TỔNG CÔNG TY XÂY DỰNG THỦY LỢI 4-CTCP

HYDRAULICS CONSTRUCTION CORPORATION NO.4 - JSC

INTERIM COMBINED FINANCIAL STATEMENTS

for the accounting period from January 1, 2026 to June 30, 2026

(Reviewed)

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Hydraulics Construction Corporation No.4 - JSC (the "Corporation") presents this report together with the Corporation's interim combined financial statements for the accounting period from January 1, 2026 to June 30, 2026.

Company

Hydraulics Construction Corporation No.4 - JSC.

Business registration certificate

No. 0300546537 issued by the Ho Chi Minh City Department of Finance, first registered on December 3, 2008, and amended for the 10th time on June 23, 2025.

Head office

No. 205A Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City, Viet Nam.

Board of Director

The members of the Board of Director during the year and as at the date of this report are as follows:

Mr. Nguyen Dinh Quyen	Chairman
Mr. Chu Quang Tuan	Vice Chairman
Mr. Nguyen Xuan Hoa	Member
Mr. Vuong Duc Thuan	Independent member

Audit Committee

The members of the Audit Committee during the year and as of the date of this report are as follows:

Mr. Vuong Duc Thuan	Chairman
Mr. Nguyen Dinh Quyen	Member

Board of Management

The members of the Board of Management during the year and as at the date of this report are as follows:

Mr. Nguyen Xuan Hoa	General Director
Mr. Le Thanh Son	Standing Deputy General Director
Ms. Nguyen Thuy Ngoc	Chief Accountant

Legal representative

Mr. Nguyen Xuan Hoa	General Director

Auditors

Vietnam Auditing and Valuation Company Limited (AVA).

Responsibilities of the Board of Management for combined financial statements

The Board of Management of the Company is responsible for the preparation of the interim combined financial statements that present fairly, in all material respects, the financial position, results of operations and cash flows of the Company for the period. In preparing the interim combined financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- State whether the applicable accounting standards have been complied with and whether there are any material departures from such standards that need to be disclosed and explained in the interim combined financial statements;
- Prepare the interim combined financial statements on a going concern basis, unless it is inappropriate to presume that the Company will continue as a going concern.

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 financial position of the Company and that the financial statements comply with Vietnamese prevailing legal regulations relating to financial reporting. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the interim combined financial statements have given a true and fair view of its financial position as at June 30, 2026, its financial performance, and its cash flows for the six-month accounting period ended at the same day, in compliance with Vietnamese prevailing accounting standards, accounting system for enterprises and legal regulations relating to financial reporting.

Approve the interim combined financial statements
We, the Board of Director of Hydraulics Construction Corporation No.4 - JSC, approve the interim combined financial statements for the accounting period from January 1, 2026 to June 30, 2026, of the Corporation

Ho Chi Minh City, August 26, 2026
On behalf of the Board of Director
Chairman

M.S.D.N: 0300546537-C.T.C.P
TỔNG CÔNG TY XÂY DỰNG THỦY LỢI 4 - CTCP
Q. BÌNH THẠNH - TP. HỒ CHÍ MINH

Nguyen Dinh Quyen

Ho Chi Minh City, August 26, 2026
On behalf of the Board of Management
General Director

Nguyen Xuan Hoa

Công ty TNHH Kiểm toán và Thẩm định giá Việt Nam
Địa chỉ: Tầng 14, Tòa nhà SUDICO, đường Mễ Trì,
Phường Mỹ Đình 1, Quận Nam Từ Liêm, Thành phố Hà Nội
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No.: 663/BCKT-TC/AVA.NV12

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: **The Shareholders, the Board of Director and the Boards of Management**
Hydraulics Construction Corporation No.4 - JSC

We have reviewed the accompanying interim combined financial statements of Hydraulics Construction Corporation No.4 - JSC (the "Corporation"), prepared on August 26, 2026, from page 6 to page 39, comprising the interim combined statement of financial position as at June 30, 2026, the interim combined income statement, the interim combined cash flow statement for the six-month accounting period then ended, and the notes to the interim combined financial statements.

Boards of Management's responsibility

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim combined financial statements in compliance with Vietnamese prevailing accounting standards, accounting system for enterprises and legal regulations relating to interim combined financial reporting. The Board of Directors is also responsible for such internal control that the Board of Management considers necessary to ensure the preparation of these interim combined financial statements are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the interim combined financial statements based on our review. We conducted the review in accordance with Vietnamese Standards on Auditing for review engagements, specifically Engagement Standard 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 procedures 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

As of the date of issuance of this report, we have not yet obtained confirmation letters for receivables outstanding as at June 30, 2026, amounting to approximately VND 84.63 billion (of which approximately VND 62.45 billion has been provided for doubtful debts). Based on the other procedures performed, we have been unable to obtain sufficient appropriate information to assess the existence and completeness of these receivables, as well as the potential impact, if any, of this matter on the relevant amounts presented in the combined financial statements.

As of the date of issuance of this report, we have also not yet obtained confirmation letters for payables outstanding as at June 30, 2026, amounting to approximately VND 66.62 billion. Based on the other procedures performed, we have been unable to obtain sufficient appropriate information to assess the existence and completeness of these payables, as well as the potential impact, if any, of this matter on the relevant amounts presented in the combined financial statements.

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

(Continued)

As presented in Note V.12 to the Notes to the combined financial statements, the balance of construction in progress as at June 30, 2026 relating to the residential housing project located at No. 34 Thuy Loi Street, Phuoc Long Ward, Ho Chi Minh City, amounted to approximately VND 21.78 billion (as at January 1, 2026 approximately VND 21.78 billion). We have not yet obtained sufficient appropriate audit evidence to assess the recoverable amount of the costs invested in the project. Accordingly, we have been unable to determine whether any adjustments to these amounts are necessary.

Qualified conclusion

Based on our review, except for the matter described in the section "Basis for qualified conclusion", nothing has come to our attention that causes us to believe that the accompanying interim combined financial statements do not present fairly, in all material respects, the financial position of the Corporation as at June 30, 2026, and its interim combined results of operations and interim combined cash flows for the six-month accounting period then ended, in accordance with Vietnamese accounting standards, the Vietnamese accounting regime for enterprises and relevant statutory regulations governing the preparation and presentation of interim combined financial statements.

VIETNAM AUDITING AND
VALUATION COMPANY LIMITED

M.S.D.N: 0102091074 - C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN VÀ THẨM ĐỊNH GIÁ VIỆT NAM
P. TỪ LIÊM - TP. HÀ NỘI

Bui Quang Hop
Deputy General Director
Audit Practising Registration Certificate
No 1796-2023-126-1
Ha Noi, August 26, 2026

Form No. B 01a - DN

INTERIM COMBINED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

ITEMS	Code	Note	June 30, 2026	January 1, 2026
A. CURRENT ASSETS	**100**		**79,248,913,224**	**70,779,623,514**
I. Cash and cash equivalents	**110**	V.1	**20,946,141,956**	**10,298,738,410**
1. Cash	111		3,946,141,956	5,298,738,410
2. Cash equivalents	112		17,000,000,000	5,000,000,000
II. Short-term financial investments	**120**	V.2	**5,681,166,667**	**1,696,050,000**
1. Trading securities	121		2,400,545,000	2,047,045,000
2. Provision for diminution in value of trading securities	122		(746,045,000)	(350,995,000)
3. Held- to- maturity investments	123		4,026,666,667	-
III. Short-term receivables	**130**		**49,525,080,644**	**51,560,100,735**
1. Short-term trade receivables	131	V.3	27,358,282,053	28,364,434,423
2. Short- term advances to suppliers	132	V.4	38,415,257,049	39,039,068,349
3. Other short- term receivables	135	V.5	50,465,099,891	51,553,625,612
4. Provision for short-term doubtful debts	136	V.6	(66,713,558,349)	(67,397,027,649)
IV. Inventories	**140**	V.7	**246,058,320**	**1,860,228,061**
1. Inventories	141		1,177,951,615	2,864,346,756
2. Provision for devaluation of inventories	142		(931,893,295)	(1,004,118,695)
V. Short-term biological assets	**150**		-	-
VI. Other short-term assets	**160**		**2,850,465,637**	**5,364,506,308**
1. Short-term prepaid expenses	161	V.8	140,136,927	231,623,875
2. Value added tax deductibles	162		22,454,040	2,776,550,330
3. Taxes and other receivables from State budget	163	V.13	2,687,874,670	2,356,332,103

