Form No. 01-A

PETRO VIETNAM CONSTRUCTION
JOINT STOCK CORPORATION
DONG DO PETROLEUM
JOINT STOCK COMPANY
Number: 203/DKĐĐ-TCKT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, August 20, 2026

PERIODIC DISCLOSURE OF FINANCIAL REPORTS

To: Hanoi Stock Exchange

In accordance with Clauses 3 and 4 of Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, **Dong Do Petroleum Joint Stock Company (MCK: PFL)** hereby discloses its Semi-Annual Financial Statements for 2026 to the Hanoi Stock Exchange as follows:

1. Name of organization: **Dong Do Petroleum Joint Stock Company**

- Stock ticker: PFL
- Address: 2nd floor, Dolphin Plaza building, 28 Tran Binh Street, Tu Liem Ward, Hanoi City.
- Contact Phone/Tel: +84.462.554.111 Fax: +84.462.554.111
- Email: info@daukhidongdo.vn Website: daukhidongdo.vn

2. Content of the published information:

- **Semi-annual Financial Statements 2026**

☐Separate financial statements (TCNY) (There are no subsidiaries and the superior accounting unit has subordinate units);

☐Consolidated financial statements (including subsidiaries);

☑Consolidated financial statements (TCNY has an accounting unit with its own accounting system).

- **Cases that require an explanation of the cause:**

+ The auditing firm issues an opinion that is not a fully unqualified opinion on the financial statements (for audited financial statements);

Yes ☐ No☐

Explanatory document in case of a checkmark:

Yes ☐ No☐

+ The after-tax profit in the reporting period differs by 5% or more before and after the audit, shifting from a loss to a profit or vice versa:

Yes ☐ No☑

Explanatory document in case of a checkmark:

Yes ☐ No☑

+ The after-tax profit in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

Yes ☑ No☐

Explanatory document in case of a checkmark:

Yes ☑ No☐

+ Net profit after tax in the reporting period shows a loss, shifting from a profit in the same period of the previous year to a loss in this period, or vice versa:

Yes ☑ No☐

Explanatory document in case of a checkmark:

Yes ☑ No☐

This information was published on the company's website on August 20, 2026, at the following link: daukhidongdo.vn

Attached documents:

- *Semi-annual financial statements for 2026;*
- *Explanatory documents.*

LEGAL REPRESENTATIVE

M.S.D.N: 0102293517-C.T.C.P
CÔNG TY CỔ PHẦN DẦU KHÍ ĐÔNG ĐÔ
Q. NAM TỪ LIÊM - T.P HÀ NỘI

Phan Minh Tam

INTERIM FINANCIAL STATEMENTS

PETROLEUM DONG DO JOINT STOCK COMPANY

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

(Reviewed)

CONTENTS

	Page
Report of the Board of Management	02 - 03
Review report on Interim Financial Information	04 - 05
Reviewed Interim Financial Statements	06 - 38
Interim Statement of Financial position	06 - 07
Interim Statement of Income	08
Interim Statement of Cash flows	09
Notes to the Interim Financial Statements	10 - 38

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Petroleum Dong Do Joint Stock Company ("the Company") presents its report and the Company's Interim Financial Statements for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

Petroleum Dong Do Joint Stock Company (formerly Vietnam Petroleum Financial Real Estate Joint Stock Company) was established under Resolution No. 1771/NQ-DKVN dated 8 June 2007 of the Board of Directors of PetroVietnam Oil and Gas Group and operates under Enterprise Registration Certificate No. 0103017950, initially issued by the Hanoi Department of Planning and Investment (currently the Hanoi Department of Finance) on 15 June 2007. The latest amendment to the Enterprise Registration Certificate was the 15th amendment dated 6 August 2025.

The Company's head office is located on the 2nd Floor, Dolphin Plaza Building, No. 28 Tran Binh, Tu Liem Ward, Hanoi City.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of the Board of Directors, the Board of Management and the Board of Supervision during the period and to the reporting date are:

Board of Directors

Mr. Nguyen Anh Tuan	Chairman
Ms. Nguyen Thi Dung	Member
Mr. Phan Minh Tam	Member
Mr. Nguyen Khanh Trung	Member
Mr. Nguyen Minh Dong	Member

Board of Management

Mr. Phan Minh Tam	Director
Ms. Nguyen Thi Dung	Vice Director
Mr. Ngo Duy Chinh	Vice Director

Board of Supervision

Ms. Nguyen Thi Tam	Head	
Ms. Tran Thi Mai Linh	Member	(Appointed on 06 May 2026)
Mr. Vu Trung Truc	Member	(Appointed on 06 May 2026)
Ms. Le Thi Hai Ha	Member	(Resigned on 06 May 2026)
Ms. Do Nguyen Lan Chau	Member	(Resigned on 06 May 2026)

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and until the preparation of this Interim Financial Statements is Mr. Phan Minh Tam – Director

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken the audit of Interim Financial Statements for the Company

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM FINANCIAL STATEMENTS

We, the Board of Management is responsible for the Interim Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the period. In preparing those Interim Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Management and Board of Directors to ensure the preparation and presentation of Interim Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Financial Statements;
- Prepare the Interim Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements;
- Prepare the Interim Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Interim Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Interim Financial Statements give a true and fair view of the financial position at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Financial Statements.

OTHER COMMITMENTS

We confirm that our Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

On behalf of the Board of Management

M.S.D.N: 0102293517
CÔNG TY CỔ PHẦN DẦU KHÍ ĐÔNG ĐÔ
Q. NAM TỪ LIÊM - T.P HÀ NỘI

Phan Minh Tam
Legal Representative
Approved, 10 August 2026

No: 100826.021/BCTC.KT5

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: **Shareholders, Board of Directors and Board of Management**
Petroleum Dong Do Joint Stock Company

We have reviewed the interim financial statements of Petroleum Dong Do Joint Stock Company prepared on 10 August 2026, from page 06 to page 38 including: Interim Statement of financial position as at 30 June 2026, Interim Statement of income, Interim Statement of cash flows for the six-month period then ended and Notes to Interim financial statements.

Board of Management' Responsibility

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

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

Basis for Qualified Conclusion

The balances of certain receivables and payables have not been fully confirmed. Specifically, receivables as at 01 January 2026 and 30 June 2026 amounted to VND 23.40 billion and VND 33.25 billion, respectively; payables as at 01 January 2026 and 30 June 2026 amounted to VND 22.49 billion and VND 23.48 billion, respectively. In addition, receivables amounting to VND 58.36 billion as at 30 June 2026 have not been reviewed and assessed by the Company for provision for doubtful debts. We were unable to obtain sufficient appropriate audit evidence to assess the existence recoverability and the required provision for doubtful debts of these balances.

As at 1 January 2026 and 30 June 2026, the Company recognised dividend payables in respect of the 2011 financial year amounting to VND 25 billion (Note 17). These dividends were approved under the Resolution of the Annual General Meeting of Shareholders in 2012 (Resolution No. 23/NQ-DKĐĐ-ĐHĐCĐ dated 16 April 2012) at a rate of 5% of charter capital. However, the Company has not been finalized the stockholder list nor proceeded the dividend distribution. Accordingly, we were unable to assess the validity and completeness of the Company's obligation in respect of these dividends payable.

We were unable to obtain sufficient and appropriate audit evidence to assess the accuracy of work in progress costs, their net realisable value and determine whether any provision for decline in inventory value should be recognised in respect of theThai Binh 2 Thermal Power Plant, Song Hau 1 Thermal Power Plant, Tran Anh – Long An Apartment and DT 285B Projects. The carrying amount of work in progress relating to these projects is presented under "Inventories" in the Statement of Financial Position as at 1 January 2026 and 30 June 2026, amounting to VND 69.52 billion and VND 69.48 billion, respectively (see Note 9).

Qualified Conclusion

Based on our review, with the exception of the matter described in the "Basis for Qualified Conclusion" paragraph, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements does not give a true and fair view, in all material respects, of the financial position of the Petroleum Dong Do Joint Stock Company as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements.

