IAV
AUDIT AND VALUATION

DONG SON HOLDINGS JOINT STOCK COMPANY

Reviewed interim consolidated financial statements
For the six-month period ended 30 June 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Dong Son Holdings Joint Stock Company (hereinafter called "The Company") presents this report together with the reviewed interim consolidated financial statements of the Company for the six-month period ended 30 June 2026.

GENERAL INFORMATION

Dong Son Holdings Joint Stock Company (hereinafter called "The Company") is a Joint Stock Company operating under the Certificate of Business Registration No. 0104291191, registered for the first time on 09 December 2009 and amended for the 20th time on 14 May 2026 by the Hanoi Department of Finance.

THE MEMBERS OF THE BOARD OF DIRECTORS, THE BOARD OF SUPERVISORS AND THE BOARD OF MANAGEMENT

The members of the Board of Directors, the Board of Supervisors and the Board of Management during the period and to the date of this statement are as follows:

The Board of Directors

Full name	Position
Ms. Nguyen Thi Minh Hue	Chairwoman
Mr. Nguyen Thanh Trung	Vice Chairman
Mr. Nguyen Tien Hung	Member
Mr. Nguyen Giang Nam	Member
Mr. Lai Thanh Nam	Member

The Board of Supervisors

Full name	Position
Ms. Luong Thi Thu Ha	Head
Ms. Do Thi Thuy Duong	Member
Ms. Nguyen Thi Huong	Member

The Board of Management

Full name	Position	Appointment/Dismissal
Mr. Nguyen Tien Hung	General Director	
Mr. Dau Hieu Thang	Deputy General Director	
Mr. Tran Minh Dung	Deputy General Director	
Mr. Tran Tuan Hung	Deputy General Director	Appointed on 05 January 2026

Legal representative

The legal representative of the Company during the period and to the date of this statement is Mr. Nguyen Tien Hung – General Director.

AUDITORS

International Auditing and Valuation Company Limited has been appointed to review the interim consolidated financial statements of the Company for the six-month period ended 30 June 2026.

DISCLOSURE OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES FOR THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the interim consolidated financial statements, which gives a true and fair view of the interim consolidated financial position of the Company as at 30 June 2026, and its interim consolidated financial performance and its interim consolidated cash flows for the period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. In preparing these interim consolidated financial statements, The Board of Management 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 consolidated financial statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the consolidated financial statements so as to minimize risks and frauds.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and that the interim consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management 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 Management confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of Management confirms to have complied with Decree No. 155/2020/ND-CP dated 31 December 2020 and Decree No. 245/2025/ND-CP dated 11 September 2025 amending and supplementing Decree No. 155/2020/ND-CP of the Government elaborating some articles of the Law on Securities, and the Company does not violate the obligation to disclose information under Circular No. 96/2020/TT-BTC dated 16 November 2020, Circular No. 08/2026/TT-BTC dated 3 February 2026 amending and supplementing Circular No. 96/2020/TT-BTC of the Ministry of Finance guiding information disclosure on the securities market, Circular No. 68/2024/TT-BTC dated 18 September 2024 and Circular No. 18/2025/TT-BTC dated 26 April 2025 amending and supplementing certain provisions of the circulars regulating securities transactions on the securities trading system, clearing and settlement of securities transactions, operations of securities companies and information disclosure in the securities market.

APPROVAL OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management approves the attached interim consolidated financial statements. The interim consolidated financial statements reflected truly and fairly the Company's interim consolidated financial position as at 30 June 2026, as well as the interim consolidated financial performance and interim consolidated cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, accounting regime and legal regulations relating to interim consolidated financial reporting.

For and on behalf of The Board of Management,

M.S.D.N: 0104291165 - C.T.C.P
CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS
THÀNH PHỐ HÀ NỘI

Mr. Nguyen Tien Hung
General Director
Ha Noi, 19 August 2026

No: 25062.1/2026/BCSX/IAV

INTERIM FINANCIAL INFORMATION REVIEWED REPORT

To: **Shareholders, The Board of Directors, the Board of Supervisors and the Board of Management**

Dong Son Holdings Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Dong Son Holdings Joint Stock Company (hereinafter called "the Company"), prepared on 19 August 2026, as set out from page 05 to page 41, which comprise the Interim Consolidated Statement of Financial Position as at 30 June 2026, the Interim Consolidated Statement of Profit or Loss, and Interim Consolidated Statement of Cash Flows for the six-month period then ended, and the Notes to the Interim Consolidated Financial Statements.

The Board of Management's Responsibilities

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting and for such internal control as The Board of Management determines is necessary to enable the preparation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on these interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements No. 2410 - Review of interim financial information performed by the independent auditor of the entity.
A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all material matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditors' Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of the Company as at 30 June 2026 and of their results of operation and their interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting.

NGUYEN PHUONG THUY
Deputy Director
Audit Practising Registration Certificate
No. 4567-2022-283-1
INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED
Ha Noi, 19 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	Closing balance VND	Opening balance VND
A/ SHORT-TERM ASSETS	**100**		**558,064,886,025**	**567,173,934,324**
I/ Cash and cash equivalents	**110**	**4.1**	**118,225,232,406**	**110,198,989,414**
1. Cash	111		70,924,232,406	94,698,989,414
2. Cash equivalents	112		47,301,000,000	15,500,000,000
II/ Short-term financial investments	**120**	**4.2**	**132,000,000,000**	**92,000,000,000**
1. Trading securities	121		90,000,000,000	-
2. Short-term held-to-maturity investments	123		42,000,000,000	92,000,000,000
III/ Short-term receivables	**130**		**199,092,052,256**	**310,028,771,953**
1. Short-term trade receivables	131	4.3	75,111,003,823	112,981,646,389
2. Short-term Advances to suppliers	132	4.4	113,888,051,559	184,294,905,776
3. Other short-term receivables	135	4.5	16,710,230,793	19,369,453,707
4. Provision for short-term doubtful debts	136	4.7	(6,617,233,919)	(6,617,233,919)
IV/ Inventories	**140**		**92,933,690,334**	**42,952,472,098**
1. Inventories	141	4.6	92,933,690,334	42,952,472,098
V/ Other short-term assets	**160**		**15,813,911,029**	**11,993,700,859**
1. Short-term prepaid expenses	161	4.10	267,860,852	439,689,988
2. Deductible VAT	162		15,546,050,177	11,049,984,486
3. Taxes and other receivables from the State budget	163	4.16	-	504,026,385
B/ LONG -TERM ASSETS	**200**		**2,514,762,577,464**	**2,617,679,583,752**
I/ Fixed assets	**220**		**2,389,319,009,016**	**2,506,982,562,745**
1. Tangible fixed assets	221	4.8	2,388,151,790,229	2,505,763,571,156
- Cost	*222*		*3,728,660,840,254*	*3,748,759,408,303*
- Accumulated depreciation	*223*		*(1,340,509,050,025)*	*(1,242,995,837,147)*
2. Intangible fixed assets	227	4.9	1,167,218,787	1,218,991,589
- Cost	*228*		*1,901,148,000*	*1,901,148,000*
- Accumulated depreciation	*229*		*(733,929,213)*	*(682,156,411)*
II/ Long-term assets in progress	**250**		**830,294,117**	**110,669,136,713**
1. - Construction in progress	252		830,294,117	110,669,136,713
III/ Other long-term assets	**270**		**124,613,274,331**	**27,884,294**
1. Long-term prepaid expenses	271	4.10	124,613,274,331	17,830,960
2. Deferred income tax assets	272		-	10,053,334
TOTAL ASSETS	**280**		**3,072,827,463,489**	**3,184,853,518,076**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

RESOURCES	Code	Note	Closing balance *VND*	Opening balance *VND*
C/ LIABILITIES	**300**		**1,840,002,718,585**	**2,045,726,501,295**
I/ Short-term liabilities	**310**		**544,413,842,521**	**564,031,349,404**
1. Short-term trade payables	311	4.11	154,840,519,937	185,658,369,014
2. Short-term advances from customers	312	4.12	220,581,119,619	175,531,122,946
3. Dividends and profits payable	313	4.13	13,998,600,000	-
4. Short-term taxes and amounts payable to the State budget	314	4.16	6,863,845,671	6,236,979,615
5. Payables to employees	315		2,193,882,416	3,091,406,263
6. Short-term accrued expenses	316	4.14	10,835,305,922	8,219,967,780
7. Short-term unearned revenue	319	4.18	7,251,967,761	7,498,745,063
8. Other short-term payables	320	4.15	24,008,663,172	23,790,494,905
9. Short-term borrowings and finance lease liabilities	321	4.17	101,811,404,579	153,182,904,170
10. Bonus and welfare fund	323		2,028,533,444	821,359,648
II/ Long-term liabilities	**330**		**1,295,588,876,064**	**1,481,695,151,891**
1. Long-term advances from customers	332	4.12	6,099,344,162	26,449,499,609
2. Other long-term payables	338	4.15	100,000,000	100,000,000
3. Long-term borrowings and finance lease liabilities	339	4.17	1,289,389,531,902	1,455,145,652,282
D/ OWNERS' EQUITY	**400**	**4.19**	**1,232,824,744,904**	**1,139,127,016,781**
1. Owner's contributed capital	411		350,000,000,000	350,000,000,000
- Ordinary shares with voting rights	411a		350,000,000,000	350,000,000,000
2. Share premium	412		(1,239,600,000)	(1,179,600,000)
3. Investment and development fund	418		396,852,688	396,852,688
4. Retained earnings	420		399,310,586,564	339,252,537,262
- Retained earnings/(losses) accumulated to the prior period	420a		338,045,363,466	125,354,388,364
- Retained earnings/(losses) of the current period	420b		61,265,223,098	213,898,148,898
5. Non-controlling interests	429		484,356,905,652	450,657,226,831
TOTAL RESOURCES	**440**		**3,072,827,463,489**	**3,184,853,518,076**

CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS
M.S.D.N: 0104291191-C.T.C.P
THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	General Director
Le Bich Thuy	**Do Thi Hong**	**Nguyen Tien Hung**

Ha Noi, Viet Nam

19 August 2026

INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six-month period ended 30 June 2026

	Items	Code	Note	Current period VND	Prior period VND
1.	**Gross sales of goods and services**	**01**	**5.1**	**477,253,547,374**	**114,671,998,757**
2.	Deductions	02		-	-
3.	**Net sales of goods and services (10 = 01-02)**	**10**		**477,253,547,374**	**114,671,998,757**
4.	Cost of goods sold	11	5.2	275,732,230,901	103,957,277,806
5.	**Gross profit from sales of goods and services (20= 10-11)**	**20**		**201,521,316,473**	**10,714,720,951**
6.	Gains/losses from sale and liquidation of investment property	21		-	-
7.	Financial income	22	5.3	1,313,161,397	526,264,414
8.	Financial expenses	23	5.4	73,615,714,264	3,942,368,773
	In which: Borrowing costs	*24*		73,615,714,264	3,942,368,773
9.	Selling expenses	25		-	-
10.	General and administration expenses	26	5.5	10,967,541,531	5,618,896,535
11.	Share of profit or loss of joint ventures and associates	27		-	26,224,646,176
12.	**Net profit from operating activities {30 = 20 + 21 + 22 – (23 + 25 + 26)}**	30		**118,251,222,075**	**27,904,366,233**
13.	Other income	31	5.6	2,625,644,809	163,726,365
14.	Other expenses	32	5.7	5,833,962,650	227,005,061
15.	**Profit from other activities (40=31-32)**	**40**		**(3,208,317,841)**	**(63,278,696)**
16.	**Total accounting profit before tax (50=30+40)**	**50**		**115,042,904,234**	**27,841,087,537**
17.	Current corporate income tax expense	51	5.8	6,069,348,981	18,159,931
18.	Deferred corporate income tax expense	52		10,053,334	3,466,667
19.	**Net profit after corporate income tax (60 = 50 - 51 - 52)**	**60**		**108,963,501,919**	**27,819,460,939**
	- Profit attributable to shareholders of the parent company	*61*		*61,265,223,098*	*27,818,669,460*
	- Profit attributable to non-controlling interests	*62*		*47,698,278,821*	*791,479*
20.	Basic earnings per share	70	5.9	1,716	2,800
21.	Diluted earnings per share	71	5.9	1,532	795

Preparer	Chief Accountant	General Director
Le Bich Thuy	**Do Thi Hong**	**Nguyen Tien Hung**

M.S.D.N: 0104291191-C.T.C.P. CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS THÀNH PHỐ HÀ NỘI

Ha Noi, Viet Nam

19 August 2026

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2026
(Indirect method)

	ITEMS	Code	Note	Current period VND	Prior period VND
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**				
1.	***Profit before tax***	***01***		***115,042,904,234***	***27,841,087,537***
2.	***Adjustments for:***				
-	Depreciation and amortisation of fixed assets and investment properties	02		107,276,807,190	523,811,823
-	(Gains)/losses from investing activities	05		4,459,790,005	(26,914,636,954)
-	Borrowings costs	06		73,615,714,264	3,942,368,773
3.	***Operating profit before changes in working capital***	***08***		***300,395,215,693***	***5,392,631,179***
-	Change in receivables	09		111,501,525,372	29,075,724,598
	Change in inventories	10		(49,981,218,236)	(12,504,461,596)
-	Change in payables (excluding accrued loan interest and corporate income tax payable)	11		(1,033,004,773)	(29,085,412,311)
-	Change in prepaid expenses	12		(14,389,245,900)	343,741,279
-	Change in trading securities	13		(90,000,000,000)	28,000,000,000
-	Borrowing costs paid	14		(74,211,798,579)	(4,092,539,487)
-	Corporate income tax paid	15		(8,996,004,940)	(3,193,281,206)
	Net cash flows from operating activities	***20***		***173,285,468,637***	***13,936,402,456***
II.	**Cash flows from investing activities**				
1.	Payments for acquisition and construction of fixed assets and other long-term assets	21		321,972,655	(868,990,000)
2.	Proceeds from disposals of fixed assets and other long-term assets	22		300,000,000	163,726,364
3.	Payments for granting loans, purchasing debt instruments of other entities	23		(58,000,000,000)	(16,000,000,000)
4.	Receipts from collecting loans, sales of debt instruments of other entities	24		108,000,000,000	11,000,000,000
5.	Receipts of interest, dividends and share of profits	27		1,306,421,671	1,066,079,756
	Net cash flows from investing activities	**30**		**51,928,394,326**	**(4,639,183,880)**

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)

For the six-month period ended 30 June 2026
(Indirect method)

ITEMS	Code	Note	Current period VND	Prior period VND
III. Cash flows from financing activities				
1. Proceeds from issuing shares, capital contributions from owners	31		(60,000,000)	-
2. Proceeds from borrowings	33	6.1	66,058,941,531	146,795,464,938
3. Repayment of borrowings	34	6.2	(283,186,561,502)	(143,946,568,118)
4. Dividends, profits paid to owners	36		-	(643,087,647)
Net cash flows from financing activities	**40**		**(217,187,619,971)**	**2,205,809,173**
Net cash flows during the period	**50**		**8,026,242,992**	**11,503,027,749**
Cash and cash equivalents at the beginning of the period	**60**		**110,198,989,414**	**36,540,937,443**
Cash and cash equivalents at the end of the period	**70**		**118,225,232,406**	**48,043,965,192**

CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS
M.S.D.N: 0104291191-C.T.C.P
THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	General Director
Le Bich Thuy	**Do Thi Hong**	**Nguyen Tien Hung**
		Ha Noi, Viet Nam
		19 August 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statements.

1. GENERAL INFORMATION

1.1 Structure of ownership

Dong Son Holdings Joint Stock Company (hereinafter called "The Company") is a Joint Stock Company operating under the Certificate of Business Registration No. 0104291191, registered for the first time on 09 December 2009 and amended for the 20th time on 14 May 2026 by the Hanoi Department of Finance.

The total number of employees of the Company and its subsidiaries (hereinafter referred to as the Group) as at 30 June 2026 was 111 (31 December 2025: 107).

1.2 Business area

The Company's main business area is construction of industrial, civil, traffic, irrigation, power lines and stations; production of construction materials...

1.3 Normal operating cycle

The Group's normal production and business cycle is carried out within a period of no more than 12 months, except for certain special construction projects with a period of more than 12 months, depending on the contract execution period.

1.4 Characteristics of the Group's business activities in the period which have impact on the consolidated financial statements

In December 2025, the Company acquired additional shares of Ha Noi – Bac Giang BOT Investment Joint Stock Company, resulting in the Company holding a 58% ownership interest in Ha Noi – Bac Giang BOT Investment .,JSC and becoming its parent company from 31 December 2025.

Accordingly, the consolidated results of operations for the current accounting period comprise the separate results of operations of the Company and the results of operations of Ha Noi – Bac Giang BOT Investment Joint Stock Company.

1.5 The Group's structure

As at 30 June 2026, the Group had 1 subsidiary.
The number of subsidiaries consolidated was 1, with details as follows:

Name	Address	Proportion of ownership interest	Proportion of voting power held	Principal activities
Subsidiary				
Ha Noi – Bac Giang BOT Investment ., JSC	Bac Ninh	58%	58%	Project business: road toll collection

The Group has no material associates accounted for using the equity method that are reflected in the consolidated financial statements.

1.6 Disclosure of information comparability in the interim consolidated financial statements

The data presented in the interim consolidated financial statements for the six-month period ended 30 June 2026 are comparable to the corresponding figures of the prior year.

The corresponding figures for the prior period are comparable with those of the current period. During the period, the Company applied for the first time the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"), and Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance ("Circular 43") providing guidance on the methods of preparation and presentation of financial statements, which replaces Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 202"). Accordingly, certain items in the Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Opening balance" and "Prior period" columns of the interim consolidated financial statements have been restated in accordance with the new classifications and names under Circular 43 to ensure comparability. These changes do not affect the total assets, total liabilities, equity and consolidated profit after tax of the Company.

2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

2.1. Basis of preparation of interim consolidated financial statements

The accompanying interim consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying interim consolidated financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

2.2. Going concern assumption

There have been no events that raise significant doubt about the going concern assumption, and the Company has neither the intention nor the obligation to cease operations or significantly downsize its business scale.

2.3. Financial year

The Company's financial year begins on 01 January and ends on 31 December.

The Company's interim financial statements cover the period from 1 January to 30 June each year.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, Vietnamese accounting regime for enterprises and legal regulations relating to financial reporting requires The Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the financial period. Although these accounting estimates are based on The Board of Management's best knowledge, actual results may differ from those estimates.