Form No. B 01a - DN

INTERIM COMBINED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

(Continued)

Unit: VND

ITEMS	Code	Note	June 30, 2026	January 1, 2026
B. NON-CURRENT ASSETS	**200**		**420,903,044,400**	**423,884,144,828**
I. Long-term receivables	**210**		**12,018,291,900**	**12,018,291,900**
1. Other long- term receivables	215	V.5	12,018,291,900	12,018,291,900
II. Fixed assets	**220**		**154,070,697,362**	**154,747,565,891**
1. Tangible fixed assets	221	V.10	23,007,297,362	23,684,165,891
- *Cost*	*222*		*61,250,109,976*	*61,216,329,976*
- *Accumulated Depreciation*	*223*		*(38,242,812,614)*	*(37,532,164,085)*
2. Intangible fixed assets	227	V.9	131,063,400,000	131,063,400,000
- *Cost*	*228*		*131,063,400,000*	*131,063,400,000*
- *Accumulated Depreciation*	*229*		-	-
III. Long-term biological assets	**230**		-	-
IV. Investment property	**240**	V.11	**210,750,351,823**	**213,762,737,794**
- Historical costs	241		249,512,578,202	249,481,078,202
- Accumulated depreciation	242		(38,762,226,379)	(35,718,340,408)
V. Long-term assets in progress	**250**		**21,776,148,946**	**21,776,148,946**
1. Construction in progress	252	V.12	21,776,148,946	21,776,148,946
VI. Long-term financial investments	**260**	V.2	**21,879,585,342**	**21,153,190,959**
1. Investment in subsidiaries	261		10,620,000,000	10,620,000,000
2. Investments in other entities	263		43,651,107,500	43,651,107,500
3. Provision for impairment of long- term financial investments	264		(32,391,522,158)	(33,117,916,541)
VII. Other long-term assets	**270**		**407,969,027**	**426,209,338**
1. Long-term prepaid expenses	271	V.8	407,969,027	426,209,338
TOTAL ASSETS	**280**		**500,151,957,624**	**494,663,768,342**

Form No. B 01a - DN

INTERIM COMBINED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

(Continued)

Unit: VND

ITEMS	Code	Note	June 30, 2026	January 1, 2026 (Reprepared)
C. LIABILITIES	**300**		**318,176,838,576**	**319,189,237,858**
I. Current liabilities	**310**		**83,371,975,355**	**84,886,744,959**
1. Short-term trade payables	311	V.14	53,444,431,143	57,529,201,134
2. Short-term advances from customers	312		421,288,667	662,700,242
3. Dividends and profit payable	313		2,419,527,964	2,419,527,964
4. Taxes and amounts payables to the State budget	314	V.13	2,273,352,701	575,319,387
5. Payable to employees	315		147,587,640	1,041,165,569
6. Short- term accrued expenses	316	V.15	11,121,835,697	8,243,352,453
7. Short-term deferred revenue	319		22,492,667	63,636,360
8. Other short- term payables	320	V.16	12,125,654,170	12,813,529,144
9. Bonus and welfare funds	323		1,395,804,706	1,538,312,706
II. Long-term liabilities	**330**		**234,804,863,221**	**234,302,492,899**
1. Other long- term payables	338	V.16	234,804,863,221	234,302,492,899
D. EQUITY	**400**	V.17	**181,975,119,048**	**175,474,530,484**
1. Owner's contributed capital	411		160,083,380,000	160,083,380,000
- *Ordinary shares carrying voting rights*	*411a*		*160,083,380,000*	*160,083,380,000*
2. Share premium	412		(2,740,000,000)	(2,740,000,000)
3. Treasury shares	415		(6,750,000,000)	(6,750,000,000)
4. Retained earnings	420		31,381,739,048	24,881,150,484
- *Retained earnings accumulated to the prior year end*	*420a*		*24,824,544,484*	*23,748,972,144*
- *Retained earnings of the current year*	*420b*		*6,557,194,564*	*1,132,178,340*
TOTAL RESOURCES	**440**		**500,151,957,624**	**494,663,768,342**

Approved, August 26, 2026

Prepared by	Chief Accountant	Legal representative
Le Thi Hoa	Nguyen Thuy Ngoc	Nguyen Xuan Hoa

TỔNG CÔNG TY XÂY DỰNG THỦY LỢI 4 - CTCP
M.S.D.N: 0300546537 C.T.C.P * Q. BÌNH THẠNH - TP. HỒ CHÍ MINH *

Form No. B 02a - DN

INTERIM COMBINED INCOME STATEMENT

From January 01, 2026 to June 30, 2026

Unit: VND

ITEMS	Code	Note	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
1. Revenue from sale of goods and rendering of services	01	VI.1	31,396,216,506	22,761,715,876
2. Deductions	02		-	-
3. Net revenue from sale of goods and rendering of services	**10**		**31,396,216,506**	**22,761,715,876**
4. Cost of goods sold	11	VI.2	21,663,198,059	14,657,068,116
5. Gross profit from sale of goods and rendering of services	**20**		**9,733,018,447**	**8,104,647,760**
6. Gain/(loss) from sale and disposal of investment property	21		-	-
7. Financial income	22	VI.3	535,850,082	359,792,402
8. Financial expenses	23	VI.4	(331,344,383)	5,446,513,497
- Of which: interest expense	*24*		-	*2,804,077*
9. Selling expenses	25		-	-
10. General and administration expenses	26	VI.5	2,860,707,873	3,866,222,284
11. Operating profit	**30**		**7,739,505,039**	**(848,295,619)**
12. Other incomes	31	VI.6	1,427,142,341	259,791,933
13. Other expenses	32	VI.7	970,154,175	286,574,830
14. Other profit	**40**		**456,988,166**	**(26,782,897)**
15. Profit before tax	**50**		**8,196,493,205**	**(875,078,516)**
16. Current corporate income tax expense	51	VI.8	1,639,298,641	-
17. Net profit after tax	**60**		**6,557,194,564**	**(875,078,516)**

Approved, August 26, 2026

Prepared by	Chief Accountant	Legal representative
Le Thi Hoa	Nguyen Thuy Ngoc	Nguyen Xuan Hoa

M.S.D.N: 0300546... C.T.C.P TỔNG CÔNG TY XÂY DỰNG THỦY LỢI 4 - CTCP Q. BÌNH THẠNH - TP. HỒ CHÍ MINH

Form No. B 03a - DN

INTERIM COMBINED CASH FLOW STATEMENT

Under indirect method

From January 01, 2026 to June 30, 2026

Unit: VND

ITEMS	Code	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
I. Cash flows from operating activities			
1. Profit before tax	**01**	**8,196,493,205**	**(875,078,516)**
2. Adjustments for			
- Depreciation and amortization of fixed asset	02	3,754,534,500	3,818,881,654
- Provisions	03	(1,087,039,083)	3,790,298,908
- Foreign exchange (gain)/ loss arising from translating foreign currency items	04	-	(19,540)
- (Gain)/loss from investing activities	05	(326,666,667)	(359,772,862)
- Interest expense	06	-	2,804,077
3. Operating profit before movements in working capital	**08**	**10,537,321,955**	**6,377,113,721**
- (Increase)/ decrease in receivables	09	5,141,043,114	2,873,204,230
- (Increase)/ decrease in inventories	10	1,686,395,141	(14,350,000)
- Increase/ (decrease) in payables	11	(1,620,722,512)	703,095,222
- (Increase)/ decrease in prepaid expenses	12	109,727,259	153,732,142
- (Increase)/decrease in trading securities	13	(353,500,000)	(27,436,829,420)
- Interest paid	14	-	(4,235,529)
- Corporate income tax paid	15	(888,467,411)	(289,197,712)
- Other expenses for business activities	17	(199,114,000)	(159,341,252)
Net cash flow from operating operations	**20**	**14,412,683,546**	**(17,796,808,598)**
II. Cash flows from investing activities			
1. Acquisition and construction of fixed assets and other long-term assets	21	(65,280,000)	(426,306,496)
2. Cash outflow for lending, buying debt instruments of other entities	23	(10,000,000,000)	-
3. Cash recovered from lending, selling debt instruments of other entities	24	6,000,000,000	656,702,635
4. Cash recovered from equity investment in other entitie:	26	-	30,300,000,000
5. Interest earned, dividends and profits received	27	300,000,000	63,214,210
Net cash flow from investing activities	**30**	**(3,765,280,000)**	**30,593,610,349**

