# HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY

Reviewed Interim Consolidated Financial Statements
for the accounting period from 01 January 2026 to 30 June 2026

# CONTENTS

# REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Hoa Binh Construction Group Joint Stock Company ("the Parent Company") has the pleasure in presenting this report and the reviewed Interim Consolidated Financial Statements and its subsidiaries for the accounting period from 01 January 2026 to 30 June 2026.

## 1. General Information

Hoa Binh Construction Group Joint Stock Company (English name is Hoa Binh Construction Group Joint Stock Company and short name is HBCG) which is operating under Business Registration Certificate No. 0302158498 dated 01 December 2000 issued by Department of Planning and Investment of Ho Chi Minh City (currently Department of Finance of Ho Chi Minh City), the 39th amendment on 15 July 2026.

The stock code of the Parent Company is HBC and has been listed on the UpCoM under Decision No. 975/QD-SGDHN dated 10 September 2024, issued by Hanoi Stock Exchange (before 10 September 2024, the Company's shares were listed on the Ho Chi Minh City Stock Exchange (HOSE) under Listing License No. 80/UBCK-GPNY, issued by the State Securities Commission of Vietnam on 22 November 2006).

Charter capital of the Parent Company as at dated 01 January 2026 and at dated 30 June 2026 is VND 3,472,132,700,000.

The Parent Company's head office is located at No. 235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

The Parent Company has a dependent representative office for accounting purposes located at Floor 21, No. 36 Hoang Cau, O Cho Dua Ward, Hanoi City, Vietnam.

The Parent Company's business activities are: civil and industrial construction; land leveling; construction consulting; manufacturing and trading of construction materials, interior decoration items; house repair and interior decoration services; and real estate business.

## 2. Members of the Board of Administrators, the Board of Supervisors and the Board of Executive

The members of the Board of Administrators, the Board of Supervisors and the Board of Executive during the period and up to the date of this report include:

### The Board of Administrators

| Full name | | Nationality | Position |
|---|---|---|---|
| Mr. | Le Viet Hai | Vietnam | Chairman (reappointed on 25 April 2025) |
| Mr. | Le Viet Hieu | Vietnam | Vice Chairman (reappointed on 25 April 2025) |
| Mrs. | Nguyen Thi Luot | Vietnam | Vice Chairman – independent member (reappointed on 25 April 2025) |
| Mr. | Le Van Nam | Vietnam | Member (resigned on 26 June 2026) |
| Mr. | Nguyen Tuong Bao | Vietnam | Independent member (reappointed on 25 April 2025) |
| Mr. | Nguyen Kinh Luan | Vietnam | Member (reappointed on 25 April 2025) |

### The Board of Supervisors

| Full name | | Nationality | Position |
|---|---|---|---|
| Mrs. | Le Thi Phuong Uyen | Vietnam | Chief Supervisor (appointed on 25 April 2025) |
| Mrs. | Do Thi Thanh Huyen | Vietnam | Member (appointed on 25 April 2025) |
| Mr. | Nguyen Gia Bao | Vietnam | Member (appointed on 25 April 2025) |

**The Board of Executive**

| Full name | | Nationality | Position |
|---|---|---|---|
| Mr. | Le Viet Hieu | Vietnam | Executive Deputy General Director (appointed on 23 July 2022) |
| Mr. | Le Van Nam | Vietnam | General Director (resigned on 31 October 2025) |
| Mr. | Nguyen Khanh Hoang | Vietnam | Deputy General Director (appointed on 01 June 2023) |
| Mr. | Nguyen Kinh Luan | Vietnam | Deputy General Director (appointed on 01 November 2024) |
| Mr. | Nguyen Cong Thien | Vietnam | Deputy General Director (appointed on 01 August 2025) |
| Mr. | Nguyen Lam Van Tra | Vietnam | Deputy General Director (appointed on 01 November 2025) |
| Mr. | Nguyen Khanh Tai | Vietnam | Deputy General Director (appointed on 14 February 2026) |
| Mr. | Nguyen Hung Cuong | Vietnam | Deputy General Director (appointed on 01 February 2026) |
| Mr. | Nguyen Duc Anh | Vietnam | Chief Fianancial Officer (appointed on 08 September 2025) |
| Mrs. | Le Thi Thu Trang | Vietnam | Chief Accountant (appointed on 01 November 2024) |

**Legal representative**

The Group's legal representative during the period and at the date of this report is:

| Full name | Nationality | Position |
|---|---|---|
| Mr. Le Viet Hai | Vietnam | Chairman |

Mr. Le Viet Hai – Chairman of the Board of General Directors has delegated to Mr. Le Viet Hieu – Executive Deputy General Director the authority to sign and approve the financial reports for the accounting period from 01 January 2026 to 30 June 2026, as per Authorization Letter No. 200/2022/GUQ-HBC dated 23 July 2022.

## 3. The Group's financial position and operating results

The Group's financial position for the accounting period from 01 January 2026 to 30 June 2026 and its operating result for the period then ended are reflected in the accompanying interim consolidated financial statements.

## 4. Events after the end of the accounting period

From the end of the accounting period to the date of the interim consolidated financial statements are approved for issue, no material events occurred that require adjustment of the figures or disclosure in the interim consolidated financial statements.

## 5. Auditors

AFC Vietnam Auditing Company Limited has been appointed to review the interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026 of the Group.

## 6. Statement of the Board of General Directors' responsibility in respect of the interim consolidated financial statements

The Board of General Directors is responsible for the preparation of these interim consolidated financial statements which give a true and fair view of the state of affairs of the Group and of its operations and cash flows for the accounting period from 01 January 2026 to 30 June 2026. In preparing those interim consolidated financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements;
- Prepare the interim consolidated financial statements on the going concern basic unless it is inappropriate to presume that the Group will continue in business; and
- Design, implement and maintain the Group's internal control for prevention and detection of fraud and error in the preparation and presentation of interim financial statements.

The Board of General Directors is responsible for ensuring that the proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Group and to ensure that the accounting records comply with the Vietnamese Accounting Standards, Vietnamese Accounting system for enterprises and legal regulations relating to financial statements. The Board of General Directors is also responsible for controlling the assets of the Group and therefore has taken the appropriate measures for the prevention and detection of fraud and other irregularities.

The Board of General Directors confirms that the Group has complied with the above requirements in preparing and presenting the interim consolidated financial statements.

## 7. Publication of the interim consolidated financial statements

The Board of General Directors hereby publishes the accompanying interim consolidated financial statements which give a true and fair view of the financial position of the Group as at 30 June 2026 and the results of its operations and its cash flows of the Group for accounting period from 01 January 2026 to 30 June 2026 in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and legal regulations relevant to preparation and presentation of interim consolidated financial statements.

**On behalf of the Board of General Directors**

M.S.D.N: 0302158498 - C.T.C.P
CÔNG TY
CỔ PHẦN
TẬP ĐOÀN XÂY DỰNG
HÒA BÌNH
QUẬN 3 - T.P HỒ CHÍ MINH

**Mr. LE VIET HIEU**
**Executive Deputy General Director**
Ho Chi Minh City, 29 August 2026

Công ty TNHH Kiểm Toán AFC Việt Nam
AFC Vietnam Auditing Co., Ltd.
Thành viên tập đoàn PKF Quốc tế
Member firm of PKF International

PKF

No: 165/2026/BCSXHN-HCM.01509

# REPORT ON REVIEWS OF INTERIM CONSOLIDATED FINANCIAL INFORMATION

**To: The Shareholders, the Board of Administrators and the Board of General Directors of HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY**

We have reviewed the accompanying interim consolidated financial statements of Hoa Binh Construction Group Joint Stock Company ("the Group"), prepared on 29 August 2026 as set out from page 06 to page 62, which comprise the interim consolidated Statement of financial position as at 30 June 2026, and the interim consolidated Income statement, the interim consolidated Cash flow statement for the accounting period from 01 January 2026 to 30 June 2026, and Notes to the interim consolidated Financial statements.

## Responsibility of the Board of General Directors

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

## Auditors' responsibility

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

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

## Basis for qualified conclusion

Due to the nature of its production and business activities, the Group recognizes revenue from construction contracts based on the volume confirmed by the investor's supervision and the contract unit price, as the Group believes this revenue is estimated in a reliable manner. However, the Group's construction contracts stipulate that the contractor is entitled to payment based on the value of the actual volume performed as confirmed by the customer. Accordingly, revenue should be recognized upon confirmation by the customer (investor) through payment certificates and reflected in the financial invoices. As of the issuance date of this review report, we do not have sufficient information necessary to determine the impact of this issue on the related line items in the Group's interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026.

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# REPORT ON REVIEWS OF
# INTERIM CONSOLIDATED FINANCIAL INFORMATION (Con't)

**Qualified conclusion**

Based on our review, except for the effects of the matters specified in paragraph "Basis for qualified conclusion", nothing has come to the attention that causes us to believe that the accompanying interim consolidated consolidated financial statements do not give a true and fair view of, in all material respects, the financial position of the Group as at 30 June 2026, and of its financial performance and cash flows for the accounting period from 01 January 2026 to 30 June 2026 accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for enterprises and legal regulations to the preparation and presentation of interim consolidated financial statements.

M.S.D.N: 0300448995 - C.T.T.N.H.H.
CÔNG TY
TNHH
KIỂM TOÁN
AFC VIỆT NAM
THÀNH PHỐ HỒ CHÍ MINH

**TRANG DAC NHA**
**Deputy General Director**
Audit Practicing Registration Certificate
No. 2111-2023-009-1
Authorized representative
AFC VIETNAM AUDITING COMPANY LIMITED
Ho Chi Minh City, 29 August 2026

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

# INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

| | Code | Note | Closing balance VND | Opening balance VND |
|---|---|---|---|---|
| **ASSETS** | | | | |
| CURRENT ASSETS | 100 | | 14,622,738,437,880 | 13,302,819,148,125 |
| **Cash and cash equivalents** | **110** | 5.1 | **493,360,733,488** | **347,072,587,565** |
| Cash | 111 | | 486,490,733,488 | 337,406,739,453 |
| Cash equivalents | 112 | | 6,870,000,000 | 9,665,848,112 |
| **Short-term investments** | **120** | | **153,141,342,439** | **137,865,959,669** |
| Trading securities | 121 | | - | - |
| Provision for diminution in value of trading securities | 122 | | - | - |
| Short-term held-to-maturity investments | 123 | 5.2.1 | 197,552,918,689 | 182,277,535,919 |
| Provision for short-term held-to-maturity investments | 124 | 5.2.1 | (44,411,576,250) | (44,411,576,250) |
| Other short-term investments | 125 | | - | - |
| Provision for impairment of other short-term investments | 126 | | - | - |
| **Short-term receivables** | **130** | | **10,842,521,131,098** | **10,425,282,019,198** |
| Short-term trade receivables | 131 | 5.3 | 7,002,062,183,104 | 6,894,237,204,710 |
| Short-term advances to suppliers | 132 | 5.4 | 1,168,451,456,506 | 1,151,861,356,214 |
| Construction contract receivables based on scheduled progress | 134 | 5.5 | 2,367,648,418,058 | 2,367,906,107,364 |
| Other short-term receivables | 135 | 5.6.1 | 1,864,385,899,827 | 1,675,710,776,001 |
| Provision for doubtful debts | 136 | 5.7 | (1,560,026,826,397) | (1,664,433,425,091) |
| Shortages of assets awaiting resolution | 137 | | - | - |
| **Inventories** | **140** | 5.8 | **3,009,824,523,886** | **2,281,897,212,501** |
| Inventories | 141 | | 3,032,846,268,750 | 2,321,206,241,154 |
| Provision for decline inventories | 142 | | (23,021,744,864) | (39,309,028,653) |
| **Short-term biological assets** | **150** | | | |
| **Other current assets** | 160 | | **123,890,706,969** | **110,701,369,192** |
| Prepaid expenses | 161 | 5.9.1 | 41,116,586,261 | 29,841,903,470 |
| Value added tax deductibles | 162 | | 77,632,918,679 | 76,058,428,720 |
| Taxes receivable | 163 | 5.19 | 5,141,202,029 | 4,801,037,002 |
| Repo transactions in government bonds | 164 | | - | - |
| Other current assets | 165 | | - | - |

# INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

| | Code | Note | Closing balance VND | Opening balance VND |
|---|---|---|---|---|
| **NON-CURRENT ASSETS** | **200** | | **2,097,615,263,491** | **2,798,924,747,695** |
| **Long-term receivables** | **210** | | 107,672,222,883 | 122,165,748,334 |
| Long-term trade receivables | 211 | | - | - |
| Long-term advances to suppliers | 212 | | - | - |
| Other long-term receivables | 215 | 5.6.2 | 107,672,222,883 | 122,165,748,334 |
| Provision for doubtful long-term receivables | 216 | | - | - |
| **Fixed assets** | **220** | | **1,035,063,230,597** | **1,177,592,742,067** |
| Tangible fixed assets | 221 | 5.10 | 987,700,880,895 | 1,128,823,533,231 |
| Historical cost | 222 | | 2,162,083,452,724 | 2,223,116,769,792 |
| Accumulated depreciation | 223 | | (1,174,382,571,829) | (1,094,293,236,561) |
| Finance leasehold assets | 224 | | 3,205,350,000 | 3,582,450,000 |
| Historical cost | 225 | | 7,542,000,000 | 7,542,000,000 |
| Accumulated depreciation | 226 | | (4,336,650,000) | (3,959,550,000) |
| Intangible fixed assets | 227 | 5.11 | 44,156,999,702 | 45,186,758,836 |
| Historical cost | 228 | | 77,873,457,926 | 77,651,798,926 |
| Accumulated amortisation | 229 | | (33,716,458,224) | (32,465,040,090) |
| **Long-term biological assets** | **230** | - | - | - |
| Livestock held for periodic production | 231 | - | - | - |
| Immature livestock held for periodic production | 232 | | - | - |
| Mature livestock held for periodic production | 233 | | - | - |
| Cost | 234 | | - | - |
| Accumulated depreciation | 235 | | - | - |
| Long-term livestock held for single-cycle production | 236 | | - | - |
| Long-term seasonal crops or plants held for single-cycle production | 237 | | - | - |
| Provision for impairment of long-term biological assets | 238 | | - | - |
| **Investment Property** | **240** | 5.12 | **163,802,053,025** | **164,125,995,155** |
| Historical cost | 241 | | 168,683,809,332 | 168,683,809,332 |
| Accumulated depreciation | 242 | | (4,881,756,307) | (4,557,814,177) |
| **Long-term assets in progress** | **250** | | **274,686,863,366** | **748,773,725,599** |
| Long-term work in progress | 251 | 5.13 | 266,886,443,587 | 702,619,796,886 |
| Construction in progress | 252 | 5.14 | 7,800,419,779 | 46,153,928,713 |
| **Long-term financial investments** | **260** | 5.2.2 | **295,894,974,717** | **296,576,037,090** |
| Investment in subsidiary company | 261 | | - | - |
| Investment in Joint-venture and associates | 262 | | 272,489,974,717 | 273,171,037,090 |
| Other long-term investments | 263 | | 36,242,400,000 | 36,242,400,000 |
| Provision for diminution in value of long-term investments | 264 | | (14,837,400,000) | (14,837,400,000) |
| Held to maturity investment | 265 | | 2,000,000,000 | 2,000,000,000 |
| Provision for held-to-maturity investments | 266 | | - | - |
| **Other long-term assets** | **260** | | **220,495,918,903** | **289,690,499,450** |
| Long-term prepaid expenses | 271 | 5.9.2 | 171,668,707,772 | 235,477,867,939 |
| Deferred income tax assets | 272 | | 44,844,494,894 | 48,147,827,924 |
| Long-term tools, supplies and spare parts | 273 | | - | - |
| Other long-term assets | 274 | | - | - |
| Goodwill | 279 | 5.15 | 3,982,716,237 | 6,064,803,587 |
| **TOTAL ASSETS** | **280** | | **16,720,353,701,371** | **16,101,743,895,820** |

