VINACONEX 21 JOINT STOCK COMPANY

No.129/V21

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hanoi, 12 August 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Dear: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Vinaconex 21 Joint Stock Company hereby discloses its 2026 Half-Year Financial Statements to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: V21

- Address: 3rd Floor, Vinaconex 21 Building, Alley No. 804, Quang Trung Street, Duong Noi Ward, Hanoi City

- Contact phone number/Tel: 024.6325.6588

- Email: Vinaconex21@gmail.com

- Website: Vinaconex21.vn

2. Information disclosure content:

- **2026 Half-Year Financial Statements**

☐ Separate financial statements (Listed organizations without subsidiaries and superior accounting units with affiliated units);

☐ Consolidated financial statements (Listed organization with subsidiaries);

☒ Combined Financial Statements (applicable to listed companies that have dependent accounting units with independently organized accounting systems).

- Cases that must explain the cause:

+ The audit organization gives an opinion other than an unqualified opinion on the financial statements (for audited financial statements):

☐ Yes ☒ No

Explanatory text in case of integration:

☐ Yes ☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited Financial Statements):

☐ Yes ☒ No

Explanatory text in case of integration:

☐ Yes ☐ No

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period report of the previous year:

☒ Yes ☐ No

Explanatory text in case of integration:

☒ Yes ☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☐ Yes ☒ No

Explanatory text in case of integration:

☐ Yes ☐ No

This information was published on the Company's website on: 12/08/2026 at the link: https://vinaconex21.vn/

3. Report on transactions worth 35% or more of total assets in 2026.

In case a listed organization has transactions, it is recommended to fully report the following contents:

- Transaction content: None
- Ratio of transaction value/total asset value of the enterprise (%) (based on the most recent financial report):
- Transaction completion date:

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information..

Attached documents:
- 2026 Half-Year Consolidated Financial Statements
- Disclosure Document No. 130/V21 dated 12 August 2026

VINACONEX 21 JOINT STOCK COMPANY

CÔNG TY CỔ PHẦN VINACONEX 21

CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ

Nguyễn Mạnh Hà

VINACONEX 21 JOINT STOCK COMPANY

No.130/V21

Re: Disclosure and Explanation of the Audited 2026 Half-Year Combined Financial Statements

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hanoi, 12 August 2026

To: **- STATE SECURITIES COMMISSION OF VIETNAM**
- HANOI STOCK EXCHANGE

1. Name of the company: Vinaconex 21 Joint Stock Company
2. Stock code: V21
3. Head office address: 3rd Floor, Vinaconex 21 Building, Alley 804 Quang Trung Street, Duong Noi Ward, Hanoi City
4. Telephone: 0246.325.6588
5. Person responsible for information disclosure: Nguyen Manh Ha
6. Information disclosure:

6.1 The audited 2026 Half-Year Combined Financial Statements of Vinaconex 21 Joint Stock Company, prepared on 12 August 2026, comprise:

- Statement of Financial Position;
- Statement of Income;
- Statement of Cash Flows;
- Notes to the Financial Statements.

6.2. Explanation:

The profit after corporate income tax reported in the audited 2026 Half-Year Statement of Income changed by 10% or more compared with the audited 2025 Half-Year Financial Statements, specifically:

The Company's profit after tax for the first six months of 2026 reached VND 383.05 million, an increase of VND 52.91 million, equivalent to 16.03%, compared with VND 330.14 million for the corresponding period of 2025.

During the first six months of 2026, the Company effectively and reasonably controlled the direct costs of its construction projects, as well as the Company's general expenses, compared with the corresponding period of the previous year.

7. Website where the full financial statements are published: www.vinaconex21.vn

We hereby undertake that the information disclosed above is true and accurate and accept full responsibility before the law for the contents of the disclosed information.

Yours faithfully,

VINACONEX 21 JOINT STOCK COMPANY

CÔNG TY CỔ PHẦN VINACONEX 21

CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ

Nguyễn Mạnh Hà

Recipients:

- As stated above;
- Archived: Administration Office

VINACONEX 21 JOINT STOCK COMPANY

COMBINED FINANCIAL STATEMENTS

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

(Reviewed)

TABLE OF CONTENTS

REPORT OF THE BOARD OF THE MANAGEMENT

The Board of Management of Vinaconex 21 Joint Stock Company (the "Company") presents its report and the Company's Combined Financial Statements for the period from 01/01/2026 to 30/06/2026.

Company

Vinaconex 21 Joint Stock Company.

Established and operating under the first Business Registration Certificate No. 0500236902 dated March 10, 2005.

Business Registration Certificate

No. 0500236902, registered for the 12th change on May 6, 2026
Issued by Hanoi Department of Finance.

Head office

3rd floor, Vinaconex 21 building, lane 804 Quang Trung street Duong Noi Ward, Hanoi City.

Board of Directors

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

Mr.	Nguyen Manh Ha	Chairman
Mr.	Nguyen Huy Cuong	Member
Mr.	Nguyen Linh Giang	Member

Board of Management

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

Mr.	Nguyen Huy Cuong	General Director	
Mr.	Nguyen Ba Hanh	Deputy General Director	
Mr.	Vu Duc Hoa	Deputy General Director	Appointed on February 23, 2026
Mr.	Phan Truong Quan	Chief accountant	

Supervisory Board

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

Mr.	Nguyen Huu Khanh	Head of Supervisory Board
Mrs.	Nguyen Thi Thanh Mai	Member
Mrs.	Luong Hoai Nam	Member

Legal representative

Mr. Nguyen Manh Ha Chairman

Mr. Nguyen Huy Cuong is authorized by Mr. Nguyen Manh Ha to operate and manage all activities of the Company, represent the Company in transactions with related parties and sign all documents, vouchers and reports of the Company according to Power of Attorney No. 01/2022/UQ dated May 4, 2022 of the Chairman of the Board of Directors. Authorization term is from May 4, 2022 until there is another replacement document.

Auditors

Vietnam Auditing and Valuation Company Limited (AVA).

Management's Responsibility for the Combined Financial Statements

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

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

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

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

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

Hanoi, August 12, 2026
On behalf of the Management
General Director

M.S.D.N: 0500236890 C.T.C.P
CÔNG TY CỔ PHẦN VINACONEX 21
Q.HÀ ĐÔNG - T.P HÀ NỘI

Nguyen Huy Cuong

Vietnam Auditing and Valuation Company Limited
Address: 14th Floor, SUDICO Building, Me Tri Street
My Dinh 1 Ward, South Tu Liem District, Hanoi, Viet Nam
T: (+84 24) 3868 9566 (+84 24) 3868 9588
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No.: 598/BCKT-TC/AVA

AUDITOR'S REPORT
INTERIM FINANCIAL INFORMATION REVIEW

To: **Shareholders, the Board of Directors and Board of Management**
Vinaconex 21 Joint Stock Company

We have reviewed the accompanying interim Combined Financial Statements of Vinaconex 21 Joint Stock Company, prepared on 12/08/2026, set out on pages 06 to 34, including Combined Statement of Financial Position as at 30/06/2026, Combined Statement of Profit or Loss, Combined Statement of Cash Flows for the six-month accounting period then ended, and the Notes to the Combined Financial Statements.

