantity of issued shares	**17,000,000**	**17,000,000**
Common shares	17,000,000	17,000,000
Purchased shares	**304,800**	**304,800**
Common shares	304,800	304,800
Outstanding shares	**16,695,200**	**16,695,200**
Common shares	16,695,200	16,695,200
Par value of outstanding shares (VND/ share)	*10,000*	*10,000*

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

5.21. Off-balance sheet items in the interim financial position statement

Assets pledged or mortgaged as at 30/6/2026:

No	Type of assets	Items	Historical costs VND	Accumulated depreciation VND	Mortgagee/pledgee	Purpose of security	Term
1	Buildings and Structures	Investment properties	32,490,042,310	5,512,393,677	Vietnam Joint Stock Commercial Bank for Industry and Trade	Short-term and medium-term borrowings	January, 2029
2	Machinery, equipment	Investment properties	34,665,004,549	595,329,048	Vietnam Joint Stock Commercial Bank for Industry and Trade	Short-term and medium-term borrowings	January, 2029

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Revenue from construction contract	65,412,455,859	42,909,851,029
Revenue from services	20,416,735,359	22,338,485,917
Others	15,508,544,008	10,078,602,953
Total	**101,337,735,226**	**75,326,939,899**
In which:		
Revenue from related parties	***68,346,993,125***	***30,109,231,469***
(Details in Note 7.1)		

6.2 Cost of goods sold

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Cost of construction contract	71,259,633,734	47,446,810,527
Cost of services	13,370,963,334	10,112,629,275
Cost of other	15,740,455,912	8,787,655,371
Total	**100,371,052,980**	**66,347,095,173**

6.3 Financial income

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest on deposits and loans	13,707,106	436,732,743
Total	**13,707,106**	**436,732,743**

6.4 Financial expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest expense	2,685,495,342	3,929,084,409
Total	**2,685,495,342**	**3,929,084,409**

6.5 Administrative expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Employee expenses	4,559,840,217	4,319,697,619
Office supplies expenses	2,200,931	19,153,515
Amortization and Depreciation expenses	8,930,107	9,675,634
Charges and fee	43,978,769	59,998,632
(Reversal)/Increase in allowances for doubful debts	(1,297,679,051)	-
Outsourcing expenses	1,079,613,778	101,632,455
Other cash expense	1,186,301,362	600,588,724
Total	**5,583,186,113**	**5,110,746,579**

6.6 Other income/ Other expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Other income		
Disposals of fixed assets	7,611,063,636	-
Retention for construction warranty	314,291,609	90,573,019
Others	10,000,000	163,188,628
Total	**7,935,355,245**	**253,761,647**
Other expenses		
Tax penalties and late payment	138,477,794	27,281,027
Inspection expenses	-	240,000,000
Others	10,325,931	315,556
Total	**148,803,725**	**267,596,583**
Other profits	**7,786,551,520**	**(13,834,936)**

6.7 Production and business expenses by factors

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Raw material expenses	52,625,295,232	15,957,216,230
Employee expenses	6,531,030,680	7,262,793,087
Amortization and Depreciation expenses	284,992,701	296,358,487
(Reversal)/Increase in allowances	(1,297,679,051)	-
Outsourcing expenses	44,766,345,753	30,831,273,157
Other cash expenses	3,573,964,790	4,065,859,611
Total	106,483,950,105	58,413,500,572

6.8 Basic earnings per share

	For the period ended 30/6/2026	For the period ended 30/6/2025
Profit after corporate income tax	**498,259,417**	**362,911,545**
Increase adjustment	-	-
Decrease adjustment	-	-
Profits attributable to shareholders holding common shares (VND)	**498,259,417**	**362,911,545**
Weighted average number of common shares outstanding for the period (shares)	16,695,200	16,695,200
Basic earnings per share (VND/share)	**30**	**22**

(*) As at 30 June 2026, the Company was unable to reliably estimate the amount of profit for the six-month accounting period ended 30 June 2026 that may be appropriated to the Bonus and Welfare Fund and the Management Board Bonus Fund. If the Company makes appropriations to the Bonus and Welfare Fund and the Management Board Bonus Fund for the six-month accounting period ended 30 June 2026, net profit attributable to shareholders and basic earnings per share will decrease accordingly.