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

# INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

| | Code | Note | Closing balance VND | Opening balance VND |
|---|---|---|---|---|
| **LIABILITIES** | **300** | | **14,691,103,613,144** | **14,151,807,859,505** |
| **Current liabilities** | 310 | | 14,010,098,926,769 | 13,384,025,630,062 |
| Short-term trade payables | 311 | 5.16 | 4,570,382,564,620 | 4,192,530,873,756 |
| Short-term advance from customers | 312 | 5.17 | 3,119,117,227,129 | 2,962,647,679,503 |
| Dividends and profits payable | 313 | 5.18 | 2,566,472,933 | 2,566,472,933 |
| Tax and payable to the State | 314 | 5.19 | 239,100,606,383 | 138,263,101,810 |
| Payable to employees | 315 | | 409,484,753,575 | 389,059,084,033 |
| Short-term accrued expenses payable | 316 | 5.20 | 974,433,535,322 | 1,147,494,617,546 |
| Construction contract payables based on agreed progress billings | 318 | | - | - |
| Short-term unearned revenues | 319 | 5.21 | 7,226,564,807 | 6,922,126,673 |
| Other short-term payables | 320 | 5.22.1 | 596,757,729,422 | 518,499,353,632 |
| Short-term loan and finance lease | 321 | 5.23.1 | 3,993,768,736,663 | 3,939,868,078,500 |
| Short-term provision | 322 | 5.24.1 | 95,259,046,151 | 84,032,151,912 |
| Bonus and welfare funds | 323 | | 2,001,689,764 | 2,142,089,764 |
| **Long-term liabilities** | **330** | | **681,004,686,375** | **767,782,229,443** |
| Long-term trade payables | 331 | | - | - |
| Long-term advance from customers | 332 | | - | - |
| Long-term taxes and amounts payable to the State budget | 333 | | | |
| Long-term accrued expenses payable | 334 | | - | - |
| Long-term unearned revenues | 337 | | - | - |
| Other long-term liabilities | 338 | 5.22.2 | 21,627,475,146 | 31,999,739,885 |
| Long-term loans and finance lease obligations | 339 | 5.23.2 | 5,637,972,287 | 48,231,301,696 |
| Deferred income tax liabilities | 342 | | 541,430,951,006 | 554,880,777,195 |
| Other long-term provisions | 343 | 5.24.2 | 112,308,287,936 | 132,670,410,667 |
| Scientific and technological development fund | 344 | | - | - |
| **OWNER'S EQUITY** | **400** | | **2,029,250,088,227** | **1,949,936,036,315** |
| Owners' invested equity | 411 | 5.25 | 3,472,132,700,000 | 3,472,132,700,000 |
| *Shares with voting rights* | 411a | | 3,472,132,700,000 | 3,472,132,700,000 |
| Share premium | 412 | 5.25 | 458,569,112,981 | 458,569,112,981 |
| Treasury stocks | 415 | | - | - |
| Asset revaluation reserve | 416 | | - | - |
| Foreign exchange differences reserve | 417 | | 56,445,099 | 56,445,099 |
| Investment and development fund | 418 | 5.25 | 96,709,591,725 | 96,709,591,725 |
| Other funds belonging to owners' equity | 419 | | - | - |
| Retained earnings | 420 | 5.25 | (2,022,016,383,855) | (2,092,522,473,543) |
| *Retained earnings in prior period* | 420a | | *(2,104,633,882,097)* | *(2,343,079,709,940)* |
| *Retained earnings in current period* | 420b | | *82,617,498,242* | *250,557,236,397* |
| Non - controlling interest | 429 | 5.25 | 23,798,622,277 | 14,990,660,053 |
| **TOTAL RESOURCES** | **440** | | **16,720,353,701,371** | **16,101,743,895,820** |

| DANG NGUYEN NAM TRAN | LE THI THU TRANG | LE VIET HIEU |
|---|---|---|
| **Prepared by** | **Chief Accountant** | **Executive Deputy General Director** |
| | | Approved, 29 August 2026 |

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

# INTERIM CONSOLIDATED INCOME STATEMENT

For the accounting period from 01 January 2026 to 30 June 2026

| | Code | Note | Current period VND | Prior period VND |
|---|---|---|---|---|
| Gross sales of merchandise and services | 01 | | 3,260,847,497,345 | 1,636,692,801,087 |
| Less deductions | 02 | | 431,007,454 | 244,627,818 |
| **Net sales** | **10** | 6.1 | **3,260,416,489,891** | **1,636,448,173,269** |
| **Cost of sales** | **11** | 6.2 | **2,924,697,955,270** | **1,519,267,060,598** |
| **Gross profit** | **20** | | **335,718,534,621** | **117,181,112,671** |
| **Gain/ loss from disposal of investment property** | 21 | | | |
| Financial income | 22 | 6.3 | 44,749,566,907 | 56,860,458,070 |
| Financial expenses | 23 | 6.4 | 193,105,848,274 | 191,356,417,036 |
| *In which: Interest expenses* | *24* | | *187,460,169,376* | *189,615,892,213* |
| Selling expenses | 25 | 6.5 | 66,371,726,326 | 14,289,462,281 |
| General and administration expenses | 26 | 6.6 | 42,353,767,540 | 72,184,976,113 |
| Net profit in joint ventures and associates | 27 | | (681,062,373) | 319,841,878 |
| **Operating profit** | **30** | | **77,955,697,015** | **(103,469,442,811)** |
| Other income | 31 | 6.7 | 21,791,641,104 | 182,469,719,328 |
| Other expenses | 32 | 6.8 | 22,994,114,677 | 18,793,827,889 |
| **Other profit** | **40** | | **(1,202,473,573)** | **163,675,891,439** |
| **Profit before tax** | **50** | | **76,753,223,442** | **60,206,448,628** |
| Current corporate income tax expense | 51 | | 24,309,455,679 | 4,158,048,934 |
| Deferred corporate income tax expense | 52 | | 2,407,059,448 | 4,680,769,869 |
| **Net profit after tax** | **60** | | **50,036,708,315** | **51,367,629,825** |
| Net profit after tax of parent company | 61 | | 49,381,334,880 | 56,273,527,978 |
| Net profit after tax of non-controlling interest | 62 | | 655,373,435 | (4,905,898,153) |
| Earnings per share | 70 | 6.9 | 142 | 162 |

CÔNG TY CỔ PHẦN TẬP ĐOÀN XÂY DỰNG HÒA BÌNH

| DANG NGUYEN NAM TRAN | LE THI THU TRANG | LE VIET HIEU |
|---|---|---|
| **Prepared by** | **Chief Accountant** | **Executive Deputy General Director** |
| | | Approved, 29 August 2026 |

HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

# INTERIM CONSOLIDATED CASH FLOW STATEMENT
# (Indirect Method)

For the accounting period from 01 January 2026 to 30 June 2026

| | Code | Note | Current period VND | Prior period VND |
|---|---|---|---|---|
| **CASH FLOW FROM OPERATING ACTIVITIES** | | | | |
| **Net profit before tax** | **01** | | **76,753,223,442** | **60,206,448,628** |
| ***Adjustments for :*** | | | | |
| Depreciation and amortisation | 02 | | 106,433,730,469 | 100,548,486,690 |
| Provisions | 03 | | (129,829,110,975) | (75,096,462,811) |
| Foreign exchange (gains)/losses arising from revaluation of monetary accounts | 04 | | (11,041,866) | 212,709,729 |
| (Gains)/losses from investing and financing activities | 05 | | 43,775,395,375 | (146,140,724,243) |
| Interest expense | 06 | 6.4 | 188,480,169,376 | 189,525,455,255 |
| Other adjustments | 07 | | - | - |
| ***Operating profit before changes in working capital*** | **08** | | ***285,602,365,821*** | ***129,255,913,248*** |
| (Increase)/decrease in receivables | 09 | | (316,987,263,034) | 1,316,750,801,406 |
| (Increase)/decrease in inventories | 10 | | (292,145,987,608) | (432,868,058,764) |
| (Increase)/decrease in payables (excluding accrued interest and corporate income tax payable) | 11 | | 690,791,849,440 | (97,957,391,591) |
| (Increase)/decrease in prepaid expenses | 12 | | 52,430,740,296 | (43,506,967,866) |
| (Increase)/decrease in trading securities | 13 | | | |
| Interest paid | 14 | | (256,657,204,147) | (164,668,777,238) |
| Corporate income tax paid | 15 | 5.17 | (12,393,308,264) | (1,604,640,148) |
| Other cash inflow from operating activities | 16 | | - | - |
| Other cash outflow from operating activities | 17 | | (140,400,000) | (120,700,000) |
| **Net cash flow from operating activities** | **20** | | **150,500,792,505** | **705,280,179,047** |
| **CASH FLOW FROM INVESTING ACTIVITIES** | | | | |
| Purchase of fixed assets and other long term assets | 21 | | (90,915,113,853) | (818,409,129,467) |
| Proceed from disposal of FA and other LT assets | 22 | | 77,100,497,616 | 24,473,100,477 |
| Payment for loan, purchase of debt instrument | 23 | | (9,200,000,000) | (9,215,000,000) |
| Proceeds from loans, sale of debt instrument | 24 | | - | 26,958,916,234 |
| Investment in other entities | 25 | | - | - |
| Proceeds from investment in other entities | 26 | | - | - |
| Interest and dividends received | 27 | | 445,351,024 | 3,741,203,703 |
| **Net cash flow from investing activities** | **30** | | **(22,569,265,213)** | **(772,450,909,053)** |
| **CASH FLOW FROM FINANCIAL ACTIVITIES** | | | | |
| Proceeds from capital contribution | 31 | | - | - |
| Payment of capital to owners | 32 | | - | - |
| Proceeds from borrowings | 33 | 7.1 | 1,819,061,014,282 | 2,097,089,805,841 |
| Repayments of borrowings | 34 | 7.2 | (1,800,349,699,629) | (2,178,244,150,523) |
| Payment of finance lease liabilities | 35 | 7.2 | (355,551,432) | (18,328,608,570) |
| Dividends paid | 36 | | - | - |
| **Net cash flow from financing activities** | **40** | | **18,355,763,221** | **(99,482,953,252)** |

**HOA BINH CONSTRUCTION GROUP JOINT STOCK COMPANY**
235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

# INTERIM CONSOLIDATED CASH FLOW STATEMENT
# (Indirect Method)

For the accounting period from 01 January 2026 to 30 June 2026

| | Code | Note | Current period VND | Prior period VND |
|---|---|---|---|---|
| **Net increase/decrease in cash** | **50** | | **146,287,290,513** | **(166,653,683,258)** |
| **Cash and cash equivalents at beginning of period** | **60** | 5.1 | **347,072,587,565** | **268,157,396,740** |
| Impact of exchange rate fluctuation | 61 | | 855,410 | (4,742,266) |
| **Cash and cash equivalents at the end of period** | **70** | 5.1 | **493,360,733,488** | **101,498,971,216** |

CÔNG TY CỔ PHẦN TẬP ĐOÀN XÂY DỰNG HÒA BÌNH

| | | |
|---|---|---|
| **DANG NGUYEN NAM TRAN** | **LE THI THU TRANG** | **LE VIET HIEU** |
| **Prepared by** | **Chief Accountant** | **Executive Deputy General Director** |
| | | Approved, 29 August 2026 |

These notes form an integral part of and should be read along with the accompanying interim consolidated financial statements.

## 1. CORPORATE INFORMATION

### 1.1 Form of capital ownership

Hoa Binh Construction Group Joint Stock Company ("Parent Company", English name is Hoa Binh Construction Group Joint Stock Company and short name is HBCG) which is operating under Business Registration Certificate No. 0302158498 dated 01 December 2000 issued by Department of Planning and Investment of Ho Chi Minh City (currently Department of Finance of Ho Chi Minh City), the 39th amendment on 15 July 2026.

Charter capital of the Parent Company as at dated 01 January 2026 and at dated 30 June 2026 is VND 3,472,132,700,000.

The Parent Company's head office is located at No. 235 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

The Group includes Parent Company and its subsidiaries, as presented in Note 1.5.

### 1.2 Scope of operating activities

The Group operates in the fields of construction, manufacturing and trading of building materials, and real estate business.

### 1.3 Line of business

The Group's business activities are: civil and industrial construction; land leveling; construction consulting; manufacturing and trading of construction materials, interior decoration items; house repair and interior decoration services; real estate business and industrial zone development for leasing.

### 1.4 Normal business and production cycle

For construction and real estate business activities, which are carried out based on the construction and investment project implementation timelines, are dependent on the scale and technical characteristics of the project/work, the Group's typical production and business cycle for these activities exceeds 12 months.

For other activities, the normal business and production cycle is 12 months.

### 1.5 Structure of the Group

**Consolidated subsidiaries**

| Company's name | Principal business activity | Capital contribution ratio | Voting rights ratio | Ratio interest |
|---|---|---|---|---|
| Hoa Binh House Corporation | Trading and developing real estate projects | 99.96% | 99.96% | 99.96% |
| Hoa Binh Infrastructure Construction Investment Corporation | Investing and constructing industrial zones | 97.97% | 97.97% | 97.97% |
| Hoa Binh Paint and Coatings Joint Stock Company | Manufacturing and trading of construction materials; and providing interior decoration services | 79.17% | 79.17% | 79.17% |

| Company's name | Principal business activity | Capital contribution ratio | Voting rights ratio | Ratio interest |
|---|---|---|---|---|
| Hoa Binh Architects Co., Ltd | Providing architectural design services and design consulting services for construction | 75.00% | 75.00% | 75.00% |
| Hoa Binh Myanmar Company Limited | Designing, constructing, and providing technical inspection services, construction management and project management services | 100.00% | 100.00% | 100.00% |
| Hoa Binh Innovation Center Company Limited | Research and development of technology in the field of science, engineering and technology | 100.00% | 100.00% | 100.00% |
| Hoa Binh Architecture and Planning Company Limited | Construction consulting, project survey, project architectural design | 51.00% | 51.00% | 51.00% |
| Pax Commercial and Investment Joint Stock Company | Office building leasing and management | 100.00% | 100.00% | 100.00% |

**Associates**

| Company's name | Principal business activity | Capital contribution ratio | Voting rights ratio | Ratio ownership interest |
|---|---|---|---|---|
| Hoa Binh 479 Join Stock Company | Construction of railway and road infrastructure | 33.60% | 33.60% | 33.60% |
| Onwa Tech Interior Decoration Joint Stock Company (*) | Providing interior decoration services, trading of materials, and supply of installation equipment for construction | 25.53% | 25.53% | 25.53% |
| Thanh Ngan Real Estate Joint Stock Company | Real estate business, including land use rights owned by the owner, user, or leased | 28.31% | 28.31% | 28.31% |

(*) The Group's direct ownership rate in Onwa Tech Interior Decoration Joint Stock Company is 15.38%, with an indirect ownership rate of 10.15% through its subsidiaries, Hoa Binh Infrastructure Construction Investment Corporation and Hoa Binh House Corporation.

**Other investments**

| Company's name | Principal business activity | Capital contribution ratio | Voting rights ratio | Ratio ownership interest |
|---|---|---|---|---|
| Viet Nam Peace Tour Joint Stock Company | Provision of travel, tourism, and passenger transportation services | 10.00% | 10.00% | 10.00% |
| Saigon - Rachgia Corporation | Provision of short-term accommodation services | 10.24% | 10.24% | 10.24% |
| TRV Holding Investment Group Joint Stock Company | Investment advisory activities | 7.50% | 7.50% | 7.50% |

**Dependent accounting unit without legal status**

The Parent Company has a dependent representative office located at Floor 21, No.36 Hoang Cau, O Cho Dua Ward, Hanoi City, Vietnam

### 1.6 Employees

As at 30 June 2026, the Group has 1,658 employees (31/12/2025: 1,609 employees).

### 1.7 Statement on the comparability of information in the interim consolidated financial statements

The corresponding figures for the prior period are comparable with those of the current period.

During the period, the Group adopted for the first time the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). In addition, the Group applies Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance amending and supplementing Circular No. 202/2014/TT-BTC and other circulars providing guidance on implementation of accounting standards of the Ministry of Finance relevant to preparation and presentation of the consolidated financial statements. Accordingly, certain items in the interim consolidated financial statements have been reclassified and renamed in accordance with the new regulations.

### 1.8 Other information

The stock code of the Parent Company is HBC and has been listed on the UpCoM under Decision No. 975/QD-SGDHN dated 10 September 2024, issued by Hanoi Stock Exchange (before 10 September 2024, the Parent Company's shares were listed on the Ho Chi Minh City Stock Exchange (HOSE) under Listing License No. 80/UBCK-GPNY, issued by the State Securities Commission of Vietnam on 22 November 2006).

## 2. THE FINANCIAL YEAR, ACCOUNTING CURRENCY

### 2.1 Financial year

The financial year of the Group is from 01 January and ended 31 December annually.

### 2.2 Accounting currency

The Group maintains its accounting records in Vietnamese Dong ("VND") due to the revenues and expenditures are made primarily by currency VND.

## 3. APPLICABLE ACCOUNTING STANDARDS AND REGIME

### 3.1 Applicable Accounting Standards

The Group applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99"), Circular No. 202/2014/TT-BTC dated 22 December 2014, Circular No. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing Circular No. 202/2014/TT-BTC, together with the circulars guiding the implementation of accounting standards issued by the Ministry of Finance, in preparing and presenting the consolidated financial statements.

### 3.2 Comply with the Vietnamese Accounting Standards and Vietnamese Accounting System

The Board of General Directors confirms compliance with the requirements of the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime issued under Circular 99, Circular 202 and Circular 43 as well as the guiding circulars of the Ministry of Finance on the implementation of accounting standards, in preparing and presenting the consolidated financial statements.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS APPLIED

### 4.1 Basis of preparation the interim consolidated financial statements

The interim consolidated financial statements are prepared on the accrual basic (except for information relating to cash flow) and under the historical cost convention.

### 4.2 Types of exchange rates applied in accounting

Transactions arising in foreign currencies are translated at the rate ruling at the date of the transaction. Monetary items denominated in foreign currencies at the end of the financial period (except for foreign-currency receivables for which a provision for doubtful debts has been made) are retranslated at the average transfer buying and selling rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam Bank (the bank with which the Group regularly transacts).

For the balances of foreign currency demand deposits, the Group shall revalue them at the average transfer exchange rate (buying and selling) of the commercial bank where companies in the Group maintains its deposit account.