Management' Responsibility

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

Auditor's Responsibility

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

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim Combined Financial Statements do not present fairly, in all material respects, the financial position of Vinaconex 21 Joint Stock Company as at 30/06/2026, and of the results of its operations and its cash flows for the six-month accounting period then ended, in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of accompanying interim financial statements.

VIETNAM AUDITING AND
VALUATION COMPANY LIMITED

Do Thi Duyen
Vice General Director
Registration certificate
3642-2026-126-1
Hanoi, August 12, 2026

Form No. B 01 - DN

COMBINED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

Unit: VND

	ITEMS	Code	Note	30/06/2026	01/01/2026
A.	**CURRENT ASSETS**	**100**		**670,467,613,462**	**403,211,284,121**
I.	**Cash and cash equivalents**	**110**	V.1	**13,559,707,626**	**6,142,913,151**
1.	Cash	111		13,559,707,626	6,142,913,151
II.	**Short-term receivables**	**130**		**208,533,822,858**	**170,461,994,694**
1.	Short-term trade receivables	131	V.2	33,974,705,900	26,309,251,711
2.	Short-term advances to suppliers	132	V.3	117,540,697,794	61,114,185,895
3.	Other short-term receivables	135	V.4	59,000,257,628	85,020,395,552
4.	Allowance for impairment of short-term receivables	136	V.5	(1,981,838,464)	(1,981,838,464)
III.	**Inventories**	**140**	V.6	**406,106,804,480**	**201,809,347,236**
1.	Inventories	141		406,106,804,480	201,809,347,236
IV.	**Other current assets**	**160**		**42,267,278,498**	**24,797,029,040**
1.	Short-term prepaid expenses	161	V.10	3,000,000,000	225,000,000
2.	VAT deductible	162		37,025,053,409	22,472,100,571
3.	Taxes and others receivable from State Treasury	163	V.13	2,242,225,089	2,099,928,469
B.	**NON-CURRENT ASSETS**	**200**		**80,404,380,216**	**81,261,297,499**
I.	**Long-term receivables**	**210**		**32,288,000**	**32,288,000**
1.	Other long-term receivables	215	V.4	32,288,000	32,288,000
II.	**Fixed assets**	**220**		**63,437,575,215**	**35,725,811,534**
1.	Tangible fixed assets	221	V.7	63,437,575,215	35,725,811,534
	- Cost	222		91,274,159,167	64,043,892,985
	- Accumulated depreciation	223		(27,836,583,952)	(28,318,081,451)
III.	**Investment properties**	**240**	V.8	**16,551,303,080**	**16,764,581,600**
	- Cost	241		19,195,066,800	19,195,066,800
	- Accumulated depreciation	242		(2,643,763,720)	(2,430,485,200)
IV.	**Long-term work in progress**	**250**	V.9	**-**	**28,298,448,000**
1.	Construction in progress	252		-	28,298,448,000
V.	**Other non-current assets**	**270**		**383,213,921**	**440,168,365**
1.	Long-term prepaid expenses	271	V.10	383,213,921	440,168,365
	TOTAL ASSETS	**280**		**750,871,993,678**	**484,472,581,620**

Form No. B 01 - DN

COMBINED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026
(Continuous)

Unit: VND

	ITEMS	Code	Note	30/06/2026	01/01/2026
C.	**LIABILITIES**	**300**		**628,919,362,966**	**362,903,001,024**
I.	**Current liabilities**	**310**		**300,057,592,663**	**206,597,412,517**
1.	Short-term trade payables	311	V.11	50,656,561,308	31,719,610,529
2.	Short-term advances from customers	312	V.12	83,073,576,236	52,290,530,275
3.	Short-term taxes and others payable to State Treasury	314	V.13	92,055,351	56,299,202
4.	Payables to employees	315		2,581,795,675	2,192,791,451
5.	Short-term accrued expenses	316	V.14	311,992,138	4,813,117,280
6.	Short-term deferred revenue	319	V.15	2,000,000	70,090,909
7.	Other short-term payables	320	V.16	4,475,348,739	3,423,978,424
8.	Short-term borrowings and finance lease liabilities	321	V.17	158,864,263,216	112,030,994,447
II.	**Non-current liabilities**	**330**		**328,861,770,303**	**156,305,588,507**
1.	Long-term deferred revenue	337	V.15	19,519,770,852	19,773,174,390
2.	Other long-term payables	338	V.16	40,000,000,000	40,000,000,000
3.	Long-term borrowings and finance lease liabilities	339	V.17	269,341,999,451	96,532,414,117
D.	**EQUITY**	**400**		**121,952,630,712**	**121,569,580,596**
1.	Issued capital of owners	411		119,997,890,000	119,997,890,000
	- Ordinary shares with voting rights	411a		119,997,890,000	119,997,890,000
2.	Share premium	412		(117,026,500)	(117,026,500)
3.	Development and investment fund	418		777,775,837	777,775,837
4.	Retained earnings	420		1,293,991,375	910,941,259
	- Retained earnings carried forward from prior periods	420a		910,941,259	70,848,587
	- Retained earnings for the current period	420b		383,050,116	840,092,672
	TOTAL LIABILITIES AND EQUITY	**440**		**750,871,993,678**	**484,472,581,620**

Hanoi, August 12, 2026

Prepared by	**Chief Accountant**	**General Director**
Ha Duc Tam	**Phan Truong Quan**	**Nguyen Huy Cuong**

CÔNG TY CỔ PHẦN VINACONEX 21 M.S.D.N:0500 ... C.T.C.P Q.HÀ ĐÔNG - T.P HÀ NỘI

Form No. B 02 - DN

COMBINED STATEMENT OF PROFIT OR LOSS

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

Unit: VND

	ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1.	Revenue from sale of goods and rendering of services	01	VI.1	39,344,715,259	97,891,512,890
2.	**Net revenue from sale of goods and rendering of services**	**10**		**39,344,715,259**	**97,891,512,890**
3.	Cost of sales	11	VI.3	34,272,437,799	88,607,222,631
4.	**Gross profit from sale of goods and rendering of services**	**20**		**5,072,277,460**	**9,284,290,259**
5.	Gain/(loss) from sale and disposal of investment property	21		-	-
6.	Finance income	22	VI.4	1,346,702	5,759,425
7.	Finance expenses	23	VI.5	2,118,549,798	2,138,056,946
	Of which: Interest expenses	24		2,118,549,798	2,138,056,946
8.	General and administrative expenses	26	VI.6	2,632,336,242	6,891,555,564
9.	**Net operating profit**	**30**		**322,738,122**	**260,437,174**
10.	Other income	31	VI.7	91,510,173	116,272,910
11.	Other expenses	32	VI.8	31,198,179	46,566,702
12.	**Other profit**	**40**		**60,311,994**	**69,706,208**
13.	**Total net profit before tax**	**50**		**383,050,116**	**330,143,382**
14.	Current corporate income tax expenses	51	VI.10	-	-
15.	**Profit after corporate income tax**	**60**		**383,050,116**	**330,143,382**
16.	**Basic earnings per share**	**70**	VI.11	**32**	**28**
17.	**Diluted earnings per share**	**71**	VI.11	**32**	**28**

