MBG GROUP JOINT STOCK COMPANY

REVIEWED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

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REPORT OF THE BOARD OF MANAGEMENT

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

The Board of Management of MBG Group Joint Stock Company (hereinafter referred to as "the Company") presents this report together with the Company's consolidated interim financial statements for the accounting period from 01/01/2026 to 30/06/2026, which have been reviewed by independent auditors.

1. General information

MBG Group Joint Stock Company is a joint stock company, established under the Vietnamese Enterprise Law and operating under Business Registration Certificate No. 0102382580 issued by the Department of Planning and Investment of Hanoi City (now the Department of Finance of Hanoi City) on February 23rd, 2009, and amended for the 23rd time by the Department of Finance of Hanoi City on June 11st, 2025.

2. Board of Directors, Supervisory Board, and Board of Management

The members of the Board of Directors, the Supervisory Board, and the Board of Management who have managed the Company's operations throughout the accounting period and up to the date of this report include:

Board of Directors

Full name:	*Position:*
- Mr. Pham Huy Thanh	Chairman
- Ms. Dang Thi Tuyet Lan	Member
- Mr. Duong Quang Dong	Member
- Mrs. Hoang Thi Ba	Member

Board of Supervisory

Full name:	*Position:*
- Ms. Pham Tuyet Nhung	Head of Supervisory Board
- Ms. Nguyen Thi Hanh	Member
- Ms. Pham Thi Nga	Member

Board of Management

Full name:	*Position:*
- Mr. Duong Quang Dong	Deputy General Manager
- Ms. Dang Thi Tuyet Lan	Deputy General Manager

3. Legal representative

The legal representative of the Company throughout the accounting period and up to the date of this report is Mr. Pham Huy Thanh – Chairman of the Company.

4. Headquarters

The company is headquartered at No. 9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam.

5. Extraordinary amounts and events arising after the end of the accounting period

As of the date of preparation of this report, the Board of General Directors of the Company is of the opinion that there is no event that could cause the figures and information presented in the Company's reviewed interim financial statements to be misrepresented.

6. Auditing firm

PKF-TTG Auditing and Consulting Company Limited has been appointed as the auditor to review the Company's interim consolidated financial statements for the accounting period from January 1st, 2026 to June 30th, 2026.

7. Disclosure of the responsibilities of the Board of Management for the consolidated interim financial statements

The Board of Management is responsible for preparing and presenting the consolidated interim financial statements, ensuring that these statements fairly and accurately reflect the consolidated financial position as of June 30th, 2026, as well as the consolidated operating results and consolidated cash flow for the six-month accounting period ending on the same date. In preparing these consolidated interim financial statements, the Company's Board of Management commits to having complied with the following requirements:

- Establish and maintain internal controls that the Company's Board of Management deems necessary to ensure that the preparation and presentation of the consolidated interim financial statements are free from material misstatements due to fraud or error;
- Appropriate selection and consistent application of accounting policies;
- Make judgments and estimates reasonably and cautiously;
- Clearly state whether the accounting standards applied have been complied with, and whether there are any material deviations that require disclosure and explanation in the interim consolidated financial statements;
- Prepare and present the consolidated interim financial statements on the basis of complying with the current Vietnamese Accounting Standards, the current Vietnamese corporate accounting regime and legal regulations related to the preparation and presentation of interim financial statements;
- Prepare the consolidated interim financial statements on the basis of going concern assumption, unless it is not possible to assume that the Company will continue to operate.

The Company's Board of Management is responsible for ensuring that accounting records are properly maintained and stored to reasonably reflect the Company's consolidated financial position at any time and to serve as the basis for preparing the interim consolidated financial statements in accordance with applicable State regulations. Furthermore, Management is responsible for safeguarding the Company's assets and has implemented appropriate measures to prevent and detect fraud and other violations.

The Company's board of Management commits that the Company complies with the provisions of the Law on Securities and does not violate information disclosure obligations under relevant regulations.