3.2 Basis of consolidation of interim financial statements

The interim consolidated financial statements incorporate the seperated interim financial statements of the company and enterprises controlled by the Company (its subsidiaries) prepared for the period ended 30 June. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the period are included in the consolidated statement of income from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the consolidated financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.
Intragroup transactions and balances are eliminated in full on consolidation.
Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

3.3 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Restricted cash and cash equivalents are not presented under this line item but are presented under "Other short-term assets" or "Other long-term assets", depending on the period for which their use is restricted.

3.4 Financial investments

Trading securities

Trading securities are securities held by the Company for trading purposes. Trading securities are initially recognised from the date on which the Company obtains ownership and are initially measured at the fair value of the consideration paid at the transaction date plus transaction costs directly attributable to the purchase of trading securities.

In subsequent periods, investments in trading securities are measured at cost less allowance for impairment of trading securities.

Allowance for impairment of trading securities is made in accordance with prevailing accounting regulations.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the intent and ability to hold to maturity, including term deposits (including bills and promissory notes), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised from the purchase date and are initially measured at the purchase price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the Statement of Profit or Loss on an accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less allowance for doubtful debts.

Allowance for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

3.5 Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for each receivable based on the overdue age or the expected level of possible losses, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

3.6 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.
Cost is calculated using the weighted average method and is accounted for using the perpetual inventory method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Allowance for decline in value of inventories of the Company is made in accordance with prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

3.7 Prepaid expenses

Prepaid expenses include actual incurred expenses that relate to the results of business operations of multiple accounting periods. Prepaid expenses are allocated to expenses on a straight-line basis over a period corresponding to the time the related economic benefits are generated. Long-term prepaid expenses are not reclassified as short-term prepaid expenses when preparing the financial statements.

The allocation periods of the Company's main prepaid expenses are as follows:

Tools and supplies

Tools and supplies put into use are allocated to expenses on a straight-line basis over an allocation period not exceeding 03 years.

Major maintenance expenses

Major maintenance expenses are allocated on a straight-line basis over a period of 5 years, based on the BOT contract and agreements with the Department for Roads of Viet Nam.

3.8 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises the purchase price and all other costs directly attributable to bringing the assets to the location and condition necessary for them to be ready for use.

The cost of self-constructed or self-produced tangible fixed assets comprises actual construction and production costs incurred, together with installation and testing costs.

The Company applies the straight-line depreciation method to buildings and structures, machinery and equipment and transportation and transmission, and management equipment and tools. For buildings and structures and toll collection software (assets formed from BOT projects), the Company applies a depreciation method based on the annual revenue proportionate to the toll collection and capital recovery period of the project (units-of-production method). Tangible fixed assets are classified by groups of assets having similar characteristics and purposes in the Company's production and business activities as follows:

	Depreciation period (years)	**Depreciation method**
Buildings and structures (Parent Company)	25	Straight-line
Buildings and structures (Subsidiary)		Units-of-production
Machinery and equipment	03 - 15	Straight-line

	Depreciation period (years)	Depreciation method
Transportation and transmission equipment	05 - 10	Straight-line
Management equipment and tools	03 - 08	Straight-line

The Hanoi – Bac Giang BOT Project was put into toll collection operation by the Company in May 2016. However, the investment value has not yet been fully finalised. Therefore, the Company has provisionally recognised the cost of the assets based on the finalisation of contracts and contract packages (which have been agreed upon with the Ministry of Construction) and the completed work volume of contract packages (which have not yet been agreed upon with the Ministry of Construction). Accordingly, the value of the assets and accrued expenses may change when the Company officially finalises the entire investment value.

Gains or losses arising from the disposal or sale of assets represent the difference between the net proceeds from the disposal of assets and their carrying amounts and are recognised in the statement of profit or loss.

3.9 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all the expenses incurred to obtain this asset put into use. Costs incurred after the initial recognition are recorded as expenses in the year in which they are incurred, unless they are attributable to a specific intangible fixed asset and result in an increase in the economic benefits in the future due to using this asset.
When intangible fixed assets are sold or retired, their cost and accumulated amortisation are removed from the statement of financial position and any profit or loss resulting from its disposal is included in the income or expense in the period.

The Company's intangible fixed assets include:

Computer software

Costs related to computer software that is not an integral part of the related hardware are capitalised. The cost of computer software comprises all costs incurred by the Company up to the date the software is put into use. Computer software is amortised using the straight-line method over 3 years or 21 years for software of the BOT Project.

3.10 Accounts payable and accrued expenses

Account payable and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Accrued expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payable to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company.
- Accrued expenses reflect the payables for goods and services from the seller or provided for the buyer, for which no invoices have yet been received from suppliers or insufficient accounting records and documents. Those payables also reflect the number of payables to employees on vacation wages, production, and business costs that must accrue. When such expenses actually arise, if there is a difference with the accrued amount, the accountant will record an additional or reduce the cost corresponding to the difference.
- Other payables reflect non-commercial payables, not related to the purchase and sale and provision of services.

3.11 Borrowings and financial lease liabilities

Borrowings are tracked according to each lender, each contract and repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

3.12 Borrowing costs

Borrowing costs are recognised as production and business expenses in the period when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings during the expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

3.13 Owner's equity

Owner's contributed capital is recorded according to the amount actually invested by shareholders.

3.14 Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as well as prevailing legal regulations and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into consideration non-cash items in undistributed profit which may affect cash flow and ability to pay dividends such as profit from revaluation of assets contributed as capital, gains from the revaluation of monetary items, the financial instruments and other non-cash items.
Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and the list of shareholders entitled to receive dividends is finalized.

3.15 Revenue and earnings

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all 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.
- The stage of completion of the transaction at the end of the financial year can be determined.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from construction contract

When the results of the construction contract were estimated reliably as follows:
- For construction contract that the contractors are paid according to the progress of the plan, revenues and expenses related to these contracts are recognized in proportion to the work completed by the Company determined in the end of the period.
- For construction contract that the contractors are paid according to the value of the work completed, revenue and expenses related to these contracts are recognized in proportion to the work completed by customers confirm and is reflected on the invoices made.

The increases, decreases of volume of construction, compensation and other income are recorded only when revenue has been agreed with the customer.

When the results of a construction contract cannot be estimated reliably, present as:
- Revenue is recognized only equivalent to the cost of the contract incurred that reimbursement is relatively certain.

- The cost of the contract is recognized only for the costs has incurred.

Unearned revenue

Unearned revenue is recognized based on the amounts prepaid by customers for road toll tickets covering multiple accounting periods. Periodically, the Company recognizes revenue based on the time value of the road toll tickets.

In case the Company engages subcontractors where a management fee is included, the portion of the management fee corresponding to the advance payment under the contract is recognized as unearned revenue and subsequently transferred to revenue in proportion to the value of each work acceptance.

Financial income

Interest

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

3.16 Cost of goods sold and service rendered

Cost of goods sold includes the cost of products, goods and service rendered during the period and is recognised in accordance with revenue during the period. The cost of direct raw materials consumed in excess of normal levels, labor costs, and fixed general production costs that are not allocated to the value of warehoused products must be immediately calculated into the cost of goods sold (after minus compensation, if any) even when the products and goods have not been determined to be consumed.

3.17 General and administrative expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

3.18 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the statement of income because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

3.19 Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are 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.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

4. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

	Closing balance *VND*	Opening balance *VND*
Cash on hand	**11,725,085,590**	**12,111,780,179**
Demand deposits	**59,199,146,816**	**82,587,209,235**
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch	*19,497,795,775*	*44,121,166,808*
+ Joint Stock Commercial Bank for Foreign trade of Vietnam - Transaction Office	*11,589,522,409*	*16,079,228,213*
+ Joint Stock Commercial Bank for Industry and Trade of Vietnam - Dong Da Branch	*24,276,177,019*	*10,849,145,191*
+ Other Banks	*3,835,651,613*	*11,537,669,023*
Cash equivalents	**47,301,000,000**	**15,500,000,000**
Term deposits of less than 3 months	47,301,000,000	15,500,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Transaction Office	*5,001,000,000*	*5,000,000,000*
Vietnam Prosperity Joint Stock Commercial Bank – Kinh Do Branch	*42,300,000,000*	*10,500,000,000*
Total	**118,225,232,406**	**110,198,989,414**

4.2 Financial investments

4.2.1 Trading securities

	Closing balance			Opening balance		
	Cost *VND*	Fair value *VND*	Provision *VND*	Cost *VND*	Fair value *VND*	Provision *VND*
Trading securities	***90,000,000,000***	-	-	-	-	-
Nam Dinh Urban Investment and Development .,JSC	90,000,000,000	-	-	-	-	(i)
Total	**90,000,000,000**	-	-	-	-	-

Fair value

(i) The Company has not determined the fair value of the investments due to the lack of specific guidance on determining fair value.

Pursuant to the Resolution of the Board of Directors No. 26.12/2026/NQ-HĐQT/DSH dated 26 December 2025, the Company entered into a share transfer agreement on 16 June 2026 to acquire 9,000,000 shares of Nam Dinh Urban Investment and Development .,JSC, with a total transfer consideration of VND 90 billion. As at 30 June 2026, the Company had completed the procedures for receiving the share transfer.