Hanoi, August 12, 2026

Prepared by	**Chief Accountant**	**General Director**
Ha Duc Tam	**Phan Truong Quan**	**Nguyen Huy Cuong**

M.S.D.N: 0500236[illegible] C.T.C.P CÔNG TY CỔ PHẦN VINACONEX 21 Q.HÀ ĐÔNG - T.P HÀ NỘI

Form No. B 03 - DN

COMBINED STATEMENT OF CASH FLOWS

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

Unit: VND

	ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
I.	**Cash flows from operating activities**				
1.	**Profit before tax**	**01**		**383,050,116**	**330,143,382**
2.	**Adjustments for**				
	- Depreciation of property, plant and equipment and investment property	02		799,962,839	779,642,690
	- Gains/(losses) from investing and financing activities	05		(92,255,793)	27,148,140
	- Borrowing costs	06		2,118,549,798	2,138,056,946
3.	**Operating profit before changes in working capital**	**08**		**3,209,306,960**	**3,274,991,158**
	- Increase/(decrease) in receivables	09		(52,767,077,622)	(16,730,960,101)
	- Increase/(decrease) in inventories	10		(204,297,457,244)	(1,416,252,311)
	- Increase/(decrease) in payables (excluding interest payable and income tax payable)	11		46,753,082,981	3,608,307,630
	- Increase/(decrease) in prepaid expenses	12		(2,718,045,556)	(381,842,757)
	- Interest paid	14		(2,498,124,940)	(2,149,427,541)
	Net cash flows from operating activities	**20**		**(212,318,315,421)**	**(13,795,183,922)**
II.	**Cash flows from investing activities**				
1.	Payments for acquisition and construction of property, plant and equipment and other long-term assets	21		-	(207,000,000)
2.	Proceeds from disposal of property, plant and equipment and other long-term assets	22		90,909,091	263,636,364
3.	Interest received, dividends and profit received	27		1,346,702	5,759,425
	Net cash flows from investing activities	**30**		**92,255,793**	**62,395,789**
III.	**Cash flows from financing activities**				
1.	Proceeds from borrowings	33		303,727,645,005	45,468,308,810
2.	Repayment of borrowings (principal)	34		(84,084,790,902)	(44,971,730,272)
	Net cash flows from financing activities	**40**		**219,642,854,103**	**496,578,538**
	Net increase/(decrease) in cash and cash equivalents	**50**		**7,416,794,475**	**(13,236,209,595)**
	Cash and cash equivalents at the beginning of the period	**60**		**6,142,913,151**	**14,811,078,411**
	Cash and cash equivalents at the end of the period	**70**		**13,559,707,626**	**1,574,868,816**

Hanoi, August 12, 2026

Prepared by	**Chief Accountant**	**General Director**
Ha Duc Tam	**Phan Truong Quan**	**Nguyen Huy Cuong**

M.S.D.N: 0500236102 - C.T.C.P
CÔNG TY CỔ PHẦN VINACONEX 21
Q. HÀ ĐÔNG - T.P HÀ NỘI

Form No. B 09 - DN

NOTES TO THE FINANCIAL STATEMENTS

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

I. Background

1. Forms of Ownership

Vinaconex 21 Joint Stock Company.

The company operates under Business Registration Certificate No. 0500236902, registered for the 12th change on May 6, 2026, Issued by Hanoi Department of Finance.

Head office: 3rd floor, Vinaconex 21 building, lane 804 Quang Trung street, Duong Noi ward, Hanoi city.

Charter capital: 119,997,890,000 VND.

Total number of shares: 11,999,789 shares.

2. Business field

The Company's business fields are real estate trading, construction and commercial concrete production.

3. Business activities

Construction and installation of civil, industrial, transportation, irrigation, airport, seaport, tunnel, water supply and drainage works, transmission lines and substations up to 500kV, infrastructure engineering projects, residential areas, urban areas, industrial zones, export processing zones, and high-tech zones;
Investment and construction consultancy for projects: Investment project formulation, bidding consultancy, supervision and project management consultancy, and consultancy for new technology equipment and automation equipment;
Topographical and hydrogeological surveys, engineering surveying, and laboratory testing;
Real estate investment and development, technical infrastructure development for urban areas, residential areas, and
Exploitation, production, processing, and trading of components and materials used in construction, as well as interior and exterior decoration.

4. The Company's normal business period

The Company's normal business period is 12 months.

5. Business structure

List of dependent accounting units without legal status

Name of unit	Head office - Principle activities
Branch of Vinaconex 21 Joint Stock Company - Construction Materials Production and Trading Enterprise	3Ard floor, Vinaconex 21 building, lane 804 Quang Trung street, Duong Noi ward, Hanoi city

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

As at 30/06/2026, the number of employees is: 63 people.
As at 01/01/2026, the number of employees is: 63 people.

7. Statement of ability to compare information on Financial Statements

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

II. Accounting period and accounting monetary unit

1. Accounting period

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

2. Accounting monetary unit

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

III. Accounting standards and Accounting system

1. Accounting System

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

2. Accounting System

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

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

3. Announcement on compliance with Vietnamese standards and accounting system

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

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

1. Exchange rates applied in accounting system

Transactions denominated in foreign currencies are translated into Vietnam Dong (VND) at the actual exchange rates prevailing on the transaction dates or at historical exchange rates, as appropriate to the nature of the transactions. Actual exchange rates are the average transfer buying and selling rates quoted by the commercial bank with which the Company regularly transacts, or exchange rates approximating such rates in accordance with prevailing regulations. Historical exchange rates are determined using the specific identification method or the weighted average method.
For foreign currency purchase and sale transactions, the exchange rates stipulated in the contracts between the Company and the commercial banks are applied. At the end of the accounting period, monetary items denominated in foreign currencies are retranslated at the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly transacts. Foreign currency deposits are retranslated at the exchange rates quoted by the banks where the relevant accounts are maintained. Foreign currency-denominated receivables for which allowances for doubtful debts have been recognised are not retranslated to the extent of the amounts covered by such allowances.
Where a commercial bank does not quote an exchange rate for the foreign currency in which a transaction is denominated, the Company uses an intermediary currency for translation in accordance with prevailing regulations and applies such method consistently throughout the accounting period.