AASC Auditing Firm Company Limited

Hoang Thuy Nga
Audit Director
Registered Auditor No: 0762-2023-002-1
Hanoi, 10 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
100	**A. CURRENT ASSETS**		**290,465,204,088**	**246,647,624,235**
110	**I. Cash and cash equivalents**	**3**	**36,957,657,235**	**10,880,808,690**
111	1. Cash		16,908,205,180	10,880,808,690
112	2. Cash equivalents		20,049,452,055	-
120	**II. Short-term investments**	**4**	**61,628,995,006**	**41,283,655,563**
121	1. Trading securities		300,000,000	300,000,000
123	2. Short-term held-to-maturity investments		61,328,995,006	40,983,655,563
130	**III. Short-term receivables**		**112,687,181,512**	**102,042,480,218**
131	1. Short-term trade receivables	5	65,264,553,733	73,565,590,519
132	2. Short-term prepayments to suppliers	6	33,444,970,096	15,443,051,386
135	3. Other short-term receivables	7	24,721,330,074	24,207,450,755
136	4. Provision for short-term doubtful debts		(10,743,672,391)	(11,173,612,442)
140	**IV. Inventories**	**9**	**71,986,367,144**	**83,931,857,979**
141	1. Inventories		71,986,367,144	83,931,857,979
160	**V. Other short-term assets**		**7,205,003,191**	**8,508,821,785**
161	1. Short-term unallocated expenses	10	52,087,434	158,223,585
162	2. Deductible VAT		5,540,492,287	6,760,093,086
163	3. Taxes and other receivables from State budget	18	85,044,800	85,044,800
165	4. Other current assets	11	1,527,378,670	1,505,460,314
200	**B. NON-CURRENT ASSETS**		**62,454,398,050**	**63,430,498,138**
210	**I. Long-term receivables**		**65,250,000**	**65,250,000**
215	1. Other long-term receivables	7	65,250,000	65,250,000
220	**II. Fixed assets**		**12,177,514,492**	**12,524,561,922**
221	1. Tangible fixed assets	12	12,177,514,492	12,524,561,922
222	*- Historical cost*		*25,785,113,841*	*25,712,493,842*
223	*- Accumulated depreciation*		*(13,607,599,349)*	*(13,187,931,920)*
227	2. Intangible fixed assets	13	-	-
228	*- Historical cost*		*140,846,000*	*140,846,000*
229	*- Accumulated depreciation*		*(140,846,000)*	*(140,846,000)*
240	**III. Investment properties**	**14**	**28,573,803,537**	**29,004,916,071**
241	- Historical costs		34,885,980,825	34,885,980,825
242	- Accumulated depreciation		(6,312,177,288)	(5,881,064,754)
260	**IV. Long-term investments**	**4**	**21,139,623,306**	**21,158,087,619**
263	1. Equity investments in other entities		48,350,000,000	48,428,000,000
264	2. Provision for impairment of long-term investments in other entities		(27,210,376,694)	(27,269,912,381)
270	**V. Other long-term assets**		**498,206,715**	**677,682,526**
271	1. Long-term unallocated expenses	10	498,206,715	677,682,526
280	**TOTAL ASSETS**		**352,919,602,138**	**310,078,122,373**

INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026
(Continued)

Code	CAPITAL	Note	Ending balance VND	Beginning balance VND
300	**C. LIABILITIES**		**124,188,019,745**	**80,502,007,722**
310	**I. Current liabilities**		**124,188,019,745**	**80,502,007,722**
311	1. Short-term trade payables	15	22,133,615,420	23,788,527,708
312	2. Short-term prepayments from customers	16	52,987,095,543	6,330,661,934
313	3. Dividends and profit distributions payable	17	40,302,215,000	40,302,215,000
314	4. Short-term taxes and other payables to State budget	18	7,895,591	12,006,341
315	5. Payables to employees		2,180,058,527	3,393,773,527
316	6. Short-term accrued expenses	19	4,737,327,255	4,925,827,255
319	7. Short-term unallocated revenues		63,636,364	-
320	8. Other short-term payables	20	1,776,176,045	1,748,995,957
400	**D. OWNER'S EQUITY**	**21**	**228,731,582,393**	**229,576,114,651**
411	1. Contributed capital		500,000,000,000	500,000,000,000
411a	*- Ordinary shares with voting rights*		*500,000,000,000*	*500,000,000,000*
418	2. Development and investment funds		18,344,727,377	18,344,727,377
420	3. Retained earnings		(289,613,144,984)	(288,768,612,726)
420a	*- Retained earnings accumulated to previous year*		*(288,768,612,726)*	*(296,122,647,295)*
420b	*- Retained earnings of the current period*		*(844,532,258)*	*7,354,034,569*
440	**TOTAL CAPITAL**		**352,919,602,138**	**310,078,122,373**

CÔNG TY CỔ PHẦN DẦU KHÍ ĐÔNG ĐÔ

Le Thi Nguyen	**Hoang Thi Hue**	**Phan Minh Tam**
Preparer	Chief Accountant	Legal Representative
		Approved, 10 August 2026

INTERIM STATEMENT OF INCOME
For the period from 01/01/2026 to 30/06/2026

Code	ITEMS	Note	Current period VND	Prior period VND
01	**1. Revenue from sales of goods and rendering of services**	**23**	**22,574,691,516**	**78,980,469,901**
10	**2. Net revenue from sales of goods and rendering of services**		**22,574,691,516**	**78,980,469,901**
11	**3. Cost of goods sold and services rendered**	**24**	**19,836,379,681**	**73,342,703,769**
20	**4. Gross profit from sales of goods and rendering of services**		**2,738,311,835**	**5,637,766,132**
21	5. Gain/loss from disposal of investments properties	25	-	1,966,759,360
22	6. Financial income	26	1,816,226,448	9,022,545,159
23	7. Financial expense	27	(59,261,271)	1,022,795
24	*In which: Interest expenses*		-	*1,022,795*
25	8. Selling expense	28	1,133,760,437	2,745,080,460
26	9. General and administrative expenses	29	4,327,028,352	6,661,107,618
30	**10. Net profit from operating activities**		**(846,989,235)**	**7,219,859,778**
31	11. Other income	30	3,748,184	460,870,886
32	12. Other expenses		1,291,207	524,940
40	**13. Other profit**		**2,456,977**	**460,345,946**
50	**14. Total net profit before tax**		**(844,532,258)**	**7,680,205,724**
51	15. Current corporate income tax expense	31	-	-
60	**16. Profit after corporate income tax**		**(844,532,258)**	**7,680,205,724**
70	**17. Basic earnings per share**	**32**	**(17)**	**154**

M.S.D.N: 0102293517-C.T.C.P * CÔNG TY CỔ PHẦN DẦU KHÍ ĐÔNG ĐÔ * Q. NAM TỪ LIÊM - T.P HÀ NỘI

Preparer	Chief Accountant	Legal Representative
Le Thi Nguyen	**Hoang Thi Hue**	**Phan Minh Tam**
Preparer	Chief Accountant	Legal Representative
		Approved, 10 August 2026

INTERIM STATEMENT OF CASH FLOWS
For the period from 01/01/2026 to 30/06/2026
(Indirect method)

Code	ITEMS	Note	Current period VND	Prior period VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	***1. Profit before tax***		***(844,532,258)***	***7,680,205,724***
	2. Adjustment for			
02	- Depreciation and amortization of fixed assets and investment properties		850,779,963	756,991,792
03	- Provisions		(489,475,738)	(400,000,000)
05	- Gains / losses from investment activities		(1,812,469,205)	(1,532,494,579)
06	- Interest expenses		-	1,022,795
08	***3. Operating profit before changes in working capital***		***(2,295,697,238)***	***6,505,725,732***
09	- Increase / decrease in receivables		(8,995,160,444)	14,761,279,488
10	- Increase / decrease in inventories		11,945,490,835	(7,987,658,756)
11	- Increase / decrease in payables		43,686,012,023	2,677,427,840
12	- Increase / decrease in unallocated expenses		285,611,962	475,359,773
14	- Interest paid		-	(1,022,795)
20	***Net cash flow from operating activities***		***44,626,257,138***	***16,431,111,282***
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(72,619,999)	(1,307,578,182)
22	2. Proceeds from disposals of fixed assets and other long-term assets		-	181,409,091
23	3. Loans and purchase of debt instruments from other entities		(71,200,000,000)	(40,700,000,000)
24	4. Collection of loans and resale of debt instrument of other entities		52,083,655,563	28,600,000,000
26	5. Proceeds from equity investment in other entities		78,000,000	-
27	6. Interest and dividend received		561,555,843	1,319,595,268
30	***Net cash flow from investing activities***		***(18,549,408,593)***	***(11,906,573,823)***
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		-	68,000,000
40	***Net cash flow from financing activities***		-	***68,000,000***
50	**Net cash flows in the period**		**26,076,848,545**	**4,592,537,459**
60	**Cash and cash equivalents at the beginning of the year**		**10,880,808,690**	**16,787,189,289**
70	**Cash and cash equivalents at the end of the period**	**3**	**36,957,657,235**	**21,379,726,748**

Le Thi Nguyen
Preparer

Hoang Thi Hue
Chief Accountant

Phan Minh Tam
Legal Representative
Approved, 10 August 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS
For the period from 01/01/2026 to 30/06/2026

1 GENERAL INFORMATION

1.1. Form of ownership

Petroleum Dong Do Joint Stock Company (formerly PetroVietnam Finance Land Joint Stock Company) is a joint stock company established under Resolution No. 1771/NQ-DKVN dated 8 June 2007 issued by the Board of Directors of PetroVietnam Oil and Gas Group. The Company operates under Enterprise Registration Certificate No. 0103017950, initially issued by the Hanoi Department of Planning and Investment (currently the Hanoi Department of Finance) on 15 June 2007. The latest amendment to the Enterprise Registration Certificate was the 15th amendment dated 6 August 2025.