4.2.2 Held-to-maturity investments

	Closing balance			Opening balance		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Short-term	**42,000,000,000**	**42,000,000,000**	**-**	**92,000,000,000**	**92,000,000,000**	**-**
Term deposit	**42,000,000,000**	**42,000,000,000**	**-**	**92,000,000,000**	**92,000,000,000**	**-**
+ Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch	*30,000,000,000*	*30,000,000,000*	-	*3,000,000,000*	*3,000,000,000*	-
+ Vietnam Prosperity Joint Stock Commercial Bank – Kinh Do Branch	*12,000,000,000*	*12,000,000,000*	-	*64,000,000,000*	*64,000,000,000*	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Da Branch	-	-	-	*25,000,000,000*	*25,000,000,000*	-
Total	**42,000,000,000**	**42,000,000,000**	**-**	**92,000,000,000**	**92,000,000,000**	**-**

Term deposits with maturities of 4 to 6 months at commercial banks, bearing interest rates ranging from 2.4% to 3.1% per annum.

4.3 Short-term trade receivables

	Closing balance		Opening balance	
	Cost *VND*	Provision *VND*	Cost *VND*	Provision *VND*
Project Management Board No. 2 for Construction Investment of Ninh Binh Province	-	-	30,746,323,000	-
Hoa Binh 479 .,JSC	17,091,867,150	-	17,091,867,150	-
ACC International Integrated Solutions Co .,LTD	25,025,032,940	-	35,025,032,940	-
Truong Son Construction Corporation	7,266,643,229	-	7,266,643,229	-
Other short-term receivables	25,727,460,504	(6,617,233,919)	22,851,780,070	(6,617,233,919)
Total	**75,111,003,823**	**(6,617,233,919)**	**112,981,646,389**	**(6,617,233,919)**
Short-term trade receivables from related parties (Details stated in Note 7.1)	**803,699,080**	**-**	**-**	**-**

4.4 Short-term advances to suppliers

	Closing balance		Opening balance	
	Cost *VND*	Provision *VND*	Cost *VND*	Provision *VND*
Dong Quang Holdings .,JSC	-	-	80,000,000,000	-
Automatic Control Software .,JSC	7,430,370,750	-	9,225,570,750	-
Toan Cau Group Construction Investment .,JSC	18,681,158,237	-	19,681,158,237	-
Hung Linh Investment Construction Consulting .,JSC	13,596,539,081	-	10,148,171,440	-
Other advances to suppliers	74,179,983,491	-	65,240,005,349	-
	-	-	-	-
Total	**113,888,051,559**	**-**	**184,294,905,776**	**-**
Short-term advaces to suppliers from related parties (Details stated in Note 7.1)	**-**	**-**	**80,000,000,000**	**-**

4.5 Other receivables

	Closing balance		Opening balance	
	Value VND	Provision VND	Value VND	Provision VND
Security deposits	24,176,462	-	44,176,462	-
Advances	10,327,791,894	-	12,634,264,724	-
Receivables from contractors	6,060,365,717	-	6,060,365,717	-
Interest receivable from loans and accrued interest	27,945,205	-	21,205,479	-
Other receivables	269,951,515	-	609,441,325	-
Total	**16,710,230,793**	**-**	**19,369,453,707**	**-**

4.6 Inventories

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Work in progress (i)	92,933,690,334	-	42,952,472,098	-
Total	**92,933,690,334**	**-**	**42,952,472,098**	**-**

(i) Details of Work in progress

	Closing balance VND	Opening balance VND
So River Bridge Project	21,109,328,805	20,721,443,256
Ngoc Hoi Bridge Project	12,623,657,971	3,922,427,377
National Highway 14B Project	16,561,906,719	1,079,241,346
Hong Ha Bridge Project	16,347,467,240	10,459,726
Other Projects	26,291,329,599	17,218,900,393
	92,933,690,334	**42,952,472,098**

At the end of the period, the Company had no inventories pledged or mortgaged as security for liabilities; no inventories were stagnant, of poor quality, deteriorated, technically obsolete, or unable to be sold.

4.7 Bad debts

	Closing balance			Opening balance		
	Overdue *VND*	Cost *VND*	Provision *VND*	Overdue VND	Cost *VND*	Provision *VND*
Other organizations and individuals						
Cu Chi Tunnels Relic Site Management Board (i)	Over 3 years	6,617,233,919	(6,617,233,919)	Over 3 years	6,617,233,919	(6,617,233,919)
	-	**6,617,233,919**	**(6,617,233,919)**	**-**	**6,617,233,919**	**(6,617,233,919)**

(i) Receivables from the Cu Chi Tunnels Relic Site Management Board for the construction of the project: Sub-project Upgrading and constructing new facilities in Lam Vien area and existing base area under the project Re-enacting and embellishing the Rung Sac - Can Gio Historical Relic Site under contract No. 16-1/HĐ-ĐĐCC dated 29 April 2020. The project has been completed and accepted for use according to the minutes No. 155/BBNTĐVSD-ĐĐCC dated 15 May 2020. On 23 February 2024, the Ho Chi Minh City Party Committee sent urgent notice No. 1014-TB/VPTU requesting the Department of Planning and Investment and the Department of Finance to urgently coordinate to review and propose optimal solutions, advising the City People's Committee to consider and direct the completion of the project implementation cost settlement. On 22 April 2024, the Office of the Ho Chi Minh City People's Committee issued Notice No. 409/TB-VP assigning the Department of Finance to take the lead and coordinate with the Department of Construction and the investor to determine the amount payable to the contractor as a basis for the project cost settlement. On 21 August 2024, the Ho Chi Minh City People's Committee issued Decision No. 3484/QD-UBND on the establishment of a working group to settle the project implementation costs. The Company made a 100% provision for this receivable in 2025.

4.8 Increases, decreases in tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Means of transportation VND	Office equipment VND	Total VND
COST					
Opening balance	**3,718,618,749,712**	**24,569,569,344**	**5,246,741,701**	**324,347,546**	**3,748,759,408,303**
- Purchase in the period	-	66,000,000	-	356,370,371	422,370,371
- Liquidation or transfer	-	-	(538,627,364)	-	(538,627,364)
- Others (*)	(19,982,311,056)	-	-	-	(19,982,311,056)
Closing balance	**3,698,636,438,656**	**24,635,569,344**	**4,708,114,337**	**680,717,917**	**3,728,660,840,254**
ACCUMULATED DEPRECIATION					
Opening balance	**1,226,275,532,411**	**13,067,815,284**	**3,328,141,906**	**324,347,546**	**1,242,995,837,147**
- Depreciation charged	105,799,918,965	1,243,341,962	152,183,880	29,589,581	107,225,034,388
- Liquidation or transfer	-	-	(538,627,364)	-	(538,627,364)
- Others	(9,173,194,146)	-	-	-	(9,173,194,146)
Closing balance	**1,322,902,257,230**	**14,311,157,246**	**2,941,698,422**	**353,937,127**	**1,340,509,050,025**
NET BOOK VALUE					
Opening balance	**2,492,343,217,301**	**11,501,754,060**	**1,918,599,795**	-	**2,505,763,571,156**
Closing balance	**2,375,734,181,426**	**10,324,412,098**	**1,766,415,915**	**326,780,790**	**2,388,151,790,229**
FULLY DEPRECIATED ASSETS STILL IN USE					
Opening balance	-	**194,053,000**	**2,935,941,001**	**324,347,546**	**3,454,341,547**
Closing balance	-	**194,053,000**	**2,397,313,637**	**324,347,546**	**2,915,714,183**

(*) Including the following two adjustment transactions:
+ At the Parent Company: As at 30 June 2026, the Parent Company handed over and returned the southern office premises at 19A Cong Hoa Street, Bay Hien Ward, Ho Chi Minh City to the landowner, and derecognized the value of the assets on the land, with an original cost of VND 18,306,145,548.
+ At the Subsidiary: Adjustment to reduce the cost of completed items under the Investment Project for the Construction and Upgrading of National Highway No. 1, Hanoi – Bac Giang section, in the form of a BOT contract, with an original cost of VND 1,676,165,508.

- The net book value of tangible fixed assets pledged or mortgaged as security for loans as at 30 June 2026 was VND 2,387,633,895,225, compared to VND 2,496,115,526,380 as at 1 January 2026.