2. Recognition of cash and cash equivalents

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

3. Principles of accounting for financial investments

Held-to-maturity investments
Held-to-maturity investments comprise term deposits, valuable papers, bonds, preference shares classified as liabilities, loans and other investments held to maturity for interest-earning purposes, excluding derivative financial instruments. These investments are presented as current or non-current assets based on their remaining terms at the end of the reporting period.
At the end of the reporting period, the Company assesses whether there is any impairment of its held-to-maturity investments and recognizes an allowance for impairment losses, if necessary. Held-to-maturity investments denominated in foreign currencies are recognized and subsequently remeasured in accordance with the accounting policies for foreign

Investment in subsidiaries; joint-ventures, associates
Investments in subsidiaries, joint ventures and associates are initially recognized at cost when the Company obtains ownership interests. Cost comprises the purchase price and directly attributable acquisition costs. Where investments are made through contributions of non-monetary assets, the cost of the investment is determined based on the fair value of the assets contributed at the contribution date.

Subsidiaries, joint ventures and associates are identified based on the Company's control, joint control or significant influence over the investees, primarily considering voting rights and other relevant contractual arrangements.

Investments in subsidiaries, joint ventures and associates are accounted for using the cost method. Dividends and profit distributions received from accumulated post-acquisition profits are recognized as finance income, while other distributions are deducted from the carrying amount of the investment.
At the end of the reporting period, the Company assesses whether there is any impairment of its investments and recognizes an allowance for impairment losses, if necessary, in accordance with prevailing regulations.

4. Accounting policies for receivables

Receivables comprise trade receivables, internal receivables and other receivables. Receivables are monitored in detail by counterparties, maturities, original currencies and other relevant factors for management purposes.

At the end of the reporting period, foreign currency-denominated receivables are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts. Receivables are classified as current or non-current based on their remaining terms at the end of the reporting period.

The Company recognizes an allowance for doubtful debts for receivables that are considered impaired or are unlikely to be fully recoverable in accordance with prevailing regulations.

5. Accounting policies for inventories

Recognition of inventories

Inventories are stated at cost, which comprises purchase costs, conversion costs and other directly attributable costs incurred in bringing the inventories to their present location and condition. Where the net realizable value is lower than cost, inventories are stated at net realizable value.

Materials, equipment, spare parts and work in progress that are expected to be recovered or consumed after more than 12 months from the end of the reporting period or beyond the normal operating cycle are presented as non-current assets.

Inventory valuation method

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

Inventory accounting method

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

Allowance for inventory write-down

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

Basis for allocation of raw materials and supplies

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

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

Tangible and intangible assets

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

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

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

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

- Buildings, structures	06 - 20 years
- Machinery, equipment	10 - 15 years
- Transportation equipment	05 - 10 years
- Management equipment and tools	03 - 10 years
- Office equipment	05 years

7. Accounting policies for deferred expenses

Deferred expenses comprise expenditures that have been incurred but relate to multiple accounting periods, including prepaid rentals, prepaid insurance, tools and supplies, major repairs and periodic maintenance of fixed assets, goodwill and other expenditures that are allocated to operating expenses over multiple periods in accordance with prevailing
Deferred expenses are amortized to operating expenses over periods and using methods that are appropriate to the nature of the expenditures and the pattern in which the related economic benefits are expected to be consumed. The Company maintains detailed records of each deferred expense item, including the amount incurred, the amount amortized and the
Expenditures relating to one financial year or one operating cycle are classified as short-term deferred expenses. Expenditures expected to generate economic benefits over multiple accounting periods are classified as long-term deferred expenses and are amortized to profit or loss over the relevant periods.

8. Accounting policies for trade payables

Trade payables comprise obligations arising from the purchase of goods, services, assets and other transactions of a commercial nature with suppliers. Trade payables are monitored in detail by counterparty, settlement term, original currency and other relevant factors for management purposes.
At the end of the reporting period, trade payables are classified as current or non-current based on their remaining terms.
Foreign currency-denominated payables are initially recognized at the actual transaction exchange rates or recorded exchange rates and are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts at the end of the reporting period.
Trade payables are recognized in accordance with the prudence principle when there is evidence that a payment obligation is likely to arise.

9. Accounting policies for dividends and profit distributions payable

Dividends and profit distributions payable are recognized as liabilities when the distribution of profits has been approved by the appropriate authority in accordance with the Company's Charter and applicable laws and regulations. The liability is measured at the amount payable to shareholders, capital contributors or owners.
The Company monitors the payment terms, settlement status and the financial year from which profits are appropriated for each dividend or profit distribution payable, where such information can be determined. Dividends and profit distributions approved after the end of the reporting period are not recognized as liabilities at the reporting date but are disclosed as events occurring after the reporting period.

10. Accounting policies for accrued expenses

Accrued expenses represent expenses relating to goods and services received or obligations incurred during the reporting period for which adequate supporting documentation for settlement is not available at the reporting date. Such expenses are recognized based on reasonable estimates and in accordance with the matching principle.
Accrued expenses are reviewed and reconciled against actual costs incurred. Any difference between the accrued amounts and the actual costs is recognized as an adjustment to expenses in the period in which the difference arises.

11. Accounting policies for deferred revenue

Deferred revenue comprises amounts received in advance that relate to multiple accounting periods, including rental income received in advance and other advance receipts that do not yet qualify for recognition in profit or loss for the current period.
Deferred revenue is initially recognized at the amount received and is subsequently recognized as revenue over the relevant periods based on the passage of time or the extent to which the related performance obligations have been
Deferred revenue does not include advances received from customers for goods or services not yet provided, nor revenue that has been recognized but not yet collected.

12. Accounting policies for deferred income tax

Deferred tax assets

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

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

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

Deferred tax liabilities

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

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

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

13. Accounting policies for borrowings and finance lease liabilities

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

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

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

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

Borrowing costs are recognized as expenses in the period in which they are incurred, except for borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets, which are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.

Capitalized borrowing costs include interest expenses, discounts or premiums arising on the issuance of bonds, and other costs directly attributable to borrowings. For specific borrowings obtained for the construction of property, plant and equipment or investment property, borrowing costs are capitalized during the construction period, including cases where the construction period is less than twelve months.

The Company does not capitalize borrowing costs arising from borrowings used to construct assets or projects for customers.

The capitalization rate for general borrowings is determined in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs, based on the weighted average borrowing costs applicable to the borrowings outstanding during the period.

15. Accounting policies for equity

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

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

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

The conversion option of convertible bonds is recognized as an equity component, determined at the issuance date based on the difference between the proceeds of the convertible bonds and the fair value of the liability component. Upon maturity or conversion of the bonds, the value of the conversion option is transferred in accordance with prevailing regulations.