7. OTHER INFORMATION

7.1 Information of related parties

List of Company's related parties:

Related parties	Relations
TNG Investment and Construction Company Limited	Major shareholder
Thang Long Joint Stock Corporation	Co-investing shareholder
Members of the Board of Directors, Board of General Directors, Supervisory Board and individuals related to key management	Significant influence

In the period, the Company has transactions with related parties as follows:

Transactions with related parties

Related parties	Transaction nature	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
The Board of Management, General Directors, Supervisory and another manager	Salary, bonus, remuneration	1,369,460,000	1,193,581,291

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

7.1 Information of related parties (Continued)

Details as follows:

Name	Title	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Mr. Vu Duc Cuong	Chairman	480,000,000	479,859,856
Mr. Tran Thach Tan	Vice Chairman (Dismissed from 28/4/2025)	-	22,500,000
Mr. Nguyen Hong Giang	Member	-	150,380,000
Mr. Tran Trung Ha	Deputy General Director	245,280,000	242,420,984
Mr. Nguyen Van Oanh	Vice Chairman/ General Director	240,000,000	119,588,000
Mr. Bui Tien Luan	Head of the Board	125,000,000	75,215,000
Mr. Nguyen Tien Toi	Member	171,400,000	-
Mrs. Nguyen Nhu Quyen	Information Disclosure Officer	107,780,000	103,617,451
Total		**1,369,460,000**	**1,193,581,291**

Transactions with related parties

Related parties	Relationship	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Sales of goods			**68,346,993,125**	**30,109,231,469**
TNG Investment and Construction Joint Stock Company	Major shareholder	Construction, provision of services	57,040,578,469	27,941,030,725
Thang Long Joint Stock Corporation	Co-investing shareholder	Construction, provision of services	11,306,414,656	2,168,200,744
Purchase of goods			**93,217,130**	**460,390**
TNG Investment and Construction Joint Stock Company	Major shareholder	Construction, provision of services	93,217,130	-
Thang Long Joint Stock Corporation	Co-investing shareholder	Construction, provision of services	-	460,390

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

7.1 Information of related parties (Continued)

Balance with related parties

Related parties	Relationship	Nature of transaction	30/06/2026 VND	01/01/2026 VND
Receivables from customers			**77,646,447,997**	**81,120,769,983**
TNG Investment and Construction Company Limited	Major shareholder	Construction, provision of services	74,341,340,508	80,349,698,399
Thang Long Joint Stock Corporation	Co-investing shareholder	Construction, provision of services	3,305,107,489	771,071,584
Trade payables			**1,598,742,455**	**1,498,067,955**
TNG Investment and Construction Company Limited	Major shareholder	Construction, provision of services	1,598,742,455	1,498,067,955
Prepayments from customers			**88,281,784,453**	**93,392,541,779**
TNG Investment and Construction Company Limited	Major shareholder	Construction, provision of services	50,682,668,894	22,593,859,060
Thang Long Joint Stock Corporation	Co-investing shareholder	Construction, provision of services	37,599,115,559	70,798,682,719
Other payables			**6,250,000,000**	**-**
TNG Investment and Construction Company Limited	Major shareholder	Contract advances	6,250,000,000	-

7.2 Segment reporting

Segment results for the accounting period ended 30/6/2026

Unit: VND

	Construction activities	Real estate business activities	Others	Total
Revenues				
Net revenues	65,412,455,859	-	35,925,279,367	101,337,735,226
Costs of goods sold	71,259,633,734	-	29,111,419,246	100,371,052,980
Gross revenues	**(5,847,177,875)**	**-**	**6,813,860,121**	**966,682,246**
OPERATING PROFIT/ LOSS				
Internal Profit/ Loss	(5,847,177,875)	-	6,813,860,121	966,682,246
Financial income				13,707,106
Financial expenses				(2,685,495,342)
Selling expenses and General and administrative expenses				(5,583,186,113)
Other profits				7,786,551,520
Corporate income tax				-
Profit				**498,259,417**

7.2 Segment reporting (Continued)

Segment results for the accounting period ended 30/6/2025

Unit: VND

	Construction activities	Real estate business activities	Others	Total
REVENUES				
Net revenues	42,909,851,029	-	32,417,088,870	75,326,939,899
Costs of goods sold	47,446,810,527	-	18,900,284,646	66,347,095,173
Gross revenues	**(4,536,959,498)**	**-**	**13,516,804,224**	**8,979,844,726**
OPERATING PROFIT/ LOSS				
Internal Profit/ Loss	(4,536,959,498)	-	13,516,804,224	8,979,844,726
Financial income				436,732,743
Financial expenses				(3,929,084,409)
Selling expenses and General and administrative expenses				(5,110,746,579)
Other profits				(13,834,936)
Corporate income tax				-
Profit				**362,911,545**