REPORT OF THE BOARD OF MANAGEMENT (Continued)

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

8. Opinion of the Board of Management

In the opinion of the Company's Board of Management, the reviewed consolidated interim financial statements (attached) fairly and reasonably reflect the Company's consolidated financial position as of June 30th, 2026, its consolidated operating results and consolidated cash flow for the six-month accounting period ended on the same date, in accordance with Vietnamese Accounting Standards, the current Vietnamese corporate accounting regime and legal regulations related to the preparation and presentation of consolidated interim financial statements

Hanoi, August 28th, 2026

ON BEHALF OF THE BOARD OF MANAGEMENT

CHAIRMAN

M.S.D.N: 0102382580-C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN MBG
THÀNH PHỐ HÀ NỘI

Pham Huy Thanh

PKF - TTG

No: 28 /2026/BCSX/TTG.KD9

INTERIM FINANCIAL INFORMATION REVIEW REPORT

Dear: Shareholders,
Board of Directors and Board of Management
MBG Group Joint Stock Company

We have reviewed the accompanying consolidated interim financial statements of MBG Group Joint Stock Company (hereinafter referred to as "the Company"), prepared on August 28th, 2026 , including: the consolidated interim statement of financial position as of June 30th, 2026, the consolidated interim statement of income, the consolidated interim statement of cash flow for the six-month accounting period ending on the same date, and the Notes to the Consolidated Interim Financial Statements, presented from page 07 to page 46.

These reviewed consolidated interim financial statements are not intended to reflect the consolidated financial position, consolidated operating results , and consolidated cash flow position in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

Responsibilities of the Board of Management

The Board of Management is responsible for preparing and presenting the Company's consolidated interim financial statements in a fair and reasonable manner in accordance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations concerning the preparation and presentation of financial statements. The Board of Management is responsible for the internal controls that it deems necessary to ensure that the preparation and presentation of the consolidated interim financial statements are free from material misstatements due to fraud or error.

Responsibilities of the auditor

Our responsibility is to draw conclusions on the consolidated interim financial statements based on the results of our review. We performed the review in accordance with the Vietnamese Standard on Review Service Contract No. 2410 - Review of Interim Financial Information by the entity's Independent Auditor.

Interim financial information review work includes conducting interviews, primarily interviewing those responsible for financial and accounting matters, and performing analysis and other review procedures. A review is substantially narrower in scope than an audit conducted in accordance with Vietnamese auditing standards and therefore does not allow us to achieve assurance that we will be aware of all material issues that may be identified in an audit. Accordingly, we do not give an audit opinion.

Auditor's Conclusion

Based on our review, we find no issues that would lead us to believe that the attached interim consolidated financial statements do not fairly and reasonably reflect, in all material respects, the consolidated financial position of MBG Group Joint Stock Company as of June 30, 2026, its consolidated operating results and consolidated cash flow for the six-month accounting period ended on the same date, in accordance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System and relevant legal regulations on the preparation and presentation of interim consolidated financial statements.

Other matters

The interim consolidated financial statements of MBG Group Joint Stock Company for the six-month period ended June 30th, 2025, were reviewed by an another auditor and an audit firm. The auditor issued an unmodified conclusion on these financial statements on August 19th, 2025.

The consolidated financial statements of MBG Group Joint Stock Company for the financial year ended December 31st, 2025, were audited by an another auditor and an audit firm. The auditor issued an unmodified opinion on these financial statements on March 30th, 2026.