The Company's head office is located on 2nd Floor, Dolphin Plaza Building, No. 28 Tran Binh, Tu Liem Ward, Hanoi City.

The Company's charter capital is VND 500,000,000,000, equivalent to 50,000,000 ordinary shares with a par value of VND 10,000 per share.

The number of employees of the Company as at 30 June 2026 is: 28 people (as at 01 January 2026: 45 people).

1.2. Business field: Real estate business, construction, construction consultancy for works, trading and services.

1.3. Business activities

Main business activities of the Company include:

- Real estate consultancy services, real estate auction services, real estate advertising services, property management;
- Trading in materials and equipment for construction works, interior and exterior equipment, water supply and drainage systems, environmental facilities, and technical infrastructure;
- Formulation of investment projects, development of housing, office buildings, hotels, commercial centres, supermarkets, new urban areas, industrial parks, economic zones and high-tech parks;
- Consultancy for civil, industrial, technical infrastructure and environmental works (excluding construction design services);
- EPC contractor for industrial works, technical infrastructure and environmental works;
- Entrusted investment and investment entrustment;
- Exploration, mining and processing of minerals (excluding minerals prohibited by the State);
- Trading, import and export of minerals, materials, equipment, supplies and other activities serving mineral exploration, mining and processing;
- Electricity trading.

1.4. The Company's operation in the period that affects the Interim Financial Statements

In the first six months of 2026, the Company recorded a gross profit of VND 2.74 billion, compared to VND 5.64 billion in the corresponding period of the previous year. This was mainly attributable to the completion of contracts for projects of GeoVietnam Joint Stock Company. During the period, the Company was in the process of seeking new customers, resulting in revenue from the sale of goods and waterproofing materials of VND 14.02 billion, a decrease of 81% compared to the corresponding period of the previous year. The corresponding cost of sales amounted to VND 12.74 billion. In addition, selling expenses and general and administrative expenses decreased significantly compared to the corresponding period of the previous year, mainly due to the decline in the Company's business activities, resulting in a reduction in payroll expenses as well as selling and administrative expenses. As a result, the Company reported a loss before tax of VND 0.87 billion, representing a decrease of VND 8.54 billion compared to the corresponding period of the previous year.

1.5. Corporate structure

The Company's member entities are as follows:

Name	Address	Main business activities
Head office	Hanoi	Construction and real estate business
Southern Branch	Ho Chi Minh	Construction and real estate business

2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in Vietnam Dong (VND).

2.2 Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 1 January 2026.

The Company has applied non-retrospective adjustments to its accounting policies upon the initial adoption of the requirements of Circular No. 99/2025/TT-BTC. The adoption of Circular No. 99/2025/TT-BTC also requires changes in the presentation of certain items in the financial statements. Accordingly, the comparative information has been re-presented and reclassified, where appropriate, to conform to the current period's presentation and to comply with the relevant requirements of Circular No. 99/2025/TT-BTC. Details on the reclassification of comparative information are disclosed in Note 36 of the Financial Statements.

2.4 Basis for preparation of the Interim Financial Statements

The Financial Statements are presented based on historical cost principle.

The Financial Statements of the Company are prepared based on summarization of the financial statements of the independent accounting entities and the head office of the Company.

In the Financial Statements of the Company, the intra-group balances and transactions related to assets, equity, receivables and payables are eliminated in full.

2.5 Accounting estimates

The preparation of Interim Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Interim financial statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of Management to be reasonable under the circumstances.

2.6 Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7 Financial investments

Entrusted trading securities are initially recognised at the fair value of the consideration paid at the transaction date. Acquisition costs of entrusted trading securities (if any), including brokerage fees, transaction fees, information service fees, taxes, bank charges and other related costs, are recognised as finance expenses in the period. Subsequent to initial recognition, entrusted trading securities are measured at cost less allowance for diminution in value of trading securities. Upon disposal or transfer, the cost of entrusted trading securities is determined using the weighted average method. The Company has not determined the fair value of these financial investments as the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System do not provide specific guidance on the determination of fair value.

Investments held to maturity comprise term deposits held to maturity to earn profits periodically and other held to maturity investments or of a similar nature and excluding derivative instruments.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Allowance for devaluation of investments is made at the end of the period as follows:

- No allowance is made for entrusted trading securities. Any excess of the carrying amount of such investments over their market value at the reporting date is recognised as a reduction in the amount payable to the entrusting party.
- Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, allowances shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, allowance shall be made based on the Financial Statements at the allowance date of the investee.
- Investments held to maturity: allowance for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

2.8 Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the interim financial statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.9 Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Method for valuation of work in process at the end of the period: The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the period.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

2.10 Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initital standards conditions, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Statement of Income in the period in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	42 years
- Other Machinery, equipment	05 - 20 years
- Vehicles, Transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 05 years
- Management software	03 - 10 years

2.11 Investment properties

Investment properties are initially recognized at historical cost.

Investment properties held for capital appreciation prior to 01 January 2015 are depreciated on a straight-line basis similar to other fixed assets, but from 01 January 2015 are not depreciated.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful lives as follows:

- Land use rights 42 years

An item of owner-occupied property or inventories only becomes an investment property when it using purposes has been changed, evidenced by commencement of stopping using that item and starting to operate leasing for the third party or completing the construction period. The investment property is transferred to owner-occupied property or inventories only where it undergoes a change in use, evidenced by commencement of starting using the assets by owner or development with a view to sale. The transferring from investment property to owner-occupied property or inventories will not change the original cost and carrying amount of asset as at the date of transfer.

2.12 Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.13 Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses include:

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 02 years to 03 years;
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from 06 months to 03 years.

2.14 Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Financial Statements according to their remaining terms at the reporting date.

2.15 Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the company according to relevant laws.
The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.16 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as: project costs and construction costs,... etc. These accrued expenses are recorded as operating expenses of the reporting period.

2.17 Deferred revenues

Deferred revenues include prepayments from customers for one or more accounting periods in respect of asset leases, and other unearned revenues, including revenues corresponding to the value of goods and services.

Deferred revenues are transferred to revenue from sale of goods and provision of with the amount corresponding to each accounting period.

2.18 Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

2.19 Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns.

The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

Revenue from rendering of services

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Company's right to receive dividend is established.

2.20 Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandises have not been determined as sold.

2.21 Financial expenses

Items recorded into financial expenses comprise:

- Borrowing costs;
- Allowance for diminution in value of trading securities price; allowance for losses from investment in other entities.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.22 Selling expenses

Selling expenses reflect the actual costs incurred during the process of selling products, goods, and providing services. These expenses primarily include salaries of sales personnel, costs of raw materials and supplies, depreciation of fixed assets used for sales activities, outsourced service costs, and other related expenses.

2.23 General and administrative expenses

General and administrative expenses reflect the Company's overall management costs, primarily including salaries of management personnel, social insurance, health insurance, trade union fees, unemployment insurance for management staff, office supplies, work tools, depreciation of fixed assets used for corporate management, allowance for short-term doubtful debts, outsourced service costs, and other related expenses.

2.24 Liquidation or disposal of fixed assets and investment properties

Liquidation or disposal of fixed assets and investment properties is recognized in the Statement of Income when the majority of the risks and benefits associated with ownership are transferred to the buyer.

The gain or loss from the liquidation or disposal of fixed assets and investment properties are determined as the difference between revenue and expenses directly related to the sale of the fixed assets, investment properties and carrying amount of fixed assets and investment properties. The gain or loss from the liquidation or disposal of investment properties presented on a net basis in the Statement of Income.

2.25 Corporate income tax

Current corporate income tax expenses

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax rate

The Company is subject to corporate income tax of 20% for the period from 01/01/2026 to 30/06/2026.

2.26 Earnings per share

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

2.27 Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Organizations, directly or indirectly having control the Company, are controlled by the Company, or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises;
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.28 Segment information

The Company principally operates in the real estate business and supporting construction activities. Other activities account for an insignificant proportion (less than 10%) of the Company's operating results and total assets. In addition, all of the Company's operations are conducted within the territory of Vietnam. Accordingly, the Company does not prepare segment reporting by business segments or geographical areas.

3 CASH AND CASH EQUIVALENTS

	Ending balance VND	Beginning balance VND
Cash on hand	1,155,263,329	1,567,519,020
Demand deposits (i)	15,752,941,851	9,313,289,670
Cash equivalents (ii)	20,049,452,055	-
	36,957,657,235	**10,880,808,690**

(i) Details of demand deposits as at 30 June 2026 were as follow:

	Currency	Term	Interest Rate	Value VND
Demand deposits				
- Vietnam Export Import Commercial Joint Stock Bank - Dong Da Branch	VND	On demand	0.10%	642,434,076
- Saigon - Hanoi Commercial Joint Stock Bank - Hanoi Branch	VND	On demand	0.10%	14,659,664,447
- Other Banks	VND	On demand	0.10%	450,843,328
				15,752,941,851

(ii) At 30 June 2026, the cash equivalents are term deposits with a term of 1 month with the amount of VND 20,049,452,055 at Saigon – Hanoi Commercial Joint Stock Bank – Hanoi Branch at the interest rate of 4.75%/year.