Form No. B 03a - DN

INTERIM COMBINED CASH FLOW STATEMENT

Under indirect method

From January 01, 2026 to June 30, 2026

(Continued)

Unit: VND

ITEMS	Code	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
III. Cash flows from financing activities			
1. Proceeds from borrowings	33	-	-
2. Repayment of borrowings	34	-	(1,585,608,027)
3. Dividends and profits paid	36	-	(3,345,000)
Net cash flow from investing activities	**40**	**-**	**(1,588,953,027)**
Net cash flow during the period	**50**	**10,647,403,546**	**11,207,848,724**
Cash and cash equivalents at the beginning of the year	**60**	**10,298,738,410**	**1,518,875,579**
The effect of foreign exchange rate changes	61	-	19,540
Cash and cash equivalents at the end of the year	**70**	**20,946,141,956**	**12,726,743,843**

Approved, August 26, 2026

Prepared by	Chief Accountant	Legal representative
Le Thi Hoa	Nguyen Thuy Ngoc	Nguyen Xuan Hoa

M.S.D.N: 030054653 C.T.C.P
TỔNG CÔNG TY XÂY DỰNG THỦY LỢI 4 - CTCP
Q. BÌNH THẠNH - TP. HỒ CHÍ MINH

Form No. B 09a - DN

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS

From January 01, 2026 to June 30, 2026

I. Operational characteristics of the enterprise

1. Forms of ownership

Hydraulics Construction Corporation No.4 - JSC.
The Business Registration Certificate No. 0300546537 issued by the Ho Chi Minh City Department of Finance, first registered on December 3, 2008, and amended for the 10th time on June 23, 2025.
The Corporation's head office is located at No. 205A Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City, Viet Nam.
The Corporation's charter capital: VND 160,083,380,000.
Total number of shares: 16,008,338 shares.

2. Business activities

Construction and services.

3. Main operating industry

According to the Business registration certificate, the business activities of the Corporation are:

- Manufacturing building materials from clay; Mechanical processing; Metal treatment and coating.
- Mining of stone, sand, gravel, clay; Other supporting services related to transportation.
- Wholesale of other materials and equipment for construction installation.
- Wholesale of specialized goods not classified elsewhere.
- Construction of public works; Construction of other civil engineering works.
- Specialized construction activities; Maintenance and repair of automobiles and other motor vehicles.
- Road freight transport; Higher education training; Real estate business, ownership, use rights, or leased land.
- Real estate consulting, brokerage, and land use rights auction.
- Architectural activities and related technical consulting; Technical testing and analysis.
- Labor supply and management; Tour operation; General support services.
- Installation of water supply, drainage, heating, and air-conditioning systems (excluding installation of refrigeration equipment (freezing, cold storage, ice machines, air conditioners, water coolers) using R22 refrigerant in seafood processing, and excluding mechanical processing, recycling waste, and electroplating at the headquarters).
- Installation of other building systems; Building completion works; Office headquarters activities.
- Leasing of motor vehicles.
- Manufacturing of metal components; Warehousing and storage of goods.
- Leasing of machinery, equipment, and other tangible items without operators.
- Private security activities; Safety system services.
- Electricity production (excluding transmission, control of national power systems, and construction, operation of multi-purpose hydropower, and nuclear power plants).
- Residential building construction; Non-residential building construction; Railway construction.
- Road construction; Demolition; Site preparation; Electrical system installation.

The main activities of the Corporation are the construction of irrigation works, dikes and dams, irrigation systems, hydraulic structures, hydropower plants, transportation roads, ports, and office leasing.

4. The Corporation's normal business period

The Corporation's normal business period is 12 months.

5. Corporate Structure

Subsidiaries and affiliated units

As at June 30, 2026, the Corporation has 05 centrally accounted branches at the Corporation's headquarters, 01 dependent branch, and 03 subsidiaries, as detailed below:

Name	Address	Benefit Ratio	Voting rights ratio	Operational status
Branches				
Northern Branch - Hydraulics Construction Corporation No.4 - JSC	No. 205A Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City			Operating
Central Branch - Hydraulics Construction Corporation No.4 - JSC	No. 205A Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City			Operating
Hydraulics Construction Corporation No.4 Branch - JSC - Construction and Real Estate Investment Enterprise	No. 34 Thuy Loi Street, Phuoc Long Ward, Ho Chi Minh City			Operating
Southern Branch - Hydraulics Construction Corporation No.4 - JSC	No. 205A Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City			Ceased operations
Hydraulics Construction Corporation No.4 Branch - JSC - Xuan Minh Hydropower Construction Site	No. 205A Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City			Ceased operations
Hydraulics Construction Corporation No.4 Branch - JSC - Construction consulting company	No. 205A Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City			Ceased operations
Subsidiaries				
Hydraulic 4A Real Estate Investment JSC	No. 205A Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City	51.0%	51.0%	Operating
Hydraulic 4B Real Estate Investment JSC	No. 34 Thuy Loi Street, Phuoc Long Ward, Ho Chi Minh City	51.0%	51.0%	Operating
Hydraulic 414 Real Estate Investment JSC	No. 205A Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City	75.0%	75.0%	Operating

6. Number of employees

As at June 30, 2026, the Corporation has 42 employees (as at January 1, 2026, has 46 employees).

7. Statement of ability to compare information on interim combined financial statements

The interim combined financial statements of the Corporation are prepared to ensure comparability.

II. Accounting period and accounting monetary unit

The Corporation's interim accounting period begins on January 1 and ends on June 30 each year
Annual accounting period commences from 01 January and ends on 31 December each year
Monetary unit used in accounting is Viet Nam Dong (National symbol is "đ"; International symbol is "VND")

III. Accounting standards and Accounting system

1. Accounting system

The Corporation applies the enterprise accounting regime prescribed under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance, which provides guidance on the accounting regime applicable to enterprises.

2. Changes in accounting policies and the presentation of the financial statements

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99"), providing guidance on the corporate accounting regime. Circular 99 became effective from January 1, 2026 and applies to financial years beginning on or after January 1, 2026. Circular 99 supersedes Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance guiding the corporate accounting regime, Circular No. 75/2015/TT-BTC dated May 18, 2015 amending Article 128 of Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated December 22, 2014, and Circular No. 195/2012/TT-BTC dated November 15, 2012 providing guidance on the accounting regime applicable to project owners.
The effects of the changes in accounting policies arising from the implementation of Circular No. 99 have been applied prospectively. Circular No. 99 also introduces changes to the presentation of certain items in the financial statements. Comparative information has been reclassified to conform to the current period's presentation. Details of the reclassification of comparative information are disclosed in Note VIII.5 to the combined financial statements.

3. Declaration on compliance with accounting standards accounting system

The Corporation applies the Vietnam Accounting Standards and the Standards guidelines issued by the State. The financial statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of standards and prevailing applicable accounting system.

IV. Accounting policies

1. Basis of preparation of the combined financial statements

The combined financial statements are prepared on the historical cost basis.
The subsidiaries and dependent units have established their own accounting departments and operate under the dependent accounting model. The combined financial statements of the Corporation are prepared by aggregating the financial statements of the subsidiaries and dependent units. Revenue, expenses and inter-company balances between the subsidiaries and dependent units are eliminated when preparing the combined financial statements.
Accounting activities are independently carried out at the Corporation's Head office and at the Branch of Thuy Loi 4 Construction Joint Stock Corporation - Construction consulting company.

2. Accounting estimates

The preparation of combined financial statements in accordance with Vietnamese accounting standards, regulations on accounting for enterprises and other regulations related to the preparation and the presentation of financial statements requires the Board of Directors to have estimates and assumptions affect the reported data on assets and liabilities and the presentation of contingent assets at the date of the financial statements, as well as the reported date on revenues and expenditures, fees during the operation period. Although accounting estimates are prepared by the management's knowledge, the actual numbers arising may differ from the estimates or assumptions set.

3. Foreign currency transactions

Foreign currency transactions are translated into Vietnam Dong (VND) using either the actual exchange rate at the transaction date or the book exchange rate, as appropriate for each type of transaction. The actual exchange rate is the average telegraphic transfer buying and selling exchange rate quoted by the commercial bank with which the Corporation regularly conducts transactions.
At the end of the accounting period, monetary items denominated in foreign currencies are retranslated using the average telegraphic transfer buying and selling exchange rates quoted by the commercial bank with which the Corporation regularly conducts transactions. Foreign currency bank deposits are retranslated using the average telegraphic transfer buying and selling exchange rates quoted by the bank where the Corporation maintains its accounts. Foreign currency-denominated receivables for which an allowance for doubtful debts has been recognized are not retranslated to the extent of the amount covered by such allowance.
Exchange differences arising from actual foreign currency transactions during the period and exchange differences resulting from the retranslation of foreign currency-denominated monetary items at the reporting date are recognized in the statement of profit or loss for the period.