Foreign exchange differences arising during the period from transactions in foreign currencies are recognised in financial income (if a gain) or financial expenses (if a loss). Foreign exchange differences arising from the retranslation of monetary items denominated in foreign currencies at the end of the financial period are presented in the income statement on a net basis between the total gains and total losses arising from the retranslation of such monetary items.

### 4.3 Cash and cash equivalents

Cash comprises cash on hand, demand deposits at banks and cash in transit. Cash equivalents are short-term investments with a recovery term of not more than 03 months from the date of investment (from the date of purchase to the maturity date), that are readily convertible into a known amount of cash and are not subject to significant risk of change in value at the reporting date. Cash and cash equivalents whose use is restricted are not presented under this item but are presented under "Other current assets" or "Other long-term assets", depending on the duration of the restriction.

### 4.4 Financial investments

#### Held-to-maturity investment

An investment is classified as held-to-maturity when the Group has both the intent and the ability to hold it to maturity. Held-to-maturity investments include term deposits at banks (including treasury bills and promissory notes), bonds, preference shares classified as liabilities, and loans held to maturity for the purpose of earning periodic interest income, and other held-to-maturity investments of a similar nature, and do not include derivative instruments.

Held-to-maturity investments are initially recognised at cost, comprising the purchase price and costs directly attributable to the purchase transaction (transaction fees, brokerage commissions, etc). Accrued interest from the prior period up to the date of purchase is deducted from the cost of the investment at initial recognition. After initial recognition, these investments are carried at cost. Interest income after the purchase date is recognised in financial income on an accrual basis.

Where there is objective evidence that all or part of an investment may not be recoverable and the amount of the loss can be reliably determined, the loss is recognised in financial expenses in the period and is deducted directly from the value of the investment. Where the evidence of impairment subsequently decreases or no longer exists, the impairment loss previously recognised is reversed and recognised in financial income in the period.

**Financial investments in subsidiaries, joint-ventures and associates**

*Joint ventures*

A joint venture is an enterprise established on the basis of a contractual arrangement whereby the Group and the other parties involved undertake an economic activity on the basis of joint control. Joint control means that strategic decisions relating to the financial and operating policies of the joint venture require the unanimous consent of the parties sharing control.

***Associates***

An associate is an enterprise over which the Group has significant influence but not control over the financial and operating policies. Significant influence is evidenced by the right to participate in the financial and operating policy decisions of the investee, but without control over those policies.

The business performance, assets and liabilities of associates are consolidated in the financial statements using the equity method. Investments in associates are initially recorded at cost in the Statement of financial position and are subsequently adjusted for changes in the Group's share of the net assets of the associates. If the Group's share of the losses of an associate equals or exceeds the carrying amount of the investment, the Group does not continue to recognize further losses on the Consolidated financial statements. In such cases, the value of the investment presented in the financial statements is zero (0). If the associate subsequently generates profits, the Group will only recognize its share of those profits after the previously unrecorded net losses have been offset.

***Investments in equity of other companies***

Investments in equity instrument of other companies include investments which the Group have no control, co-control or significant influence on the investee.

Investments in equity instrument of other companies are initially recorded at cost, including purchase price or capital contributions plus the costs directly related to investment. Dividends and profits from previous years of the investments before being purchased are accounted for the decrease in value of the investments. Dividends and profits of the following year are after being purchased is recognized in revenue. Dividends which received by shares are only followed up by the number of shares increases and recorded at face value.

Provision for diminution in value of investments in equity of other companies is appropriated as follows:

- For investments in listed shares or the fair value of the investments is determined reliably, the provision is based on the market value of shares.
- For investments have not determined the fair value at the time of reporting, the provision are made based on the loss of the investment at the rate equal to the difference between actual capital companies in other company and the equity ratio multiplied with the Group's capital contribution to the total actual capital contributions of all parties in other investee enterprise.

Increase or decrease in provision for diminution in value of long-term investments have recorded at the end of the financial period and is recognized in the financial expenses.

**4.5 Receivables**

Trade and other receivables are stated at cost less provision for doubtful debts.

The classification of receivables into trade receivable and other receivables is made in accordance with the following principles:

- Trade receivables reflect receivables of a commercial nature arising from purchase-sale transactions between the Group and buyers that are independent of the Group, including receivables for proceeds from entrusted export sales made on behalf of other entities.

- Other receivables reflect receivables that are not of a commercial nature and are not related to purchase-sale transactions.

Receivables are tracked in detail by debtor, term, and original currency.

A provision for doubtful debts is made for each doubtful receivable based on the overdue age of the debt after offsetting against any payable to the same counterparty (if any), or based on the estimated loss expected to arise, specifically as follows:

- For overdue receivables:
  - 30% of the value for receivables overdue from 6 months to under 1 year.
  - 50% of the value for receivables overdue from 1 year to under 2 years.
  - 70% of the value for receivables overdue from 2 years to under 3 years.
  - 100% of the value for receivables overdue 3 years or more.
- For receivables not yet overdue but unlikely to be collectible: the provision is made based on the estimated loss expected to arise.

Increases or decreases in the provision for doubtful debts required to be made at the end of the financial period are recognised in general and administrative expenses.

## 4.6 Inventories

Inventories are presented at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Raw materials and merchandise: comprise the purchase price and other costs directly attributable to bringing the inventories to their present location and condition.
- Work in progress: are accumulated by each incomplete project or project for which revenue has not yet been recognized, corresponding to the volume of work in progress at the end of financial period.
- Finished goods: comprise the cost of raw materials, direct labour, and directly attributable production overheads allocated based on the normal level of operating capacity/land use right costs.

Cost of inventories is determined on first in, first out method and the perpetual method is used to record inventories.

Net realizable value represents the estimated selling price of inventory during the normal production and business less the estimated costs to completion and the estimated costs necessary to consume them.

A provision for devaluation of inventories is made for each item of inventory or service in progress whose cost is greater than its net realisable value. Increases or decreases in the provision at the end of the financial period are recognised in cost of sales.

Materials, equipment, and spare parts held in reserve for more than 12 months or for longer than one normal production and business cycle, and work in progress with a production or turnover period exceeding one normal production and business cycle, are not presented as inventories but are presented as long-term assets in the interim consolidated statement of financial position.

## 4.7 Prepaid expenses

Prepaid expenses comprise costs actually incurred that relate to the results of production and business activities of multiple accounting periods. Prepaid expenses are allocated to expenses using the straight-line method over the period consistent with the period over which the related economic benefits are generated. Long-term prepaid expenses are not reclassified as short-term prepaid expenses when preparing the interim consolidated financial statements.

The Group's principal amortisation periods for prepaid expenses are as follows:

***Tools and supplies***

Tools and supplies that have been put into use are allocated on the straight-line basis from 01 year to 03 years.

***Prepaid land rental expenses***

Prepaid land rental represents the amount of land rental paid for the land currently used by the Group. Prepaid land rental is allocated to expenses using the straight-line method over the corresponding land lease term.

***Other prepaid expenses***

Bank guarantee fees and insurance costs are allocated over the duration of the respective guarantee and insurance contracts.

Other prepaid expenses are recognized at cost and allocated using the straight-line method based on the estimated useful life.

## 4.8 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The historical cost of tangible fixed assets includes all the expenses that the Group incurs to get fixed assets by the time the asset is put into a state ready for use.

Costs incurred after initial recognition is only recorded as increase in cost of fixed assets if these costs are sure to increase economic benefits in the future by using these assets. The costs incurred are not satisfied conditions are recognized as an expense in the period.

When selling or liquidating assets, their cost and accumulated depreciation of the assets are written off in the financial statements and any gain or loss which are arising from disposal are recorded in the income statement.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The useful lives and depreciation method are reviewed at least at the end of each financial year and adjusted if necessary. The number of depreciation years for tangible fixed assets are as follows:

| Type of fixed assets | Years |
|---|---|
| Building, structures | 05 – 50 |
| Machinery and equipments | 03 – 12 |
| Transportation and transmission vehicles | 08 – 10 |
| Office equipments | 05 – 08 |

## 4.9 Intangible fixed assets

Intangible fixed assets determined at the initial costs less amortization.

The initial cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Costs relating to intangible assets incurred after initial recognition are recognized to the income statement, except for costs which are related to the specific intangible assets and increase benefits economic from these assets.

When assets are sold or liquidated, their cost and accumulated amortisation are removed from the balance sheet and any gain or loss resulting from their disposal is included in the Income statement.

The Group's intangible fixed assets include:

*Computer software*

The buying expenses of computer software which are not an integral part of related hardware are capitalized. Initial cost of computer software includes all the expenses paid until the date the software is put into use. Computer software is amortized in line with the straight-line method in 03 - 06 years.

***Land use rights***

Land use rights represent the total actual costs incurred by the Group directly related to the land in use, including: expenses paid to acquire land use rights, compensation costs, site clearance costs, land leveling costs, registration fees, etc.

Land use rights with an indefinite term are not subject to depreciation.

***Other intangible fixed assets***

Other intangible fixed assets is amortized in line with the straight-line method in 05 years.

### 4.10 Construction in progress

Construction in progress reflects costs directly relating to assets under construction and machinery and equipment being installed, including borrowing costs capitalised in accordance with the Group's accounting policy. These assets are recognised at cost and are not depreciated until completed and handed over for use. On completion, the entire cost is transferred to the appropriate item depending on its actual intended use, comprising tangible fixed assets, intangible fixed assets, investment property, or inventories, and is considered for depreciation from the date it is brought into use.

Costs of upgrading and renovating a fixed asset in progress are accumulated separately and, on completion and handover of the fixed asset for use, are capitalised to the cost of the corresponding fixed asset.

The cost of periodic repair and maintenance of fixed assets, when completed and handed over for use, is allocated using the straight-line method to production and business expenses until the next maintenance period, in 03 years.

### 4.11 Accounts payables and accrued expenses

Accounts payable and accrued expenses are recognized for amounts to be paid in the future, which related to receive the goods and services. Accrued expenses are recorded based on reasonable estimates payments.

The classification of liabilities is trade payable, accrued expenses and other payables, which complied with the following principles:

- Trade payables reflect the nature of the payables arising from commercial transactions with purchase of goods, services, property between the Group and an independent seller including payable when imported through a trustee.
- Accrued expenses represent costs that have actually been incurred or have been reasonably estimated, but for which sufficient supporting documents and evidence are not yet available for formal recognition. These include: payables for goods and services already received but not yet invoiced; provisions for production and business costs such as accrued salaries for employee leave, warranty costs, and other provisions as prescribed by regulations.
- Other payables reflect the nature of the payables of non-commercial, not related to the purchase, sales, rendering goods and services transactions.

Payables and accrued expenses are classified as short-term and long-term in the interim consolidated statement of financial position based on their remaining term at the end of the financial period.

## 4.12 Provision for payables

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that settlement of the obligation will result in an outflow of economic benefits, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the financial period.

The Group's provisions comprise:

***Provision for constructon warranty***

A provision for construction warranties is made for each construction project for which a warranty commitment has been given.

Provision for construction warranty is made at a rate of 0.5% of revenue generated during the period (prior period: 0.5%).

Increases or decreases in the provision for construction warranties required to be made at the end of the financial period are recognised in selling expenses. On expiry of the warranty period, any unused or partially used provision is reversed against selling expenses.

***Severance allowance provisions***

Upon termination of a labour contract, the Group is required to pay a severance allowance to employees who have worked regularly at the Group for 12 months or more, in respect of periods during which they did not participate in unemployment insurance. The provision for severance allowance is made at a rate of one-half of a month's salary plus salary allowances (if any), based on the average of the six months immediately preceding the date of preparing the financial statements, for each year of service.

Increases or decreases in the provision for severance allowance required to be made at the end of the financial period are recognised in employee-related expenses in the period.

## 4.13 Ordinary bonds

Ordinary bonds are bonds without a conversion feature into shares, and bonds convertible into an indeterminate number of shares at the maturity date (as this depends on the market value of the shares at the maturity date).

The carrying amount of ordinary bonds is presented on a net basis as the par value of the bonds less any bond discount plus any bond premium.

Bond issuance costs are gradually allocated over the term of the bond using the straight-line method and recognized as financial expenses. Initially, bond issuance costs are recorded as a reduction in the carrying amount of the bond's principal debt. Periodically, these costs are allocated by increasing the principal value and recording them as financial expenses in accordance with the recognition of interest payable on the bonds.

### 4.14 Owners' equity

*Owners' contributed capital*

Owners' contributed capital is recognised at the amount actually contributed by the shareholders.

***Share premium***

Share premium recognised comprises:

- The difference between the issue price and the par value of shares on initial public offering or subsequent issuance.
- The difference between the repurchase price and the resale price of treasury shares.
- The excess of the principal amount of convertible bonds over the par value of the additional shares issued on conversion, and the entire value of the conversion option, transferred to share premium regardless of whether the bondholder exercises the option.
- The difference between the capital actually contributed and the capital stated in the Charter.

Costs directly attributable to a successful share issuance are deducted from share premium. Costs of an unsuccessful share issuance are recognised in financial expenses in the period.

### 4.15 Distribution of net profits

Net profit after tax is distributed to the shareholders after appropriations to funds in accordance with the Group's Charter and applicable laws, and after approval by the General Meeting of Shareholders.

The distribution of profit to shareholders takes into account non-monetary items within retained earnings that may affect cash flow and the ability to pay dividends, such as gains from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognised as a liability when the Group has no right to avoid the obligation to pay dividends to shareholders under securities law and the Group's Charter.

When the obligation to pay is recognised, dividends in cash are recorded under "Dividends and profits payable" and presented as a liability in the statement of financial position.

### 4.16 Distribution of net profits

***Revenue from sales of goods and finished products***

Revenue from sales of goods and finished products is recognised when the Group has satisfied its performance obligation under the contract by transferring control of the goods or finished products to the customer, and when all of the following conditions are simultaneously satisfied:

- The Group has transferred to the buyer the significant risks and rewards of ownership of the product or goods.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership, nor effective control over the goods.
- Revenue can be measured with reasonable certainty.
- The Group has obtained or will obtain economic benefits from the sale transaction.
- The costs relating to the sale transaction can be identified.

***Revenue from rendering of services***

Revenue from rendering of services is recognised when the Group has satisfied its performance obligation under the contract, and when all of the following conditions are simultaneously satisfied:

- Revenue can be measured with reasonable certainty. Where the contract stipulates that the buyer has the right to return the service purchased under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer no longer has the right to return the service provided.

- It is probable that the economic benefits from the service transaction will flow to the Company.
- The stage of completion of the transaction at the end of the financial period can be measured.
- The costs incurred for the transaction, and the costs to complete the service transaction, can be measured.

Where a service is performed over multiple periods, revenue recognised in a period is based on the results of the portion of work completed at the end of the financial period.

***Revenue from construction contracts***

A construction contract is a contract negotiated for the construction of an asset or a combination of assets that are closely interrelated or interdependent in terms of their design, technology, function, or ultimate purpose.

Revenue from a construction contract comprises the initial amount agreed in the contract and adjustments arising during the course of the work as agreed by both parties, including variations in the scope of work, additional requirements, incentive payments for early completion, or claims to recover costs not included in the contract price, provided such amounts can be reliably measured and are probable of being approved.

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

- For construction contracts that provide for payment to the contractor based on scheduled billings: revenue and costs relating to the contract are recognised in proportion to the stage of completion as determined by the Group at the date of preparing the Financial statements.
- For construction contracts that provide for payment to the contractor based on the value of work actually completed: revenue and costs relating to the contract are recognised in proportion to the work completed as confirmed by the customer and reflected in invoices issued.

Increases or decreases in construction volume, claims, and other receipts are recognised in revenue only when agreed with the customer.

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

- Revenue is recognised only to the extent of contract costs incurred that are probable of recovery.
- Contract costs are recognised as an expense only in the period in which they are incurred.

Where it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately in the period it is identified.

The difference between the cumulative revenue recognised on a construction contract and the cumulative amount billed under scheduled billings on that contract is recognised as construction contract receivables or payables based on scheduled progress.

***Interest***

Interest income is recognised on a time basis using the effective interest rate for each period.

***Dividends and profits received***

Dividends and profits distributed are recognised when the Group is notified of its entitlement to receive the dividend or profit distribution from the investment. Only the portion of the dividend or profit relating to the period after the investment date is recognised in revenue; the portion relating to the period before the investment date is recorded as a reduction of the cost of the investment. Stock dividends received are not recognised in revenue and do not increase the recorded value of the investment; only the additional number of shares received is tracked in the notes to the interim consolidated financial statements.

### 4.17 Revenue deductions

Revenue deductions comprise trade discounts, sales rebates, and sales returns. These amounts are tracked separately and are deducted from Revenue from sales of goods and rendering of services to determine net revenue for the reporting period.

Where trade discounts, sales rebates, or sales returns relating to products, goods, or services sold in prior periods arise only in a subsequent period, the Group reduces revenue on the following basis:

- If the deduction arises before the date the financial statements are issued: this is an adjusting event after the reporting date and is recognised as a reduction of revenue in the financial statements of the reporting period.
- If the deduction arises after the date the financial statements are issued: it is recognised as a reduction of revenue of the period in which it arises.

### 4.18 Borrowing costs

Borrowing costs comprise interest on borrowings and other costs directly incurred in connection with borrowings.

Borrowing costs are recognised as an expense in the period in which they are incurred, unless they qualify for capitalisation.