4 FINANCIAL INVESTMENTS

a) Trading securities

	Stock Code	Ending balance		Beginning balance	
		Original cost	Provision	Original cost	Provision
		VND	VND	VND	VND
- SDP Joint Stock Company	SDP	300,000,000	-	300,000,000	-
		300,000,000	**-**	**300,000,000**	**-**

These shares are shares held by the Company under entrusted arrangements with individuals who were formerly employees of the Company. Under these arrangements, the individuals provide funds to the Company for executing share trading transactions on their behalf, and any gains (losses) from the investments accrue directly to those individuals. Accordingly, the Company has not determined the fair value of these financial investments at the reporting date. Amounts received from the individuals under entrusted arrangements are recognised and presented within "Other payables" (see Note 20), as detailed below:

	Ending balance	Beginning balance
	VND	VND
Mr. Le Van Sinh	75,000,000	75,000,000
Mr. Tran Anh Duc	75,000,000	75,000,000
Mr. Tong Quoc Truong	150,000,000	150,000,000
	300,000,000	**300,000,000**

b) Held to maturity investments

	Ending balance			Beginning balance		
	Original cost	Recoverable value	Provision	Original cost	Recoverable value	Provision
	VND		VND	VND		VND
Short-term						
Term deposits	61,328,995,006	61,316,721,033	-	40,983,655,563	40,983,655,563	-
	61,328,995,006	**61,316,721,033**	**-**	**40,983,655,563**	**40,983,655,563**	**-**

Details of term deposits classified as held-to-maturity investments as at 30 June 2026 were as follow:

	Currency	Term	Interest Rate	Value
				VND
Saigon - Hanoi Commercial Joint Stock Bank – Hanoi Branch	VND	6 months	7.80% - 8.40%	42,931,484,932
Vietnam Public Joint Stock Commercial Bank – Hanoi Branch	VND	6 months - 13 months	3.90% - 7.40%	10,182,244,321
Others	VND	6 months	7.40% - 7.70%	8,215,265,753
				61,328,995,006

c) Equity investments in other entities

	Ending balance			Beginning balance		
	Original cost	Recoverable value	Provision	Original cost	Recoverable value	Provision
	VND	VND	VND	VND	VND	VND
West Hanoi Joint Stock Company	3,000,000,000	3,000,000,000	-	3,000,000,000	3,000,000,000	-
Binh Son Petroleum Joint Stock Company (i)	22,100,000,000	17,889,623,306	(4,210,376,694)	22,100,000,000	17,889,623,306	(4,210,376,694)
Hai Dang Investment Joint Stock Company	250,000,000	250,000,000	-	328,000,000	268,464,313	(59,535,687)
Lam Kinh Hotel Joint Stock Company	20,000,000,000	-	(20,000,000,000)	20,000,000,000	-	(20,000,000,000)
PEC Hanoi Joint Stock Company (ii)	3,000,000,000	-	(3,000,000,000)	3,000,000,000	-	(3,000,000,000)
	48,350,000,000	**21,139,623,306**	**(27,210,376,694)**	**48,428,000,000**	**21,158,087,619**	**(27,269,912,381)**

The Company has not determined the fair value of these financial investments as the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System do not provide specific guidance on the determination of fair value.

(i) On 20 November 2025, the Board of Directors of the Company issued Decision No. 45/QĐ-DKĐĐ-HĐQT approving the plan for the transfer of the Company's equity interest in Binh Son Petroleum Construction Joint Stock Company. As at the reporting date, the Company is still in the process of completing the procedures for such transfer.

(ii) The Company's investment in PEC Hanoi Joint Stock Company (formerly known as PetroVietnam Power Construction Joint Stock Company) amounted to VND 3 billion, equivalent to 6% of the charter capital of the investee. Pursuant to Resolution No. 05/NQ-DKĐĐ-BOD dated 20 March 2013 of the Board of Directors, the Company planned to seek a partner to transfer these shares to recover the invested capital as soon as possible. As the investee is currently undergoing bankruptcy procedures, the Company's Management has assessed the recoverability of this investment and has recognised a full impairment provision (100%) for this investment.

Details of investees as at 30 June 2026 were as follows:

Name of financial investments	Head office	Rate of interest	Rate of voting rights	Principal activities
West Hanoi Joint Stock Company	May Keo Alley, Lien Co Area, Cau Dien Ward, Hanoi	11.90%	11.90%	Construction of civil engineering works
Binh Son Petroleum Joint Stock Company	No. 33 Hai Ba Trung Street, Nghia Lo Ward, Quang Ngai Province	6.05%	6.05%	Industrial and civil construction in and outside the oil and gas industry, trading in construction products, real estate business
Hai Dang Investment Joint Stock Company	53 Le Thanh Phuong Street, Tay Nha Trang Ward, Khanh Hoa Province	5.00%	5.00%	Real estate business, land use rights owned or leased
Lam Kinh Hotel Joint Stock Company	Dong Huong Urban Area, Dong Huong Ward, Thanh Hoa Province	10.50%	10.50%	Short-term accommodation services
PEC Hanoi Joint Stock Company	13th Floor, HH3 Building, My Dinh Song Da Urban Area, My Dinh 1 Ward, Hanoi	6.00%	6.00%	Undergoing bankruptcy proceedings

5 SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	***25,260,537,963***	**-**	***37,809,988,610***	**-**
GeoVietnam JSC	-	-	8,161,440,000	-
Thai Binh 2 Thermal Power Plant Project Management Unit	10,433,601,405	-	10,433,601,405	-
Phu Long Real Estate JSC (2)	7,830,000,000	-	7,830,000,000	-
Petrovietnam Construction Joint Stock Corporation	2,282,247,751	-	6,670,258,398	-
Northern Branch - Petrovietnam Construction Joint Stock Corporation	2,985,107,586	-	2,985,107,586	-
Southern Executive Management Unit - Petrovietnam Construction Joint Stock Corporation	1,331,703,392	-	1,331,703,392	-
Petroleum Equipment Assembly and Metal Structure JSC	397,877,829	-	397,877,829	-
Others	***40,004,015,770***	***(4,345,415,645)***	***35,755,601,909***	***(4,675,355,696)***
TID JSC (1)	11,604,536,064	(1,276,267,076)	14,604,536,064	(1,606,207,127)
Tien Loc Investment Group Corporation (2)	3,450,000,000	-	3,450,000,000	-
Nhan Binh JSC	5,433,694,025	-	5,433,694,025	-
Ho Chi Minh City Development Joint Stock Commercial Bank - Hoan Kiem Branch (2)	1,897,500,000	-	1,897,500,000	-
Phuc Viet Development JSC	7,856,378,890	-	924,329,095	-
VNECO4 Electricity Construction JSC	823,901,110	-	823,901,110	-
Other customers	8,938,005,681	(3,069,148,569)	8,621,641,615	(3,069,148,569)
	65,264,553,733	**(4,345,415,645)**	**73,565,590,519**	**(4,675,355,696)**

(1) The receivable relating to brokerage commission income arises from the Brokerage Service Contract No. 239/HDDV/TID-PVFC Land dated 09 August 2010, and its Appendix No. 01, pertaining to the Dolphin Plaza Project, entered into between the Company's real estate trading floor and TID Joint Stock Company ("TID"). Under the terms of the agreement, the Company is entitled to a brokerage commission of 10% of the apartment sale and purchase value exclusive of VAT. TID is required to make advance payments equivalent to 2% of such value in accordance with customers' payment schedules, with the remaining commission to be settled upon finalization of the project. Based on the Minutes of Meeting dated 3 March 2020, TID agreed to reconcile balances and complete the audit procedures relating to the Dolphin Plaza Project. As at the reporting date, the project has not yet been settled, the Company has made a provision for the receivable equivalent to 2% of the contracted apartment sales and purchase value.

Under the contract liquidation agreement dated 21 January 2025 entered into between the Company and TID Joint Stock Company ("TID"), TID committed to a specific payment schedule as follows:

+ In Quarter 3 of 2025 TID shall pay VND 10,000,000,000;
+ In Quarter 4 of 2025 TID shall pay VND 9,604,536,064.
As at 30 June 2026, the Company recovered VND 3,000,000,000. The Company is continuing to work with TID to recover the remaining outstanding amount.

(2) The receivable relating to the goodwill amount is in accordance with the Business Cooperation Contract No. 61/2009/BCC dated 25 December 2009, which the Company is entitled to collect from the three counterparties when the 1/500 detailed construction plan of the Office Building Project at 160 Tran Quang Khai Street, Ly Thai To Ward, Hanoi ("the Project") is approved by the competent authority, or when the Project is granted an investment registration certificate.