Hanoi, August 28th, 2026

FOR AND ON BEHALF OF
PKF-TTG AUDITING AND CONSULTING COMPANY LIMITED

M.S.D.N: 0106675715
CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN PKF-TTG
THÀNH PHỐ HÀ NỘI

Nguyen Ngoc Tu
Deputy General Director

Auditing Practice Registration
Certificate No. 2305-2023-330-1

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)

As of June 30th, 2026

ASSET	Code	Notes	Closing balance (VND)	Opening balance (VND)
1	*2*	*3*	*4*	*5*
SHORT-TERM ASSETS	**100**		**980,153,137,772**	**971,669,348,849**
Cash and cash equivalents	**110**	**5.1**	**10,998,633,983**	**37,448,033,508**
Cash	111		10,998,633,983	37,448,033,508
Short-term financial investments	**120**		**8,500,000,000**	**6,800,000,000**
Investments held to maturity	123	5.2	8,500,000,000	6,800,000,000
Short-term receivables	**130**		**547,085,573,476**	**533,122,459,609**
Short-term trade receivables	131	5.3	534,340,714,121	464,680,995,895
Short-term advances to suppliers	132	5.4	25,206,318,329	80,877,647,602
Other short-term receivables	135	5.5	2,068,197	844,283
Provision for doubtful short-term receivables (*)	136	5.6	(12,463,527,171)	(12,437,028,171)
Inventories	**140**		**408,149,058,635**	**388,756,416,530**
Inventories	141	5.7	408,149,058,635	388,756,416,530
Other current assets	**160**		**5,419,871,678**	**5,542,439,202**
Short-term prepaid expenses	161	5.12	182,741,545	396,771,522
Deductible value-added tax	162		4,632,113,392	4,540,650,939
Tax and other receivables from the State budget	163	5.15	605,016,741	605,016,741
NON-CURRENT ASSETS	**200**		**469,392,373,549**	**479,080,363,981**
Fixed assets	**220**		**18,656,826,473**	**24,145,158,280**
Tangible fixed assets	221	5.11	18,324,726,473	24,117,871,828
- Historical cost	*222*		*100,590,375,406*	*100,382,042,073*
- Accumulated depreciation (*)	*223*		*(82,265,648,933)*	*(76,264,170,245)*
Intangible fixed assets	227	5.9	332,100,000	27,286,452
- Historical cost	*228*		*540,540,000*	*200,340,000*
- Accumulated amortization (*)	*229*		*(208,440,000)*	*(173,053,548)*
Investment properties	**240**	**5.10**	**44,299,830,324**	**45,120,403,788**
Historical cost	*241*		*49,217,297,239*	*49,217,297,239*
Accumulated depreciation (*)	*242*		*(4,917,466,915)*	*(4,096,893,451)*
Long-term assets in progress	**250**		**3,936,244,657**	**3,794,780,755**
Construction in progress	252	5.8	3,936,244,657	3,794,780,755

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

(Full form)

As of June 30th, 2026

ASSET	Code	Notes	Closing balance (VND)	Opening balance (VND)
1	*2*	*3*	*4*	*5*
Long-term financial investment	**260**		**356,163,893,988**	**356,931,714,941**
Investing in subsidiaries	261		-	-
Investments in associates, jointly controlled entities	262	5.2	356,163,893,988	356,931,714,941
Other non-current assets	**270**		**46,335,578,107**	**49,088,306,217**
Long-term prepaid expenses	271	5.12	48,821,686	78,799,418
Goodwill	279		46,286,756,421	49,009,506,799
TOTAL ASSETS (280 = 100 + 200)	**280**		**1,449,545,511,321**	**1,450,749,712,830**

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

(Full form)