Borrowing costs directly attributable to the construction or production of a qualifying asset in progress, being an asset that necessarily takes a substantial period of time (over 12 months) to get ready for its intended use or sale, are capitalised as part of the cost of that asset when it is probable that the enterprise will obtain future economic benefits from the asset and the borrowing costs can be measured reliably.

Capitalisation of borrowing costs commences when all three of the following conditions are simultaneously satisfied:

- Expenditure for the construction or production of the asset has been incurred;
- Borrowing costs have been incurred; and
- Activities necessary to prepare the asset for its intended use or sale are in progress.

Capitalisation is suspended during extended periods in which the construction or production is interrupted abnormally. Capitalisation ceases when substantially all the activities necessary to prepare the asset for its intended use or sale are complete.

For a borrowing specifically taken out to finance the construction or production of a qualifying asset, the borrowing costs capitalised are the actual borrowing costs incurred less any income earned from the temporary investment of that borrowing.

For general borrowings used, in part, to finance the construction or production of a qualifying asset, the borrowing costs capitalised are determined by applying a capitalisation rate to the weighted average accumulated expenditure on the construction or production of that asset. The capitalisation rate is the weighted average of the interest rates applicable to the enterprise's outstanding borrowings during the period, other than borrowings specifically taken out for the purpose of obtaining a specific asset.

### 4.19 Expenses

Expenses are amounts that decrease economic benefits, recognised at the time the transaction arises or when it is reasonably certain to arise in the future, regardless of whether cash has actually been paid. Expenses are recognised even before the payment due date where it is reasonably certain that they will arise, in order to ensure the principles of prudence and capital maintenance.

When the Group recognises an item of revenue, it must recognise a corresponding expense related to generating that revenue. The corresponding expense comprises the expense of the period in which the revenue is generated, together with expenses of prior periods or accrued expenses that relate to the revenue of that period. Where the matching principle conflicts with the prudence principle, expenses are recognised based on the substance of the transaction and the Vietnamese Accounting Standards, so as to ensure a true and fair presentation of the transaction.

### 4.20 Corporate income tax

Companies in the Group's accounting policy for corporate income tax is implemented in accordance with the Law on Corporate Income Tax No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/ND-CP dated 15 November 2025 of the Government detailing certain articles of the Law on Corporate Income Tax, guiding documents of the Ministry of Finance, and other relevant legal regulations. Corporate income tax expense comprises current tax expense and deferred tax expense.

***Current income tax***

Current corporate income tax expense is the amount of corporate income tax payable, calculated on taxable income for the year and the current corporate income tax rate. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income, and losses carried forward.

Quarterly, companies in the Group determines and recognises the provisional corporate income tax payable in accordance with the tax return. At the end of the financial year, companies in the Group determines the actual corporate income tax payable in accordance with the finalisation tax return and adjusts for the difference against the amount provisionally recognised during the year.

***Deferred income tax***

Deferred tax is the amount of corporate income tax that will be payable or recoverable in the future arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases.

Deferred tax liabilities are recognised for all taxable temporary differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that does not affect either accounting profit or taxable income at the time of the transaction.

Deferred tax assets are recognised for all deductible temporary differences to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised, and are also recognised for unused tax losses and unused tax incentives to the extent that it is probable that future taxable profit will be available. Deferred tax assets and deferred tax liabilities arising from transactions recognised directly in owners' equity are not recognised in deferred corporate income tax expense.

The carrying amount of deferred tax assets is reviewed at the end of each accounting period and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax assets and deferred tax liabilities are measured at the tax rates that are expected to apply in the financial period when the asset is realised or the liability is settled, based on the tax rates and tax laws that have been enacted as at the end of the financial period.

In preparing the statement of financial position, deferred tax assets and deferred tax liabilities are offset against each other when:

- The Group has a legally enforceable right to offset current tax assets against current tax liabilities; and
- The deferred tax assets and deferred tax liabilities relate to corporate income tax levied by the same taxation authority:

- on the same taxable entity; or
- companies within the Group intends to settle current tax liabilities and current tax assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

Companies within the Group's tax returns are subject to examination by the tax authorities. As the application of tax laws to various types of transactions is susceptible to varying interpretations, the amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

### 4.21 Segment reporting

A business segment is a distinguishable component of an enterprise engaged in the production or supply of an individual product or service, or a group of related products or services, that is subject to risks and returns different from those of other business segments.

A geographical segment is a distinguishable component of an enterprise engaged in the production or supply of products or services within a particular economic environment that is subject to risks and returns different from those of components operating in other economic environments.

The nature of risks and returns is the primary basis for determining whether the Group's primary segment reporting format is business segments or geographical segments. If risk and rate of return are predominantly affected by differences in products and services, the primary reporting format is by business segment and the secondary format is by geographical segment. Conversely, if risk and rate of return are predominantly affected by differences in geographical area, the primary reporting format is by geographical segment and the secondary format is by business segment. The Group's organisational and management structure and its internal financial reporting system form the principal basis for determining the primary or secondary segment reporting format.

A segment is reportable when a majority of its revenue is derived from sales and services provided to external customers, and it satisfies at least one of the following thresholds: its revenue represents 10% or more of the total revenue of all segments; its result represents 10% or more of the combined result of all segments in profit, or of the combined result of all segments in loss, whichever is greater in absolute amount; or its total assets represent 10% or more of the total assets of all segments.

Segment information is prepared and presented consistent with the accounting policies applied in preparing and presenting the Group's financial statements.

### 4.22 Principles and basis of preparation of interim consolidated financial statements

The consolidated financial statements comprise the Financial statements of the parent company and its subsidiaries. A subsidiary is an entity controlled by the parent company. Control exists when the parent company has the ability, directly or indirectly, to govern the financial and operating policies of a subsidiary so as to obtain economic benefits from its activities. In assessing control, potential voting rights that are currently exercisable or convertible are taken into account.

The results of operations of subsidiaries acquired or disposed of during the period are presented in the consolidated Income statement from the date of acquisition or up to the date of disposal of the investment in such subsidiary.

In cases where the accounting policies of a subsidiary differ from those uniformly applied within the Group, adjustments are made to the subsidiary's financial statements before they are used for the preparation of the consolidated financial statements.

Balances on the Statement of financial position between companies in the Group, intercompany transactions and unrealized gains arising from such transactions are eliminated in preparing the consolidated financial statements. Unrealized losses arising from intercompany transactions are also eliminated unless the costs giving rise to those losses are not recoverable.

Non-controlling interests in the net assets of consolidated subsidiaries are presented as a separate component of equity in the consolidated statement of financial position. Non-controlling interests include the value of non-controlling interests at the date of the initial business combination and the non-controlling interests' share of movements in total equity since the business combination date. Losses incurred by a subsidiary are allocated to non-controlling interests, even if such losses exceed the non-controlling interests' share in the net assets of the subsidiary.

Assets, liabilities and contingent liabilities of the subsidiary are measured at their fair value at the acquisition date. Any excess of the purchase consideration over the aggregate fair value of the assets acquired is recognized as goodwill. Any deficiency of the purchase consideration below the aggregate fair value of the assets acquired is recognized in profit or loss in the period in which the acquisition of the subsidiary occurs.

Non-controlling interests at the date of the initial business combination are determined based on the non-controlling interests' proportionate share of the aggregate fair value of the identifiable assets, liabilities and contingent liabilities recognized.

*Goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination comprises the fair value, at the date of exchange, of assets given, liabilities incurred or assumed and equity instruments issued by the acquirer in exchange for control of the acquiree, plus any costs directly attributable to the business combination. The assets, liabilities and contingent liabilities assumed in a business combination are recognized at their fair value at the acquisition date.

Goodwill arising from a business combination is initially recognized at cost, being the excess of the cost of the business combination over the acquirer's interest in the fair value of the assets, liabilities and contingent liabilities recognized. If the cost of the business combination is less than the fair value of the net assets of the acquiree, the difference is recognized in the consolidated income statement. After initial recognition, goodwill is measured at cost less accumulated amortization. Goodwill is amortized using the straight-line method over its estimated useful life of ten (10) years.

## 4.23 Related parties

Parties are considered related if one party has the ability to control, or exercise significant influence over, the other party in making decisions on financial and operating policies. Parties are also considered related if they are subject to common control.

The Group's related parties comprise:

- Joint ventures and associates.
- Individuals holding, directly or indirectly, voting rights that give them significant influence over the Group (including members of the Board of Administrators and close family members of such individuals).
- Key management personnel who have the authority and responsibility for planning, managing, and controlling the Group's activities (including the Board of General Directors and close family members of such individuals).
- Enterprises controlled by, or subject to significant influence from, individuals within the groups referred to above.

Close members of the family of an individual are those who may be expected to influence, or be influenced by, that individual in their dealings with the Group, comprising: spouse, natural children, adopted children, stepchildren, and dependants of that individual or their spouse.

Based on the substance of the economic relationship and with reference to international practice, the Group also regards parties jointly controlling a Business Cooperation Contract (BCC) with the Group as related parties.

A related party transaction is a transfer of resources or obligations between related parties, regardless of whether a price is charged.

In considering related party relationships, substance is given greater weight than legal form.

The following companies/ individuals are considered related parties:

| Related parties | Relationship |
|---|---|
| Hoa Binh 479 Join Stock Company | Associate company |
| Onwa Tech Interior Decoration Joint Stock Company | Associate company |
| Thanh Ngan Real Estate Joint Stock Company | Associate company |
| The personnel of the Board of Administrators, the Board of Supervisors, the Board of General Directors and individuals related to key management personnel. | Key management personnel and individuals related to key management personnel. |

## 5. ADDITIONAL INFORMATION TO ITEMS IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

### 5.1 Cash and cash equivalents

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Cash on hand - VND | 1,838,155,060 | 1,931,733,053 |
| Demand deposits at banks | | |
| - Joint Stock Commercial Bank for Investment and Development of Vietnam – HCMC branch | 274,167,777,081 | 120,904,142,834 |
| - Vietnam Joint Stock Commercial Bank for Industry and Trade – HCMC 01 branch | 89,399,305,729 | 51,748,154,434 |
| - Fortune Vietnam Joint Stock Commercial Bank | 46,034,366,483 | 302,546,333 |
| - Other banks | 75,051,129,135 | 162,520,162,799 |
| Cash equivalents | 6,870,000,000 | 9,665,848,112 |
| | **493,360,733,488** | **347,072,587,565** |

## 5.2 Financial investments

The Group's financial investments comprise held-to-maturity investments and investments in other entities. Information on the Group's financial investments is as follows:

### 5.2.1 Held-to-maturity investments

| | Closing balance | | | Opening balance | | |
|---|---|---|---|---|---|---|
| | Cost VND | Recoverable amount VND | Provision VND | Cost VND | Recoverable amount VND | Provision VND |
| ***Term deposits*** | | | | | | |
| Tien Phong Commercial Joint Stock Bank | 6,320,000,000 | 6,320,000,000 | - | 6,320,000,000 | 6,320,000,000 | - |
| Other banks | 3,083,915,032 | 3,083,915,032 | - | - | - | - |
| ***Loans – related parties*** | | | | | | |
| Mr. Vo Minh Hoang | 1,789,890,000 | 1,789,890,000 | - | 1,789,890,000 | 1,789,890,000 | - |
| ***Loans – others*** | | | | | | |
| Matec Construction Machinery Joint Stock Company (*) | 97,162,511,396 | 97,162,511,396 | - | 94,412,091,292 | 94,412,091,292 | - |
| Mr. Le Anh Dung | 4,359,635,693 | - | (4,359,635,693) | 4,359,635,693 | - | (4,359,635,693) |
| White Steel Company Limited | 2,439,946,014 | 2,439,946,014 | - | 2,439,946,014 | 2,439,946,014 | - |
| Xuan Thien Securities Joint Stock Company (formerly: Golden Lotus Securities Corporation) | 1,871,736,348 | 442,555,001 | (1,429,181,347) | 1,871,736,348 | 442,555,001 | (1,429,181,347) |
| New Horizon Real Estate Company Limited | 36,712,363,092 | - | (36,712,363,092) | 36,712,363,092 | - | (36,712,363,092) |
| Sai Gon Real Estate Investment Consulting Single Member Limited Liability Company | 25,827,397,249 | 25,827,397,249 | - | 18,000,000,000 | 18,000,000,000 | - |
| Other loans | 3,576,047,183 | 3,576,047,183 | - | 9,239,047,183 | 9,239,047,183 | - |
| Accrued interest income from deposits | 14,409,476,682 | 12,499,080,564 | (1,910,396,118) | 7,132,826,297 | 5,222,430,179 | (1,910,396,118) |
| | **197,552,918,689** | **153,141,342,439** | **(44,411,576,250)** | **182,277,535,919** | **137,865,959,669** | **(44,411,576,250)** |

(*) Matec Construction Machinery Joint Stock Company obtained loans from the Group under unsecured loan agreements, with the purpose of supplementing working capital; the loan term ranges from 6 to 12 months for each liability assumption, with an interest rate ranging from 5% - 12%/year.

Movements in the provision for held-to-maturity investments are as follows:

| | Current period VND | Prior period VND |
|---|---|---|
| Opening balance | (44,411,576,250) | (44,411,576,250) |
| Provision reversed in period | - | - |
| **Closing balance** | **(44,411,576,250)** | **(44,411,576,250)** |

### 5.2.2 Long-term financial investments

| | | Closing balance VND | Opening balance VND |
|---|---|---|---|
| Investments in joint ventures and associates | (*) | 272,489,974,717 | 273,171,037,090 |
| Investments in other entities | (**) | 36,242,400,000 | 36,242,400,000 |
| Other long-term investments | (***) | 2,000,000,000 | 2,000,000,000 |
| Provision for long-term financial investments | | (14,837,400,000) | (14,837,400,000) |
| | | **295,894,974,717** | **296,576,037,090** |

**(*) Investments in joint ventures and associates**

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Original value VND | Value under the equity method VND | Original value VND | Value under the equity method VND |
| Hoa Binh 479 Join Stock Company (1) | 85,000,000,000 | 85,949,607,509 | 85,000,000,000 | 85,949,607,509 |
| Onwa Tech Interior Decoration JSC (2) | 6,000,000,000 | 2,974,301,071 | 6,000,000,000 | 3,032,918,987 |
| Thanh Ngan Real Estate Joint Stock Company (3) | 193,387,000,000 | 183,566,066,137 | 193,387,000,000 | 184,188,510,594 |
| | **284,387,000,000** | **272,489,974,717** | **284,387,000,000** | **273,171,037,090** |

(1) Hoa Binh 479 Join Stock Company ("479") is a joint stock company established under the Vietnamese Enterprise Law, with under Business Registration Certificate No. 2900325124 issued by the Department of Planning and Investment of Nghe An province on 03 May 2006. Its headquarters is located at No. 54 Nguyen Du Street, Truong Vinh Ward, Nghe An Province, Vietnam. The main business activities of 479 include construction of railway and road.

(2) Onwa Tech Interior Decoration Joint Stock Company ("Onwa Tech") is a joint stock company established under the Vietnam Enterprise Law, with Business Registration Certificate No. 03015435290 issued by the Department of Planning and Investment of Ho Chi Minh City on 13 December 2018. The headquarters of Onwa Tech is located at 235 Vo Thi Sau Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. The main business activities of Onwa Tech include providing interior decoration services; trading in materials and equipment for construction installation.

Onwa Tech is an associate the Group has direct voting rate of 15.38% and indirect voting rate of 10.15% through its subsidiaries, Hoa Binh Infrastructure Construction Investment Joint Stock Company and Hoa Binh House Corporation.

(3) Thanh Ngan Real Estate Company Limited ("Thanh Ngan") is a limited liability company established under the Vietnam Enterprise Law, with Business Registration Certificate No. 0313935259 issued by Department of Planning and Investment of Ho Chi Minh City on 27 July 2016. The headquarters of Thanh Ngan is located at 56 Ho Tung Mau, Sai Gon Ward, Ho Chi Minh City, Vietnam. The main business activity of Thanh Ngan is real estate business.

**(**) Investments in other entities**

| | Closing balance | | | Opening balance | | |
|---|---|---|---|---|---|---|
| | **Cost** VND | **Recoverable amount** VND | **Provision** VND | **Cost** VND | **Recoverable amount** VND | **Provision** VND |
| Viet Nam Peace Tour Joint Stock Company | 21,405,000,000 | (*) | - | 21,405,000,000 | (*) | - |
| Saigon - Rachgia Corporation | 13,637,400,000 | (*) | (13,637,400,000) | 13,637,400,000 | (*) | (13,637,400,000) |
| TRV Holding Investment Group Joint Stock Company | 1,200,000,000 | (*) | (1,200,000,000) | 1,200,000,000 | (*) | (1,200,000,000) |
| | **36,242,400,000** | | **(14,837,400,000)** | **36,242,400,000** | | **(14,837,400,000)** |

(*) The Group has no information regarding the recoverable amount of this investment. The recoverable amount of this investment may differ from its carrying amount.