However, the Company and Phu Long Real Estate Joint Stock Company signed Contract No. 01/HĐCN/DKĐĐ-PL dated January 4, 2017, regarding the transfer of the Company's capital contribution rights in the Project to Phu Long Real Estate Joint Stock Company. Under the agreement, Phu Long committed to paying 50% of the remaining goodwill amount attributable to the three counterparties to the Company after Nhan Dan Newspaper Printing House (the investor) signs a direct cooperation contract with Phu Long Real Estate Joint Stock Company (or a legal entity designated by it), and the remaining 50% after the Project's 1/500 detailed construction plan is approved by the competent authority. As at the reporting date, the Company has not yet received the outstanding goodwill amount, as the Project is currently undergoing planning adjustments (including revisions to building height and the number of commercial floors) and the related application dossier is being submitted to the Department of Planning and Architecture.

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	***13,107,150,000***	**-**	***13,107,150,000***	**-**
GeoVietnam JSC (i)	13,107,150,000	-	13,107,150,000	-
Others	***20,337,820,096***	***(600,564,800)***	***2,335,901,386***	***(600,564,800)***
Song Da Thang Long Investment Consulting Co., Ltd	520,000,000	(520,000,000)	520,000,000	(520,000,000)
Phat Dat Ty Investment Construction and Trading Company Limited (ii)	13,200,000,000	-	-	-
Hai Dang Investment Construction and Development Company Limited	1,586,048,060	-	-	-
Thien Dang Transport Company Limited	1,340,612,478	-	-	-
Other suppliers	3,691,159,558	(80,564,800)	1,815,901,386	(80,564,800)
	33,444,970,096	**(600,564,800)**	**15,443,051,386**	**(600,564,800)**

(i) The amount paid to GeoVietnam Joint Stock Company as a deposit for reservation under Deposit Agreement No. 3011/2021/HĐĐKĐC-GEO-DKĐĐ dated 30 November 2021, Deposit Agreement No. 28.2022/HĐĐKĐC/GEO-DKĐĐ dated 25 November 2022, and Reservation Deposit Agreement No. 1723/2023/HĐĐKĐC/GEO-DKĐĐ, for the purpose of entering into the Land Use Rights Transfer Agreement in Hamlet 6, Dong Tien Ward, Thanh Hoa Province.

(ii) Amount paid to Phat Dat Ty Construction Investment and Trading Company Limited as an advance payment under Contract No. 1006/2026/HDKT/DD-PD dated 10 June 2026 for the execution of the package "Construction of ground leveling, traffic roads, and technical infrastructure systems" at Ngoc Van Industrial Cluster Infrastructure Construction and Business Investment Project.

7 OTHER RECEIVABLES

		Ending balance		Beginning balance	
		Value	Provision	Value	Provision
		VND	VND	VND	VND
a)	**Short-term**				
	Receivables from employees (i)	18,230,434,295	-	17,597,327,714	-
	Mortgages	238,567,500	-	238,567,500	-
	Capital withdrawal from the Business Cooperation Contract with Hasky JSC (ii)	496,348,696	(496,348,696)	596,348,696	(596,348,696)
	Advance of capital for the joint venture project with Thien Phuc Gia Corporation (iii)	5,000,000,000	(5,000,000,000)	5,000,000,000	(5,000,000,000)
	Other receivables	755,979,583	(301,343,250)	775,206,845	(301,343,250)
		24,721,330,074	**(5,797,691,946)**	**24,207,450,755**	**(5,897,691,946)**
b)	**Long-term**				
	Mortgages	65,250,000	-	65,250,000	-
		65,250,000	**-**	**65,250,000**	**-**

(i) Information on significant receivables from employees of the Company as at 30 June 2026 is as follows:

Recipient	Amount	Purpose of advance	Advance date	Expected recovery date	Overdue period
Mr. Nguyen Xuan Cuong	2,944,489,526	Expenses incurred for the Tran Anh – Long An Apartment Project	2019	2020	Over 3 years
Mr. Nguyen Manh Hung	2,466,825,558	Expenses incurred for the Thai Binh 2 Thermal Power Plant Project	2021	2022	Over 3 years
Mr. Hoang Khac Hoi	6,605,910,798	Expenses incurred for the Thai Binh 2 Thermal Power Plant Project	2021	2022	Over 3 years

(ii) This represents a receivable from Hasky Joint Stock Company (formerly Hoa Binh PetroVietnam Power Construction Investment Joint Stock Company) in accordance with the Minutes on Liquidation of Business Cooperation Contract No. 60/2017/BBTL dated 25 August 2017. Specifically:
- The Company withdrew its investment from the "Cuu Long Ecotourism and Services Project", and Hasky Joint Stock Company agreed to settle in full the Company's capital contribution amounting to VND 46 billion.
- During the period, the Company received VND 0.1 billion from Hasky Joint Stock Company. The outstanding balance receivables as at 30 June 2026 relating to this project amounted to VND 496,348,696, which is expected to be fully recovered in the last 6 months of 2026.

(iii) This represents a receivable relating to an advance for a business cooperation arrangement with Thien Phuc Gia Joint Stock Corporation, pursuant to the cooperation minutes dated 29 November 2007. On 30 May 2008, the Company sent Official Letter No. 73/CV-BĐS TCDK - ĐT reminding the counterparty of the deadline for fulfilling its obligations under the cooperation minutes.

On 06 July 2008 and 11 September 2008, Thien Phuc Gia Joint Stock Corporation issued official letters in response to the Company's letter No. 73/CV-BĐS TCDK - ĐT, reporting on the project implementation status and requesting an extension of time to complete the procedures.

On 16 September 2008, the two parties held a meeting at which the Company formally stated its position, requesting that Hoang Lien Joint Stock Company (now Thien Phuc Gia Joint Stock Corporation) refund to PVFC Land (now Petroleum Dong Do Joint Stock Company) the advance amount of VND 7,000,000,000, together with interest accrued from 29 November 2007 calculated based on the six-month deposit interest rate announced by the Joint Stock Commercial Bank for Foreign Trade of Vietnam at the payment date.

Subsequently, Petroleum Dong Do Joint Stock Company sent numerous official letters requesting Thien Phuc Gia Joint Stock Corporation to repay the outstanding advance. However, from the date of the first letter on (22 September 2008) to 12 September 2019, Thien Phuc Gia Joint Stock Corporation repaid only VND 2,000,000,000 out of the total advance. Accordingly, the remaining outstanding advance that Thien Phuc Gia Joint Stock Corporation owed to the Company was VND 5,000,000,000.

On 23 February 2024, the People's Court of District 3, Ho Chi Minh City issued Notice No. 06/2024/QĐXXST-KDTM to bring to first-instance trial the civil case No. 94/TB-TLVA dated 21 July 2023 concerning a dispute over the business cooperation contract.

On 13 May 2024, the Court issued Judgment No. 11/2024/KDTM-ST, ordering Thien Phuc Gia Joint Stock Corporation to pay PetroVietnam Dong Do Joint Stock Company of VND 11,304,072,361, comprising outstanding principal of VND 5,000,000,000 and late payment interest of VND 6,304,072,361 calculated for the period from 29 November 2007 to 13 May 2014.

On 07 June 2024, the Court received an appeal petition from Thien Phuc Gia Joint Stock Corporation. On 18 June 2024, the Company received Appeal Notice No. 18/2024/TB-TA from the People's Court of District 3, Ho Chi Minh City, in which Thien Phuc Gia Joint Stock Corporation requested the appellate court to amend the first-instance judgment by waiving the entire interest amount.

On 17 September 2024, under Decision No. 229/2024/QĐ-PT, the People's Court of Ho Chi Minh City decided to suspend the appellate proceedings, as Thien Phuc Gia Joint Stock Company was absent for the second court summons and was therefore deemed to have withdrawn its appeal. Consequently, Judgment No. 11/2024/KDTM-ST dated 13 May 2024 became legally effective from the date of this decision.

On January 23, 2025, the Company submitted a petition for judgment enforcement to the Civil Judgment Enforcement Department of District 3, Ho Chi Minh City, requesting Thien Phuc Gia Joint Stock Company to execute the judgment.

As at 30 June, Thien Phuc Gia Corporation has not yet refunded the amount of VND 5 billion to Petroleum Dong Do Joint Stock Company.