Other components of equity include amounts supplemented from retained earnings, assets received as grants, donations or gifts, differences arising from common control transactions, revaluation surplus of assets, and other items recognized directly in equity in accordance with applicable regulations.

15.2. Accounting policies for retained earnings

Retained earnings represent the profit after tax remaining after the allocation to reserves, dividend distribution, profit appropriation, or loss handling as approved by the competent authority and in accordance with applicable laws and regulations.

Retained earnings also include retrospective adjustments arising from changes in accounting policies or correction of material prior-period errors. The recognition and appropriation of retained earnings are based on the Company's financial performance and lawful profit distribution decisions.

16. Accounting policies for revenue recognition and other income

16.1. Revenue from sale of goods and rendering of services

Accounting policies for revenue from sale of investment property

The company recognizes revenue from the sale of real estate when the following conditions are simultaneously met:

- The investment property has been completed and handed over to the buyer, and the significant risks and rewards associated with ownership have been transferred;
- The Company no longer retains managerial involvement or control over the property;
- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

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

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

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

16.2. Finance income

Finance income includes:

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

Finance income is recognized in accordance with the following principles:

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

17. Accounting policies for cost of goods sold

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

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

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

18. Accounting policies for finance costs

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

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

Selling expenses comprise costs incurred directly in connection with sales activities and rendering of services, including staff costs, advertising and marketing expenses, commissions, transportation, storage, packaging, warranty costs, and [illegible]

General and administrative expenses include general overhead costs of the enterprise such as management staff costs, office supplies and materials, depreciation of property, plant and equipment, taxes and fees, provisions for doubtful debts, outsourced services, and other administrative expenses.

Selling expenses and general and administrative expenses are recognized in profit or loss in the period in which they are incurred in accordance with the matching principle between revenue and expenses.

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

Current corporate income tax

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

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

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

Deferred corporate income tax expense

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

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

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

21. Accounting policies and other principles

Related parties

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

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

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

Unit: VND

1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not restricted in use	30/06/2026	01/01/2026
Cash on hand	1,783,098,787	4,380,266,476
Demand deposits	11,776,608,839	1,762,646,675
	13,559,707,626	**6,142,913,151**

2. Receivables

	30/06/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
Short-term				
Ha Dong District Investment and Construction Project	8,129,548,227	-	8,129,548,227	-
Son Tay Town Investment and Construction Project	32,876,000	-	32,876,000	-
Vinh Phuc Province Transport Construction Project	3,503,341,000	-	1,456,948,000	-
CONSGROUP.,Jsc	-	-	1,837,546,364	-
SCG Construction Group., Jsc	12,943,133,725	-	5,416,697,172	-
Nam Tu Liem District Investment and Construction Project Management Board	3,826,969,775	-	3,826,969,775	-
Others	5,538,837,173	-	5,608,666,173	-
	33,974,705,900	**-**	**26,309,251,711**	**-**

3. Advances for suppliers

	30/06/2026	01/01/2026
Short-term		
Btech Solution and Technology Company Limited	-	1,139,994,600
ECOSPACE design consultancy and project management Joint Stock Company	100,000,000	13,330,000,000
Dong Hung Development Investment Joint Stock Company	8,181,297,500	8,181,297,500
VINA 21 Concrete Joint Stock Company	13,452,259,600	13,200,000,000
Thanh Nam Build Construction Limited Company	3,478,797,946	5,671,753,770
Diem Phuc Materials Commercial Service Company Limited	2,822,172,047	5,180,716,286
VIET INCONS Joint Stock Company	31,689,518,563	5,802,555,151
Dan Phuong Industry Joint Stock Company	15,000,000,000	100,000,000
Minh Viet Urban Construction and Consultancy Joint Stock Company	27,300,000,000	-
IPA Vietnam Industrial Joint Stock Company	6,200,000,000	2,000,000,000
Others	9,316,652,138	6,507,868,588
	117,540,697,794	**61,114,185,895**

4. Other receivables

	30/06/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
4.1. Short-term				
Other parties				
Advances to employees	57,161,412,823	-	83,140,951,169	-
Others	1,838,844,805	-	1,879,444,383	-
	59,000,257,628	**-**	**85,020,395,552**	**-**
4.3. Long-term				
Other parties				
Pledges, collateral deposits	32,288,000	-	32,288,000	-
	32,288,000	**-**	**32,288,000**	**-**

5. Bad debt

	30/06/2026		01/01/2026	
	Original value	**Recoverable amount**	**Original value**	**Recoverable amount**
Son Tay Water Supply Joint	312,796,100	-	312,796,100	-
VINACONEX.,Jsc	350,000,000	-	350,000,000	-
VNCC Consulting, Supervision and Project Management Branch	125,000,000	-	125,000,000	-
Thanh Binh Construction Investment Consult Company	368,870,000	-	368,870,000	-
Duc Viet Environment - Technologies Company Limted	40,000,000	-	40,000,000	-
SHIMIZU Vietnam Co., Ltd	785,172,364	-	785,172,364	-
	1,981,838,464	**-**	**1,981,838,464**	**-**

6. Inventories

	30/06/2026		01/01/2026	
	Original value	Provision	Original value	Provision
Tools, supplies	39,878,875	-	43,466,329	-
Production and business work in progress (*)	406,066,925,605	-	201,765,880,907	-
	406,106,804,480	**-**	**201,809,347,236**	**-**

(*): Includes

Social Housing Project in Nam Ngan Ward - Thanh Hoa City	336,295,786,554	-	125,301,152,761	-
Other projects and works	69,771,139,051	-	76,464,728,146	-
	406,066,925,605	**-**	**201,765,880,907**	**-**

7. Tangible fixed assets

Appendix No. 01

8. Investment properties

8.1. Investment property for rent

Items	Land use rights	House	Kiosks for lease	Total
Original cost				
As at 01/01/2026	-	-	19,195,066,800	19,195,066,800
Increase	-	-	-	-
Decrease	-	-	-	-
As at 30/06/2026	**-**	**-**	**19,195,066,800**	**19,195,066,800**
Accumulated depreciation				
As at 01/01/2026	-	-	2,430,485,200	2,430,485,200
Depreciation in period	-	-	213,278,520	213,278,520
Decrease	-	-	-	-
As at 30/06/2026	**-**	**-**	**2,643,763,720**	**2,643,763,720**
Net carrying amount				
As at 01/01/2026	-	-	16,764,581,600	16,764,581,600
As at 30/06/2026	**-**	**-**	**16,551,303,080**	**16,551,303,080**

9. Long-term assets in progress

9.1 Construction in progress

	30/06/2026		01/01/2026	
	Original value	**Recoverable amount**	**Original value**	**Recoverable amount**
Construction cost of 19T1 Building basement expansion	-	-	28,298,448,000	28,298,448,000
	-	**-**	**28,298,448,000**	**28,298,448,000**