Details of investments in associates and other long-term investments at 30 June 2026 are as follows:

| Company's name | Headquarters | Rate of interest | Rate of voting rights | Status | Main business activities |
|---|---|---|---|---|---|
| **Associates** | | | | | |
| Hoa Binh 479 Join Stock Company | Nghe An | 33.60% | 33.60% | Active | Construction of railway and road infrastructure |

| Company's name | Headquarters | Rate of interest | Rate of voting rights | Status | Main business activities |
|---|---|---|---|---|---|
| Onwa Tech Interior Decoration Joint Stock Company | Ho Chi Minh City | 25.53% | 25.53% | Active | Provision of interior decoration services, trading of materials, and supply of installation equipment for construction |
| Thanh Ngan Real Estate Joint Stock Company | Ho Chi Minh City | 28.31% | 28.31% | Active | Real estate business, including land use rights owned by the owner, user, or leased. |
| **Other long-term financial investments** | | | | | |
| Viet Nam Peace Tour Joint Stock Company | Ho Chi Minh City | 10.00% | 10.00% | Active | Provision of travel agency, tourism, and passenger transportation services |
| Saigon - Rachgia Corporation | An Giang | 10.24% | 10.24% | Active | Provision of short-term accommodation services |
| TRV Holding Investment Group Joint Stock Company | Hanoi City | 7.50% | 7.50% | Active | Investment advisory activities |

**Operating status of associates**

The Group's associates are operating normally, with no significant changes compared with the prior period.

*Provision for capital contributions to other entities*

Movements in provision for long-term financial investments are as follow:

| | Current period VND | Prior period VND |
|---|---|---|
| Opening balance | (14,837,400,000) | (14,837,400,000) |
| Additional provision made in period | - | - |
| Provision reversed in period | - | - |
| **Closing balance** | **(14,837,400,000)** | **(14,837,400,000)** |

*Transactions with joint ventures and associates*

Material transactions between the Group and its joint ventures, associates are disclosed in Note 8.3.2.

### 5.3 Short-term trade receivables

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Carrying amount VND | Provision VND | Carrying amount VND | Provision VND |
| ***Receivables from other customers*** | | | | |
| Gamuda Land (HCMC) Joint Stock Company | 437,415,582,381 | - | 462,757,943,649 | - |
| Dat Phuong Nam Construction And Trading Corporation | 431,026,683,218 | - | 431,026,683,218 | - |
| Sunshine Group Development Joint Stock Company (formerly Sunshine Group Development Joint Stock Company) | 284,591,967,072 | - | 284,591,967,072 | - |
| Ecopark Corporation Joint Stock Company | 104,374,761,910 | (490,848,383) | 94,310,625,808 | (490,848,383) |
| Gia Cu Investment Development Company Limited | 176,114,789,048 | (1,956,443,097) | 190,125,079,913 | (1,956,443,097) |
| Tan A Dai Thanh Meyland Group Real Estate Joint Stock Company | 29,030,862,913 | - | 112,628,667,416 | - |
| Matec Construction Machinery Joint Stock Company | 607,661,967,386 | - | 558,810,532,204 | - |
| Vinhomes Joint Stock Company | 37,591,199,596 | | 67,547,591,887 | - |
| Terra Gold Vietnam Joint Stock Company | 23,995,818,283 | - | 23,995,818,283 | - |
| FPT Innovation And Creativity Company Limited | 101,600,000,000 | - | - | - |
| Aqua City Company Limited | 87,320,281,963 | - | 137,626,046,563 | - |
| New Town Development Company Limited | 265,670,491,872 | - | 252,424,309,953 | - |
| Thaiholdings Joint Stock Company | 201,984,895,982 | - | 176,317,623,280 | - |
| Interhouse LA Corporation | 238,582,466,308 | - | 112,726,762,387 | - |
| Phu Quoc Civil Construction Limited Liability Company | - | - | 86,120,697,687 | - |
| Other customers | 3,975,100,415,172 | (727,608,565,586) | 3,903,226,855,390 | (828,071,878,734) |
| | **7,002,062,183,104** | **(730,055,857,066)** | **6,894,237,204,710** | **(830,519,170,214)** |

These trade receivables are being used as collateral for loans at commercial banks (Note 5.23).

## 5.4 Short-term advances to suppliers

| | Closing balance VND | Opening balance VND |
|---|---|---|
| **Advances to related parties** | | |
| Onwa Tech Interior Decoration Joint Stock Company | 4,285,959,539 | 4,285,959,539 |
| Hoa Binh 479 Join Stock Company | 130,000,000,000 | - |
| **Advances to other organizations and individuals** | | |
| ALB & Partners Law Firm | 102,517,427,000 | 102,517,427,000 |
| hong ha investment and trade joint stock company | 105,324,873,301 | 105,324,873,301 |
| Vietnam Kandeko Co., LTD - Ho Chi Minh City Branch | 25,873,352,490 | 100,186,777,495 |
| VinTech Investment Building Joint Stock Company | 75,911,031,595 | 56,432,124,439 |
| Hoa Binh Engineering and Trading Investment Joint Stock Company | 51,677,283,591 | 53,816,346,259 |
| Greenhouse Group Investment And Construction Joint Stock Company | 19,457,282,468 | 19,457,282,468 |
| Best Quality Construction Joint Stock Company | 49,626,156,237 | 36,861,710,933 |
| China Construction (S.E.A) Corporation Ltd (CSCEC) | 30,865,283,118 | - |
| Interhouse LA Corporation | 12,236,942,522 | - |
| Other suppliers | 560,675,864,645 | 672,978,854,780 |
| | **1,168,451,456,506** | **1,151,861,356,214** |

## 5.5 Construction contract-in-progress receivables

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Carrying amount VND | Provision VND | Carrying amount VND | Provision VND |
| ***Construction contract receivables based on scheduled progress from other organisations and individuals*** | | | | |
| New Town Development Company Limited | 55,218,347,413 | - | 132,411,522,379 | - |
| Quang Minh Business And Construction Joint Stock Company | 124,490,373,682 | (124,490,373,682) | 124,490,373,682 | (124,490,373,682) |
| Capitaland - Hien Duc Joint Stock Company | 15,293,147,073 | (14,639,854,699) | 104,731,883,768 | (14,639,854,699) |
| Thaiholdings Joint Stock Company | 194,214,838,365 | - | 178,069,677,608 | - |
| Da Lat Valley Real Estate Company Limited | - | - | 89,826,166,152 | - |
| Tam Luc Real Estate Corporation | 112,306,159,684 | - | 126,729,007,286 | - |
| DB Investment and Development Company Limited | 146,100,965,449 | - | 9,993,328,674 | - |
| Ecopark Corporation Joint Stock Company | 90,662,085,695 | - | 99,980,730,234 | - |
| Others | 1,629,362,500,697 | (275,382,575,243) | 1,501,673,417,581 | (276,191,519,761) |
| | **2,367,648,418,058** | **(414,512,803,624)** | **2,367,906,107,364** | **(415,321,748,142)** |

These construction contract-in-progress receivables are being used as collateral loans at commercial banks (Note 5.23).

### 5.6 Other short-term, long-term receivables

#### 5.6.1 Other short-term receivables

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Carrying amount VND | Provision VND | Carrying amount VND | Provision VND |
| **Related parties** | | | | |
| Hoa Binh 479 Join Stock Company | 2,498,684,358 | - | 2,498,684,358 | - |
| Onwa Tech Interior Decoration Joint Stock Company | 1,944,918,073 | - | 1,944,918,073 | - |
| Mr. Le Viet Hai and Mrs. Bui Ngoc Mai – advances | 37,069,816 | - | 61,998,955 | - |
| Mr. Le Viet Hai | 27,360,000 | - | - | - |
| Mr. Le Viet Hieu – advances | 941,667,185 | - | 741,643,396 | - |
| Mr. Le Viet Hoa – advances, other receivables | 215,737,065 | - | 17,087,093,230 | - |
| Mr. Le Van Nam – advances | 117,530,000 | (82,530,000) | 207,530,000 | (82,530,000) |
| Mr. Le Viet Ha – advances, others | 5,250,000,000 | - | 5,250,000,000 | - |
| **Others** | | | | |
| Advances for construction materials, goods, and travel expenses | 243,318,768,422 | (9,270,185,016) | 162,123,316,137 | (9,270,185,016) |
| Deposits for project and apartment purchases | 458,095,122,722 | (205,147,652,851) | 424,229,906,312 | (205,147,652,851) |
| Receivables from payments on behalf of others (1) | 489,384,099,701 | - | 509,930,288,575 | - |
| Receivables from liquidation of investments (2) | 19,163,384,000 | - | 19,163,384,000 | - |
| Receivables from sale of trade receivables (3) | 220,190,965,140 | (37,277,490,900) | 74,554,981,799 | (37,277,490,900) |
| Late payment interest | 317,481,754,695 | (27,122,811,470) | 349,179,042,380 | (30,413,769,289) |
| Deposits | 22,599,234,849 | - | 8,142,372,271 | - |
| Other short-term receivables | 83,119,603,801 | (26,331,216,204) | 100,595,616,515 | (26,188,974,285) |
| | **1,864,385,899,827** | **(305,231,886,441)** | **1,675,710,776,001** | **(308,380,602,341)** |

(1) The Group made payments on behalf of subcontractors for the purchase of materials

(2) Receivables from Mr. Pham Dieu under the share transfer contract No. 49/2024/HD-HBC.JHE dated 25 June 2024.

(3) Receivables from Saigon Asset Trading and Management Joint Stock Company under debt sale contract No. 3011A/2023/HBC-247 dated 30 November 2023, contract appendix No. 01 dated 30 November 2023; receivables No. 3011C/2023/HBC-247 dated 30 November 2023 and contract appendix No. 01 dated 30 November 2023 with the total value of receivables from debt sale of VND 156,426,087,786, the value of the principal debt sold is VND 173,040,566,692; debt sale contract No. 2603/26/HBC-SGATMJSC dated 26 March 2026 and appendix No. 01 dated 26 March 2026 with the total value of receivables from debt sale of VND 145,635,983,341, the value of the principal debt sold is VND 208,051,404,773.

### 5.6.2 Other long-term receivables

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Carrying amount VND | Provision VND | Carrying amount VND | Provision VND |
| ***Other organizations and individuals*** | | | | |
| Other deposits | 107,466,269,221 | - | 120,207,888,421 | |
| Other long-term receivables | 205,953,662 | - | 1,957,859,913 | - |
| | **107,672,222,883** | **-** | **122,165,748,334** | **-** |

(*) These are office lease deposits under contracts with lease terms of 5 to 8 years.

## 5.7 Overdue debts

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Original amount VND | Recoverable amount VND | Original amount VND | Recoverable amount VND |
| Quang Minh Business And Construction Joint Stock Company | 228,074,668,852 | 52,287,026,844 | 124,490,373,682 | - |
| Saigon Silicon City Joint Stock Company | 129,030,269,163 | - | 129,030,269,163 | - |
| Cau Giay Investment Trading Services Joint Stock Company | 121,888,827,177 | 132,792,537 | 93,209,033,426 | 132,792,537 |
| Tai Nguyen Construction – Production – Trading Company Limited | 77,094,973,368 | - | 77,194,973,368 | - |
| An Trung Phat House Management And Construction Joint Stock Company | 71,124,662,057 | 283,833,000 | 71,124,662,057 | 283,833,000 |
| Gotec Viet Nam Company Limited | 205,147,652,851 | - | 205,147,652,851 | - |
| Construction & Urban Development Joint Stock Company | - | - | 129,828,770,259 | 746,434,492 |
| Others | 1,460,533,770,613 | 635,752,769,053 | 1,546,723,649,972 | 666,741,323,408 |
| | **2,292,894,824,081** | **688,456,421,434** | **2,376,749,384,778** | **667,904,383,437** |

The aforementioned overdue debts have been provided for by the Group as allowance for doubtful debts. The recoverable amount of these receivables is determined as the original carrying amount of the receivable less the allowance already recognized for each individual receivable. The Group is continuing its efforts to collect the aforementioned receivables. In addition, under the terms of the contracts, the Group may be entitled to late payment penalties, default interest, and claims for damages arising from counterparties' breach of contract. However, the Group is currently unable to make a complete and reliable estimate of the potential income (benefits) that may arise, as it is still in the process of working with the debtors, and certain amounts are being pursued through civil litigation proceedings for debt recovery and related benefits. Such benefits will only be recognized by the Group as assets in its Cosolidated Statement of financial position when payment is accepted by the counterparty or when they are actually collected in cash or other assets during the debt recovery process.

Movements in provision for doubtful debts and held-to-maturity investments are as follows:

| | Current period VND | Prior period VND |
|---|---|---|
| Opening balance | (1,708,845,001,341) | (1,897,075,557,882) |
| Additional provision made in period | (145,430,616,701) | - |
| Provision reversed | 41,024,018,007 | 55,080,763,525 |
| **Closing balance** | **(1,604,438,402,647)** | **(1,841,994,794,357)** |

## 5.8 Inventories

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | **Cost** VND | **Provision** VND | **Cost** VND | **Provision** VND |
| Raw materials | 1,344,664,394,331 | - | 1,139,130,483,403 | - |
| Tools and supplies | 26,330,490,363 | - | 23,050,850,288 | - |
| Work in progress (*) | 1,092,058,098,194 | (563,163,930) | 572,787,198,264 | (16,850,447,719) |
| Finished goods | 25,924,030,271 | (21,966,775,160) | 25,905,277,921 | ( 21,966,775,160) |
| Goods | 543,694,835,748 | (491,805,774) | 560,158,011,435 | (491,805,774) |
| Goods on consignment | 174,419,843 | - | 174,419,843 | - |
| | **3,032,846,268,750** | **(23,021,744,864)** | **2,321,206,241,154** | **(39,309,028,653)** |

(*) The details of work in progress are as follows:

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | **Cost** VND | **Provision** VND | **Cost** VND | **Provision** VND |
| Ascent Plaza project | 620,874,086,914 | - | - | - |
| Ascent CityView project | 35,025,424,387 | - | - | - |
| Ascent Garden Homes project | 29,374,595,267 | - | - | - |
| Residence residential project (Pax Residence) in Hiep Phuoc commune, Ho Chi Minh City (**) | - | - | 156,369,146,401 | - |
| Other work in progress projects | 406,783,991,626 | (563,163,930) | 416,418,051,863 | (16,850,447,719) |
| | **1,092,058,098,194** | **(563,163,930)** | **572,787,198,264** | **(16,850,447,719)** |

(**) This represents the work-in-progress costs of the Hoa Binh Residential Area project (Pax Residence Long Thoi, Nha Be), see more at Note 5.13.

Movements in provision for declined inventories are as follows:

| | **Current period** VND | **Prior period** VND |
|---|---|---|
| Opening balance | (39,309,028,653) | (39,574,922,412) |
| Other decreases (Reclassified into long-term) | 16,287,283,789 | - |
| **Closing balance** | **(23,021,744,864)** | **(39,574,922,412)** |

## 5.9 Short-term, long-term prepaid expenses

### 5.9.1 Short-term prepaid expenses

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Office rental | 2,576,351,518 | 1,392,081,396 |
| Tools and supplies | 10,629,941,838 | 11,729,065,614 |
| Others | 27,910,292,905 | 16,720,756,460 |
| | **41,116,586,261** | **29,841,903,470** |

### 5.9.2 Long-term prepaid expenses

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Tools and supplies | 35,548,349,629 | 46,726,370,664 |
| Prepaid land rental fees | 32,514,218,247 | 82,642,985,843 |
| Bank guarantee fees | 206,344,867 | 1,383,347,283 |
| Brokerage costs | 91,186,050,343 | 75,232,470,648 |
| Insurance expenses | 2,586,455,732 | 3,270,900,677 |
| Others | 9,627,288,954 | 26,221,792,824 |
| | **171,668,707,772** | **235,477,867,939** |

## 5.10 Increase/ Decrease of tangible fixed assets

| | Building, structures | Machinery and equipment | Transportation and transmission vehicles | Office equipments | Total |
|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND |
| ***Cost*** | | | | | |
| Opening balance | 31,767,827,640 | 2,087,642,324,200 | 80,370,457,956 | 23,336,159,996 | 2,223,116,769,792 |
| Purchasing in period | - | 79,018,986,166 | 8,109,500,000 | 32,027,778 | 87,160,513,944 |
| Completed capital construction investment | - | - | 1,321,472,803 | - | 1,321,472,803 |
| Decrease due to disposal | - | (145,128,798,140) | (3,160,336,273) | - | (148,289,134,413) |
| Reclassification | - | (900,140,911) | 831,750,000 | 68,390,911 | - |
| Other decreases | - | (802,279,402) | - | (423,890,000) | (1,226,169,402) |
| Closing balance | **31,767,827,640** | **2,019,830,091,913** | **87,472,844,486** | **23,012,688,685** | **2,162,083,452,724** |
| ***Accumulated depreciation*** | | | | | |
| Opening balance | 10,473,743,764 | 988,697,973,194 | 76,254,987,296 | 18,866,532,307 | 1,094,293,236,561 |
| Depreciation in period | 1,047,186,378 | 98,924,460,977 | 3,809,464,544 | 700,158,306 | 104,481,270,205 |
| Decrease due to disposal | - | (22,103,097,812) | (1,473,936,280) | - | (23,577,034,092) |
| Reclassification | - | (292,524,965) | 190,166,781 | 102,358,184 | - |
| Other decreases | - | (419,563,645) | - | (395,337,200) | (814,900,845) |
| Closing balance | **11,520,930,142** | **1,064,807,247,749** | **78,780,682,341** | **19,273,711,597** | **1,174,382,571,829** |
| ***Net book value*** | | | | | |
| Opening balance | 21,294,083,876 | 1,098,944,351,006 | 4,115,470,660 | 4,469,627,689 | 1,128,823,533,231 |
| Closing balance | **20,246,897,498** | **955,022,844,164** | **8,692,162,145** | **3,738,977,088** | **987,700,880,895** |

As at 30 June 2026, net book value of tangible fixed assets which were pledged to warranty loans: VND 71,064,460,857 (as at 01 January 2026: VND 92,216,353,642).