8 DOUBTFUL DEBTS

Receivables that are overdue or not yet overdue but difficult to recover:

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Trade receivables	**14,673,684,633**	**10,328,268,988**	**17,673,684,633**	**12,998,328,937**
- TID JSC	11,604,536,064	10,328,268,988	14,604,536,064	12,998,328,937
- Vietnam Port and Infrastructure Construction Investment JSC	1,458,245,941	-	1,458,245,941	-
- Others	1,610,902,628	-	1,610,902,628	-
Prepayments to suppliers	**600,564,800**	**-**	**600,564,800**	**-**
- Song Da Thang Long Investment Consulting Co., Ltd.	520,000,000	-	520,000,000	-
- Others	80,564,800	-	80,564,800	-
Other receivables	**5,797,691,946**	**-**	**5,897,691,946**	**-**
- Hasky JSC	496,348,696	-	596,348,696	-
- Thien Phuc Gia Corporation	5,000,000,000	-	5,000,000,000	-
- Real Estate Viet Investment JSC	301,343,250	-	301,343,250	-
	21,071,941,379	**10,328,268,988**	**24,171,941,379**	**12,998,328,937**

9 INVENTORIES

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Tools, supplies	9,900,000	-	-	-
Work in progress	71,118,057,475	-	75,395,088,048	-
- *Thai Binh 2 Thermal Power Plant Project (1)*	*24,008,689,214*	-	*24,008,689,214*	-
- *Hau River 1 Thermal Power Project (2)*	*16,345,262,544*	-	*16,345,262,544*	-
- *Tran Anh - Long An Apartment Project (3)*	*18,448,727,140*	-	*18,448,727,140*	-
- *DT 285B Road Project (4)*	*10,672,335,690*	-	*10,714,503,151*	-
- *Others*	*1,643,042,887*	-	*5,877,905,999*	-
Merchandise goods	858,409,669	-	8,536,769,931	-
	71,986,367,144	**-**	**83,931,857,979**	**-**

(1) The Company entered into construction contracts with PetroVietnam Construction Corporation (PVC) including three contracts: Contract No. 0101/HĐTC/CNPB-PVC Đông Đô dated 16 June 2015, Contract No.32/2016/HĐKT/PVC/PVC Dong Do and Contract No. 38/2016/HĐKT/PVC/PVC Dong Do dated 25 July 2016, with details as follows:

- Scope of work: Construction of the control building, reinforcement of the dyke line and ancillary works;
- Total contract value: VND 169,236,587,336;

- Construction progress: More than 50% of the contract value has been completed;
- Project status: The Project is currently in the final stage of construction. The Company is carrying out the remaining painting works and finishing the gypsum water separation building in order to prepare the project final settlement dossier.

(2) The Company entered into Contract No. XD02C/SH1-PVC-PVC.Đông Đô dated 10 October 2016 with Petrovietnam Construction Joint Stock Corporation (PVC), with details as follows:
- Scope of work: Fabrication and installation of foundation reinforcement steel, construction of floor concrete works and certain other ancillary items;
- Total contract value: VND 24,153,652,936;
- Construction progress: Completed.
- Project status: The project incurred additional items outside the initial budget that were not included in the design. The final settlement of these out-of-contract works is in progress.

(3) The Company entered into construction contracts with Tran Anh Long An Real Estate Joint Stock Company, with details as follows:
- Scope of work: Construction of shophouses and apartment blocks;
- Total contract value: VND 107,156,841,708;
- Construction progress: Completed.
- Project status: The project is currently in the process of final settlement with the project owner.

As at 30 June 2026, the contracts and budgets for these projects are still under review and adjustment; therefore, the Company's Board of Directors has not yet determined whether provisions for these projects are necessary.

(4) The Company entered into construction contracts with Nhan Binh Joint Stock Company, whereby:
- Scope of work: Construction of roads and drainage and traffic safety works for DT285B;
- Total contract value: VND 29,878,217,000;
- Expected construction period: 12 months;
- Construction progress: The Company has completed the drainage works and roadbed;

On 21 July 2025, the Company sent an official letter to Nhan Binh Joint Stock Company informing that it would temporarily suspend the performance of the contracts due to delays in site clearance, which prolonged the construction schedule and resulted in an increase in the project implementation costs.

10 UNALLOCATED EXPENSES

		Ending balance VND	Beginning balance VND
a)	**Short-term**		
	Dispatched tools and supplies	11,301,852	30,285,938
	Periodic repair costs	29,507,708	106,563,717
	Others	11,277,874	21,373,930
		52,087,434	**158,223,585**
b)	**Long-term**		
	Dispatched tools and supplies	177,977,299	87,284,612
	Periodic repair costs	278,543,940	535,548,606
	Others	41,685,476	54,849,308
		498,206,715	**677,682,526**

11 OTHER CURRENT ASSETS

	Ending balance VND	Beginning balance VND
Restricted cash and cash equivalents - short term (i)	1,527,378,670	1,505,460,314
	1,527,378,670	**1,505,460,314**

(i) The 3-month term deposit placed at Commercial Joint Stock Bank with an outstanding balance of VND 1,527,378,670, bearing an interest rate of 3.4%/year is restricted.

12 TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Office equipment	**Total**
	VND	VND	VND	VND	**VND**
Historical cost					
Beginning balance	15,215,424,248	2,425,029,259	4,328,468,594	3,743,571,741	25,712,493,842
Purchase in the period	-	-	-	72,619,999	72,619,999
Ending balance of the period	**15,215,424,248**	**2,425,029,259**	**4,328,468,594**	**3,816,191,740**	**25,785,113,841**
Accumulated depreciation					
Beginning balance	4,701,226,779	1,522,474,100	3,220,659,300	3,743,571,741	13,187,931,920
Depreciation in the period	197,893,146	156,395,373	65,378,910	-	419,667,429
Ending balance of the period	**4,899,119,925**	**1,678,869,473**	**3,286,038,210**	**3,743,571,741**	**13,607,599,349**
Net carrying amount					
Beginning balance	10,514,197,469	902,555,159	1,107,809,294	-	12,524,561,922
Ending balance	**10,316,304,323**	**746,159,786**	**1,042,430,384**	**72,619,999**	**12,177,514,492**

The cost of tangible fixed assets which had been fully depreciated but were still in use as at 30 June 2026 amounted to VND 10,573,804,793 (as at 1 January 2026: VND 7,630,463,160).

Details of the Company's major tangible fixed assets as at 30 June 2026 were as follows:

Name of asset	Using department	Usage status	Historical cost VND	Net carrying amount VND
The Company's office headquarters at 28 Tran Binh Street	Company office	In normal use	13,145,424,248	9,552,890,627

13 INTANGIBLE FIXED ASSETS

The Company's intangible fixed assets comprise computer software with a historical cost of VND 140,846,000. These assets have been fully amortised but are still in use.

14 INVESTMENT PROPERTIES

a) Investment properties held for lease

	Office bulding held for lease	Total
	VND	VND
Historical cost		
Beginning balance	34,885,980,825	34,885,980,825
Ending balance of the period	**34,885,980,825**	**34,885,980,825**
Accumulated depreciation		
Beginning balance	5,881,064,754	5,881,064,754
Depreciation in the period	431,112,534	431,112,534
Ending balance of the period	**6,312,177,288**	**6,312,177,288**
Net carrying amount		
Beginning balance	29,004,916,071	29,004,916,071
Ending balance	**28,573,803,537**	**28,573,803,537**

The investment property is leased out under an operating lease. During the period, rental income from the investment property amounted to VND 1,137,239,416 (Note 23).

The fair value of the investment property has not been formally assessed and determined as at 30 June 2026. However, based on the rental status and the market prices of these properties, the Company's Board of Management believes that the fair value of the investment property is higher than its carrying amount as at the reporting date.

Details of the Company's major investment properties as at 30 June 2026 were as follows:

Name of asset	Location	Area	Lease term/ Useful life	Purpose of use	Historial cost	Net carrying amount
					VND	VND
Investment properties held for lease						
Retail space	210 Quang Trung Street, Ha Dong Ward, Hanoi	588.5 m^2	Until 2031	For lease	15,398,679,546	15,199,558,692
Retail space	28 Tran Binh Street, Tu Liem Ward, Hanoi	600 m^2	Until 2031	For lease	19,487,301,279	13,374,244,845

15 SHORT-TERM TRADE PAYABLES

	Ending balance VND	Beginning balance VND
Related parties	***3,029,472,459***	***3,029,472,459***
Phu Long Real Estate JSC	341,888,027	341,888,027
Project Management Board of Thai Binh 2 Thermal Power Plant	2,687,584,432	2,687,584,432
Others	***19,104,142,961***	***20,759,055,249***
GCP Vietnam Company Limited	3,207,599,391	1,822,008,004
Chien Yen Company Limited	2,050,081,960	2,050,081,960
Other suppliers	13,846,461,610	16,886,965,285
	22,133,615,420	**23,788,527,708**
Unpaid overdue payables		
Thanh Nam Concrete JSC	1,020,094,586	1,020,094,586
Other suppliers	10,439,681,061	10,296,052,052
	11,459,775,647	**11,316,146,638**

16 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance VND	Beginning balance VND
Tran Anh Long An Real Estate Joint Stock Company	6,329,410,934	6,329,410,934
Koral Bac Giang Industrial Cluster Development Investment Joint Stock Company (i)	46,651,871,624	-
Others	5,812,985	1,251,000
	52,987,095,543	**6,330,661,934**

(i) Koral Bac Giang Industrial Cluster Development Investment Joint Stock Company made an advance payment of VND 46,651,871,624 under Contract No. 28/2026/HĐXD-Koral dated 2 June 2026 for Phase 1, including the construction of technical infrastructure and site levelling works under the Ngoc Van Industrial Cluster Infrastructure Investment, Construction and Business Project.