4. Principles of accounting for cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

5. Principles of accounting for financial investments

Held to maturity investments
Held-to-maturity investments comprise investments that the Corporation has the positive intention and ability to hold to maturity. The Corporation's held-to-maturity investment consists of loans provided to other entities.
Held to maturity investments are recognized starting from the acquisition date and are initially valued at purchase price and related expenses. Interest income from held to maturity investments after the acquisition date is recognized in the income statement on accrual basis. Interest earned before the Company holds is deducted from the original cost at the time of purchase. Held to maturity investment are stated at cost less provision for doubtful debts. Provision for doubtful debts for held to maturity investments is made up in accordance with current accounting regulations.
Trading securities
Trading securities reflect the carrying value of, and transactions in, securities held for trading purposes in accordance with applicable laws and regulations (including securities with a maturity of more than 12 months that are purchased and sold by the Corporation for profit-making purposes). Trading securities are initially recognised at the fair value of the consideration paid at the transaction date. Any costs incurred in purchasing trading securities, such as brokerage fees, transaction fees, information service fees, taxes, bank charges, etc., are recognised as finance expenses in the period. Trading securities are recognised when the Corporation obtains ownership rights thereto. Provision for diminution in value of trading securities is made in accordance with prevailing accounting regulations.

Investment in subsidiaries

Subsidiaries are entities controlled by the Company. The control exists when the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Equity investments in other entities

Equity investments in other entities represent the investments in equity of other entities of the Company, but the Company has not control or joint control, or significant influence on the investee.

Equity investments in other entities are presented at cost minus provions for impairment of investments.

6. Principles of accounting for receivables

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

Provision for doubtful debts is made for receivables that are overdue, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debts.

7. Principles of accounting for inventories

The Corporation's inventories consist of assets purchased for production or for sale during the normal course of business.

Inventories are valued according to their original prices. Where the net realizable value is lower than the original price, they must be valued according to the net realizable value. The original price of inventories consists of the purchasing cost, processing cost and other directly-related costs incurred for having the inventories stored in the present place and conditions.

The cost of goods issued is determined using the specific identification method. The net realizable value is determined as the estimated selling price minus the estimated costs of completion and the marketing, selling, and distribution expenses incurred.

Method for Determining the Value of Work-in-Progress Products: Work-in-progress production costs are accumulated for each unfinished project or those not yet recognized as revenue.

Inventories are accounted for using the perpetual inventory method.

Provision for inventory devaluation is made at the end of the period for the difference between the original cost of inventories and their net realizable value, if the original cost is higher.

8. Principles of accounting for fixed assets and their depreciation

Principles of accounting for tangible and intangible fixed assets

Tangible and intangible fixed assets are valued according to their original prices. During the using time, fixed assets are recorded at cost, accumulated depreciation (amortization) and net carrying amount;

Depreciation is calculated using the straight-line method, with the estimated useful life as follows:

Asset types	Years
Buildings and Structure	05 - 30
Machinery and equipment	05 - 10
Motor vehicles	06 - 08
Management tools	03 - 08

Intangible fixed assets consist of land use rights, all of which have an indefinite term; therefore, no depreciation is recognized.

9. Principles of accounting for recognition and depreciation of investment properties

Investment properties held for lease are recorded at historical cost, accumulated depreciation, and net book value, and are depreciated similarly to other fixed assets of the Corporation.
Investment properties held for appreciation are recorded at net value (historical cost minus any impairment losses). Impairment losses are recognized as cost of goods sold in the period incurred.
Upon disposal or sale of investment properties, the difference between the net proceeds from the sale and the net book value of the investment property is recognized in the income statement for the period.
A transfer from owner-occupied property to investment property occurs only when there is a change in use, such as when the owner ceases to use the asset and begins leasing it out or when the construction phase is completed. Conversely, a transfer from investment property to owner-occupied property or inventory occurs only when the owner begins using the property for its own operations.

10. Principles of accounting for recognizing construction in progress costs

Assets under construction for production, rental, management, or any other purpose are recognized at historical cost. This cost includes construction expenses, equipment costs, and other related costs in accordance with the Corporation's accounting policies. Construction in progress costs are only depreciated once the assets are completed and put into use.

11. Principles of accounting policies for prepaid expenses

Prepaid expenses comprise actual costs incurred that relate to the business results of several accounting periods. Prepaid expenses include high-value tools and equipment put into use and repair costs, which are considered capable of generating future economic benefits for the Corporation. These costs are capitalised as prepaid expenses and amortised to the Statement of Income using the straight-line method in accordance with prevailing accounting regulations.

12. Principles of accounting for payables

The classification of payables into trade payables, and other payables are made on the following principles:
- Trade payables consist of commercial payables arising from transactions of trading goods, services, and assets. Payables consist of expenses arising from the practice of importing through entrustment.
- Other payables are remaining payables that are not classified as trade payables, intercompany payables.

Payables are separately recorded for each creditor, according to the payment content, payment schedule, and type of currency.
Payables are classified as short-term debts when the remaining maturities of the payables are less than 12 months (shorter than the duration of a business cycle) at the time the financial statements are prepared. Other payables not classified as short-term debts are classified as long-term debts. When preparing the financial statements, payables are reclassified under this principle.
The Company remeasures foreign currency-denominated trade payables at each reporting date. The actual exchange rate used to remeasure trade payables is the average telegraphic transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly conducts transactions.
The Company recognizes a liability immediately when there is evidence that an obligation resulting in a probable outflow of resources has arisen, in accordance with the prudence principle. Liabilities are not recognized at an amount lower than the obligation required to be settled. Provisions for liabilities are recognized at the reporting date in accordance with the prevailing regulations.

13. Principles of accounting for loans

The carrying amount of loans is recorded based on each disbursement and repayment. Loans are accounted for in detail and monitored by each borrower and lender, individual loan agreement, type of loan asset, loan term and loan currency.

When preparing the financial statements, foreign currency loan balances are revalued using the average transfer buying and selling exchange rate of the bank with which the Company conducts its borrowing transactions.

14. Principles of accounting for and capitalizing borrowing costs

Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard "Borrowing costs". Accordingly, borrowing costs directly attributed 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. Incurred income from the temporary investment of specific borrowings pending their 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, interest expenses are capitalised even when the construction period is under 12 months. The capitalization rate used to determine the amount of borrowing costs eligible for capitalization in the accounting period is 0%.

15. Principles of accounting for accrued expenses

Accrued expenses reflect payable amounts for goods or services received from the seller or provided to the buyer but not yet be incurred due to lack of invoices or incomplete accounting records and documents. These expenses are accrued as operating cost in the accounting period in order to ensure no dramatic fluctuation in the operating cost as required by revenue and expense matching principle. When these costs are incurred, if there are any discrepancies with the accrued amount, accountant will make additional accrual or record cost deduction at the value of the difference.

16. Principles of accounting policies for deferred revenue

Deferred revenue represents amounts received in advance, primarily comprising advance payments from customers for one or more years of property lease rentals and the provision of services related to such property leases. The Company recognizes deferred revenue to the extent of the performance obligations that it is required to fulfill in the future. Deferred revenue is recognized in the statement of profit or loss in the relevant financial year when the revenue recognition criteria are satisfied, to the extent that the corresponding performance obligations have been fulfilled.

17. Principles of accounting for owner's equity

Principle of recognition of owner's contributed capital, treasury shares

The owner's equity is recorded at actual capital contribution of the owners.

Share premium is recognized as the excess or shortfall between the actual issue price and the par value of shares when shares are issued for the first time, additionally issued, or when treasury shares are reissued.

Treasury shares are shares issued by the Corporation and subsequently repurchased. Treasury shares are recorded at their actual cost and presented on the balance sheet as a deduction from equity.

Principle of undistributed profit recognition

Retained earnings after tax represent the Company's profit from operations after deducting (-) adjustments due to the retrospective application of changes in accounting policies and the retrospective correction of material errors from previous years. Retained earnings after tax may be distributed to investors based on their capital contribution ratio, subject to approval by shareholders at the annual general meeting and after setting aside reserve funds in accordance with the Company's Charter and legal regulations.