The list of tangible fixed assets as at the end of the financial period is as follows:

| | Cost<br>VND | Accumulated depreciation<br>VND | Net book value<br>VND |
|---|---|---|---|
| - Tower crane | 252,946,027,108 | (243,863,509,688) | 9,082,517,420 |
| - Aluminum formwork | 255,247,993,015 | (96,983,558,752) | 158,264,434,263 |
| - Other tangible fixed assets | 1,653,889,432,601 | (833,535,503,389) | 820,353,929,212 |
| | **2,162,083,452,724** | **(1,174,382,571,829)** | **987,700,880,895** |

## 5.11 Increase/ Decrease of intangible fixed assets

| | Land use rights<br>VND | Computer software<br>VND | Others<br>VND | Total<br>VND |
|---|---|---|---|---|
| ***Cost*** | | | | |
| Opening balance | 39,790,252,840 | 36,645,540,728 | 1,216,005,358 | 77,651,798,926 |
| Purchasing during the period | - | 110,829,500 | - | 110,829,500 |
| Completed capital construction | - | 110,829,500 | - | 110,829,500 |
| Closing balance | 39,790,252,840 | 36,867,199,728 | 1,216,005,358 | **77,873,457,926** |
| ***Accumulated depreciation*** | | | | |
| Opening balance | - | 31,249,034,732 | 1,216,005,358 | 32,465,040,090 |
| Depreciation in period | - | 1,251,418,134 | - | 1,251,418,134 |
| Closing balance | - | 32,500,452,866 | 1,216,005,358 | **33,716,458,224** |
| ***Net book value*** | | | | |
| Opening balance | 39,790,252,840 | 5,396,505,996 | - | 45,186,758,836 |
| Closing balance | 39,790,252,840 | 4,366,746,862 | - | **44,156,999,702** |

As at 30 June 2026, net book value of intangible fixed assets which were pledged to warranty loans: VND 39,790,252,840 (as at 01 January 2026: VND 39,790,252,840).

The list of intangible fixed assets as at the end of the financial period is as follows:

| | Cost | Accumulated depreciation | Net book value |
|---|---|---|---|
| | VND | VND | VND |
| - Land use right at No. 233 Vo Thi Sau, Xuan Hoa Ward, Ho Chi Minh City | 35,289,328,240 | - | 35,289,328,240 |
| - Other intangible fixed assets | 42,584,129,686 | (33,716,458,224) | 8,867,671,462 |
| | **77,873,457,926** | **(33,716,458,224)** | **44,156,999,702** |

## 5.12 Investment property held for rental

| | Right of land use | Building, structures | Total |
|---|---|---|---|
| | VND | VND | VND |
| **Cost** | | | |
| Opening balance | 57,119,472,600 | 111,564,336,732 | 168,683,809,332 |
| Purchasing during the period | - | - | - |
| Closing balance | 57,119,472,600 | 111,564,336,732 | **168,683,809,332** |
| **Accumulated depreciation** | | | |
| Opening balance | - | 4,557,814,177 | 4,557,814,177 |
| Depreciation for the period | - | 323,942,130 | 323,942,130 |
| Closing balance | - | 4,881,756,307 | **4,881,756,307** |
| **Net book value** | | | |
| Opening balance | 57,119,472,600 | 107,006,522,555 | 164,125,995,155 |
| Closing balance | 57,119,472,600 | 106,682,580,425 | **163,802,053,025** |

The Group's investment properties consist of warehouses for rent in industrial zones. These investment properties are currently being used as collateral for bonds issued by the Group (Note 5.23).

The fair value of investment properties has not been formally assessed and determined as at 30 June 2026 and as at 01 January 2026. However, based on the rental situation and market price of these assets, the Board of General Directors believes that the fair value of the investment properties exceeds the carrying amount at the end of the financial period.

## 5.13 Long-term work in progress

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | Cost VND | Recoverable amount VND | Cost VND | Recoverable amount VND |
| Hoa Binh Residential Area project (Pax Residence Long Thoi, Nha Be) (*) | 155,713,800,296 | 155,713,800,296 | - | - |
| Thanh Xuan High-rise Condominium with Serviced Offices | 15,968,544,208 | - | - | - |
| Ascent Plaza Project | 8,626,707,306 | 8,626,707,306 | 620,462,630,610 | 620,462,630,610 |
| Ascent CityView Project | 35,025,424,387 | 35,025,424,387 | 35,025,424,387 | 35,025,424,387 |
| Ascent Garden Homes Project | 29,374,596,721 | 29,374,596,721 | 29,374,595,267 | 29,374,595,267 |
| Other long-term work in progress costs | 38,754,812,216 | 38,145,914,877 | 17,757,146,622 | 17,757,146,622 |
| | **283,463,885,134** | **266,886,443,587** | **702,619,796,886** | **702,619,796,886** |

(*) This represents the work-in-progress costs of the Hoa Binh Residential Area project (Pax Residence Long Thoi, Nha Be), which was approved by the People's Committee of Ho Chi Minh City under Decision No. 784/QD-UBND dated 29 February 2016, with the project name Hoa Binh Apartment Complex (an independent social housing development project) developed by the Group as the investor in Long Thoi Commune, Nha Be District, Ho Chi Minh City (currently Hiep Phuoc Commune, Ho Chi Minh City), on a land area of 30,209 $m^2$. The project scope includes 902 units with a building height of 12 stories and surrounding infrastructure. However, under Document No. 6902/UBND-DT dated 06 November 2017, the People's Committee of Ho Chi Minh City approved the Company's request to convert a portion of the project into commercial housing, specifically: converting the 902 social housing apartment units into 462 social housing apartment units and 92 terraced houses designated as commercial housing. On 30 June 2020, the People's Committee of Nha Be District issued Decision No. 949/QD-UBND approving the adjusted 1/500-scale detailed urban planning for the project. Currently, the Group is engaged in negotiating compensation agreements and developing an investment plan for constructing connecting roads to the project prior to commencing construction, while also undertaking other necessary activities to finalize the content of the investment approval in accordance with the detailed planning and to obtain a Construction Permit.

## 5.14 Construction in progress

| | Opening balance VND | Costs incurred during the period VND | Transferred to fixed assets during the period VND | Disposed in period VND | Closing balance VND |
|---|---|---|---|---|---|
| Hoa Binh Innovation Center (*) | 38,242,679,434 | 6,456,228,957 | - | (44,698,908,391) | - |
| Lang Co Resort Villa Project | 5,583,015,779 | - | - | - | 5,583,015,779 |
| Other projects and constructions | 2,328,233,500 | - | (110,829,500) | - | 2,217,404,000 |
| | **46,153,928,713** | **6,456,228,957** | **(110,829,500)** | **(44,698,908,391)** | **7,800,419,779** |

(*) The Hoa Binh Innovation Center project was granted its initial Investment Registration Certificate by the Management Board of Ho Chi Minh City High-Tech Park on 03 February 2016, with the most recent adjustment issued on 19 August 2022. The project's objectives include establishing a high-tech incubation center and a high-tech enterprise incubation center; providing support to incubated and post-incubated enterprises with workspace, machinery, and equipment for research and development, pilot production, and technology transfer; and setting up a research and development center for new material technology, information technology, and biotechnology-pharmaceutical technology. The project is implemented on a land area of 24,512.6 m². The total investment capital of the project is VND 900 billion, equivalent to USD 39,130,435. The project's operational term is 50 years from the date of issuance of the Investment Registration Certificate.

During the period, the Group disposed of a construction work-in-progress asset, namely the 'Hoa Binh Innovation Center' project, to FPT Innovation and Creativity Company Limited under the contract dated 09 June 2025, with a disposal value of VND 246,500,000,000. As at 30 June 2026, the Group had collected VND 144,900,000,000.

## 5.15 Goodwill

| | Current period VND | Prior period VND |
|---|---|---|
| Opening balance | 61,896,518,318 | 61,896,518,318 |
| Increase in period | - | - |
| Accumulated amortization at the beginning of the period | 55,831,714,731 | 49,642,062,898 |
| Amortization for this period | 2,082,087,350 | 3,083,883,432 |
| **Closing balance** | **3,982,716,237** | **9,170,571,988** |

## 5.16 Short-term, long-term trade payables

### 5.16.1 Short-term payables

| | Closing balance VND | Opening balance VND |
|---|---|---|
| ***Payables to related parties*** | | |
| Onwa Tech Interior Decoration Joint Stock Company | 11,697,605,217 | 11,697,605,217 |
| ***Payables to other suppliers*** | | |
| Best Quality Construction Joint Stock Company | 35,678,120,295 | 32,786,355,404 |
| Matec Construction Machinery Joint Stock Company | 159,565,707,225 | 95,008,477,548 |
| Gamuda Land (HCMC) Joint Stock Company | 79,460,131,930 | 107,710,682,080 |
| Thinh Vuong Production And Trading Services Company Limited | 122,603,574,737 | 122,603,574,737 |
| Kajima Vietnam Company Limited | 104,297,363,277 | 102,146,335,667 |
| Tam Quan Construction and Trading Limited Liability Company | 52,181,957,732 | 56,470,287,961 |
| Jesco Hoa Binh Engineering Co., Ltd. | 25,408,422,418 | 19,353,711,830 |
| Steel And Construction Material Joint Stock Company | 85,273,638,367 | 82,950,861,979 |
| Others | 3,894,216,043,422 | 3,561,802,981,333 |
| | **4,570,382,564,620** | **4,192,530,873,756** |

### 5.16.2 Overdue payables

The Group had no overdue, unpaid trade payables.

## 5.17 Short-term advances from customers

| | Closing balance VND | Opening balance VND |
|---|---|---|
| ***Advances from others*** | | |
| Ecopark Corporation Joint Stock Company | 84,002,893,647 | 84,002,893,647 |
| Vietnam Joint Stock Commercial Bank For Industry And Trade | 86,353,981,479 | 86,353,981,479 |
| Sunshine E&C Construction Joint Stock Company | 109,568,655,669 | 109,568,655,669 |
| Delta - Valley Binh Thuan Company Limited | 93,721,035,244 | 99,137,332,667 |
| Da Lat Valley Real Estate Company Limited | 65,869,008,583 | 65,869,008,583 |
| FPT Innovation And Creativity Company Limited | - | 98,600,000,000 |
| My Way Ha Long Investment And Hotel Joint Stock Company | 79,678,500,976 | 79,678,500,976 |
| Nam Dao Construction Limited Liability Company | 15,307,126,768 | 15,307,126,768 |
| Thaiholdings Joint Stock Company | 305,730,640,096 | 268,093,578,288 |
| New Town Development Company Limited | 78,515,720,663 | 129,823,115,228 |
| BLUEMARQ Group Joint Stock Company (formerly: Dat Xanh Group Joint Stock Company) | 122,745,765,180 | 106,397,133,805 |
| Other customers | 2,077,623,898,824 | 1,819,816,352,393 |
| | **3,119,117,227,129** | **2,962,647,679,503** |

## 5.18 Dividends and profits payable

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Dividends payable to Jesco Holdings, INC by the subsidiary | 2,155,192,738 | 2,155,192,738 |
| Dividends payable from year 2011 to year 2022 (*) | 411,280,195 | 411,280,195 |
| | **2,566,472,933** | **2,566,472,933** |

(*) These are dividends payable to non-depository shareholders. The delay in payment of these dividends is due to the Parent Company awaiting the shareholders' account information. The Parent Company expects to make payment upon receipt of the appropriate information from the shareholders.

## 5.19 Taxes and amounts payable/ (receivables) to the State budget

| | Opening balance | | Amount arising during the period | | Closing balance | |
|---|---|---|---|---|---|---|
| | Payables VND | Receivables VND | Payables VND | Paid/Deductible VND | Payables VND | Receivables VND |
| Value-added tax | 108,119,731,229 | 99,268,222 | 129,777,246,393 | 53,835,179,602 | 184,061,798,020 | 99,268,222 |
| Corporate income tax | 16,222,775,774 | 4,374,505,975 | 24,309,455,679 | 12,393,308,264 | 28,138,923,189 | 4,374,505,975 |
| Provisional corporate income tax paid on advance receipts from real estate transfer activities | - | 290,280,573 | - | - | - | 290,280,573 |
| Personal income tax | 11,976,764,799 | 9,592,531 | 11,516,438,718 | 3,170,635,688 | 19,906,064,661 | 349,757,558 |
| Land and building taxes and land lease fees | - | - | 12,058,637,397 | 5,418,657,946 | 6,639,979,451 | - |
| Environmental protection tax and other taxes | 10,633,500 | - | - | - | 10,633,500 | - |
| Fees, charges, and other payables | 1,933,196,508 | 27,389,701 | 340,032,967 | 1,930,021,913 | 343,207,562 | 27,389,701 |
| | **138,263,101,810** | **4,801,037,002** | **178,001,811,154** | **76,747,803,413** | **239,100,606,383** | **5,141,202,029** |

All tax obligations and other amounts payable to the State are settled in the short term.

***Value-added tax ("VAT")***

Companies within the Group pays value-added tax under the deduction method. The value-added tax rate for goods consumed domestically is 8% and 10%.

***Corporate income tax ("CIT")***

Income from the activities of companies within the Group must pay tax income on corporate income tax calculated at the rate of 20%

Current CIT expense for the period is estimated as follows:

| | Current period VND | Prior period VND |
|---|---|---|
| Current corporate income tax expense of the Parent Company | 21,189,374,473 | - |
| Current corporate income tax expense of the Subsidiaries | | |
| - Hoa Binh Paint And Coatings Joint Stock Company | 762,905,544 | 94,497,540 |
| - Hoa Binh Infrastructure Construction Investment Corporation | 2,193,729,060 | 4,063,551,394 |
| - Hoa Binh Architects Co., Ltd | 137,293,191 | - |
| - Hoa Binh Architecture and Planning Company Limited | 26,153,411 | - |
| | **24,309,455,679** | **4,158,048,934** |

***Other taxes***

Companies within the Group declares and pays in accordance with regulations.

## 5.20 Short-term accrued expenses payable

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Borrowing costs | 54,604,363,263 | 21,522,397,665 |
| Construction costs payable to subcontractors | 765,940,097,057 | 735,682,179,268 |
| Real estate project development costs and industrial park infrastructure costs | 90,465,861,261 | 90,205,918,461 |
| Other payables | 63,423,213,741 | 300,084,122,152 |
| | **974,433,535,322** | **1,147,494,617,546** |

Detailed of payables to related parties:

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Onwa Tech Interior Decoration Joint Stock Company | 4,640,628,975 | 4,647,789,975 |
| | **4,640,628,975** | **4,647,789,975** |

## 5.21 Short-term unearned revenue

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Advance rental received on fixed assets and investment property | 7,226,564,807 | 6,922,126,673 |
| | **7,226,564,807** | **6,922,126,673** |

## 5.22 Other short-term, long-term payables

### 5.22.1 Other short-term payables

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Customers' house purchase deposits (*) | 94,664,029,735 | 155,356,698,324 |
| Trade union funds | 12,651,979,533 | 10,337,399,250 |
| Social insurance | 57,556,924,966 | 58,837,907,987 |
| Severance allowances and employee benefit payments | 20,066,855,529 | 20,732,280,123 |
| Short-term deposits and collateral received | 123,536,939,634 | 121,602,812,998 |
| Scholarship funds | 1,888,500,000 | 1,933,500,000 |
| Other payables | 286,392,500,025 | 149,698,754,950 |
| | **596,757,729,422** | **518,499,353,632** |

(*) This is customers' deposits for Hoa Binh Residential Area project (Pax Residence Long Thoi, Nha Be – Note 5.13) and NovaWorld project at Phan Thiet.

Detailed of payables to related parties:

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Mrs. Bui Ngoc Mai | 247,348,940 | 286,732,017 |
| Mr. Nguyen Duc Anh | 7,984,092,413 | 8,000,400,000 |
| Mr. Le Viet Hoa | 59,335,984 | 54,139,294 |
| | **8,290,777,337** | **8,341,271,311** |

### 5.22.2 Other long-term payables

Other long-term payables include long-term deposits and collateral received.