10. Prepaid expenses

10.1. Short-term

	30/06/2026	01/01/2026
Selling expenses pending allocation	3,000,000,000	-
Others	-	225,000,000
	3,000,000,000	**225,000,000**

10.2. Long-term

	30/06/2026	01/01/2026
Office repair expenses	285,943,070	326,792,080
Other	97,270,851	113,376,285
	383,213,921	**440,168,365**

11. Payables to suppliers

	30/06/2026	01/01/2026
Short-term		
Dai Ngan Construction And Trading Jiont Stock Company	17,893,123,490	-
Dong Hung Development Investment Joint Stock Company	2,905,798	525,194,619
VIET INCONS Joint Stock Company	1,739,849,836	2,110,786,036
VINA 21 Concrete Joint Stock Company	2,320,914,872	1,515,049,872
Btech Solution and Technology Company Limited	2,198,155,510	1,003,686,000
Investment and Construction Project 656 Limted Company	228,538,000	237,005,200
D&L Service Trading and Build Joint Stock Company	569,164,610	63,178,610
Others	25,703,909,192	26,264,710,192
	50,656,561,308	**31,719,610,529**

12. Advances from customers

	30/06/2026	01/01/2026
Short-term		
Other parties		
Nam Tu Liem District Project Management Board	24,597,362,000	25,764,410,000
Bac Tu Liem District Investment and Construction Project Management Board	713,564,000	713,564,000
Investment - Infrastructure Project Management Board of Phu Thuong Ward (formerly Tay Ho District Investment and Construction Project Management Board)	6,365,522,000	6,365,522,000
Scg Construction Group Joint Stock Company	-	12,743,794,402
Prepayments from customers for Phu Thinh Project	8,725,529,083	6,499,165,443
Prepayments from customers for Nam Ngan Social Housing Project - Thanh Hoa	42,467,524,723	-
VINACONEX.,Jsc	204,074,430	204,074,430
	83,073,576,236	**52,290,530,275**

13. Taxes and payables to the state budget

	30/06/2026	Tax paid in the period	Tax payable in the period	01/01/2026
Value-added tax	(1,952,914,746)	5,633,049,121	5,499,944,811	(1,819,810,436)
Corporate income tax	(271,500,085)	-	-	(271,500,085)
Personal income tax	71,429,641	110,640,798	125,771,237	56,299,202
Property tax and land rental	9,785,179	72,625,710	84,059,110	(1,648,221)
Fees, charges and other payables	(6,969,727)	27,269,230	27,269,230	(6,969,727)
	(2,150,169,738)	**5,606,570,037**	**5,500,029,566**	**(2,043,629,267)**

13.1. Payables

	30/06/2026	01/01/2026
Personal income tax	71,429,641	56,299,202
Property tax and land rental	20,625,710	-
	92,055,351	**56,299,202**

13.2. Receivables

	30/06/2026	01/01/2026
Value added tax payable	1,952,914,746	1,819,810,436
Corporate income tax	271,500,085	271,500,085
Property tax and land rental	10,840,531	1,648,221
Fees, charges and other payables	6,969,727	6,969,727
	2,242,225,089	**2,099,928,469**

14. Accrued expenses

	30/06/2026	01/01/2026
14.1. Short-term		
Insurance expenses	-	-
Fuel expenses	-	-
Accrued interest expenses	311,992,138	691,567,280
Construction and installation expenses		4,121,550,000
	311,992,138	**4,813,117,280**

15. Deferred revenue

	30/06/2026	01/01/2026
15.1. Short-term		
	-	-
Leasing locations for BTS telecom stations	2,000,000	21,000,000
Leasing space for IBS mobile coverage systems	-	49,090,909
	2,000,000	**70,090,909**
15.2. Long-term		
Leasing 19T1 kiosks	13,557,035,228	13,733,000,640
Leasing 19T4 kiosks	5,962,735,624	6,040,173,750
	19,519,770,852	**19,773,174,390**

16. Other payables

	30/06/2026	01/01/2026
16.1. Short-term		
Other parties		
Trade Union Fees; Social, Health, Unemployment insurance	179,010,757	-
Other payables	4,184,537,382	3,268,213,094
+ Maintenance fee for 19T1 Kien Hung Project	*2,698,039,607*	*2,698,039,607*
+ Other payables	*1,486,497,775*	*570,173,487*
Other short-term payables	-	-
Excess advance refund payable	111,800,600	155,765,330
	4,475,348,739	**3,423,978,424**
16.2. Long-term		
Other parties		
Other payables		
+ VIET INCONS Joint Stock Company (2)	*40,000,000,000*	*40,000,000,000*
	40,000,000,000	**40,000,000,000**

(2) Business Cooperation Contract No. 01/2023/HTKD-VI-V21-DLHC dated 08/03/2023 between Viet Incons Joint Stock Company, Vinaconex 21 Joint Stock Company, and Hanoi Investment and Trade Joint Stock Company regarding business cooperation for the investment and implementation of the Social Housing Project in Nam Ngan Ward, Thanh Hoa City (at the Land Lot Plan for Residential and Service Area belonging to Bac Cau Hac Urban Area).

17. Loans and debts

17.1. Short-term borrowings

	30/06/2026	Decrease	Increase	01/01/2026
Short-term borrowings	**158,864,263,216**	**84,084,790,902**	**130,918,059,671**	**112,030,994,447**
Bank	-	-	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch (1)	52,627,413,216	26,910,790,902	29,448,059,671	50,090,144,447
Individuals	**106,236,850,000**	**57,174,000,000**	**101,470,000,000**	**61,940,850,000**
	158,864,263,216	**84,084,790,902**	**130,918,059,671**	**112,030,994,447**

(1) Borrowings from Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch under Credit Line Agreement No. 01/2025/178011/HĐTG dated 10/09/2025, with a credit limit of VND 210,000,000,000. Purpose of the loan: to supplement working capital, issue guarantees, and open L/C. Term of the credit line: 12 months from the signing date of the agreement or from the signing date of this agreement to the end of 30/08/2026, whichever comes first. Applicable interest rates are specified in each specific credit contract. Collateral for the loans is provided under Asset Mortgage Agreement No. 02/2019/178011/HĐBĐ dated 26/11/2019 and Asset Mortgage Agreements No. 01, No. 02, and No. 03/2018/178011/HĐTC dated 06/07/2018.
(2) Temporary personal loans for production and business purposes. Interest rate 0%

17.2. Long-term borrowings

	30/06/2026	Decrease	Increase	01/01/2026
Long-term borrowings	**269,341,999,451**	-	**172,809,585,334**	**96,532,414,117**
	-	-	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch (3)	269,341,999,451	-	172,809,585,334	96,532,414,117
	269,341,999,451			**96,532,414,117**