18. Principles of accounting for revenue

Revenue from sale of goods

Revenue from the sale of goods is recognized when all of the following conditions are satisfied:

- The significant risks and rewards of ownership of the products or goods have been transferred to the buyer;
- The Company no longer retains the right to manage the goods as their owner or control over the goods;
- The revenue can be measured reliably;
- The Company has received or will receive the economic benefits associated with the sale transaction;
- The costs incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from provision of services

Revenue from the provision of services is recognized when the outcome of the transaction can be reliably measured. Where the provision of services relates to multiple periods, revenue is recognized in each period based on the stage of completion of the work performed as at the reporting date. The outcome of a service transaction can be reliably measured when all of the following conditions are satisfied:

- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the service transaction will flow to the Company;
- The stage of completion of the transaction at the reporting date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Revenue from construction contracts

Where the outcome of a construction contract is estimated reliably and accepted by customers, revenue and costs are recognized by reference to the stage of completion of the contract activity in the period that is accepted by customers and stated in the relevant invoices.

Revenue from financial activities

This refers to revenue arising from bank deposit interest, gains from foreign exchange differences, and interest from the sale of investments, recognized based on the bank's monthly interest notifications and gains resulting from foreign exchange rate fluctuations on transactions involving foreign currencies.

19. Principles of accounting for cost of goods sold

When revenue is recognized, the corresponding cost related to the creation of such revenue must be recognized. Costs corresponding to revenues include costs of the period in which revenues are created and costs of the previous periods or payable costs related to the revenues of such period.

20. Principles of financial expense recognition

Expenses recognized as financial expenses include: borrowing and loan costs, losses arising from foreign exchange rate fluctuations on transactions involving foreign currencies, and provisions for financial investments.
The above items are recorded according to the total arising in the period, not offset with financial income.

21. Principles of enterprise management cost accounting

Administration expenses reflect all general expenses of the company such as: salary and insurance of the company's managers, depreciation of fixed assets used for corporate management, land rental, license tax, provision for bad debts, services purchased from outside to serve the management of the Corporation.

22. Principles and method of recording current corporate tax expense

Current corporate income tax expense is calculated based on taxable income and income tax rate of current year.
The determination of the Corporation's income tax is based on the current tax regulation. However, these regulations change from time to time and the final determination of corporate income tax depends on the results of the tax authorities' tests.
Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

23. Earnings per share

Basic earnings per share (EPS) is calculated by dividing the net profit after tax attributable to the Company's common shareholders (after adjustments for allocations to the bonus and welfare fund) by the weighted average number of common shares outstanding during the year.
Diluted earnings per share (EPS) is calculated by dividing the net profit after tax attributable to the Company's common shareholders (after adjustments for allocations to the bonus and welfare fund) by the weighted average number of common shares outstanding during the year and the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common shares.
Earnings per share are presented by the Corporation in the consolidated financial statements.

24. Segment information

A segment is a separately identifiable component of the Corporation that engages in the sale of goods or the provision of related services (business segment) or operates within a specific economic environment (geographical segment). Each of these segments is subject to different risks and derives distinct benefits compared to other segments. The Corporation's primary segment reporting format is based on business segments.
Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Corporation's combined financial statements. The purpose is to help users of the combined financial statements gain a clear and comprehensive understanding of the Corporation's operational performance.

25. Related parties

Parties are considered to be related if one party has the ability, either directly or indirectly, to control the other party or influence significantly on the other party in making financial and operating decisions. Transactions with related parties are presented by the Company in the Notes to the combined financial statements.

V. Additional information to items presented in Interim combined statement of financial position

Unit: VND

1. Cash and cash equivalents

	June 30, 2026	January 1, 2026
Cash on hand	33,228,872	24,900,833
Cash in banks demand deposits	3,912,913,084	5,273,837,577
- *Vietcombank*	*1,412,146,301*	*2,132,382,313*
- *TPBank*	*1,272,936,099*	*909,606,855*
- *BIDV*	*564,090,936*	*2,184,843,713*
- *Other banks*	*663,739,748*	*47,004,696*
Cash Equivalents (i)	17,000,000,000	5,000,000,000
- *TPBank*	*17,000,000,000*	*5,000,000,000*
Total	**20,946,141,956**	**10,298,738,410**

(i) Cash equivalents comprise time deposits with terms of less than three months placed with commercial joint stock banks, bearing interest at 4.55% per annum (4.0% per annum as at January 1, 2026).

2. Financial investments

Unit: VND

Short-term financial investments

Items	June 30, 2026			January 1, 2026		
	Original cost	Fair value (i)	Provision	Original cost	Fair value (i)	Provision
Trading securities	**2,400,545,000**	**1,654,500,000**	**(746,045,000)**	**2,047,045,000**	**1,696,050,000**	**(350,995,000)**
Shares of Hoa Sen Group Joint Stock Company (Stock code: HSG)	1,139,920,000	760,500,000	(379,420,000)	920,920,000	787,500,000	(133,420,000)
Shares of Vincom Retail Joint Stock Company (Stock code: VRE)	1,126,125,000	769,500,000	(356,625,000)	1,126,125,000	908,550,000	(217,575,000)
Shares of Development Investment Construction Joint Stock Corporation (Stock code: DIG)	134,500,000	124,500,000	(10,000,000)	-	-	-
Total	**2,400,545,000**	**1,654,500,000**	**(746,045,000)**	**2,047,045,000**	**1,696,050,000**	**(350,995,000)**

(i) The fair value of trading securities is determined based on the closing price of the listed shares on the Ho Chi Minh City Stock Exchange ("HOSE") as at the end of the accounting period, multiplied by the number of shares held by the Corporation.

Held- to- maturity investments

Items	June 30, 2026			January 1, 2026		
	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
Short-term	**4,026,666,667**	**4,026,666,667**	-	-	-	-
Short-term loans	4,000,000,000	4,000,000,000	-	-	-	-
- *Huy Long Trading Company Limited (ii)*	*4,000,000,000*	*4,000,000,000*	-	-	-	-
Accrued interest receivable on short-term loans	26,666,667	26,666,667	-	-	-	-
Total	**4,026,666,667**	**4,026,666,667**	-	-	-	-

(ii) The Company provided a loan to Huy Long Trading Company Limited under Loan Agreement No. 03/2026/HDV/TL4-HL dated March 10, 2026 and its accompanying appendices. The loan amount was VND 10,000,000,000, with the purpose of providing the borrower with additional working capital. The interest rate was 1% per month, secured by a third party's real estate under Guarantee Agreement No. 04/2026/HDBL/TL4-HL dated March 10, 2026. The outstanding loan balance as at June 30, 2026 was VND 4,000,000,000.

2. Financial investments (continued)

Long-term financial investments		**June 30, 2026**			**January 1, 2026**	
Items	**Original cost**	**Recoverable amount**	**Provision**	**Original cost**	**Recoverable amount**	**Provision**
Investments in subsidiaries	**10,620,000,000**	**10,431,445,215**	**(188,554,785)**	**10,620,000,000**	**10,504,386,801**	**(115,613,199)**
Hydraulic 4A Real Estate Investment JSC	3,060,000,000	2,871,445,215	(188,554,785)	3,060,000,000	2,944,386,801	(115,613,199)
Hydraulic 4B Real Estate Investment JSC	3,060,000,000	3,060,000,000	-	3,060,000,000	3,060,000,000	-
Hydraulic 414 Real Estate Investment JSC	4,500,000,000	4,500,000,000	-	4,500,000,000	4,500,000,000	-
Investments in other entities	**43,651,107,500**	**11,448,140,127**	**(32,202,967,373)**	**43,651,107,500**	**10,648,804,158**	**(33,002,303,342)**
Ho Chi Minh City Food Joint Stock Company (i)	43,651,107,500	11,448,140,127	(32,202,967,373)	43,651,107,500	10,648,804,158	(33,002,303,342)
Total	**54,271,107,500**	**21,879,585,342**	**(32,391,522,158)**	**54,271,107,500**	**21,153,190,959**	**(33,117,916,541)**

(i) As at June 30, 2026, the Corporation had invested in 4,338,200 shares of Ho Chi Minh City Food Joint Stock Company, representing 17.00% of its contributed capital.