### 5.22.3 Overdue payments

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Customers' house purchase deposits | 93,963,494,823 | 97,564,228,834 |
| Other deposits | 8,164,183,965 | 8,433,068,025 |
| Social insurance | 56,953,220,973 | 58,398,503,539 |
| | **159,080,899,761** | **164,395,800,398** |

## 5.23 Short-term, long-term loans and finance lease liabilities

### 5.23.1 Short-term loans and finance lease liabilities

| | Closing balance VND | Opening balance VND |
|---|---|---|
| ***Short-term loans and finance lease liabilities payable to related parties*** | | |
| Mrs. Le Thi Phuong Uyen (1) | 1,100,000,000 | 1,100,000,000 |
| ***Short-term loans payable to other organisations*** | | |
| Short-term loans (1) | 3,598,865,757,727 | 3,449,059,067,681 |
| Long-term loans due to repayment (Notes 5.23.2) (1) | 18,822,978,936 | 103,849,010,819 |
| Long-term ordinary bonds due for repayment (2) | | |
| - Vietinbank Securities Joint Stock Company | - | 11,900,000,000 |
| - Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch | 376,000,000,000 | 376,000,000,000 |
| - Bond issuance expenses | (1,020,000,000) | (2,040,000,000) |
| | **3,993,768,736,663** | **3,939,868,078,500** |

(1) Details of arising in short-term loans during the period are as follows:

| | Balance as at 30/06/2026 | Purpose | Interest | Maturity date | Collateral form |
|---|---|---|---|---|---|
| **Related parties** | | | | | |
| Mrs. Le Thi Phuong Uyen | 1,100,000,000 | Supplementing working capital to serve business activities | 0%/year | 31/12/2026 | Unsecured |
| | **1,100,000,000** | | | | |
| **Commercial banks and others** | | | | | |
| Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch | 1,662,030,028,071 | Supplementing working capital to serve business activities | 10.3%/year (or per each drawdown) | From 28/07/2026 to 13/01/2028 | Land use rights, buildings and structures, machinery and equipment, financial investments and short-term trade receivables from customers |
| Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 1 | 1,297,177,093,753 | Supplementing working capital to serve business activities | 10.5%/year (or per each drawdown) | From 07/08/2026 to 26/04/2027 | Short-term trade receivables from customers |
| Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch | 280,727,625,020 | Supplementing working capital to serve business activities and project construction | 10.0%/year (or per each drawdown) | 12 months (from 26/06/2026 to 04/05/2027) | Shares, time deposits, land use rights, short-term trade receivables and debt claims, receivables arising from Construction Contract No. 03/XL-NOXHPT-HB-QT and payment guarantees under the contract |
| Southeast Asia Commercial Joint Stock Bank – Head office | 167,080,170,790 | Supplementing working capital to serve business activities | 6.7% - 8.9%/year | From 08/07/2026 to 04/06/2027 (per each promissory note) | None |
| Other short-term loans | 191,850,840,093 | Supplementing working capital to serve business activities | Per each promissory note | From 6 months to 12 months | |
| Long-term loans due to repayment | 18,822,978,936 | | | | |
| | **3,618,788,736,663** | | | | |

(2) Detailed of current portion of bonds payable as at 30 June 2026 as follows:

| Bond issuance arranger | As at 30/06/2026 | Bondholder | Purpose | Term | Collateral form |
|---|---|---|---|---|---|
| ACB Securities Company | 376,000,000,000 | Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch | Supplementing working capital | 30/12/2026 | Shares of the Company and certificates of land use rights |
| Bond issuance expenses | (1,020,000,000) | | | | |
| | **374,980,000,000** | | | | |

The bonds carry an initial interest rate ranging from 9.5% - 11%/year. For subsequent interest periods, the rate is floating, based on the reference rate stipulated in each contract plus a margin ranging from 4.0% - 4.5%/year. The collateral assets have been duly registered under secured transaction registration.

### 5.23.2 Long-term loans and finance lease liabilities

| | Closing balance VND | Opening balance VND |
|---|---|---|
| ***Long-term loans and finance lease liabilities*** | | |
| Long-term loans (1) | 19,823,019,834 | 150,717,365,407 |
| Long-term finance lease liabilities (2) | 4,637,931,389 | 1,362,947,108 |
| Current portion of long-term loans and liabilities within 12 months (1) | (18,822,978,936) | (103,849,010,819) |
| | **5,637,972,287** | **48,231,301,696** |

(1) Detailed of the long-term loans as at 30 June 2026:

The Group's long-term loans have repayment terms ranging from 01 to 07 years and are intended to supplement working capital, acquire assets and finance projects in which the Group is investing. These loans bear interest at rates determined under each promissory note and are secured by assets formed from the borrowed funds and other assets.

(2) Detailed of the finance lease liabilities are as follows:

| | Balance as at 30/06/2026 VND | Type of assets | Interest | Term |
|---|---|---|---|---|
| Vietcombank Financial Leasing Co., Ltd – Ho Chi Minh Branch | 1,007,395, 676 | Solar power project | 12-month VND savings deposit rate (interest at maturity + 3.1% per year) | 84 months (to 25/10/2027) |
| Toyota Financial Services Vietnam Company Limited | 3,630,535,713 | | | |
| | **4,637,931,389** | | | |

(3) Detailed of the long-term loans and liabilities due to repayment are as follows:

| | Closing balance VND | Opening balance VND |
|---|---|---|
| ***Long-term loans due to repayment*** | | |
| Military Commercial Joint Stock Bank - Quang Trung transaction office | 4,030,630,920 | 4,030,630,920 |
| Vietnam Joint Stock Commercial Bank for Industry and Trade – HCMC 01 Branch | 211,800,000 | 211,800,000 |
| Military Commercial Joint Stock Bank | 3,404,255,835 | - |
| Vietnam Public Joint Stock Commercial Bank - HCMC branch | 240,000,000 | 240,000,000 |
| Ho Chi Minh City Development Joint Stock Commercial Bank | 6,594,653,604 | 25,991,168,100 |
| Vietnam Prosperity Joint Stock Commercial Bank - Southern Branch | - | 72,449,988,935 |
| Kien Long Commercial Joint - Stock Bank - Nha Be branch | - | 214,320,000 |
| ***Long-term finance lease liabilities due to repayment*** | | |
| Vietcombank Financial Leasing Co., Ltd | 711,102,864 | 711,102,864 |
| Toyota Financial Services Vietnam Company Limited | 3,630,535,713 | - |
| | **18,822,978,936** | **103,849,010,819** |

Loans and bonds payables are generally repaid according to the following schedule:

| | 30/06/2026 VND | 01/01/2026 VND |
|---|---|---|
| Within 1 year | 3,993,768,736,663 | 3,939,868,078,500 |
| Within 2 years | 4,801,422,287 | 46,594,095,598 |
| Within 03 – 05 years | 836,550,000 | 2,431,456,098 |
| | **3,999,406,708,950** | **3,988,099,380,196** |
| Current portion due within 12 months | 3,993,768,736,663 | 3,939,868,078,500 |
| Current portion due after 12 months | 5,637,972,287 | 48,231,301,696 |

### 5.23.3 Overdue long-term loans and finance lease liabilities

The Company has no overdue but unpaid long-term loans and finance lease liabilities.

## 5.24 Short-term and long-term provisions

### 5.24.1 Short-term provisions

These are short-term provisions for construction warranty.

### 5.24.2 Long-term provisions

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Provision for construction warranty | 96,183,242,103 | 116,685,619,000 |
| Provision for severance allowance | 16,125,045,833 | 15,984,791,667 |
| | **112,308,287,936** | **132,670,410,667** |

## 5.25 Owner's equity

### 5.25.1 Comparison schedule for changes in owner's equity

| | Owners' invested equity | Share premium | Foreign exchange differences | Investment and development fund | Retained earnings | Non-controlling shareholder interests | Total |
|---|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND | VND |
| As at 01/01/2025 | 3,472,132,700,000 | 458,569,112,981 | 56,445,099 | 96,709,591,725 | (2,299,313,875,724) | 19,746,023,249 | 1,747,899,997,330 |
| Profit for the period | - | - | - | - | 56,273,527,978 | (4,905,898,153) | 51,367,629,825 |
| Other increase/decrease | - | - | - | - | (28,339,520,334) | (1,484,791,169) | (29,824,311,503) |
| **As at 30/06/2025** | **3,472,132,700,000** | **458,569,112,981** | **56,445,099** | **96,709,591,725** | **(2,271,379,868,080)** | **13,355,333,927** | **1,769,443,315,652** |
| As at 01/07/2025 | 3,472,132,700,000 | 458,569,112,981 | 56,445,099 | 96,709,591,725 | (2,271,379,868,080) | 13,355,333,927 | 1,769,443,315,652 |
| Profit for the period | - | - | - | - | 194,283,708,419 | 5,293,160,031 | 199,576,868,450 |
| Other increase/decrease | - | - | - | - | (7,782,304,281) | (3,657,833,905) | (11,440,138,186) |
| **As at 31/12/2025** | **3,472,132,700,000** | **458,569,112,981** | **56,445,099** | **96,709,591,725** | **(2,084,878,463,942)** | **14,990,660,053** | **1,957,580,045,916** |
| Prior period adjustments | - | - | - | - | (7,644,009,601) | - | **(7,644,009,601)** |
| As at 01/01/2026 | 3,472,132,700,000 | 458,569,112,981 | 56,445,099 | 96,709,591,725 | (2,092,522,473,543) | 14,990,660,053 | 1,949,936,036,315 |
| Profit for the period | - | - | - | - | 49,381,334,880 | 655,373,435 | 50,036,708,315 |
| Other increase/decrease | - | - | - | - | 21,124,754,808 | 8,152,588,789 | 29,277,343,597 |
| **As at 30/06/2026** | **3,472,132,700,000** | **458,569,112,981** | **56,445,099** | **96,709,591,725** | **(2,022,016,383,855)** | **23,798,622,277** | **2,029,250,088,227** |

### 5.25.2 Detail of owner's equity

According to Business Registration Certificate No. 0302158498 dated 01 December 2000 issued by Department of Finance of Ho Chi Minh City and the 39th amendment on 15 July 2026, the charter capital of the Parent Company is VND 3,472,132,700,000. As at 30 June 2026, the shareholders of Parent Company have fully contributed, detailed as follows:

| Shareholders | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | VND | Rate (%) | VND | Rate (%) |
| Mr. Le Viet Hai | 469,876,990,000 | 13.53 | 469,876,990,000 | 13.53 |
| Hyundai Elevator Co., Ltd | 230,607,500,000 | 6.64 | 230,607,500,000 | 6.64 |
| Other shareholders | 2,771,648,210,000 | 79.83 | 2,771,648,210,000 | 79.83 |
| | **3,472,132,700,000** | **100.00** | **3,472,132,700,000** | **100.00** |

### 5.25.3 Shares

| | Closing balance | Opening balance |
|---|---|---|
| Registered number of issued shares | 347,213,270 | 347,213,270 |
| Number of shares sold to the public | | |
| • *Ordinary shares* | *347,213,270* | *347,213,270* |
| • *Preferred shares* | - | - |
| Number of repurchased shares | | |
| • *Ordinary shares* | - | - |
| • *Preferred shares* | - | - |
| Number of shares in circulation | | |
| • *Ordinary shares* | *347,213,270* | *347,213,270* |
| • *Preferred shares* | - | - |

Par value of shares in circulation is VND 10,000/share.

### 5.26 Off-interim-consolidated-statement-of-financial-position items

### 5.26.1 Leased-in assets

**Operating lease commitments (lessee)**

The Group is currently leasing houses, offices, and assets under operating lease contracts. As at the end of the accounting period, the future minimum lease payments under the operating lease contract are presented as follows:

| | Closing balance VND | Opening balance VND |
|---|---|---|
| 1 year or less | 123,591,185,354 | 123,675,897,946 |
| Over 1 year to 5 years | 451,752,122,705 | 394,674,441,738 |
| Over 5 years | 371,013,246,286 | 515,505,818,050 |
| | **946,356,554,345** | **1,033,856,157,734** |

The Group has entered into land lease agreements with the State for the purpose of serving its production and business activities. Under these agreements, the Group is required either to pay annual land rentals until the contract maturity date or to make a lump-sum payment for the entire lease term in accordance with prevailing State regulations.

### 5.26.2 Assets pledged or mortgaged

The Group has pledged assets as collateral for loans as presented in Notes 5.3, 5.5, 5.10, 5.11, 5.12 and 5.23.

### 5.26.3 Foreign currencies

| | Closing balance | Opening balance |
|---|---|---|
| U.S Dollar (USD) | 26,107.34 | 12,224.46 |

### 5.26.4 The value of assets of other parties held by the Group but with restricted use due to legal restrictions, or liabilities with a payment obligation under a contractual arrangement or legal requirement

The Group held no assets of other parties with restricted use due to legal restrictions, and had no liabilities with a payment obligation under a contractual arrangement or legal requirement.

## 6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CONSOLIDATED INCOME STATEMENT

### 6.1 Revenue from sales of goods and rendering of services

### 6.1.1 Gross revenue

| | Current period VND | Prior period VND |
|---|---|---|
| Revenue from construction contracts (*) | 2,304,829,708,033 | 1,240,285,367,575 |
| Revenue from real estate transfers | 279,146,419,155 | - |
| Revenue from sales of goods, finished products | 6,294,744,852 | 37,751,037,602 |
| Revenue from brokerage, consulting, management and operation services | 11,438,346,934 | - |
| Revenue from real estate leasing (land, infrastructure, workshops, offices, residential properties) | 46,356,475,258 | 94,548,269,884 |
| Revenue from disposal of project | 246,500,000,000 | - |
| Revenue from solar energy projects | 8,990,202,040 | 8,783,587,891 |
| Others | 357,291,601,073 | 255,324,538,135 |
| **Total revenue from sales and services** | **3,260,847,497,345** | **1,636,692,801,087** |
| ***Revenue deductions*** | | |
| Trade discounts | (431,007,454) | (244,627,818) |
| **Total net sales** | **3,260,416,489,891** | **1,636,448,173,269** |

(*) Revenue from construction contracts recognised during the period, and total cumulative revenue of construction contracts in progress, are as follows:

| | Current period VND | Prior period VND |
|---|---|---|
| Revenue from construction contracts is recognized during the period, in which: | 2,304,829,708,033 | 1,240,285,367,575 |
| - Revenue from construction contracts in progress at the end of period | 2,166,048,924,672 | 1,180,699,847,892 |
| - Revenue from completed construction contracts in period | 138,780,783,361 | 59,585,519,683 |
| Total cumulative revenue from construction contracts in progress recognised through the end of the period | 13,588,862,239,215 | 16,937,028,110 |

## 6.2 Cost of sales

| | Current period VND | Prior period VND |
|---|---|---|
| Cost of construction contracts | 2,139,380,855,795 | 1,145,603,942,366 |
| Cost of real estate transfers | 250,853,615,415 | - |
| Cost of sales of goods, finished products | 21,599,854,541 | 5,566,926,014 |
| Cost of brokerage, consulting, management and operation services | 6,356,673,959 | 5,863,765,685 |
| Cost of real estate leasing (land, infrastructure, workshops, offices, residential properties) | 31,361,078,002 | 81,497,771,810 |
| Cost of disposal of project | 87,643,501,808 | - |
| Cost of solar energy projects | 4,165,683,380 | 3,929,878,316 |
| Others | 383,336,692,370 | 276,804,776,407 |
| | **2,924,697,955,270** | **1,519,267,060,598** |

## 6.3 Financial income

| | Current period VND | Prior period VND |
|---|---|---|
| Interest income from deposits, loans | 4,414,300,239 | 5,492,728,217 |
| Gains from investment transfer | 12,042,882,973 | 1,428,595,996 |
| Late payment interest | 18,046,166,779 | 49,919,614,598 |
| Realised foreign exchange gains | 110,384,280 | - |
| Others | 10,135,832,636 | 19,519,259 |
| | **44,749,566,907** | **56,860,458,070** |

## 6.4 Financial expenses

| | Current period VND | Prior period VND |
|---|---|---|
| Borrowing costs | 187,460,169,376 | 189,615,892,213 |
| Bond issuance expenses | 1,020,000,000 | - |
| Provision made/(reversed) for diminution in the value of trading securities and impairment of investments | (196,388,729) | (454,614,718) |
| Realised foreign exchange loss | 52,880,055 | 212,709,729 |
| Cash discount | 1,571,225,909 | - |
| Others | 3,197,961,663 | 1,982,429,812 |
| | **193,105,848,274** | **191,356,417,036** |

## 6.5 Selling expenses

| | Current period VND | Prior period VND |
|---|---|---|
| Staff salaries | 8,810,340,275 | 7,229,400,294 |
| Depreciation expenses | 1,454,548,193 | 1,496,649,928 |
| Warranty expenses | 105,830,522 | - |
| Brokerage expenses | 52,532,877,739 | - |
| Others | 3,468,129,597 | 5,563,412,059 |
| | **66,371,726,326** | **14,289,462,281** |

## 6.6 General and administration expenses

| | Current period VND | Prior period VND |
|---|---|---|
| Staff salaries | 100,440,250,365 | 73,803,894,685 |
| Office supplies expenses | 127,581,719 | 165,795,597 |
| Depreciation expenses | 2,304,498,960 | 2,226,156,208 |
| Taxes, fees and charges | 236,190,320 | 88,989,228 |
| Office and premises rent expenses | 6,308,445,698 | 4,904,449,445 |
| Provision made/(reversed) | (104,406,598,694) | (39,800,618,813) |
| Others | 37,343,399,172 | 30,796,309,763 |
| | **42,353,767,540** | **72,184,976,113** |

## 6.7 Other income

| | Current period VND | Prior period VND |
|---|---|---|
| Gain on disposal or sale of fixed assets and tools | 16,601,469,786 | 139,790,037,803 |
| Project warranty provision refund | - | 22,391,209,941 |
| Others | 5,190,171,318 | 20,288,471,584 |
| | **21,791,641,104** | **182,469,719,328** |

## 6.8 Other expenses

| | Current period VND | Prior period VND |
|---|---|---|
| Penalties | 2,455,212,264 | 5,669,402,936 |
| Expenses related to contract liquidation | 15,441,018,364 | 9,097,405,911 |
| Others | 5,097,884,049 | 4,027,019,042 |
| | **22,994,114,677** | **18,793,827,889** |

### 6.9 Earnings per share

| | | Current period | Prior period |
|---|---|---|---|
| Net accounting profit after tax | VND | 49,381,334,880 | 56,273,527,978 |
| Adjustments to increase/decrease accounting profit to determine profit attributable to ordinary equity holders of Parent Company | | | |
| - Appropriation to the bonus and welfare fund (*) | VND | - | - |
| **Profit used for basic earnings per share** | VND | **49,381,334,880** | **56,273,527,978** |
| Weighted average number of ordinary shares outstanding during the period of the Parent Company | Shares | 347,213,270 | 347,213,270 |
| **Earnings per share** | VND/share | **142** | **162** |

## 7. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CONSOLIDATED CASH FLOW STATEMENT

### 7.1 Proceeds from borrowings

| | Current period VND | Prior period VND |
|---|---|---|
| Proceeds from borrowings under normal contract | 1,819,061,014,282 | 2,097,089,805,841 |
| | **1,819,061,014,282** | **2,097,089,805,841** |

### 7.2 Repayments of borrowings

| | Current period VND | Prior period VND |
|---|---|---|
| Repayment of principal on ordinary borrowings | 1,788,449,699,629 | 2,066,044,150,523 |
| Repayment of principal on ordinary bonds | 11,900,000,000 | 112,200,000,000 |
| Repayments for finance lease liabilities | 355,551,432 | 18,328,608,570 |
| | **1,800,705,251,061** | **2,196,572,759,093** |

## 8. OTHER INFORMATION

### 8.1 Contingent assets and liabilities

As at 30 June 2026, the Company has overdue debts as well as disputes and litigation related to the performance of economic contracts, in which the Company is either the plaintiff or the defendant at the Court or Arbitration. These matters may give rise to late payment interest, penalties, and related expenses for the Company. Such amounts are only recognized when they can be reliably measured and when there is a certain reduction in the Company's economic benefits through negotiation or a final judgment of the Court or Arbitration.