(3) Borrowings from Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Dong Branch under Credit Agreement No. 02/2025/178011/HĐTG dated 04/11/2025 to serve the Project "Investment in construction of 2 social housing blocks NOXH1 and NOXH2 at land plot CC3 under the social housing project in Nam Ngan Ward, Thanh Hoa City (at the Land Lot Plan for Residential and Service Area belonging to Bac Cau Hac Urban Area)". The maximum total outstanding loan balance and issued L/C guarantees shall not exceed VND 600,000,000,000 and shall not exceed 46.7% of the total investment capital of the Project (including VAT). Purpose of the loan: to supplement working capital, issue guarantees, and open L/C. Credit facility period: 60 months from the day following the date of the first disbursement. The loan tenure for each draw-down is specified in each disbursement schedule, guarantee document, or L/C credit document issued at each point in time. The loan interest rate during the preferential period varies by period, currently applied at 6.4% per annum. The loan interest rate after the preferential period shall be at least equal to the 24-month post-paid VND savings interest rate for individual customers and a margin of 3.5% per annum, but not lower than the minimum lending interest rate floor. The Borrower mortgages/pledges all assets formed from the loan capital (which includes all assets formed from the project's investment capital funded by the Lender, including existing assets and future assets whose formation costs fall under the total investment capital and/or the final settlement account list of the project), including but not limited to: Land use rights for the eligible area for mortgage, Ownership rights to assets attached to land, machinery and equipment, movables belonging to the project, and property rights arising from the project.

18. Owner's equity

Appendix No.

18.1. Earnings distribution

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Total profit of the previous period carried forward	910,941,259	70,848,587
Profit after tax in the period	383,050,116	330,143,382
Other increases, decreases		
Earnings distribution of the previous year, in which:	-	-
Bonus and welfare fund deduction	-	-
Dividend payment	-	-
Remuneration for the Board of Directors, Non-Executive Supervisory Board	-	-
Undistributed profit after tax at the end of the period	**1,293,991,375**	**400,991,969**

18.2. The details of the owner's equity

	30/06/2026		01/01/2026	
	Rate (%)	Value	Rate (%)	Value
Mr. Nguyen Xuan Viet	11.15	13,376,990,000	11.15	13,376,990,000
Other shareholders	88.85	106,620,900,000	88.85	106,620,900,000
	88.85	**119,997,890,000**	**88.85**	**119,997,890,000**

18.3. Capital transactions with owners and distribution of dividends and profits

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Owner's Equity		
Opening balance	119,997,890,000	119,997,890,000
Increase in the period	-	-
Decrease in the period	-	-
Closing balance	119,997,890,000	119,997,890,000

18.4. Stock

	30/06/2026	01/01/2026
Quantity of registered issuing stocks	**11,999,789**	**11,999,789**
Quantity of Authorized issuing stocks		
Common stocks	11,999,789	11,999,789
Quantity of Outstanding Stocks		
Common stocks	11,999,789	11,999,789
Par value of Stocks	10,000	10,000

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

Unit: VND

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

Revenue from sale of goods	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Revenue from real estate business	820,272,727	9,017,635,636
Revenue from construction contracts	37,658,368,993	88,223,614,625
Revenue from rendering of services	866,073,539	650,262,629
	39,344,715,259	**97,891,512,890**

3. Cost of good sold

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Cost of real estate business	769,027,127	8,386,651,000
Cost of construction contracts	32,928,171,190	80,007,293,111
Cost of services rendered	575,239,482	213,278,520
	34,272,437,799	**88,607,222,631**

4. Financial incomes

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interests of bank deposits and loans	1,346,702	5,759,425
	1,346,702	**5,759,425**

5. Financial expenses

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interests of borrowing	2,118,549,798	2,138,056,946
	2,118,549,798	**2,138,056,946**

6. **Selling and general administrative expenses**

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
General administrative expenses		
Management staff expenses	818,210,807	4,440,423,944
Tools and supplies expenses	84,777,776	-
Depreciation expenses	390,987,023	554,810,941
Tax, Charge, Fee	86,195,386	55,484,770
Expenses from external services	562,978,171	380,053,995
Other expenses by cash	689,187,079	1,460,781,914
	-	
	2,632,336,242	**6,891,555,564**

7. **Other income**

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Income from liquidation, disposal of fixed assets	90,909,091	-
Others	601,082	116,272,910
	91,510,173	**116,272,910**

8. **Other expenses**

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Expenses on disposals of fixed assets	-	32,907,565
Penalties	31,197,945	13,657,067
Others	234	2,070
	31,198,179	**46,566,702**

9. **Business and productions cost by items**

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Cost of materials	130,485,504,600	46,604,554,756
Labour cost	7,658,570,505	11,695,267,776
Depreciation expenses	799,962,839	779,642,690
Outside purchase services cost	87,583,275,128	34,028,889,684
Other expenses by cash	14,678,505,667	3,807,463,674
	241,205,818,739	**96,915,818,580**

10. Income Tax

10.1. Current corporate income tax expense

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Accounting profit before tax	386,684,405	333,999,655
Tax calculated at the current corporate income tax rate	77,336,881	66,799,931
Adjustments:	-	-
Non-taxable income ()	-	-
Non-deductible expenses	-	-
Losses carried forward from prior years	(77,336,881)	(66,799,931)
Under/(over) provision in prior years	-	-
Unrecognized deferred corporate income tax assets	-	-
Current corporate income tax expense	-	-
CIT from real estate transfers		
Accounting profit before tax	(3,634,290)	(3,856,273)
Tax calculated at the current corporate income tax rate	(726,858)	(771,255)
Non-taxable income ()	-	-
Non-deductible expenses	-	-
Under/(over) provision in prior years	-	-
Unrecognized deferred corporate income tax assets	726,858	771,255
Current corporate income tax expense	-	-
Total current corporate income tax expense	-	-

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

11. Basic/Diluted earnings per share

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Net profit after tax	383,050,116	330,143,382
Distributed profit for shareholders	383,050,116	330,143,382
Average quantity of authorized issuing stocks	11,999,789	11,999,789
Basic/Diluted earnings per share	**32**	**28**

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

VII. Other information

Unit: VND

1. Events after the reporting period

According to General Meeting of Shareholders Resolution No. 15/V21 dated 28/04/2026 and Board of Directors Resolution No. 23/V21 dated 01/07/2026, the Company approved the plan for a private placement of 21,000,000 shares with a total expected par value of VND 210,000,000,000.
On 02/07/2026, the Company submitted the application dossier for the aforementioned private placement of shares to the State Securities Commission of Vietnam (SSC). On 20/07/2026, the Company received written confirmation from the SSC acknowledging the receipt of the complete application dossier for share offering in accordance with regulations.
As of the authorization date of these interim financial statements, the private placement of shares is still in progress and the Company has not yet completed the issuance.