3. Short-term trade receivables

Unit: VND

Items	June 30, 2026		January 1, 2026	
	Book value	Provision	Book value	Provision
Other parties	**27,357,919,212**	**(8,224,479,652)**	**28,364,434,423**	**(8,379,537,652)**
Management Board for Investment and Hydraulic Construction No. 7	3,236,559,000	-	3,236,559,000	-
Management Board for Investment and Hydraulic Construction No. 1	13,633,543,000	-	13,441,987,000	-
Other customers	10,487,817,212	(8,224,479,652)	11,685,888,423	(8,379,537,652)
Related parties	**362,841**	**-**	**-**	**-**
Somo Gold JSC	362,841	-	-	-
Total	**27,358,282,053**	**(8,224,479,652)**	**28,364,434,423**	**(8,379,537,652)**

4. Short- term advances to suppliers

Items	June 30, 2026		January 1, 2026	
	Book value	Provision	Book value	Provision
Other parties	**36,952,041,410**	**(28,659,007,467)**	**37,575,852,710**	**(29,187,418,767)**
Construction 41 JSC	12,126,196,948	(12,126,196,948)	12,126,196,948	(12,126,196,948)
Phuong Bao Tu One Member Limited Liability Company	6,798,659,941	(6,130,466,573)	6,798,659,941	(6,130,466,573)
Other suppliers	18,027,184,521	(10,402,343,946)	18,650,995,821	(10,930,755,246)
Related parties	**1,463,215,639**	**-**	**1,463,215,639**	**-**
Hydraulic 4B Real Estate Investment JSC	1,463,215,639	-	1,463,215,639	-
Total	**38,415,257,049**	**(28,659,007,467)**	**39,039,068,349**	**(29,187,418,767)**

5. Other receivables

Items	June 30, 2026		January 1, 2026	
	Book value	Provision	Book value	Provision
Short-term	**50,465,099,891**	**(29,830,071,230)**	**51,553,625,612**	**(29,830,071,230)**
Advance receivables from construction branch offices (i)	21,140,799,505	(9,574,438,352)	21,140,799,505	(9,574,438,352)
Advance receivables from the general corporate office	1,498,128,988	-	1,369,987,692	-
Receivables from subcontracted contracts (ii)	21,349,568,765	(20,255,632,878)	22,580,705,646	(20,255,632,878)
Receivables from investment capital reimbursement (iii)	6,390,000,000	-	6,390,000,000	-
Others	86,602,633	-	72,132,769	-
Long-term	**12,018,291,900**	**-**	**12,018,291,900**	**-**
Deposits (iv)	12,018,291,900	-	12,018,291,900	-
Total	**62,483,391,791**	**(29,830,071,230)**	**63,571,917,512**	**(29,830,071,230)**

(i) Advance receivables from construction branch offices represent the outstanding balance related to contracts assigned to the branches for project execution that have not yet been settled. This balance will be reconciled between the Corporation and the branches upon project completion.

(ii) Receivables from subcontracted contracts represent amounts due from individuals assigned to execute construction works. These receivables are handled by the Corporation in accordance with the approval of the Board of Directors, as stated in Proposal No. 286/TT-TCT dated December 31, 2023, regarding the allocation of responsibility for losses on completed projects with investors to individuals, as stipulated in the subcontract agreements.

(iii) Receivables from investment capital reimbursement relate to the return of capital contributions from the subsidiary - Hydraulic 4A Real Estate Investment Joint Stock Company.

(iv) Including a long-term deposit and collateral of VND 12,000,000,000 to Somo Vietnam Group Joint Stock Company for leasing the Somo Tower Building at No. 29 Nguyen Khac Nhu, Cau Ong Lanh Ward, Ho Chi Minh City, for business operation purposes.

6. Provision for short-term doubtful debts

Unit: VND

	June 30, 2026			January 1, 2026		
	Original cost	Recoverable amount	Overdue period	Original cost	Recoverable amount	Overdue period
a) Short-term trade receivables	**9,162,394,827**	**937,915,175**		**10,631,991,748**	**2,252,454,096**	
Truong Son Youth Volunteer General Corps	2,819,499,124	-	Over 3 years	2,819,499,124	-	Over 3 years
Cua Dat Reservoir Project Management Board	1,142,409,662	-	Over 3 years	1,142,409,662	-	Over 3 years
Other customers	5,200,486,041	937,915,175	From 6 months to over 3 years	6,670,082,962	2,252,454,096	From 6 months to over 3 years
b) Short- term advances to suppliers	**29,327,200,835**	**668,193,368**		**29,855,612,135**	**668,193,368**	
Construction 41 JSC	12,126,196,948	-	Undetermined	12,126,196,948	-	Undetermined
Phuong Bao Tu One Member Limited Liability Company	6,798,659,941	668,193,368	Undetermined	6,798,659,941	668,193,368	Undetermined
19-5 Construction Co., Ltd	3,220,247,272	-	Undetermined	3,220,247,272	-	Undetermined
Cavico Bridge and Tunnel Construction JSC	3,475,926,384	-	Undetermined	3,475,926,384	-	Undetermined
Other suppliers	3,706,170,290	-	Undetermined	4,234,581,590	-	Undetermined
c) Other short- term receivables	**29,830,071,230**	**-**		**29,830,071,230**	**-**	
Receivables from subcontracted contracts	20,255,632,878	-	Undetermined	20,255,632,878	-	Undetermined
Advance receivables from construction branch offices	9,574,438,352	-	Undetermined	9,574,438,352	-	Undetermined
Total	**68,319,666,892**	**1,606,108,543**		**70,317,675,113**	**2,920,647,464**	
Total provision made			**(66,713,558,349)**			**(67,397,027,649)**

The Executive Board of the Corporation does not determine the overdue period for short-term advance payments to suppliers and other short-term receivables.

The Executive Board of the Corporation makes provisions for doubtful short-term receivables based on assessments of the actual financial situation and the recoverability of debts from debtors.

7. Inventories

	June 30, 2026		January 1, 2026	
	Cost	Provision	Cost	Provision
Raw materials	1,177,951,615	(931,893,295)	1,260,462,673	(1,004,118,695)
Work in progress	-	-	1,603,884,083	-
Total	**1,177,951,615**	**(931,893,295)**	**2,864,346,756**	**(1,004,118,695)**

8. Prepaid expenses

	June 30, 2026	January 1, 2026
Short-term	**140,136,927**	**231,623,875**
Office maintenance and repair expenses	82,812,785	150,623,657
Other expenses	57,324,142	81,000,218
Long-term	**407,969,027**	**426,209,338**
Office maintenance and repair expenses	224,559,355	328,683,007
Other expenses	183,409,672	97,526,331
Total	**548,105,954**	**657,833,213**

9. Increase and decrease in intangible fixed asset

Intangible fixed assets represent the value of land use rights at 34 Thuy Loi Street, Phuoc Long Ward, Ho Chi Minh City, with an original cost of VND 131,063,400,000. The Corporation was allocated this land upon its equitization. Since the land use rights have an indefinite term, no depreciation is recorded (see note V.16).

10. Increase/decrease tangible fixed assets

Unit: VND

Items	Factory Structure	Machinery equipment	Motor vehicles	Management Tools	Total
Historical costs					
Opening balance	**50,755,717,118**	**10,106,110,405**	**354,502,453**	**-**	**61,216,329,976**
Increase during the period	33,780,000	-	-	-	33,780,000
- Purchased during the period	*33,780,000*	-	-	-	*33,780,000*
Decrease during the period	-	-	-	-	-
Closing balance	**50,789,497,118**	**10,106,110,405**	**354,502,453**	**-**	**61,250,109,976**
Accumulated depreciation					
Opening balance	**27,616,790,956**	**9,560,870,676**	**354,502,453**	**-**	**37,532,164,085**
Increase during the period	654,240,969	56,407,560	-	-	710,648,529
- Depreciation during the period	*654,240,969*	*56,407,560*	-	-	*710,648,529*
Decrease during the period	-	-	-	-	-
Closing balance	**28,271,031,925**	**9,617,278,236**	**354,502,453**	**-**	**38,242,812,614**
Net book value					
Opening balance	**23,138,926,162**	**545,239,729**	**-**	**-**	**23,684,165,891**
Closing balance	**22,518,465,193**	**488,832,169**	**-**	**-**	**23,007,297,362**

The historical cost of tangible fixed assets that were fully depreciated but were still in use as at June 30, 2026 was VND 20,885,408,868 (as at January 1, 2026 VND 20,885,408,868).