As of June 30th, 2026

EQUITY AND LIABILITIES	Code	Notes	Closing balance (VND)	Opening balance (VND)
1	*2*	*3*	*4*	5
LIABILITIES	**300**		**138,910,857,127**	**140,434,258,388**
Current liabilities	**310**		**137,033,191,190**	**138,710,760,074**
Short-term trade payables	311	5.14	3,299,912,663	16,209,239,814
Short-term advances from customers	312		9,744,969,376	-
Short-term tax and other payables to the State budget	314	5.15	642,435,842	476,214,066
Payables to employees	315		309,949,946	240,522,877
Short-term accrued expenses	316	5.16	171,619,244	479,949,398
Short-term deferred revenue	319	5.18	300,000,000	300,000,000
Other short-term payables	320	5.17	560,384,653	499,214,453
Short-term loan and finance lease	321	5.13	119,596,000,000	118,091,000,000
Bonus and welfare fund	323		2,407,919,466	2,414,619,466
Non-current liabilities	**330**		**1,877,665,937**	**1,723,498,314**
Other long-term payables	338	5.17	400,000,000	400,000,000
Deferred tax liability	342		1,477,665,937	1,323,498,314
EQUITY	**400**	**5.19**	**1,310,634,654,194**	**1,310,315,454,442**
Contributed share capital	411		1,202,185,400,000	1,202,185,400,000
- Shares with voting rights	*411a*		*1,202,185,400,000*	*1,202,185,400,000*
Share premium	412		(238,202,140)	(238,202,140)
Development investment fund	418		8,423,689,821	8,423,689,821
Retained earnings	420		97,173,621,703	96,890,509,962
- Retained earnings at the end of previous period	*420a*		*96,890,509,962*	*76,658,674,732*
- Retained earnings for the current period	*420b*		*283,111,741*	*20,231,835,230*
Non-controlling interests	429		3,090,144,810	3,054,056,799
TOTAL EQUITY AND LIABILITIES (440 = 300 + 400)	**440**		**1,449,545,511,321**	**1,450,749,712,830**

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

(Full form)

As of June 30th, 2026

Hanoi, August 28th, 2026

PREPARED BY	CHIEF ACCOUNTANT	CHAIRMAN
Nguyen Thi Quyen	Nguyen Thi Tuyet	Pham Huy Thanh

M.S.D.N: 0102362380 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN MBG
THÀNH PHỐ HÀ NỘI

SEPARATE INTERIM STATEMENT OF INCOME

(Full form)

For the accounting period from January 1st, 2026 to June 30th, 2026

ITEMS	Code	Notes	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Revenue from sales of goods and rendering of services	**01**	**6.1**	**239,400,757,700**	**184,041,922,114**
Net revenue from sales of goods and rendering of services	**10**		**239,400,757,700**	**184,041,922,114**
Cost of goods sold	11	6.2	228,174,202,500	170,681,391,428
Gross profit from sales of goods and rendering of services	**20**		**11,226,555,200**	**13,360,530,686**
Financial income	22	6.3	1,016,052,403	336,369,996
Financial expenses	23	6.4	4,525,708,716	2,254,240,928
- In which: Borrowing expense	*24*		*4,525,708,716*	*2,254,240,928*
Selling expenses	25	6.7	167,900,629	-
General and administrative expenses	26	6.7	5,601,452,578	4,011,010,712
Share of profit or loss of an associate	27		(767,820,953)	(309,974,970)
Net profit from operating activities	**30**		**1,179,724,727**	**7,121,674,072**
Other income	31	6.5	281,526,617	480,125,500
Other expenses	32	6.6	24,574,347	9,577,688
Other profits	**40**		**256,952,270**	**470,547,812**
Profit before tax	**50**		**1,436,676,997**	**7,592,221,884**
Current corporate income tax expense	51	6.8	963,309,622	70,572,711
Deferred corporate income tax expense	52		154,167,623	(64,610,751)
Profit after tax	**60**		**319,199,752**	**7,586,259,924**
Profit after tax of the parent company	61		283,111,741	7,580,343,496
Profit after tax of non-controlling shareholders	62		36,088,011	5,916,428
Basic earnings per share (*)	**70**	**6.9**	**3**	**63**

Hanoi, August 28th, 2026

PREPARED BY	CHIEF ACCOUNTANT	CHAIRMAN
Nguyen Thi Quyen	Nguyen Thi Tuyet	Pham Huy Thanh

M.S.D.N: 0102382... CÔNG TY CỔ PHẦN TẬP ĐOÀN MBG THÀNH PHỐ HÀ NỘI

SEPARATE INTERIM STATEMEN OF CASH FLOW

(Full form)

(Indirect method)