4.9 Increases, decreases in intangible fixed assets

	Computer software	Total
	VND	*VND*
COST		
Opening balance	**1,901,148,000**	**1,901,148,000**
Closing balance	**1,901,148,000**	**1,901,148,000**
ACCUMULATED DEPRECIATION		
Opening balance	**682,156,411**	**682,156,411**
Amortisation	51,772,802	51,772,802
Closing balance	**733,929,213**	**733,929,213**
		-
NET BOOK VALUE		
Opening balance	**1,218,991,589**	**1,218,991,589**
Closing balance	**1,167,218,787**	**1,167,218,787**
FULLY DEPRECIATED ASSETS STILL IN USE		
Opening balance	**58,300,000**	**58,300,000**
Closing balance	**58,300,000**	**58,300,000**

4.10 Prepaid expenses

4.10.1 Short-term prepaid expenses

	Closing balance	Opening balance
	VND	*VND*
Tool and equipment	199,412,151	253,442,239
Office rental expenses	-	90,567,812
Others	68,448,701	95,679,937
Total	**267,860,852**	**439,689,988**

4.10.2 Long-term prepaid expenses

	Closing balance	Opening balance
	VND	*VND*
Major maintenance expenses	124,600,537,931	-
Others	12,736,400	17,830,960
	-	-
Total	**124,613,274,331**	**17,830,960**

4.11 Short-term trade payables

	Closing balance Value VND	Opening balance Value VND
Van Tin Investment Construction .,JSC	25,109,867,112	27,719,699,934
Hung Thang Investment .,JSC	10,687,237,452	25,043,411,011
Van Tin Phat Construction and Trading .,JSC	23,288,122,513	23,288,122,513
Other parties	95,755,292,860	109,607,135,556
Total	**154,840,519,937**	**185,658,369,014**

4.12 Advances from customers

4.12.1 Short-term advances from customers

	Closing balance *VND*	Opening balance *VND*
Department of Construction of Da Nang City	23,820,047,275	14,524,072,233
Hanoi Ring Road No. 4 Expressway .,JSC	28,217,136,419	-
Hanoi Transport Construction Investment Project Management Board	39,957,759,000	26,517,983,819
Project Management Board No. 01 for Construction Investment of Tuyen Quang Province	64,413,331,500	64,413,331,500
No. 18 Investment and Construction .,JSC	37,200,959,169	39,036,819,793
Other advances from customers	26,971,886,256	31,038,915,601
	-	-
	220,581,119,619	**175,531,122,946**
	-	-
Short-term advances from related parties (Details stated in Note 7.1)	**8,691,853,888**	**15,185,467,096**

4.12.2 Long-term advances from customers

	Closing balance *VND*	Opening balance *VND*
Hanoi Transport Construction Investment Project Management Board	-	8,389,740,181
No. 18 Investment and Construction .,JSC	6,099,344,162	18,059,759,428
	6,099,344,162	**26,449,499,609**

4.13 Dividends payable

	Closing balance VND	Opening balance VND
Ocean Group ., JSC	6,999,300,000	-
Viet Nam Construction and Import - Export .,JSC	6,999,300,000	-
	13,998,600,000	**-**

These are dividends payable to shareholders of Hanoi – Bac Giang BOT Investment .,JSC.

4.14 Short-term accrued expenses

	Closing balance VND	Opening balance VND
Accrued borrowing costs	1,935,854,700	2,503,287,596
Construction expenses	631,619,628	736,461,292
Southern office rental expenses	-	3,060,000,000
Accrued major maintenance expenses	6,688,763,309	-
Others	1,579,068,285	1,920,218,892
	10,835,305,922	**8,219,967,780**

4.15 Other payables

4.15.1 Other short-term payables

	Closing balance VND	Opening balance VND
Union funds	540,053,965	499,484,855
Social insurance	113,273,761	-
319 Corporation Ministry of National Defence (i)	20,556,386,654	20,492,216,270
Others	2,798,948,792	2,798,793,780
	24,008,663,172	**23,790,494,905**
Short-term other payables to related parties (Details stated in Note 7.1)	**20,556,386,654**	**20,492,216,270**

(i) Mainly, the amount that 319 Corporation has advanced related to the project of Hospital 175 according to the initial contract construction volume. The Company will have to compare and return this amount to 319 Corporation.

4.15.2 Other long-term payables

	Closing balance VND	Opening balance VND
Long-term received deposits	100,000,000	100,000,000
	100,000,000	**100,000,000**

4.16 Short-term taxes and amounts payable to the State budget

	Closing balance		During the period		Opening balance	
	Receivable	Payable	Paid	Payable	Receivable	Payable
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
VAT on domestic sales	-	3,552,598,619	19,659,371,015	23,715,996,019	504,026,385	-
Corporate income tax	-	3,182,220,349	8,996,004,940	6,069,348,981	-	6,108,876,308
Personal income tax	-	129,026,703	333,125,416	334,048,812	-	128,103,307
Total	**-**	**6,863,845,671**	**28,988,501,371**	**30,119,393,812**	**504,026,385**	**6,236,979,615**

4.17 Borrowings and finance lease liabilities

4.17.1 Short-term borrowings and finance lease liabilities

	Closing balance	During the period		Opening balance
	Amount	Increases	Decreases	Amount
	VND	*VND*	*VND*	*VND*
Short-term borrowings	**57,954,190,321**	**66,058,941,531**	**73,009,485,502**	**64,904,734,292**
Borrowings from unrelated individuals (1)	330,000,000	-	1,140,000,000	1,470,000,000
Vietnam Bank for Agriculture and Rural Development – Lang Ha Branch (2)	16,796,903,409	19,704,469,709	13,011,077,167	10,103,510,867
Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch (3)	30,537,789,794	33,377,420,043	36,121,559,195	33,281,928,946
Vietnam Prosperity Joint Stock Commercial Bank – Kinh Do Branch (4)	10,289,497,118	12,977,051,779	22,736,849,140	20,049,294,479
Borrowings due for repayment	**43,857,214,258**	**153,857,214,258**	**198,278,169,878**	**88,278,169,878**
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Transaction office (5)	43,857,214,258	153,857,214,258	198,278,169,878	88,278,169,878
Total	**101,811,404,579**	**219,916,155,789**	**271,287,655,380**	**153,182,904,170**

4.17.2 Long-term borrowings and finance lease liabilities

	Closing balance	During the period		Opening balance
	Amount	Increases	Decreases	Amount
	VND	VND	VND	VND
Long-term borrowings	**1,289,389,531,902**	**-**	**165,756,120,380**	**1,455,145,652,282**
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Transaction office (5)	1,289,035,335,902	-	165,579,044,380	1,454,614,380,282
Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch (6)	354,196,000	-	177,076,000	531,272,000
Total	**1,289,389,531,902**	**-**	**165,756,120,380**	**1,455,145,652,282**

Details of borrowings

(1) The remaining balance at the end of the period represents a loan from Mr. Nguyen Quang Binh under the loan agreement dated 1 February 2024, with the original loan amount of VND 530,000,000 and the outstanding loan balance at the end of the period of VND 330,000,000. The loan term is 12 months and has been extended to 1 February 2027. The interest rate is 4.6% per annum. The purpose of the loan is to supplement working capital for Branch 3. The loan is unsecured.

(2) Credit facility agreement No. 1400-LAV-202401292 dated 4 November 2024 (replaced by agreement No. 1400-LAV-2026 dated 27 March 2026) between the Company and Vietnam Bank for Agriculture and Rural Development – Lang Ha Branch, with a credit limit of VND 50 billion and a facility period of 12 months. The interest rate is specified in each loan drawdown notice. The purpose of the facility is to supplement working capital for implementation of the business plan. Credit facility agreement No. 1400-LAV-202301309 dated 21 December 2023 between the Company and Vietnam Bank for Agriculture and Rural Development – Lang Ha Branch, with a total credit limit of VND 260 billion, of which the maximum loan amount is VND 152 billion and the maximum guarantee amount is VND 109 billion. The purpose of the facility is to provide loans, issue guarantees and open letters of credit ("L/Cs") for the implementation of the project for renovation and upgrading of National Highway 14B in Da Nang City. The credit facility is available until 30 September 2026.

The collateral is as follows:
- Land use rights, ownership of residential houses and other assets attached to land under Certificate No. DB 838384 issued by the Hanoi Department of Natural Resources and Environment on 3 June 2021, owned by a third party. Land use rights and assets attached to land under Certificate No. 797692708800144, original file No. 144/2008/GCN-UB issued by the People's Committee of District 2 on 15 February 2008, owned by a third party.

(3) Borrowings from Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch under the following credit facility agreements:
- Credit facility agreement No. 01/2025/12738127/HĐTD dated 21 July 2025, which was replaced by Credit facility agreement No. 02/2026/12738127/HĐTD dated 10 August 2026, between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch, with a revolving credit limit of up to VND 410 billion, of which the limit for loans, guarantees and L/C issuance is VND 100 billion for construction and installation activities and VND 10 billion for trading activities. The facility is available until 10 August 2027. The loan term and interest rate are specified for each drawdown. The purpose of the facility is to supplement working capital, issue guarantees and open L/Cs.

- Credit facility agreement No. 02/2023/12738127/HĐTD dated 30 June 2023, with a total credit limit of VND 475 billion, of which the maximum amount for loans, payment guarantees and L/C issuance is VND 290 billion and the maximum amount for issuance of guarantees is VND 185 billion. The purpose of the facility is to provide loans, issue guarantees and open L/Cs for the implementation of the construction package from Km19+00 to the end of the route under the project "Construction of the new Nam Dinh – Lac Quan – Coastal Road". The credit facility is available until 30 November 2026.
- Credit facility agreement No. 03/2023/12738127/HĐTD dated 8 September 2023, with a maximum amount for loans, payment guarantees and L/C issuance of VND 85 billion and a maximum amount for issuance of other guarantees of VND 62 billion. The purpose of the facility is to provide loans, issue guarantees and open L/Cs for the implementation of the construction package from Km19+00 to the end of the route under the project "Construction of the new Nam Dinh – Lac Quan – Coastal Road". The credit facility is available until 30 November 2026.