2. Information on related parties

2.1. List of related parties

Related parties	Relationship
Member of the Board of Directors, Board of Management	Key management personnel
Mr. Nguyen Xuan Viet	Major shareholder

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

Related parties/ Contents	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Mr. Nguyen Xuan Viet		
Cash collections	-	19,535,264,306

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

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

2.4. Transactions with other related parties are as follows

Remuneration to members of Board of Management, Board of Directors and Supervisory Board			**01/01/2026 to 30/06/2026**	**01/01/2025 to 30/06/2025**
Mr.	Nguyen Manh Ha	Chairman	279,936,000	221,642,000
Mr.	Nguyen Huy Cuong	General Director	275,157,000	221,642,000
Mr.	Nguyen Ba Hanh	Deputy General Director	236,469,600	189,217,600
Mr.	Vu Duc Hoa	Deputy General Director	161,811,200	-
Mr.	Phan Truong Quan	Chief accountant	227,327,800	185,348,800
Mr.	Nguyen Huu Khanh	Head of Supervisory Board	218,769,800	173,444,800
Mrs.	Nguyen Thi Thanh Mai	Member of Supervisory Board	150,751,600	120,790,600
Mr.	Luong Hoai Nam	Member of Supervisory Board	149,594,400	106,803,400

3. Segment statements

Segment information is presented by business activity and geographical area. General expenses are allocated to each segment based on the percentage of revenue of each segment.

4.1. Main segment reporting - under business fields:

The Company comprises segments classified by main business activities, including Real estate business, Construction and installation, and Provision of other services.

Appendix No.03

4.2. Main segment reporting - Under geographical areas

Geographical segment reporting is based on the location of customers generating segment revenue. During the accounting period ended 30/06/2026, the Company's business operations were generated solely in the domestic market; therefore, there are no differences in risks and economic benefits by geographical area that require disclosure.

4. Comparative information

Comparative figures are figures on the financial statements for the accounting period from 01/01/2025 to 30/06/2025 and the financial statements for the fiscal year ended 31/12/2025, which have been reviewed and audited.

Those figures were reclassified in order to compare with figures of this year.

Items	Code	Prepared	Adjustment	Reprepared
Balance sheet				
Other short-term payables	320	65,364,828,424	(61,940,850,000)	3,423,978,424
Short-term borrowings and financial leases	321	50,090,144,447	61,940,850,000	112,030,994,447

5. Other information

Information on going - concern

There are no events that raise significant doubt about the Company's ability to continue as a going concern, and the Company has no intention or necessity to cease operations or significantly curtail the scale of its operations.

Hanoi, August 12, 2026

Prepared by	Chief Accountant	General Director
Ha Duc Tam	Phan Truong Quan	Nguyen Huy Cuong

M.S.D.N: 0500236903 C.T.C.P CÔNG TY CỔ PHẦN VINACONEX 21 Q.HÀ ĐÔNG - T.P HÀ NỘI

Appendix No. 01

7. **Tangible fixed assets**

Items	Buildings, structures	Machinery, Equipment	transportation and transmission	equipment and tools	Other fixed assets	Total
Original cost						
As at 01/01/2026	45,812,007,991	8,362,983,556	7,553,107,339	1,604,194,099	711,600,000	64,043,892,985
Finished construction investm	28,298,448,000	-	-	-	-	28,298,448,000
Liquidating, disposed	-	(1,068,181,818)	-	-	-	(1,068,181,818)
As at 30/06/2026	**74,110,455,991**	**7,294,801,738**	**7,553,107,339**	**1,604,194,099**	**711,600,000**	**91,274,159,167**
Accumulated depreciation						
As at 01/01/2026	10,355,450,510	8,312,886,779	7,553,107,339	1,469,202,407	627,434,416	28,318,081,451
Depreciation in period	547,133,744	6,000,000	-	23,300,571	10,250,004	586,684,319
Liquidating, disposed	-	(1,068,181,818)	-	-	-	(1,068,181,818)
As at 30/06/2026	**10,902,584,254**	**7,250,704,961**	**7,553,107,339**	**1,492,502,978**	**637,684,420**	**27,836,583,952**
Net carrying amount						
As at 01/01/2026	35,456,557,481	50,096,777	-	134,991,692	84,165,584	35,725,811,534
As at 30/06/2026	**63,207,871,737**	**44,096,777**	**-**	**111,691,121**	**73,915,580**	**63,437,575,215**

Ending net book value of tangible fixed assets pledged as loan securities: 21,153,102,017
Cost of fully depreciated tangible fixed assets but still in use: 18,138,377,117

Appendix No.

18. Owner's equity

Increase and decrease in owner's equity

	Issued capital of owners	Share premium	Development investment fund	Retained earnings	Total
As at 01/01/2025	119,997,890,000	(117,026,500)	777,775,837	70,848,587	120,729,487,924
Profit/(loss) in period	-	-	-	330,143,382	330,143,382
As at 30/06/2025	**119,997,890,000**	**(117,026,500)**	**777,775,837**	**400,991,969**	**121,059,631,306**
As at 01/01/2026	119,997,890,000	(117,026,500)	777,775,837	910,941,259	121,569,580,596
Profit/(loss) in period	-	-	-	383,050,116	383,050,116
As at 30/06/2026	**119,997,890,000**	**(117,026,500)**	**777,775,837**	**1,293,991,375**	**121,952,630,712**

Appendix No.03

3. Present assets, revenue, business results by segment

01/01/2026 to 30/06/2026

	Real estate business	Construction and installation	Rendering of services	Total segments	Elimination	Total entity
Net revenue from sales to external customers	820,272,727	37,658,368,993	866,073,539	39,344,715,259		**39,344,715,259**
Net revenue from inter-segment sales	-	-	-	-		-
Cost of goods sold	769,027,127	32,928,171,190	575,239,482	34,272,437,799		34,272,437,799
Allocated expenses	54,879,890	2,519,512,185	57,944,167	2,632,336,242		**2,632,336,242**
Profit from operating activities	(3,634,290)	**2,210,685,618**	**232,889,890**	**2,439,941,218**		**2,439,941,218**

30/06/2026

	Real estate business	Construction and installation	Rendering of services	Total segments	Elimination	Total entity
Total acquisitions of fixed assets						
Segment assets	15,654,448,477	718,689,013,716	16,528,531,484	750,871,993,678	-	**750,871,993,678**
Unallocated assets						-
Investment in subsidiaries		-	-	-		-
Total assets	**15,654,448,477**	**718,689,013,716**	**16,528,531,484**	**750,871,993,678**		**750,871,993,678**
Segment liabilities	13,111,936,318	601,963,371,231	13,844,055,417	628,919,362,966	-	**628,919,362,966**
Unallocated liabilities						-
Total liabilities	**13,111,936,318**	**601,963,371,231**	**13,844,055,417**	**628,919,362,966**	-	**628,919,362,966**