For the accounting period from January 1st, 2026 to June 30th, 2026

ITEMS	Code	Notes	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
1	*2*	*3*	*4*	*5*
Cash flow from operating activities				
Profit before tax	01		***1,436,676,997***	**7,592,221,884**
Adjustments for				
Depreciation and amortization	02		9,542,519,902	9,777,772,717
Provisions	03		26,499,000	(2,199,372,815)
Gain/(loss) from investing activities	05		352,547,422	(26,395,026)
Borrowing costs	06		4,525,708,716	2,254,240,928
Operating profit before changes in working capital	***08***		***15,883,952,037***	***17,398,467,688***
Increase and decrease of receivables	09		(11,601,744,775)	(145,021,634,800)
Increase or decrease in inventory	10		(19,392,642,105)	45,786,092,444
Increase or decrease of payables (Excluding interest payable, payable corporate income tax)	11		(5,865,407,977)	5,755,376,087
Increase and decrease the cost of prepaid expenses	12		244,007,709	(2,969,277)
Borrowing costs have been paid	14		(4,477,669,007)	(2,263,919,102)
Corporate income tax paid	15		(801,140,783)	(251,374,628)
Other operating cash outflows	17		(6,700,000)	-
Net cash flow from operating activities	***20***		***(26,017,344,901)***	***(78,599,961,588)***
Cash flow from investing activities				
Cash payments for acquisition of fixed assets and other long-term assets	21		(652,328,155)	(2,777,223,538)
Cash outflows for equity investments in other entities	23		(16,500,000,000)	(6,500,000,000)
Interest and dividends received	24		14,800,000,000	6,000,000,000
Net cash flow from investing activities	27		415,273,531	387,771,092
Cash flow from investing activities	***30***		***(1,937,054,624)***	***(2,889,452,446)***
Cash flow from financing activities				

SEPARATE INTERIM STATEMEN OF CASH FLOW (Continued)

(Full form)

(Indirect method)

For the accounting period from January 1st, 2026 to June 30th, 2026

ITEMS	Code	Notes	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
1	*2*	*3*	*4*	*5*
Cash receipts from borrowings	33		159,296,000,000	78,093,994,300
Cash repayments of borrowings	34		(157,791,000,000)	(76,008,726,420)
Net cash flows from financing activities	***40***		***1,505,000,000***	***2,085,267,880***
Net cash flow during the period (50 = 20+30+40)	**50**		**(26,449,399,525)**	**(79,404,146,154)**
Opening balance of cash and cash equivalents	**60**		**37,448,033,508**	**93,794,659,536**
Effects of exchange rate changes	61		-	-
Closing balance of cash and cash equivalents (70 = 50+60+61)	**70**		**10,998,633,983**	**14,390,513,382**

Hanoi, August 28th, 2026

PREPARED BY	CHIEF ACCOUNTANT	CHAIRMAN
Nguyen Thi Quyen	Nguyen Thi Tuyet	Pham Huy Thanh

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the accounting period from January 1st, 2026 to June 30th, 2026

1. CHARACTERISTICS OF BUSINESS OPERATIONS

1.1. Forms of capital ownership

MBG Group Joint Stock Company is a joint stock company, established under the Vietnamese Enterprise Law and operating under Business Registration Certificate No. 0102382580 issued by the Department of Planning and Investment of Hanoi City (now the Department of Finance of Hanoi City) on February 23th, 2009, and amended for the 23rd time by the Department of Finance of Hanoi City on June 11st, 2025.

The company's charter capital is VND 1,202,185,400,000 (One thousand two hundred and two billion, one hundred and eighty-five million, four hundred thousand dong), equivalent to 120,218,540 shares, with the par value of 10,000 dong per share.

The company's shares are listed on the Hanoi Stock Exchange (HNX) with the stock code MBG.

1.2. Business areas

The company operates in the fields of manufacturing, trading, and construction.