17 DIVIDENDS AND PROFIT DISTRIBUTIONS PAYABLE

	Ending balance VND	Beginning balance VND
Dividends and profit distributions payable	40,302,215,000	40,302,215,000
	40,302,215,000	**40,302,215,000**

Included therein is an amount of VND 25,000,000,000, representing the dividend for 2011, which was accrued by the Company in accordance with the Resolution of the 2012 Annual General Meeting of Shareholders (Resolution No. 23/NQ-DKĐĐ-ĐHĐCĐ dated 16 April 2012) at a dividend rate of 5% of the charter capital. However, the Company did not subsequently finalize the list of shareholders and make payment of such dividend as the list of shareholders entitled to receive the dividend at the time of payment had not been determined and the exercise of the right to receive the dividend had not actually arisen. The Company continues to monitor this payable and will handle it based on the decision of the General Meeting of Shareholders and relevant legal regulations. The remaining balance represents the unpaid dividend for 2010, the payment of which was extended by the Board of Directors until 30 June 2027 pursuant to Decision No. 53/QĐ-DKĐĐ-HĐQT dated 26 June 2026.

Dividends and profits committed to be paid but overdue and remaining unpaid to shareholders and owners: VND 40,302,215,000.

18 SHORT-TERM TAXES AND OTHER PAYABLES TO STATE BUDGET

	Tax receivable at the beginning of year	Tax payable at the beginning of year	Tax payable in the period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
	VND	VND	VND	VND	VND	VND
Corporate income tax	85,044,800	-	-	-	85,044,800	-
Personal income tax	-	12,006,341	117,848,211	121,958,961	-	7,895,591
Other taxes	-	-	553,390	553,390	-	-
	85,044,800	**12,006,341**	**118,401,601**	**122,512,351**	**85,044,800**	**7,895,591**

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Financial Statements could be changed at a later date upon final determination by the tax authorities.

19 SHORT TERM ACCRUED EXPENSES

	Ending balance	Beginning balance
	VND	VND
Project and construction costs	4,737,327,255	4,737,327,255
Other accrued expenses	-	188,500,000
	4,737,327,255	**4,925,827,255**

20 OTHER SHORT-TERM PAYABLES

	Ending balance	Beginning balance
	VND	VND
Trade union fee	257,114,222	317,998,222
Short-term deposits, collateral received	684,836,636	605,836,636
Receive trust money to buy stocks (i)	300,000,000	300,000,000
Other payables	534,225,187	525,161,099
	1,776,176,045	**1,748,995,957**

(i) Details are presented in Note 4a.

21 OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Development and investment funds	Retained earnings	**Total**
	VND	VND	VND	**VND**
Beginning balance of previous year	**500,000,000,000**	**18,344,727,377**	**(296,122,647,295)**	**222,222,080,082**
Profit for previous period	-	-	7,680,205,724	7,680,205,724
Ending balance of previous period	**500,000,000,000**	**18,344,727,377**	**(288,442,441,571)**	**229,902,285,806**
Beginning balance of current year	**500,000,000,000**	**18,344,727,377**	**(288,768,612,726)**	**229,576,114,651**
Loss for this period	-	-	(844,532,258)	(844,532,258)
Ending balance of this period	**500,000,000,000**	**18,344,727,377**	**(289,613,144,984)**	**228,731,582,393**

b) Details of Contributed capital

	Ending balance	Rate	Beginning balance	Rate
	VND		VND	
Petrovietnam Construction Joint Stock Corporation	174,334,750,000	34.87%	174,334,750,000	34.87%
Phu Long Real Estate JSC	33,960,000,000	6.79%	33,960,000,000	6.79%
Others	291,705,250,000	58.34%	291,705,250,000	58.34%
	500,000,000,000	**100%**	**500,000,000,000**	**100%**

c) Capital transactions with owners and distribution of dividends and profits

	Current period	Prior period
	VND	VND
Owner's contributed capital		
- At the beginning of the year	500,000,000,000	500,000,000,000
- At the end of the period	500,000,000,000	500,000,000,000
Distributed dividends and profit		
- Dividend payable at the beginning of the year	40,302,215,000	42,395,708,067
- Dividend payable at the end of the period	40,302,215,000	42,395,708,067

d) Share

	Ending balance	Beginning balance
Quantity of Authorized issuing shares	50,000,000	50,000,000
Quantity of issued shares	50,000,000	50,000,000
- *Common shares*	*50,000,000*	*50,000,000*
Quantity of outstanding shares in circulation	50,000,000	50,000,000
- *Common shares*	*50,000,000*	*50,000,000*
Par value per share: VND 10,000 VND/ share		

e) Company's reserves

	Ending balance VND	Beginning balance VND
Development and investment funds	18,344,727,377	18,344,727,377
	18,344,727,377	**18,344,727,377**

22 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

Operating asset for leasing

The Company is the lessor under operating lease contracts. As at 30 June 2026, total future minimum lease income under irrevocable operating lease contracts are presented as follows:

	Ending balance VND	Beginning balance VND
Under 1 year	2,038,370,327	1,241,935,482
From 1 year to 5 years	5,982,356,364	4,199,999,994

23 TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Current period VND	Prior period VND
Revenue from sales of products, goods	14,016,399,760	74,306,982,362
Revenue from rendering of services	1,137,239,416	828,603,054
Revenue from construction contracts	7,114,052,641	3,638,248,552
Other revenue	306,999,699	206,635,933
	22,574,691,516	**78,980,469,901**
In which: Revenue from related parties (Detailed in Note 35)	7,114,052,641	55,815,500,000

24 COST OF GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior period VND
Cost of products, goods sold	12,735,813,172	68,790,554,323
Cost of services rendered	498,842,322	359,872,111
Cost of construction contracts	5,900,965,433	3,580,933,562
Others	700,758,754	611,343,773
	19,836,379,681	**73,342,703,769**
In which: Purchase from related parties		
Total purchase value:	-	2,687,584,432
(Detailed in Note 35)		

25 GAIN/LOSS FROM DISPOSAL OF INVESTMENTS PROPERTIES

	Current period VND	Prior period VND
Proceeds from disposal of investment properties	-	9,014,619,964
Carrying amount of investment properties	-	7,047,860,604
Gain/Loss from disposal of investments properties	**-**	**1,966,759,360**

26 FINANCIAL INCOME

	Current period VND	Prior period VND
Interest income	1,816,226,448	1,352,544,926
Other financial income	-	7,670,000,233
	1,816,226,448	**9,022,545,159**

27 FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expenses	-	1,022,795
Other financial expenses	274,416	-
Reductions in financial expenses	(59,535,687)	-
- *Reversal of allowances*	*(59,535,687)*	-
	(59,261,271)	**1,022,795**

28 SELLING EXPENSES

	Current period VND	Prior period VND
Labour expenses	445,421,500	643,789,633
Expenses of outsourcing services	356,294,601	1,395,478,181
Other expenses in cash	332,044,336	705,812,646
	1,133,760,437	**2,745,080,460**

29 GENERAL AND ADMINISTRATIVE EXPENSE

	Current period VND	Prior period VND
Labour expenses	2,693,616,727	4,781,671,091
Tools, instruments and supplies expenses	149,821,253	158,804,822
Depreciation expenses	366,897,029	288,697,186
Tax, Charge, Fee	-	16,395,955
Expenses of outsourcing services	1,209,475,439	1,300,136,794
Other expenses in cash	337,157,955	515,401,770
Reductions in general and administrative expenses	(429,940,051)	(400,000,000)
- *Reversal of loss allowance for receivables*	*(429,940,051)*	*(400,000,000)*
	4,327,028,352	**6,661,107,618**

30 OTHER INCOME

	Current period VND	Prior period VND
Gain on liquidation, disposal of fixed assets	-	181,409,091
Income from unpayable commission	-	279,459,842
Others	3,748,184	1,953
	3,748,184	**460,870,886**

31 CURRENT CORPORATE INCOME TAX EXPENSES

	Current period VND	Prior period VND
Corporate income tax from Ordinary activities		
Total profit before tax	(844,532,258)	5,713,446,364
Increase	1,291,207	-
- *Ineligible expenses*	*1,291,207*	-
Taxable income	(843,241,051)	5,713,446,364
Tax losses carried forward from prior years	-	(5,713,446,364)
Current CIT expense (tax rate 20%)	**-**	**-**
Tax payable at the beginning of the year	(85,044,800)	(85,044,800)
Tax paid in the period	-	-
Corporate income tax payable at the end of the period from main business activities	**(85,044,800)**	**(85,044,800)**
Corporate income tax from real estate activities		
Total profit from real estate activities	-	1,966,759,360
Taxable income	-	1,966,759,360
Tax losses carried forward from prior years	-	(1,966,759,360)
Current CIT expense (tax rate: 20%)	**-**	**-**
Tax payable at the beginning of the year from the real estate business acitivies	-	-
Tax paid in the period from the real estate business acitivies	-	-
Corporate income tax payable at the end of the period	-	-
Corporate income tax payable at the end of the period	**(85,044,800)**	**(85,044,800)**

32 BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Company are calculated as follows:

	Current period VND	Prior period VND
Net profit after tax	(844,532,258)	7,680,205,724
Profit distributed to common shares	(844,532,258)	7,680,205,724
Average number of outstanding common shares in circulation	50,000,000	50,000,000
Basic earnings per share	**(17)**	**154**

The company has not planned to make any distribution to Bonus and welfare fund, bonus for the Board of Directors from the net profit after tax at the date of preparing the Interim Financial Statements.