The collateral for the above loan agreements with Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch is as follows:
- Land use rights, ownership of residential houses and other assets attached to land under Certificate No. CA 888089 issued by the Hanoi Department of Natural Resources and Environment on 28 April 2016, owned by a third party; land use rights, ownership of residential houses and assets attached to land under Certificate No. CG 916410 issued by the Long An Department of Natural Resources and Environment on 16 January 2017, owned by a third party;
- Passenger car with registration plate No. 30F-831.94; passenger car with registration plate No. 30H-526.77; passenger car with registration plate No. 30K-724.93, owned by a third party; passenger car with registration plate No. 29B-423.52, owned by the Company.
- Property rights (including property rights arising in the future) arising from the following construction contracts: No. 20.08/2025/HĐXD/L18-ĐS dated 8 September 2025; No. 619/2023/HĐXD dated 29 June 2023; No. 669/2024/HĐXD/479HB-ĐS dated 6 September 2024; No. 3110/2025/HĐ.XL-NS.01.01 dated 31 October 2025; No. 60/2025/HĐXD-ĐCD dated 5 June 2025; No. 01/2023/HDXD-01XL-CDH dated 4 August 2023; and No. 16/2023/HĐ-XD/DA2 dated 8 June 2023, owned by Dong Son Infrastructure Invesment Joint Stock Company (now Dong Son Holdings Joint Stock Company).

(4) Borrowings from VPBank – Kinh Do Branch under credit agreement No. CLC-64707-01 dated 20 November 2025, with the following terms:
- Credit limit: VND 400 billion, including: loan and loan-equivalent limit of VND 100 billion; guarantee limit of VND 400 billion
- Purpose of the loan: To supplement working capital for construction activities; to issue guarantees (including bid, advance payment, contract performance, warranty, payment and other types of guarantees; payment guarantees are included in the loan and loan-equivalent limit) for construction activities.
- Interest rate: As specified in each loan drawdown notice.
- Biện pháp đảm bảo:
+ Collateral:
+ Five rights to claim payment under Construction Contract No. 02/2024/HĐ/C4-ĐS dated 20 February 2024 between CIENCO4 Group Joint Stock Company and Dong Son Infrastructure Investment Joint Stock Company (now Dong Son Holdings Joint Stock Company) for the implementation of the construction package under the project "Renovation and upgrading of National Highway 14B, Da Nang City from Km25+112 to Km26+128.78" (excluding the lighting system and cross-road drainage system, including the residential underpass item). Construction Contract No. 54/2025/HĐXD/BQLCTGT dated 15 May 2025 between the Hanoi City Traffic Construction Investment Project Management Board and Ba Sao Joint Venture of Contractors for the construction and traffic safety assurance of the route from Km35+870 to Km49+095 (including the Day River overpass, Kenh Ngoai Do bridge, lighting system, traffic organisation and traffic signal system). Equipment, labour and auxiliary materials lease contract No. 06/HĐKT/319-ĐS dated 23 July 2025 between 319 Corporation – Ministry of National Defence and Dong Son Infrastructure Investment Joint Stock Company (now Dong Son Holdings Joint Stock Company) for the leasing of construction equipment and labour and provision of auxiliary materials for the implementation of the project "Construction of My Thuy Interchange" under the package "Construction of branches on the left bank of My Thuy Canal". General construction contractor agreement No. 4.8/2025/HĐTTXD/ĐTNĐ-ANĐS under the project "Construction of Bai Vien social housing area in My Xa Ward, Nam Dinh City" for the package "Construction of technical infrastructure, landscaping, Building B and Building C", signed on 4 August 2025 between Nam Dinh Urban Investment and Development Joint Stock Company and An Nam – Dong Son Joint Venture. Construction Contract No. 68/2025/HĐ-XL dated

20 December 2025 for implementation of Package No. 68: Construction of the route section from Km2+715 to Km10+815 under the Tuyen Quang – Ha Giang Expressway Project (Phase 1) – section through Tuyen Quang Province, between Project Management Board No. 01 for Construction Investment Projects of Tuyen Quang Province and the joint venture between Tu Lap Construction Company Limited and Dong Son Infrastructure Investment Joint Stock Company (now Dong Son Holdings Joint Stock Company), together with the accompanying appendices, if any).
+ Land use rights over land parcel No. 487, map sheet No. 30 at Tan Cuong Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DN995316 issued by the Thai Binh Land Registration Office on 4 July 2024; land use rights over land parcel No. 489, map sheet No. 30 at Tan Cuong Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DN995318 issued by the Thai Binh Land Registration Office on 4 July 2024; land use rights over land parcel No. 488, map sheet No. 30 at Tan Cuong Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DN995320 issued by the Thai Binh Land Registration Office on 4 July 2024; land use rights over land parcel No. 704, map sheet No. 29 at Tan An Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DO 037942 issued by the Thai Binh Land Registration Office on 2 April 2024; land use rights over land parcel No. 705, map sheet No. 29 at Tan An Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DO 037943 issued by the Thai Binh Land Registration Office on 2 April 2024; land use rights over land parcel No. 706, map sheet No. 29 at Tan An Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DO 037944 issued by the Thai Binh Land Registration Office on 2 April 2024; and land use rights over land parcel No. 707, map sheet No. 29 at Tan An Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DO 037958 issued by the Thai Binh Land Registration Office on 2 April 2024.

(5) Long-term borrowings of the Subsidiary – Hanoi – Bac Giang BOT Investment Joint Stock Company from Joint Stock Commercial Bank for Foreign Trade of Vietnam – Transaction Office, acting as the lead bank, Joint Stock Commercial Bank for Industry and Trade of Vietnam – Dong Da Branch and Loc Phat Vietnam Joint Stock Commercial Bank – Northern Large Corporate Customer Center under Credit Facility Agreement No. 01/2014/HDTD/BOT dated 20 November 2014 and the accompanying appendices, for implementation of the project "Investment in the Construction and Upgrading of National Highway No. 1, Hanoi – Bac Giang section under the BOT contract", with the credit term of the borrowings not exceeding 30 September 2031; the interest rate is subject to change from time to time; the collateral for the borrowings is the right to collect road tolls from the Hanoi – Bac Giang BOT Project.

(6) Borrowings from Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch under credit agreement No. 01/2024/12738127/HĐTD dated 22 May 2024. The credit limit is VND 1,062,500,000. The loan term is 36 months from the day following the date of the first disbursement. The purpose of the loan is to finance the purchase of one brand-new Camry AXVA70L-JEZQBT passenger car, fully imported and manufactured in 2024. Principal repayment is made over 12 instalments (each covering a three-month period), on the 25th day of the last month of each quarter. The principal repayment amount for each instalment is VND 88,538,000. The final repayment date is the maturity date of the loan, and the final instalment shall be the remaining outstanding balance of the loan. Interest is payable on the 25th day of each month. Interest rate: For the first 12 months from the day following the date of the first disbursement, a fixed interest rate of 7.5% per annum applies. After 12 months from the day following the date of the first disbursement, the lending interest rate is equal to the ordinary VND savings deposit interest rate for a 12-month term with interest paid at maturity, plus a margin of 3.5%/year, but shall not be lower than the medium-term lending rate floor prescribed by the Bank from time to time.

4.18 Short-term unearned revenue

	Closing balance VND	Opening balance VND
Advance toll ticket revenue	6,981,323,376	7,228,100,678
Subcontractor management fees pending allocation	270,644,385	270,644,385
	7,251,967,761	**7,498,745,063**

4.19 Owner's equity

4.19.1 Reconciliation table of equity

	Share capital	Share premium	Development Investment Fund	Retained earnings	Non-controlling interest	Total
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Prior year's opening balance	**100,000,000,000**	**-**	**396,852,688**	**125,496,465,009**	**4,937,735,583**	**230,831,053,280**
- Profit for the year	-	-	-	*213,898,148,898*	*1,447,096*	*213,899,595,994*
- Capital increase during the year	*250,000,000,000*	*(1,179,600,000)*	-	-	-	*248,820,400,000*
- Non-controlling interests arising when Ha Noi – Bac Giang BOT Investment Joint Stock Company became a subsidiary	-	-	-	-	*450,657,226,831*	*450,657,226,831*
- Effect of the Parent Company increasing its ownership interest in Dong Quang Investment Technology .,JSC	-	-	-	*36,195,355*	-	*36,195,355*
- Effect of the Parent Company's divestment	-	-	-	-	*(4,939,182,679)*	*(4,939,182,679)*
- Appropriation to funds	-	-	-	*(178,272,000)*	-	*(178,272,000)*
Prior year's closing balance	**350,000,000,000**	**(1,179,600,000)**	**396,852,688**	**339,252,537,262**	**450,657,226,831**	**1,139,127,016,781**
Current period's opening balance	**350,000,000,000**	**(1,179,600,000)**	**396,852,688**	**339,252,537,262**	**450,657,226,831**	**1,139,127,016,781**
- Profit for the period	-	-	-	*61,265,223,098*	*47,698,278,821*	*108,963,501,919*
- Other decreases (1)	-	*(60,000,000)*	-	-	-	*(60,000,000)*
- Dividend distribution	-	-	-	-	*(13,998,600,000)*	*(13,998,600,000)*
- Appropriation to funds (2)	-	-	-	*(1,207,173,796)*	-	*(1,207,173,796)*
Current period's closing balance	**350,000,000,000**	**(1,239,600,000)**	**396,852,688**	**399,310,586,564**	**484,356,905,652**	**1,232,824,744,904**

(1) In 2025, the Company conducted a public offering of additional shares to existing shareholders. Total proceeds from the offering amounted to VND 250,000,000,000, increasing the Company's charter capital to VND 350,000,000,000. Total offering expenses amounted to VND 1,239,600,000 and were recognised in share premium, including consulting fees of VND 60,000,000, which were accepted in 2026 after the additional shares were officially listed for trading on 8 January 2026.