Tangible fixed assets in existence	June 30, 2026 Historical costs	Net book value	January 1, 2026 Historical costs	Net book value
Office premises at 205A Nguyen Xi Street	39,147,505,401	22,382,091,828	39,147,505,401	23,033,537,904
Air-conditioning system at the office premises at 205A Nguyen Xi Street	5,046,244,452	-	5,046,244,452	-
Other tangible fixed assets	17,056,360,123	625,205,534	17,022,580,123	650,627,987
Total	**61,250,109,976**	**23,007,297,362**	**61,216,329,976**	**23,684,165,891**

11. Increase and decrease in investment properties

Items	June 30, 2026	Increase	Decrease	January 1, 2026
Investment properties held for rental				
Historical costs	**249,512,578,202**	**31,500,000**	**-**	**249,481,078,202**
Land use rights	108,000,000,000	-	-	108,000,000,000
Buildings and assets attached to land	141,512,578,202	31,500,000	-	141,481,078,202
Accumulated depreciation	**38,762,226,379**	**3,043,885,971**	**-**	**35,718,340,408**
Land use rights	-	-	-	-
Buildings and assets attached to land	38,762,226,379	3,043,885,971	-	35,718,340,408
Net book value	**210,750,351,823**	**(3,012,385,971)**	**-**	**213,762,737,794**
Land use rights	108,000,000,000	-	-	108,000,000,000
Buildings and assets attached to land	102,750,351,823	(3,012,385,971)	-	105,762,737,794

Existing investment properties

	June 30, 2026		January 1, 2026	
	Historical costs	**Net book value**	**Historical costs**	**Net book value**
Office building for lease at No. 102 Nguyen Xi Street	102,313,162,153	80,040,735,536	102,313,162,153	81,378,397,304
Office building for lease at No. 286-288 Nguyen Xi Street	147,199,416,049	130,709,616,287	147,167,916,049	132,384,340,490
Total	**249,512,578,202**	**210,750,351,823**	**249,481,078,202**	**213,762,737,794**

Investment properties comprise the office building for lease at No. 102 Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City, and the office building for lease at No. 286-288 Nguyen Xi Street, Binh Loi Trung Ward, Ho Chi Minh City.

The fair value of the investment properties has not been formally assessed and determined as at the end of the accounting period. However, the Board of Management believes that the fair value of the investment properties is not lower than their carrying amount as at this date.

12. Construction in progress

	June 30, 2026		January 1, 2026	
	Cost	Recoverable amount	Cost	Recoverable amount
Residential project at 34 Thuy Loi Street, Phuoc Long Ward, Ho Chi Minh City	21,776,148,946	21,776,148,946	21,776,148,946	21,776,148,946
Total	**21,776,148,946**	**21,776,148,946**	**21,776,148,946**	**21,776,148,946**

13. Taxes and amounts payable/receivable from the State

Unit: VND

Items	June 30, 2026 Payable	June 30, 2026 Receivables	Payables in the period	Amount paid/ offset during the period	January 1, 2026 Payable	January 1, 2026 Receivables
Valued added tax on domestic sales	-	2,627,060,182	-	729,934,616	-	1,897,125,566
Corporate income tax	1,150,184,801	-	1,639,298,641	888,467,411	399,353,571	-
Personal income tax	-	41,323,317	101,404,619	175,827,812	33,099,876	-
Resource tax	142,865,940	-	-	-	142,865,940	-
Real estate tax, land rental	980,301,960	-	1,712,328,362	292,311,036	-	439,715,366
Other taxes	-	19,491,171	-	-	-	19,491,171
Total	**2,273,352,701**	**2,687,874,670**	**3,453,031,622**	**2,086,540,875**	**575,319,387**	**2,356,332,103**

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

14. Short-term trade payables

	June 30, 2026	January 1, 2026
Other parties	**53,441,659,143**	**57,529,201,134**
Song Da 3 Joint Stock Company	1,388,486,635	2,521,438,284
Hoa Hiep Company Limited	1,565,898,411	1,571,134,176
Other suppliers	50,487,274,097	53,436,628,674
Related parties	**2,772,000**	**-**
Somo Gold Joint Stock Company	2,772,000	-
Total	**53,444,431,143**	**57,529,201,134**

15. Short-term accrued expenses

	June 30, 2026	January 1, 2026
Interest expenses	2,061,530,174	2,061,530,174
Construction expenses and other expenses	9,060,305,523	6,181,822,279
Total	**11,121,835,697**	**8,243,352,453**

16. Other payables

	June 30, 2026	January 1, 2026 (Reprepared)
Short-term	**12,125,654,170**	**12,813,529,144**
Union funds, social insurance, health insurance, unemployment insurance	1,395,041,293	1,399,052,350
Payables for contracted agreements (i)	1,303,125,600	1,303,125,600
Deposits received and escrow funds	314,000,000	348,000,000
Other payables	9,113,487,277	9,763,351,194
Long-term	**234,804,863,221**	**234,302,492,899**
Deposits received and escrow funds	8,086,414,300	7,584,043,978
Land use fees payable to the State Budget (ii)	131,063,400,000	131,063,400,000
Hydraulic 414 Real Estate Investment JSC (iii)	4,160,000,000	4,160,000,000
Bluemarq Group Joint Stock Company (iv)	91,495,048,921	91,495,048,921
Total	**246,930,517,391**	**247,116,022,043**

(i) Payables for contracted agreements represent amounts paid by individuals undertaking construction contracts to ensure their obligations under the subcontracting agreements.

(ii) The land use fees payable to the State Budget corresponding to the land at 34 Thuy Loi Street, Phuoc Long Ward, Ho Chi Minh City (note V.9) are temporarily recognized by the Corporation based on the enterprise valuation approval decision for equitization. These fees will be recalculated if the Corporation is officially allocated the land by the competent authority for the development of the residential project as the investor.
Currently, the Corporation continues to lease and pay annual land rental fees under Land Lease Contract No. 3240/HD-TNMT-QLSDD dated May 21, 2014, signed between the Ho Chi Minh City People's Committee and the Corporation for use as a warehouse and production facility until the land is handed over for the implementation of the residential project.

(iii) Payables to Hydraulic 414 Real Estate Investment JSC (a subsidiary of the Corporation) represent a long-term advance to founding shareholders. This amount will be refunded or offset against liabilities when Hydraulic 414 Real Estate Investment JSC returns capital contributions to its shareholders.

(iv) The amount payable to Bluemarq Group Joint Stock Company represents the deposit and common expenses pending settlement under the investment cooperation agreement for the project (which has expired as of the date of these financial statements) between the Corporation and Dat Xanh Real Estate Services and Construction Joint Stock Company (now Bluemarq Group Joint Stock Company) for the investment in and implementation of the Residential Project in Phuoc Long Ward, Ho Chi Minh City.

17. Owner's equity

Table of comparison of fluctuations of equity

Unit: VND

Items	Owner's Contributed capital	Share premiums	Treasury shares	Undistributed after tax profit	Total
Opening balance of the previous year	**160,083,380,000**	**(2,740,000,000)**	**(6,750,000,000)**	**23,866,913,396**	**174,460,293,396**
Profit for the previous year	-	-	-	1,132,178,340	1,132,178,340
Capital reduction in the previous year	-	-	-	(117,941,252)	(117,941,252)
Opening balance of the current year	**160,083,380,000**	**(2,740,000,000)**	**(6,750,000,000)**	**24,881,150,484**	**175,474,530,484**
Profit for the current year	-	-	-	6,557,194,564	6,557,194,564
Capital reduction in the current year	-	-	-	(56,606,000)	(56,606,000)
Closing balance	**160,083,380,000**	**(2,740,000,000)**	**(6,750,000,000)**	**31,381,739,048**	**181,975,119,048**

17. Owner's equity (continued)

Details of the owner's contributed capital

	June 30, 2026		January 1, 2026	
	Value	Ratio %	Value	Ratio %
Capital contributions of shareholders	160,083,380,000	100.0%	160,083,380,000	100.0%
Total	**160,083,380,000**	**100.0%**	**160,083,380,000**	**100.0%**

Equity transactions with owners and distribution of dividends

	This period	Previous period
Owner's invested capital		
- Capital contributed at the beginning of the period	160,083,380,000	160,083,380,000
- Capital increased during the period	-	-
- Capital decrease during the period	-	-
- Capital contributed at the end of the period	160,083,380,000	160,083,380,000
Dividends, profits shared	-	-