1.3. Business lines

The company's main activities in the current year include:

- Manufacturing and trading of lighting equipment, decorative lamps, and household electrical appliances;
- Manufacture of various types of paint;
- Manufacturing and trading of building materials;
- Real estate investment and business;
- ...

1.4. Normal production and business cycle.

The company's normal production and business cycle is carried out within a period of no more than 12 months.

1.5. Business structure

The company is headquartered at: No. 9, Alley 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam.

Subsidiaries:

The Company has two subsidiaries, both of which are consolidated into the Company's consolidated financial statements.

List of consolidated subsidiaries:

No	Company Name	Place of establishment	Benefit rate (%)	Voting rights (%)	Main activities
1	MBG Investment Co., Ltd. - Confitech	Phu Tho	80%	80%	Real Estate Investment and Business
2	Home Eco Group Joint Stock Company	Hung Yen	98%	98%	Real estate business, commercial and service business

Joint Ventures and Associates

As of June 30th, 2026, the Company has six associates; all six are accounted for in the consolidated financial statements using the equity method, with details as follows:

Subsidiaries, joint ventures, and associates

No	Company Name	Place of establishment	Benefit rate (%)	Voting rights (%)	Main activities
1	Vcado Global Joint Stock Company	Hanoi	40%	40%	Real estate business, commercial and service business
2	MBG Lac Sanh Phu Yen Joint Stock Company	Dak Lak	30%	30%	Tourism and resort services, commercial service business.
3	Central Vietnam Industrial Joint Stock Company	Dak Lak	41,67%	41,67%	Construction of various types of buildings, commercial and service business.
4	Pjaca Phu Yen Joint Stock Company	Dak Lak	48%	48%	Manufacturing plastic products, trading and service business.
5	Quoc Bao Van Ninh Joint Stock Company	Khanh Hoa	47%	47%	Activities of sports clubs, commercial and service businesses.
6	Vietnam Green Industry Development Investment Joint Stock Company	Ho Chi Minh City	36%	36%	Real Estate Investment and Business

1.6. Number of workers

The total number of employees of the Company as of June 30th, 2026 is 32 people (as of December 31st, 2025 it was 26 people).

1.7. Statement on the comparability of information in the consolidated financial statements

Effective from January 1st,2026, the Company adopted for the first time Circular No. 99/2025/TT-BTC dated October 27th,2025 of the Ministry of Finance guiding the enterprise accounting regime, and Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC regarding the preparation and presentation of consolidated financial statements. Accordingly, the Company updated certain accounting policies regarding the classification and recognition of financial investments, the recognition of revenue and expenses, the treatment of foreign exchange differences, as well as the disclosure and presentation of consolidated financial statements. These accounting policy changes were implemented to better reflect the substance of economic transactions and events and did not materially alter the Company's consolidated financial position, consolidated results of operations, or consolidated cash flows as of June 30th,2026.

The Company has restated comparative figures; therefore, the figures presented in the consolidated financial statements for the accounting period from January 1st, 2026 to June 30 ,2026 are comparable with the corresponding figures of the previous year.

2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS, ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

2.1 BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements comprise the financial statements of the Company and the financial statements of the entities controlled by the Company (its subsidiaries). Control is achieved when the Company has the power to govern the financial and operating policies of the investee entities so as to obtain benefits from their activities.

The financial statements of subsidiaries are prepared for the same reporting period as the Company's consolidated financial statements, using accounting policies consistent with those of the Company. Where necessary, adjustments are made to the financial statements of subsidiaries to ensure consistency with the accounting policies applied by the Company and its subsidiaries.

Subsidiaries are fully consolidated from the date of acquisition being the date on which the Company effectively obtains control of the subsidiary and continue to be consolidated until the date the Company effectively ceases to control the subsidiary.

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

All intra-group transactions and balances, including unrealized gains or losses arising from intra-group transactions between entities within the Group, are eliminated upon consolidation.