(2) Pursuant to the Resolution of the Annual General Meeting of Shareholders No. 01/2026/NQ/ĐHĐCĐ/DSH dated 22 April 2026, the Company distributed its 2025 profit as follows: Appropriation to the bonus and welfare fund for employees: VND 1,207,173,796.

4.19.2 Details of owner's investment capital

	Closing balance		Opening balance	
	Amount of capital contribution	Ratio	Amount of capital contribution	Ratio
	VND	*%*	*VND*	*%*
Ms. Nguyen Thi Minh Hue	35,000,000,000	10,00%	70,000,000,000	20,00%
319 Corporation Ministry of National Defense	15,000,000,000	4,28%	15,000,000,000	4,28%
Mr. Vu Hoang Viet	-	0,00%	32,812,500,000	9,38%
Ms. Khuat Thao Linh	-	0,00%	43,750,000,000	12,50%
Others	300,000,000,000	85,72%	188,437,500,000	53,84%
Total	**350,000,000,000**	**100%**	**350,000,000,000**	**100%**

4.19.3 Capital transactions with owners and dividend distribution, profit sharing

	Current period	Prior period
	VND	*VND*
Owner's contributed capital		
Opening contributed capital	350,000,000,000	100,000,000,000
Increase in contributed capital during the period	-	250,000,000,000
Decrease in contributed capital during the period	-	-
Closing contributed capital	350,000,000,000	350,000,000,000
Dividends or distributed profits	**-**	**-**

4.19.4 Shares

	Closing balance	Opening balance
	Share	*Share*
Number of shares authorized for issuance	**35,000,000**	**35,000,000**
Number of shares issued to the public	**35,000,000**	**35,000,000**
Ordinary shares	35,000,000	35,000,000
Preference shares	-	-
Number of shares repurchased	**-**	**-**
Ordinary shares	-	-
Preference shares	-	-
Number of shares outstanding	**35,000,000**	**35,000,000**
Ordinary shares	35,000,000	35,000,000
Preference shares	-	-

Par value of shares outstanding: VND 10,000/share.

5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

5.1 Revenue from goods sold and services rendered

	Current period *VND*	Prior period *VND*
Revenue from goods sold	5,456,248,040	10,921,953,860
Revenue from construction contracts	137,647,095,491	103,575,766,302
Revenue from services rendered	334,150,203,843	111,111,114
Others	-	63,167,481
	477,253,547,374	**114,671,998,757**
Revenue from related parties (Details stated in Note 7.1)	**36,233,165,269**	**(311,938,394)**

5.2 Cost of goods sold and services rendered

	Current period VND	Prior period VND
Cost of goods sold	5,418,894,550	10,856,383,788
Cost of construction contracts	129,224,951,674	92,989,726,539
Cost of services rendered	141,088,384,677	48,000,000
Others	-	63,167,479
Total	**275,732,230,901**	**103,957,277,806**

5.3 Financial income

	Current period VND	Prior period VND
Interest income from deposits and loans	1,313,161,397	26,264,414
Profit from stock investment	-	500,000,000
Total	**1,313,161,397**	**526,264,414**

5.4 Financial expenses

	Current period VND	Prior period VND
Borrowing costs	73,615,714,264	3,942,368,773
Total	**73,615,714,264**	**3,942,368,773**

5.5 General and administrative expenses

	Current period VND	Prior period VND
Staff expenses	7,496,642,144	3,393,796,405
Administrative materials expenses	152,720,905	65,753,162
Depreciation and amortisation	560,146,370	512,205,573
Taxes, fees, and charges	-	187,405,223
External services expenses	1,774,432,527	1,043,824,967
Others	983,599,585	415,911,205
Total	**10,967,541,531**	**5,618,896,535**

5.6 Other income

	Current period VND	Prior period VND
Gain on disposal of property, plant and equipment	-	163,726,364
Recovery of contract performance guarantee deposits (1)	2,594,964,883	-
Others	30,679,926	1
Total	**2,625,644,809**	**163,726,365**

(1) The amount recovered from the performance guarantee due to the contractor's failure to meet the required work progress for the National Highway 14B project.

5.7 Other expenses

	Current period VND	Prior period VND
Net book value and disposal costs of PPE (1)	5,772,951,402	-
Penalty expenses	1,011,248	76,941,254
Others	60,000,000	150,063,807
Total	**5,833,962,650**	**227,005,061**

(1) The difference between the income from the disposal of property, plant and equipment and the net book value from the disposal of property, plant and equipment (cars and southern office premises) during the period..

5.8 Current corporate income tax expense

	Current period VND	Prior period VND
Dong Son Holdings .,JSC	78,076,472	8,266,449
Dong Quang Investment Technology .,JSC	-	9,893,482
Ha Noi - Bac Giang BOT .,JSC	5,991,272,509	-
Total current corporate income tax expense	**6,069,348,981**	**18,159,931**

5.9 Earnings Per Share

	Current period VND	Prior period VND
Profit after corporate income tax	61,265,223,098	27,818,669,460
Adjustments to increase or decrease accounting profit to determine profit or loss attributable to ordinary shareholders	-	-
Profit or (loss) attributable to ordinary shareholders	61,265,223,098	27,818,669,460
Appropriation to the bonus and welfare funds	(1,207,173,796)	(178,272,000)
Weighted average number of ordinary shares outstanding during the period (shares)	35,000,000	10,000,000
Basic earnings per share	**1,716**	**2,800**
Ordinary shares expected to be additionally issued (1)	4,200,000	25,000,000
Diluted earnings per share	**1,532**	**795**

(1) Pursuant to the Resolution of the 2026 Annual General Meeting of Shareholders dated 22 April 2026, the General Meeting of Shareholders approved the plan to issue ordinary shares for the payment of dividends for 2025 at a dividend rate of 12%, corresponding to an additional issuance of 4,200,000 shares.

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

6.1 Actual amounts of borrowings received during the period

	Current period *VND*	Prior period *VND*
Proceeds from borrowings under normal contracts	66,058,941,531	146,795,464,938
	66,058,941,531	**146,795,464,938**

6.2 Actual amounts of principal paid during the period

	Current period *VND*	Prior period *VND*
Repayments of borrowings under normal contracts	283,186,561,502	143,946,568,118
	283,186,561,502	**143,946,568,118**

7. OTHER INFORMATION

7.1. Transactions and balances with related parties

The related parties with the Company include key management members, individuals and organisations related to key management members, and other related parties.

7.1.1 Transactions and balances with key management members, the individuals involved with key management members

Key management members include members of the Board of Directors, members of the Board of Supervisors, the Board of General Directors and the Chief Accountant. Individuals related to key management members are close family members of key management members.

Income of the key management members:

Income	Position	Current period VND	Prior period VND
Ms. Nguyen Thi Minh Hue	Chairwoman	207,000,000	207,000,000
Mr. Nguyen Thanh Trung	Vice Chairman	42,000,000	42,000,000
Mr. Lai Thanh Nam	Member of the Board of Directors	30,000,000	30,000,000
Mr. Nguyen Tien Hung	Member of the Board of Directors, General Director	270,000,000	270,000,000
Mr. Nguyen Giang Nam	Member of the Board of Directors, Financial Advisor	118,500,000	30,000,000
Ms. Luong Thi Thu Ha	Head of the Board of Supervisors	12,000,000	6,000,000
Ms. Do Thi Thuy Duong	Member of the Board of Supervisors	6,000,000	6,000,000
Ms. Nguyen Thi Huong	Member of the Board of Supervisors	6,000,000	6,000,000
Mr. Dau Hieu Thang	Deputy General Director	121,200,000	121,200,000
Mr. Tran Minh Dung	Deputy General Director	121,200,000	121,200,000
Mr. Tran Tuan Hung	Deputy General Director	240,000,000	-
Ms. Do Thi Hong	Chief Accountant (from 1 April 2026)	105,000,000	-
Ms. Le Bich Ngoc	Chief Accountant (until 1 April 2026)	81,000,000	162,530,714

Transactions with key management personnel and their related parties.

The Company had no transactions involving the sale of goods or provision of services to key management personnel or other related parties of key management personnel during the period.

7.1.2 Transactions and balances with other related parties

Other related parties to the Company include enterprises and individuals that directly or indirectly have control over the Company or are controlled by the Company, or are under common control with the Company, including parent companies and companies in the same group.