### 8.2 Assets under operating leases

The Group is currently leasing out assets under operating lease agreements. As at the end of the financial period, the future minimum lease payments receivable under such operating lease agreements are presented as follows:

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Under 1 year | 93,358,850,177 | 67,123,108,212 |
| From 01 – 05 years | 122,634,958,275 | 101,965,968,587 |
| Over 05 years | 16,287,572,126 | 18,932,865,039 |
| | **232,281,380,578** | **188,021,941,838** |

The Group has a contract to lease assets to Matec Group Joint Stock Company ("Matec"), including lifting equipment, concrete pumps, electromechanical machinery, and other assets. The primary purpose is for Matec to sublease these assets to Company's beneficiaries to control asset turnover, damage, loss, and utilization efficiency. The lease term and asset management are automatically renewed at the end of each year. Rental prices and sublease terms are adjusted periodically as agreed by both parties. Matec will prioritize subleasing to designated beneficiaries. If these beneficiaries do not fully utilize the assets, Matec has the right to lease them to other partners for effective utilization.

## 8.3 Transactions and balances with related parties

The Group's related parties comprise: key management personnel, individuals related to key management personnel, and other related parties.

### 8.3.1 Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel comprise: members of the Board of Administrators, Board of Supervisors and members of the Board of Executive. Individuals related to key management personnel are close family members of key management personnel.

*Transactions with key management personnel and individuals related to key management personnel*

| Key management members | Transactions | Current period VND | Prior period VND |
|---|---|---|---|
| Mr. Le Viet Hai | | | |
| | Advances | 230,015,384 | - |
| | Recovery of advances | - | 120,000,000,000 |
| Mrs. Bui Ngoc Mai | | | |
| | Asset guarantee fees | 235,570,419 | 235,362,645 |
| | Payment of asset guarantee fees | 274,953,496 | 152,082,000 |
| Mr. Le Viet Hieu | | | |
| | Advances | 973,139,729 | - |
| | Recovery of advances | - | 150,295,620 |
| Mr. Le Viet Hoa | | | |
| | Advances | 8,500,000,000 | 400,000,000 |
| | Cash receipts and payments on behalf | 980,061,595 | 308,179,571 |
| | Loans receivables | 5,900,000,000 | - |
| | Interest from loans receivables | 914,353,539 | 1,725,128,883 |
| | Borrowings | - | 6,182,289,745 |
| | Debt offsetting | 8,068,434,467 | - |

| Key management members | Transactions | Current period VND | Prior period VND |
|---|---|---|---|
| Mr. Le Viet Ha | | | |
| | Short-term loans | - | 3,850,000,000 |
| | Interest from loans receivables | 145,191,667 | - |
| | Advances | 186,872,534 | - |
| | Recovery of advances | 186,872,534 | - |
| Mr. Vo Minh Hoang | | | |
| | Advances | 2,150,000,000 | 20,000,000 |
| | Cash receipts and payments on behalf | 551,225,395 | 438,172,096 |
| | Sales of assets | 1,181,818,182 | - |
| | Purchase of services | 100,000,000 | - |
| Mr. Nguyen Duc Anh | | | |
| | Repayment of borrowings | 16,307,587 | - |
| Mrs. Le Thi Phuong Uyen | | | |
| | Repayment of short-term borrowings | - | 1,400,000,000 |

*Balances with key management personnel and individuals related to key management personnel*

Receivables, (payables) balances with key management personnel and individuals related to key management personnel are presented in the Notes 5.2, 5.6, 5.22 and 5.23.

*Remuneration of key management personnel*

| Full name | Position | Current period VND | Prior period VND |
|---|---|---|---|
| Mr. Le Viet Hai | Chairman | 1,846,000,000 | 941,884,575 |
| Mr. Le Viet Hieu | Vice Chairman, cum Executive Deputy General Director | 1,885,900,000 | 908,281,760 |
| Mr. Le Van Nam | Member, cum General Director (until 31/10/2025) | - | 941,884,575 |
| Mr. Nguyen Khanh Hoang | Deputy General Director | 1,300,700,000 | 517,144,989 |
| Mr. Le Van Vien | Deputy General Director (until 01/03/2025) | - | 153,792,409 |
| Mr. Huynh Tan Quoc | Deputy General Director (until 03/06/2025) | - | 242,243,805 |
| Mr. Pham Hong Ha | Deputy General Director (until 01/09/2025) | - | 60,395,000 |
| Mr. Nguyen Cong Thien | Deputy General Director | 925,030,000 | - |
| Mr. Nguyen Kinh Luan | Deputy General Director cum Member | 1,910,783,319 | 1,676,974,162 |
| Mr. Nguyen Lam Van Tra | Deputy General Director | 918,215,000 | - |
| Mr. Nguyen Hung Cuong | Deputy General Director | 1,054,240,000 | - |
| Mr. Nguyen Khanh Tai | Deputy General Director | 726,076,000 | - |
| Mr. Nguyen Duc Anh | Chief Financial Officer | 655,409,000 | - |

| | | | |
|---|---|---|---|
| Mrs. Nguyen Thi Kim Loan | Chief Financial Officer (until 05/09/2025) | - | 489,868,533 |
| Mrs. Le Thi Thu Trang | Chief Accountant | 560,712,000 | 368,060,499 |
| | | **11,783,065,319** | **6,300,530,307** |

### 8.3.2 Transactions and balances with other related parties

*Transactions with other related parties*

In period, transactions arising between the Group and related parties are as follows:

| Related parties | Transactions | Current period VND | Prior period VND |
|---|---|---|---|
| Hoa Binh 479 Join Stock Company | | | |
| | Office rental expenses | 155,944,800 | - |
| | Services received | - | 323,004,180 |
| Onwa Tech Interior Decoration Joint Stock Company | | | |
| | Office rental expenses | 1,000,000 | - |

Prices of goods and services provided to related parties are at market prices.

*Balances with other related parties*

Receivables and payables to other related parties as at 30 June 2026 are presented in the Notes 5.2, 5.4, 5.6, 5.16 and 5.20.

Receivable balances from other related parties are unsecured and will be settled in cash.

### 8.4 Segment information

Segment information is presented by business lines and geographical areas. The primary segment reporting is based on geographical areas in line with the Group's organizational and internal management structure as well as its internal financial reporting system.

The Group does not present segment reporting in the interim consolidated financial statements because the Board of General Directors has assessed and concluded that the Company is currently engaged primarily in construction activities, which are concentrated within the territory of Vietnam.

### 8.5 Comparative figures

### 8.5.1 Application of a new accounting regulation

The accounting period from 01 January 2026 to 30 June 2026 is the first period companies within the Group has applied the Enterprise Accounting Regime under Circular 99, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and The Group applies the provisions of Circular No. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing Circular No. 202/2014/TT-BTC in preparing and presenting its consolidated financial statements.

The transition to Circular 99 and Circular 43 was carried out using the following methods:

- For changes in accounting policy for which Circular 99, Circular 43 provides specific transition guidance, the Group follows that guidance.
- For changes in accounting policy for which Circular 99, Circular 43 does not require retrospective or simplified retrospective adjustment, the Group applies the prospective method.

### 8.5.2 Effect of applying the new accounting regulation

The effect of applying the new regulation, changing accounting policy and correcting errors on the comparative figures in the interim consolidated financial statements was as follows:

| | Code | Figures before adjustments VND | Adjustments VND | Figures after adjustments VND |
|---|---|---|---|---|
| ***Consolidated Statement of financial position*** | | | | |
| Cash | 111 | 337,359,706,096 | 47,033,357 | 337,406,739,453 |
| Short-term held-to-maturity investments | 123 | 9,773,915,032 | 172,503,620,887 | 182,277,535,919 |
| Provision for short-term held-to-maturity investments | 124 | - | (44,411,576,250) | (44,411,576,250) |
| Other short-term receivables | 135 | 1,679,664,736,963 | (3,953,960,962) | 1,675,710,776,001 |
| Provision for short-term doubtful debts | 136 | (1,708,845,001,341) | 44,411,576,250 | (1,664,433,425,091) |
| Deductible value-added-tax | 162 | 76,058,432,725 | (4,005) | 76,058,428,720 |
| Short-term trade payables | 311 | 4,184,839,901,740 | 7,690,972,016 | 4,192,530,873,756 |
| Dividends and profits payable | 313 | - | 2,566,472,933 | 2,566,472,933 |
| Taxes and amounts payable to the State budget | 314 | 138,263,034,873 | 66,937 | 138,263,101,810 |
| Other short-term payables | 320 | 521,065,826,565 | (2,566,472,933) | 518,499,353,632 |
| Retained earnings | 420 | (2,084,878,463,942) | (7,644,009,601) | (2,092,522,473,543) |
| **Consolidated Income statement** | | | | |
| Basic earnings per share | 70 | 205 | 43 | 162 |

### 8.6 Information on going concern

As at 30 June 2026, the Group reported an accumulated loss of VND 2,022,016,383,855 (compared to VND 2,092,522,473,543 as at 31 December 2025) and several overdue payment obligations. Additionally, the real estate market continues to be significantly affected by adverse domestic and international events, and the liquidity of real estate developers has notably declined, substantially impacting the Group's business operations and debt repayment cash flows. These indicators suggest the presence of material uncertainties that may cast significant doubt on the Group's ability to continue as going concern. However, the interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026 have been prepared by the Board of General Directors on a going concern basis for the following reasons:

(i) Business plan and receivables recovery plan:

In period, the Group's business strategy focuses on further expanding markets both domestically and internationally. In addition to the potential projects the Group is involved in across various countries, it has commenced construction on two major infrastructure projects in Cambodia.

Simultaneously, the Group is enhancing its investment capacity, management, operation, and exploitation of social housing projects both domestically and internationally. The Group is also collaborating with several domestic investors to undertake renovation projects for apartment buildings and urban areas across multiple provinces and cities, including Ho Chi Minh City, Hanoi City, Hai Phong City, Phu Tho, Bac Ninh, Da Nang City, Lam Dong, Dong Nai, and others.

The Group plans to intensify efforts to recover overdue receivables, particularly through effective measures such as resolving disputes via courts or arbitration. The recovery of receivables from projects implemented over the next 12 months and those completed in prior years is expected to generate significant cash flows to support the Company's business operations and debt repayments.

(ii) The Board of General Directors is confident that the Government will continue to introduce policies to alleviate difficulties in the real estate market, and the State Bank of Vietnam will soon approve the extension of the debt restructuring period and the maintenance of debt classifications to support struggling enterprises. The Group expects to reach agreements on restructuring its upcoming debt obligations and secure new credit facilities from financial institutions to meet its working capital needs for business operations.

Based on the aforementioned plans, the Board of General Directors has assessed and is confident that the Group will have sufficient working capital for its business operations and adequate cash flows to meet its due obligations over the next 12 months from the date of issuance of these interim consolidated financial statements. Accordingly, the Group's interim consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026, have been prepared on a going concern basis.

## 8.7 Significant assumptions and estimates

In preparing the consolidated financial statements, the Board of General Directors has made assumptions and estimates that affect the figures for assets, liabilities, revenue, and expenses. Actual results may differ from these estimates. Significant assumptions and estimates are assessed and updated regularly by the Board of General Directors based on historical experience and other relevant factors.

The estimates below have been identified by the Board of General Directors as having a potentially material effect on the financial statements in the next financial period:

***Provision for doubtful debts***

The Board of General Directors estimates the provision for doubtful debts based on an assessment of the recoverability of each receivable according to its age and the financial position of each customer. The actual provision amount may differ if the financial position of the customer changes compared to the assessment at the reporting date.

As at 30 June 2026, the total trade receivables balance was VND 12,510,220,180,378, of which the Group had made a provision of VND 1,560,026,826,397.

***Provision for devaluation of inventories***

The Board of General Directors assess the net realizable value of inventory at the end of the accounting period, based on estimated selling prices in the ordinary course of business, less estimated costs to complete the products and estimated costs necessary to make the sale. This assessment requires the Board of General Directors to exercise judgment based on current market conditions, trends in selling price fluctuations, inventory turnover rates, and the condition of each type of inventory in terms of obsolescence, damage, or deterioration at the reporting date.

Due to the volatility of the market and possible changes in consumer demand, the actual net realizable value in the future may differ significantly from the Board of General Directors' estimates at the date of the consolidated financial statements, resulting in an increase or decrease in the allowance already recognized in the next accounting period.

As at 30 June 2026, the provision for devaluation of inventories is VND 23,021,744,864 (as at 31 December 2025: VND 39,309,028,653).

***Estimation of the useful life and recoverable amount of fixed assets***

The Board of General Directors estimates the useful life of fixed assets based on technical assessment and actual usage experience. Future changes to this estimate (due to actual depreciation being faster/slower than expected) could affect depreciation expenses in subsequent periods.

As at 30 June 2026, the total cost of fixed assets is VND 2,247,498,910,650, with a carrying amount of VND 1,035,063,230,597.

***Provision for product warranty***

The Group makes a provision for product warranty based on historical warranty rates and the estimated average cost of repair and replacement for each warranty case. Uncertainty arises because the actual defect rate and warranty cost may differ from historical experience due to changes in the production process, the quality of input materials, or customer usage conditions.

As at 30 June 2026, the warranty total provision made is VND 191,442,288,254.

The Board of General Directors assesses the likelihood of the actual warranty rate exceeding the estimate as low, based on the warranty rate trend over the most recent 3 years and the results of periodic product quality inspections.

***Estimation of corporate income tax and deferred tax***

The recognition of deferred tax assets/liabilities and provisions related to tax obligations requires the Board of General Directors to make assumptions about the ability to generate future taxable profit to utilise the temporary differences / unused tax losses.

### 8.8 Events after the end of the accounting period

Pursuant to Resolution No. 15/2026/NQ-HDQT.HBC dated 31 July 2026, the Parent Company's Board of Administrators approved a plan to issue shares for the purpose of converting a debt of VND 514,192,460,000 into equity. At the date of these interim consolidated financial statements, the Parent Company is undertaking the relevant procedures and submitting documents to the competent authorities for review in accordance with regulations.

The aforementioned debt-to-equity conversion transaction had not been completed as at the end of the accounting period from 01 January 2026 to 30 June 2026, and therefore has not been reflected in these consolidated financial statements. The Group will recognize the transaction in accordance with regulations once the relevant legal conditions and procedures are completed.

Other than the event presented above, there were no other material events arising after the end of the financial period up to the date the interim consolidated financial statements were approved for issue that require adjustment of the figures or disclosure in the interim consolidated financial statements.

M.S.D.N: 0302158498 C.T.C.P. CÔNG TY CỔ PHẦN TẬP ĐOÀN XÂY DỰNG HÒA BÌNH QUẬN 3 - T.P HỒ CHÍ MINH

| | | |
|---|---|---|
| **DANG NGUYEN NAM TRAN** | **LE THI THU TRANG** | **LE VIET HIEU** |
| **Preparer** | **Chief Accountant** | **Executive Deputy General Director** |
| | | Approved, 29 August 2026 |