Non-controlling interests comprise the value of non-controlling interests at the date of the initial business combination and the non-controlling interests' share of changes in equity since the date of the business combination. Losses incurred by a subsidiary are allocated to the non-controlling interests in proportion to their ownership interest, even if this results in the non-controlling interests having a deficit balance exceeding their share of the subsidiary's net assets.

2.2 ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

The company's accounting year begins on January 1st and ends on December 31st of the calendar year.
The consolidated interim financial statement is prepared for the accounting period from January 1st, 2026 to June 30th, 2026.
The currency used in accounting is the Vietnamese Dong ("VND").

3. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

3.1. Applicable Accounting Standards and Regulations

The Company applies Vietnamese Accounting Standards, the prevailing Vietnamese Enterprise Accounting System, and relevant legal regulations regarding the preparation and presentation of the interim consolidated financial statements.

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

3.2. Implementing the new guidelines on the Corporate Accounting System

The Company applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC ("Circular 99") guiding the enterprise accounting system; Circular No. 202/2014/TT-BTC dated December 22nd, 2014, of the Minister of Finance guiding the preparation and presentation of consolidated financial statements; Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT; Circulars issued by the Ministry of Finance guiding the implementation of accounting standards; and other legal regulations related to the preparation and presentation of consolidated financial statements.

3.3. Declaration on Compliance with Vietnam Accounting Standards and Accounting Regime

The Company's Board of Management ensures that it has fully complied with the requirements of Vietnam Accounting Standards, the current Vietnamese Corporate Accounting Regime and legal regulations related to the preparation and presentation of interim consolidated financial statements.

4. SUMMARY OF KEY ACCOUNTING POLICIES

The following are the key accounting policies applied in the preparation and presentation of these interim consolidated financial statements .

The accounting policies applied in the preparation and presentation of these interim consolidated financial statements are consistent with the accounting policies applied in the preparation and presentation of the financial statements of the most recent year.

4.1. Accounting estimates

The preparation and presentation of the interim consolidated financial statements must comply with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations. This requires the Board of Management to make estimates and assumptions affecting the reported figures on liabilities, assets, and the presentation of contingent liabilities and assets at the end of the accounting period, as well as the reported figures on revenue and expenses throughout the accounting period.

The estimates and assumptions that have a material impact in these interim consolidated financial statements include:

- Provision for doubtful receivables;
- Provision for inventory devaluation;
- Estimates relate to the allocation of deferred expenses;
- The useful life of a fixed asset;
- Estimated corporate income tax;

Estimates and assumptions are regularly assessed based on past experience and other factors, including future assumptions that materially affect the Company's consolidated interim financial statements and are deemed reasonable by the Board of Management. Actual business results may differ from estimates and assumptions.

4.2. Cash

Cash includes cash on hand and bank deposits (non-term deposits).

4.3. Business combinations and 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. Identifiable assets, liabilities, and contingent liabilities of the acquiree are recognized at their fair values at the date of the business combination.

Goodwill or a gain from a bargain purchase is determined as the difference between the cost of the investment and the fair value of the subsidiary's identifiable net assets attributable to the parent company at the acquisition date (the time the parent company obtains control over the subsidiary). A gain from a bargain purchase (if any) is recognized in the consolidated income statement. Goodwill is amortized on a straight-line basis over an estimated useful life of 10 years. The Company periodically assesses goodwill for impairment; if there is evidence that the impairment loss exceeds the annual amortization amount, the impaired goodwill is charged to expense in the year the impairment occurs..

4.4. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments include: term bank deposits (including treasury bills and promissory notes), bonds, preference shares that the issuer is contractually required to redeem at a specific future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, comprising the purchase price and costs directly attributable to the acquisition. Subsequent to initial recognition, these investments are measured at their recoverable amount. Interest income arising after the acquisition date is recognized in the Income Statement on an accrual basis. Interest accrued prior to the Company's acquisition is deducted from the cost of the investment at the time of purchase.

When there is objective evidence indicating that part or all of an investment may be unrecoverable and the loss amount can be reliably determined, the loss is recognized as a financial expense for the period and directly reduces the carrying value of the investment.