As at 30 June 2026, the Company does not have shares with dilutive potential for earnings per share.

33 BUSINESS AND PRODUCTIONS COST BY ITEMS

	Current period VND	Prior period VND
Raw materials	-	9,819,953,121
Labour expenses	3,579,910,727	6,423,582,591
Tools, instruments and supplies	228,524,328	334,395,116
Depreciation expenses	850,779,963	756,991,792
Taxes, fees and charges	-	16,395,955
Provision expense/(reversal)	(429,940,051)	(400,000,000)
Expenses of outsourcing services	3,190,547,166	9,695,909,919
Other expenses in cash	956,607,753	1,861,151,904
	8,376,429,886	**28,508,380,398**

34 SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

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

35 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relations between related parties and the Company were as follows:

Related parties	**Relation**
Petrovietnam Construction Joint Stock Corporation	Parent company
Project Management Board of Thai Binh 2 Thermal Power Plant	Dependent unit of the parent company
Northern Branch - Petrovietnam Construction Joint Stock Corporation	Dependent unit of the parent company
PVC Southern Projects Management Board - Petrovietnam Construction Joint Stock Corporation	Dependent unit of the parent company
Petroleum Equipment Assembly and Metal Structure Joint Stock Company	Fellow subsidiary
Thai Binh Petroleum Trading and Investment Joint Stock Company	Fellow subsidiary
GeoVietnam JSC	A member of the Company's Board of Directors is the legal representative of this entity
Phu Long Real Estate JSC	Founding shareholder
Members of the Board of Directors, Board of Managements, Board of Supervisors, other managers of the Company	Key management member of the Company

In addition to the related party information presented in the above notes, the Company had the following transactions with related parties during the period:

	Current period VND	Prior period VND
Sales of goods and rendering of services	**7,114,052,641**	**55,815,500,000**
GeoVietnam JSC	-	55,815,500,000
Petrovietnam Construction Joint Stock Corporation	7,114,052,641	-
Purchase of goods and services	**-**	**2,687,584,432**
Project Management Board of Thai Binh 2 Thermal Power Plant	-	2,687,584,432

Key management personnel compensation

Remuneration, salaries and other income of members of the Board of Directors, General Director, Supervisory Board and other managers were as follows:

	Position	Current period VND	Prior period VND
Mr. Nguyen Anh Tuan	Chairman of the BOD	182,829,000	238,137,000
Mr. Phan Minh Tam	BOD Member and Director	203,670,000	263,866,000
Mrs. Nguyen Thi Dung	BOD Member and Deputy Director	174,266,000	224,692,000
Mr. Nguyen Khanh Trung	BOD Member	20,000,000	9,000,000
Mr. Nguyen Minh Dong	BOD Member	20,000,000	9,000,000
Mr. Ngo Duy Chinh	Deputy Director	151,016,000	193,473,000
Ms. Nguyen Thi Tam	Head of the Supervisory	144,645,000	191,807,000
Ms. Le Thi Hai Ha	Member of the Supervisory (Resigned on 05 June 2026)	7,500,000	4,500,000
Ms. Do Nguyen Lan Chau	Member of the Supervisory (Resigned on 05 June 2026)	3,000,000	4,500,000
Mr. Vu Trung Truc	Member of the Supervisory (Appointed on 05 June 2026)	3,000,000	-
Ms. Tran Thi Mai Linh	Member of the Supervisory (Appointed on 05 June 2026)	3,000,000	-

In addition to the above related parties' transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

36 COMPARATIVE FIGURES

The comparative figures in the Statement of Financial Statements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the financial position, operating results and cash flow of Company during the previous period.

The comparative figures in the Interim Statement of Financial Position and related notes are those of the Financial Statements for the fiscal year ended 31 December 2025. Comparative information in the Interim Statement of Income, Interim Statement of Cash flows, and related notes is that of the Interim Financial Statements for the accounting period from 01 January 2025 to 30 June 2025. These figures have been audited and reviewed by AASC Auditing Firm Company Limited.

As disclosed in Note 2.3, certain comparative figures as at 01 January 2026 and for the accounting period from 01 January 2025 to 30 June 2025 have been adjusted to conform to the presentation requirements of the financial statements under Circular No. 99/2025/TT-BTC. The details are presented in Appendix 01.

CÔNG TY CỔ PHẦN DẦU KHÍ ĐÔNG ĐÔ

Le Thi Nguyen	Hoang Thi Hue	Phan Minh Tam
Preparer	Chief Accountant	Legal Representative
		Approved, 10 August 2026

APPENDIX I – COMPARATIVE INFORMATION

Figures are based on the Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC			
Code	Items	Amount	Code	Items	Amount	Change
		VND			VND	VND
A) STATEMENT OF FINANCIAL POSITION			**A) STATEMENT OF FINANCIAL POSITION**			
120	**Short-term investments**	**42,305,460,314**	**120**	**Short-term investments**	**40,983,655,563**	**(1,321,804,751)**
123	. Held-to-maturity investments	42,305,460,314	123	Short-term held-to-maturity investments	40,983,655,563	(1,321,804,751)
130	**Short-term receivables**	**24,391,106,318**	**130**	**Short-term receivables**	**24,207,450,755**	**(183,655,563)**
136	Other short-term receivables	24,391,106,318	135	Other short-term receivables	24,207,450,755	(183,655,563)
150	**Other short-term assets**	**-**	**160**	**Other short-term assets**	**1,505,460,314**	**1,505,460,314**
155	Other current assets	-	165	Other current assets	1,505,460,314	1,505,460,314
			313	Dividends and profit distributions payable	40,302,215,000	40,302,215,000
319	Other short-term payables	42,051,210,957	320	Other short-term payables	1,748,995,957	(40,302,215,000)

Figures are based on the Interim Financial Statements for the accounting period from 1 January 2025 to 30 June 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC			
Code	Items	Amount VND	Code	Items	Amount VND	Change VND
	B) STATEMENT OF INCOME			**B) STATEMENT OF INCOME**		
01	**Revenue from sales of goods and rendering of services**	**87,995,089,865**	**01**	**Revenue from sales of goods and rendering of services**	**78,980,469,901**	**(9,014,619,964)**
10	**Net revenue from sales of goods and rendering of services**	**87,995,089,865**	**10**	**Net revenue from sales of goods and rendering of services**	**78,980,469,901**	**(9,014,619,964)**
11	Cost of goods sold and services rendered	80,390,564,373	11	Cost of goods sold and services rendered	73,342,703,769	(7,047,860,604)
20	**Gross profit from sales of goods and rendering of services**	**7,604,525,492**	**20**	**Gross profit from sales of goods and rendering of services**	**5,637,766,132**	**(1,966,759,360)**
			21	Gain/loss from disposal of investments properties	1,966,759,360	1,966,759,360
30	**Net profit from operating activities**	**7,219,859,778**	**30**	**Net profit from operating activities**	**5,253,100,418**	**(1,966,759,360)**
50	**Total net profit before tax**	**7,680,205,724**	**50**	**Total net profit before tax**	**5,713,446,364**	**(1,966,759,360)**
60	**Profit after corporate income tax**	**7,680,205,724**	**60**	**Profit after corporate income tax**	**5,713,446,364**	**(1,966,759,360)**
	C) STATEMENT OF CASH FLOWS			**C) STATEMENT OF CASH FLOWS**		
	Adjustment for	***(1,533,954,017)***		***Adjustment for***	***(1,532,494,579)***	***1,459,438***
05	Gains / losses from investment activities	(1,533,954,017)	05	Gains / losses from investment activities	(1,532,494,579)	1,459,438
08	**Operating profit before changes in working capital**	**(1,533,954,017)**	**08**	**Operating profit before changes in working capital**	**(1,532,494,579)**	**1,459,438**
20	**Net cash flow from operating activities**	**(1,533,954,017)**	**20**	**Net cash flow from operating activities**	**(1,532,494,579)**	**1,459,438**
27	Interest and dividend received	1,321,054,706	27	Interest and dividend received	1,319,595,268	(1,459,438)
30	**Net cash flow from investing activities**	**1,321,054,706**	**30**	**Net cash flow from investing activities**	**1,319,595,268**	**(1,459,438)**