Shares

	June 30, 2026	January 1, 2026
Shares authorised to be issued to the public	16,008,338	16,008,338
Number of shares sold to public	16,008,338	16,008,338
- Common shares	*16,008,338*	*16,008,338*
Number of shares to be redeemed	675,000	675,000
- Common shares	*675,000*	*675,000*
Shares are currently traded	15,333,338	15,333,338
- Common shares	*15,333,338*	*15,333,338*
Par value of outstanding shares VND/1 share	10,000	10,000

18. Items off the combined balance sheet

Foreign currencies	June 30, 2026	January 1, 2026
- USD	-	12.78

VI. Additional information to the items presented in the Interim combined income statement

Unit: VND

1. Total sales of goods and services

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Revenue from service provision	25,484,007,247	22,896,287,605
Revenue from construction contracts	5,912,209,259	(134,571,729)
Total	**31,396,216,506**	**22,761,715,876**

2. Cost of goods sold

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Cost of service provision	16,222,311,425	14,788,948,411
Cost of construction contract	5,513,112,034	(131,880,295)
Reversal of provision for decline in value of inventories	(72,225,400)	-
Total	**21,663,198,059**	**14,657,068,116**

3. Financial income

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Interest income from bank deposits and loans	533,050,082	59,772,862
Foreign exchange gain	-	19,540
Gain on sale of financial investments	2,800,000	300,000,000
Total	**535,850,082**	**359,792,402**

4. Financial expenses

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Interest expenses	-	2,804,077
Provision/(reversal of provision) for financial investments	(331,344,383)	5,443,709,420
Total	**(331,344,383)**	**5,446,513,497**

5. General and administration expenses

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Expenses of administrative staffs	1,534,891,551	1,828,757,041
Provision/(reversal of provision) for doubtful receivables	(683,469,300)	(1,653,410,512)
Other expenses	2,009,285,622	3,690,875,755
Total	**2,860,707,873**	**3,866,222,284**

6. Other incomes

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Other incomes	1,427,142,341	259,791,933
Total	**1,427,142,341**	**259,791,933**

7. Other expenses

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Other expenses	970,154,175	286,574,830
Total	**970,154,175**	**286,574,830**

8. Current corporate income tax expense

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Total profit before tax	8,196,493,205	(875,078,516)
Adjustments increase (+), decrease (-) taxable profits	-	270,000,000
Profits for corporate income tax calculation	8,196,493,205	(605,078,516)
Current corporate income tax rate	20%	20%
Current corporate income tax expense	**1,639,298,641**	**-**

9. Production and business costs by factors

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Cost of raw materials	426,652,463	43,144,297
Labor costs	3,292,585,451	3,851,263,345
Depreciation cost of fixed assets	3,754,534,500	3,818,881,654
Provision expenses	(755,694,700)	(1,653,410,512)
Cost of hired services	13,818,008,998	8,715,843,207
Other expenses in money	2,383,935,137	3,761,918,409
Total	**22,920,021,849**	**18,537,640,400**

VII. Additional information to the items presented in the interim combined cash flow statement

	June 30, 2026	January 1, 2026
Accrued borrowing costs	2,061,530,174	2,061,530,174
Accrued interest receivable on term deposits	26,666,667	-
Dividends payable to shareholders but not yet paid	2,419,527,964	2,419,527,964

VIII. Other information

Unit: VND

1. Contingent liabilities

As of June 30, 2026, the Corporation still has certain overdue debts that remain unpaid and is in the process of resolving disputes related to economic contracts, in which the Corporation may be either the plaintiff or the defendant in court or economic arbitration proceedings. These matters could potentially result in additional related expenses. However, such expenses will only be recognized when there is sufficient reliable and certain evidence of an economic outflow from the Corporation, based on the outcome of negotiations or the final ruling of the court or economic arbitration.

2. Events occurring after the balance sheet date

There are no important events occurred after the balance sheet date require correction or disclosure in the combined financial statements.

3. Related parties information

List of related parties

Related parties	Relation
Hydraulic 4A Real Estate Investment JSC	Subsidiary
Hydraulic 4B Real Estate Investment JSC	Subsidiary
Hydraulic 414 Real Estate Investment JSC	Subsidiary
Song Moc Investment JSC	Having the same key management members
Somo Gold JSC	Having the same key management members
Members of the Board of Management, members of the Supervisory Board, members of the Audit Committee, and the Board of General Directors	Key management personnel

In the period, the Corporation had significant transactions with related parties as follows

Sales of goods and services

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Song Moc Investment JSC	80,849,388	97,465,750
Somo Gold JSC	176,476,460	179,713,663
Total	**257,325,848**	**277,179,413**

Purchase of goods and services

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Somo Gold JSC	256,807,689	153,738,200
Total	**256,807,689**	**153,738,200**

3. Related parties information (continued)

Income of Board of Director members

Full name	Title	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Mr. Nguyen Anh Kiet	Chairman	-	132,128,299
Mr. Nguyen Dinh Quyen	Chairman	15,438,000	10,614,713
Mr. Chu Quang Tuan	Vice Chairman, Deputy General Director	86,058,000	158,501,623
Mr. Nguyen Xuan Hoa	Vice Chairman, General Director	230,058,000	167,592,532
Ms. Pham Thi Thuy Hang	Member	-	15,922,069
Total		**331,554,000**	**484,759,236**

Income of Supervisory Board members

Full name	Title	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Ms. Nguyen Thuy Ngoc	Chief Supervisor	-	84,337,287
Mr. Giap Thanh Minh	Member	-	10,614,712
Ms. Nguyen Ngoc Mai Trinh	Member	-	10,614,713
Total		**-**	**105,566,712**

Income of Audit committee members

Full name	Title	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Mr. Vuong Duc Thuan	Chairman	10,292,000	-
Total		**10,292,000**	**-**

Income of Board of Management members

Full name	Title	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Mr. Le Thanh Son	Deputy General Director	157,620,000	163,946,798
Mr. Nguyen Van Thac	Deputy General Director	-	133,810,435
Total		**157,620,000**	**297,757,233**

Main balances with related party to the balance sheet date are as follow:

Other receivables

	June 30, 2026	January 1, 2026
Hydraulic 4A Real Estate Investment JSC	6,390,000,000	6,390,000,000
Total	**6,390,000,000**	**6,390,000,000**

Other long- term payables

	June 30, 2026	January 1, 2026
Hydraulic 414 Real Estate Investment JSC	4,160,000,000	4,160,000,000
Total	**4,160,000,000**	**4,160,000,000**

3. Related parties information (continued)

Main balances with related party to the balance sheet date are as follow:

Deposits received and escrow funds

	June 30, 2026	January 1, 2026
Song Moc Investment JSC	-	30,000,000
Somo Gold JSC	50,000,000	50,000,000
Total	**50,000,000**	**80,000,000**

4. Segments reporting

According to the business sector

For management purposes, the Corporation monitors business segments based on business activities, including construction operations and office leasing services. The segment report by business activity is as follows:

Net revenue from sales of goods and services

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Office leasing service operations	25,484,007,247	22,896,287,605
Construction and other operations	5,912,209,259	(134,571,729)
Total	**31,396,216,506**	**22,761,715,876**

Cost of goods sold

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Office leasing service operations	16,222,311,425	14,788,948,411
Construction and other operations	5,440,886,634	(131,880,295)
Total	**21,663,198,059**	**14,657,068,116**

Gross profit from sales and services

	From Jan 1, 2026 to Jun 30, 2026	From Jan 1, 2025 to Jun 30, 2025
Office leasing service operations	9,261,695,822	8,107,339,194
Construction and other operations	471,322,625	(2,691,434)
Total	**9,733,018,447**	**8,104,647,760**

According to geographical area

During the period, all business activities of the Corporation took place in Vietnam. Therefore, the Corporation does not present segment reporting by geographical area.

5. Comparative information

The comparative figures are those presented in the combined financial statements for the accounting period from January 1, 2025 to June 30, 2025 and the combined financial statements for the financial year ended December 31, 2025, which were reviewed and audited, respectively.

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

Unit: VND

Combined statement of financial position

Items	Code	December 31, 2025 As previously presented	Reprepared	December 31, 2025 Reprepared figures
Dividends and profit payable	313	-	2,419,527,964	2,419,527,964
Other short- term payables	319	15,233,057,108	(15,233,057,108)	-
Other short- term payables	320	-	12,813,529,144	12,813,529,144

Approved, August 26, 2026

Prepared by	Chief Accountant	Legal representative
Le Thi Hoa	Nguyen Thuy Ngoc	Nguyen Xuan Hoa