List of other related parties

Other related parties	Relationship
Dong Quang Holdings .,JSC	Related party of the Chairman of the Board of Directors
Nam Dinh Urban Investment and Development .,JSC	Related party of the Vice Chairman of the Board of Directors
Thai Ha Number One .,JSC	Related party of the Chairman of the Board of Directors
319 Corporation Ministry of National Defense	Related party of the General Director and Deputy General Director

Transactions with other related parties

In addition to the transactions with related parties stated in the above Notes, the Company also has the following transactions with related parties:

Revenue from goods sold an services rendered	Content	Current period VND	Prior period VND
Nam Dinh Urban Investment and Development .,JSC	Construction Revenue	33,608,578,175	-
319 Corporation Ministry of National Defense	Construction Revenue	2,624,587,094	(311,938,394)
		-	-
		36,233,165,269	**(311,938,394)**

Other transactions	Content	Current period VND	Prior period VND
Thai Ha Number One ., JSC	Receive capital transfer	-	3,900,000,000
Dong Quang Holdings ., JSC	Purchase of shares	90,000,000,000	-

Balances of receivables from/(payables to) other related parties

	Content	Closing balance VND	Opening balance VND
Trade receivables			
Nam Dinh Urban Investment and Development .,JSC	Construction contract receivables	803,699,080	-
		803,699,080	**-**

	Content	Closing balance VND	Opening balance VND
Advances to suppliers			
Dong Quang Holdings .,JSC	Advance payment for share purchase	-	80,000,000,000
		-	**80,000,000,000**

	Content	Closing balance VND	Opening balance VND
Advances from customers		-	-
319 Corporation Ministry of National Defense	Prepayments for construction works	8,691,853,888	9,185,467,096
Nam Dinh Urban Investment and Development .,JSC	Prepayments for construction works	-	6,000,000,000
		8,691,853,888	**15,185,467,096**

	Content	Closing balance VND	Opening balance VND
Other payables		-	-
319 Corporation Ministry of National Defense	Other payables	20,556,386,654	20,492,216,270
		20,556,386,654	**20,492,216,270**

7.2. Segment information

The Company's business segments comprise::

- Construction segment: Construction of industrial, civil and transport infrastructure works
- Service segment: Collection of road toll fees

Segment information by business segment is as follows:

	Construction segment	Service segment	Other segment	Total
Current period				
Net revenue from sale of goods and rendering of services	137,647,095,491	334,150,203,843	5,456,248,040	477,253,547,374
Total net revenue from sale of goods and rendering of services	**137,647,095,491**	**334,150,203,843**	**5,456,248,040**	**477,253,547,374**
Segment operating result	8,422,143,817	193,061,819,166	37,353,490	201,521,316,473
Selling and administrative expenses by segment	(8,074,213,770)	(2,893,327,761)	-	(10,967,541,531)
Net operating profit	**347,930,047**	**190,168,491,405**	**37,353,490**	**190,553,774,942**
Financial income	599,610,545	713,550,852	-	1,313,161,397
Financial expenses	(2,261,618,879)	(71,354,095,385)	-	(73,615,714,264)
Other income	2,594,964,883	30,679,926	-	2,625,644,809
Other expenses	(5,833,938,888)	(23,762)	-	(5,833,962,650)
Current corporate income tax expense	(70,605,774)	(5,991,272,509)	(7,470,698)	(6,069,348,981)
Deferred corporate income tax expense	(10,053,334)	-	-	(10,053,334)
Profit after corporate income tax	**(4,633,711,400)**	**113,567,330,527**	**29,882,792**	**108,963,501,919**
Total costs incurred to purchase fixed assets and other long-term assets	**(112,194,445)**	**(505,701,665)**	**-**	**(617,896,110)**
Total depreciation expense	**542,847,401**	**106,733,959,789**	**-**	**107,276,807,190**

The assets and liabilities of the Company's business segments are as follows:

	Construction segment	Service segment	Other segment	Total
Closing balance				
Direct assets of the segment	496,211,029,428	2,576,616,434,061	-	3,072,827,463,489
Total assets	**496,211,029,428**	**2,576,616,434,061**	**-**	**3,072,827,463,489**
Direct liabilities of the segment	438,352,367,838	1,401,650,350,747	-	1,840,002,718,585
Total liabilities	**438,352,367,838**	**1,401,650,350,747**	**-**	**1,840,002,718,585**

7.3. Commitments and Guarantees

During the period, the Company did not enter into any commitments or guarantees for any third party.

7.4. Events arising after the end of the accounting period

The Board of Management of the Company affirms that, in the opinion of The Board of Management, in terms of material aspects, no unusual events occurred after the end of the period that would affect the financial situation and The Company's activities need to be adjusted or presented in these interim consolidated financial statements.

7.5. Comparative figures

The comparative figures presented in the Interim Consolidated Statement of Financial Position are the figures presented in the Company's audited Consolidated Financial Statements for 2025, which were audited by International Auditing and Valuation Company Limited. The comparative figures presented in the Interim Consolidated Statement of Profit or Loss and the Interim Consolidated Statement of Cash Flows are the figures presented in the Interim Consolidated Financial Statements for the accounting period ended 30 June 2025, which were reviewed by International Auditing and Valuation Company Limited.

Certain items have been reclassified to conform with Circular No. 43/2026/TT-BTC dated 20 April 2026 guiding accounting documents, accounting accounts, accounting records, and the preparation and presentation of financial statements of enterprises, for comparison with the figures of the current period (see details in Appendix 01).

M.S.D.N: 0104291191 CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS THÀNH PHỐ HÀ NỘI

Preparer	Chief accountant	General Director
Le Bich Thuy	**Do Thi Hong**	**Nguyen Tien Hung**
		Ha Noi, Viet Nam
		19 August 2026

Appendix 01: Restatement of certain line items in accordance with Circular No. 43/2026/TT-BTC dated 20 April 2026 for comparison with the current period figures

Restated figures applied under Circular No.43 /2026/TT-BTC			Figures presented under Circular No. 202/2014/TT-BTC		
Items	**Code**	**Opening balance Restated** *VND*	**Items**	**Code**	**Opening balance** *VND*
Statement of Financial Position			**Balance sheet**		
ASSETS			**ASSETS**		
Short-term held-to-maturity investments	123	92,000,000,000	Held-to-maturity investments	123	92,000,000,000
Other short-term receivables	135	19,369,453,707	Other short-term receivables	136	19,369,453,707
Provision for short-term doubtful debts	136	(6,617,233,919)	Short-term allowance for doubtful debts	137	(6,617,233,919)
Other short -term assets	**160**	**11,993,700,859**	**Other short-term assets**	**150**	**11,993,700,859**
Short-term prepaid expenses	161	439,689,988	Short-term prepaid expenses	151	439,689,988
Deductible VAT	162	11,049,984,486	Value added tax deductibles	152	11,049,984,486
Taxes and other receivables from the State budget	163	504,026,385	Taxes and other receivables from the State budget	153	504,026,385
Long-term construction in progress	**250**	**110,669,136,713**	**Long-term assets in progress**	**240**	**110,669,136,713**
Construction in progress	252	110,669,136,713	Construction in progress	242	110,669,136,713
Other long-term assets	**270**	**27,884,294**	**Other long-term assets**	**260**	**27,884,294**
Long-term prepaid expenses	271	17,830,960	Long-term prepaid expenses	261	17,830,960
Deferred income tax assets	272	10,053,334	Deferred tax assets	262	10,053,334
Short-term taxes and amounts payable to the State budget	314	6,236,979,615	Taxes and amounts payable to the State budget	313	6,236,979,615
Payables to employees	315	3,091,406,263	Payables to employees	314	3,091,406,263
Short-term accrued expenses	316	8,219,967,780	Short-term accrued expenses	315	8,219,967,780
Short-term unearned expenses	319	7,498,745,063	Short-term unearned revenue	318	7,498,745,063
Other short-term payables	320	23,790,494,905	Other short-term payables	319	23,790,494,905
Short-term borrowings and finance lease liabilities	321	153,182,904,170	Short-term borrowings and finance lease liabilities	320	153,182,904,170
Bonus and welfare fund	323	821,359,648	Bonus and welfare fund	322	821,359,648
Other long-term payables	338	100,000,000	Other long-term payables	337	100,000,000
Long-term borrowings and finance lease liabilities	339	1,455,145,652,282	Long-term borrowings and finance lease liabilities	338	1,455,145,652,282

Appendix 01: Restatement of certain line items in accordance with Circular No. 43/2026/TT-BTC dated 20 April 2026 for comparison with the current period figures (continued)

Restated figures applied under Circular No.43 /2026/TT-BTC			Figures presented under Circular No. 202/2014/TT-BTC		
Items	**Code**	**Opening balance Restated** *VND*	**Items**	**Code**	**Opening balance** *VND*
Statement of Financial Position			**Balance sheet**		
OWNER'S EQUITY	**400**	**1,139,127,016,781**	**D. EQUITY**	**400**	**1,139,127,016,781**
Share premium	412	(1,179,600,000)	Share premium	412	(1,179,600,000)
Retained earnings	420	339,252,537,262	Retained earnings	421	339,252,537,262
- Retained earnings/(losses) accumulated to the prior period	*420a*	*125,354,388,364*	*- Retained earnings/(losses) accumulated to the prior year end*	*421a*	*125,354,388,364*
- Retained earnings/(losses) of the current period	*420b*	*213,898,148,898*	*- Retained earnings/(losses) of the current year*	*421b*	*213,898,148,898*
Profit or Loss statement			**Profit or Loss statement**		
Financial income	22	526,264,414	Financial income	21	526,264,414
Financial expenses	23	3,942,368,773	Financial expenses	22	3,942,368,773
In which: Borrowing costs	*24*	*3,942,368,773*	*In which: Interest expense*	*23*	*3,942,368,773*
Net profit from operating activities {30 = 20 + 21 + 22 – (23 + 25 + 26)}	**30**	**1,679,720,057**	**Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}**	**30**	**1,679,720,057**