Segment assets and segment liabilities as at 30/6/2026

Unit: VND

	Construction activities	Real estate business activities	Others	Total
ASSETS				
Segment report of assets	280,036,124,132	246,602,260,434	81,580,567,411	608,218,951,977
Assets cannot be allocated				119,245,736,760
Total				**727,464,688,737**
LIABILITIES				
Segment report of liabilities	284,386,254,879	238,305,293,293	13,752,697,928	536,444,246,100
Liabilities cannot be allocated				126,281,981,790
Total				**662,726,227,890**

Segment assets and segment liabilities as at 01/01/2026

Unit: VND

	Construction activities	Real estate business activities	Others	Total
ASSETS				
Segment report of assets	311,163,927,393	221,271,550,094	75,239,667,227	607,675,144,714
Assets cannot be allocated				102,915,877,024
Total				**710,591,021,738**
LIABILITIES				
Segment report of liabilities	288,090,981,863	230,886,856,683	41,865,125,615	560,842,964,161
Liabilities cannot be allocated				85,507,856,147
Total				**646,350,820,308**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

7.3 Other information

Pursuant to Resolution No. 05/2026/VC9/NQ-GMS dated 17/04/2026 of the 2026 Annual General Meeting of Shareholders, the plan for the private placement of shares to investors was approved, with the following details: Number of shares registered for offering: 180,000,000 shares, corresponding to an issue value at par value of VND 1,800,000,000,000; Offering price: VND 10,000 per share; Offering method: private placement of shares to domestic professional securities investors; List of participating investors: the Board of Directors is authorized to proactively seek, select and approve the list and number of professional securities investors eligible to purchase the privately placed shares, and to determine the number of shares offered to each investor, ensuring compliance with the criteria approved by the General Meeting of Shareholders; Expected number of investors: no more than 30 professional securities investors; Offering period: expected to take place in 2026; Use of proceeds from the offering: investment in the Chi Dong Urban Area Project (expected implementation period: 2026–2027).

7.4 Comparative figures

The comparative information presented in the Interim Statement of Financial Position and the related notes has been derived from the Company's financial statements for the year ended at 31/12/2025, which were audited by CPA VIETNAM Auditing Company Limited – a member of the International Accounting Firm INPACT.

The accounting period ended at 30/6/2026 is the first period in which the Company has applied the accounting regime promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Minister of Finance. Accordingly, the Company has restated certain opening balances presented in the Statement of Financial Position as follows:

Items	Code	As at 31/12/2025 (Stated amount) VND	As at 01/01/2026 (Re-stated amount) VND	Differences VND
Current Assets	**100**	**501,598,727,827**	**501,598,727,827**	-
Short-term financial investments	**120**	400,000,000	400,000,000	-
Short - term held to maturity Investments	123	400,000,000	2,238,019,202	(1,838,019,202)
Allowance for impairment of short-term held-to-maturity investments	124	-	(1,838,019,202)	1,838,019,202
Short- term receivables	**130**	**299,106,582,388**	**299,106,582,388**	-
Short-term loan receivables		1,569,615,028	-	1,569,615,028
Other short-term receivables	135	51,526,580,848	51,258,176,674	268,404,174
Short-term allowances for doubtful debts	136	(28,700,729,805)	(26,862,710,603)	(1,838,019,202)
TOTAL ASSETS	**280**	**710,591,021,738**	**710,591,021,738**	-
Short-term liabilities	**310**	**488,726,292,153**	**488,726,292,153**	-
Dividends and profit payables	313	-	6,426,000	(6,426,000)
Other short-term payments	320	20,408,606,946	20,402,180,946	6,426,000
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**	**710,591,021,738**	**710,591,021,738**	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

7.4 Comparative figures (Continued)

The comparative information presented in the Interim Statement of Income, the Interim Statement of Cash Flows, and the related notes has been taken from the Company's interim financial statements for the accounting period ended 30 June 2025, which were reviewed by CPA VIETNAM Auditing Company Limited - A member of the International Accounting Firm of INPACT.

Hanoi, August 12, 2026

Preparer	Chief Accountant	General Director
Vu Thi Chien	Lai Thi Lan	Nguyen Van Oanh

M.S.D.N: 0101051096-C.T.C.P
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