Investing in joint ventures, associated companies

Associate companies are entities in which the parent company has significant influence, but not control, over the financial and operational policies of the entity. Joint ventures are entities in which the parent company has joint control established by contractual agreement and requiring the consensus of the joint venture parties on strategic financial and operational decisions. Joint ventures and associate companies are typically entities in which the parent company usually holds between 20% and 50% of the voting rights.

Investments in subsidiaries and joint ventures are initially recognized at cost, including the purchase price and directly related acquisition costs. After initial recognition, these investments are determined at cost less a provision for impairment. A provision for impairment is established when the investee incurs losses that would result in the Company potentially losing capital, unless there is evidence that the value of the investment has not deteriorated. The provision for impairment is reversed when the investee subsequently generates profits to offset the previously provisioned losses. The provision is only reversed to the extent that the carrying value of the investment does not exceed its carrying value assuming no provision had been made.

4.5. Accounts receivable

Accounts receivable are presented in the consolidated interim financial statements at their book value, including accounts receivable from the Company's customers and other receivables plus any provision for doubtful debts. At the reporting date, if:

- Accounts receivable with a collection or payment period of one year or less (or within one business cycle) are classified as short-term assets;
- Accounts receivable with a collection or payment period of more than one year (or more than one business cycle) are classified as long-term assets;

The provision for doubtful receivables represents the expected loss due to non-payment of receivables by customers, based on the balance of receivables at the end of the accounting period.

Provisions for doubtful receivables are set aside for receivables that are overdue for payment for 6 months or more, or for receivables that the debtor is unlikely to pay due to liquidation, bankruptcy, or similar difficulties.

4.6. Inventory

Inventories are recorded at the lower of cost and net realizable value.
The cost of inventories comprises costs of purchase, costs of conversion, and other costs directly attributable to bringing the inventories to their present location and condition.
Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.
Inventory value is determined using the weighted average method on a periodic basis.

A provision for inventory devaluation is made for materials and goods where the cost exceeds the net realizable value, in accordance with Vietnamese Accounting Standard No. 02 "Inventories" and Circular No. 48/2019/TT-BTC dated August 8th, 2019, issued by the Ministry of Finance, guiding the regulations on making and using provisions for inventory devaluation, financial investment losses, bad debts, and product, goods, or construction work warranties at enterprises.

4.7. Fixed assets and depreciation of fixed assets

Fixed assets are reflected at their historical cost and accumulated depreciation.

Tangible fixed assets

The historical cost of tangible fixed assets includes the purchase price and costs directly related to bringing the asset into a ready-to-use condition. The historical cost of self-built or self-constructed tangible fixed assets includes construction costs, actual production costs incurred, plus installation and commissioning costs. Costs for upgrading tangible fixed assets are capitalized, increasing the historical cost of the fixed asset; maintenance and repair costs are included in the business results for the year. When a tangible fixed asset is sold or liquidated, the historical cost and accumulated depreciation are written off, and any gains or losses arising from the liquidation of the tangible fixed asset are accounted for in the business results.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The depreciation periods for the various categories of tangible fixed assets are as follows:

The depreciation periods for the Company's tangible fixed assets are estimated as follows:

- Houses and architecture: 06 – 10 years
- Machinery and equipment: 04 - 08 years
- Means of transport and transmission: 06 - 10 years
- Office equipment: 03 years

Intangible fixed assets

The historical cost of intangible fixed assets includes the purchase price and direct costs related to preparing the asset for use. Costs for upgrading the asset are capitalized into the historical cost of the fixed asset; other costs are included in the operating results for the period. When an intangible fixed asset is sold or disposed of, the historical cost and accumulated amortization are written off, and any gains or losses arising from the disposal of the intangible fixed asset are accounted for in the operating results.

Intangible fixed assets are amortized using the straight-line method based on their estimated useful lives. The amortization period for computer software is 3 years.

4.8. Investment properties

Investment properties held for lease are presented at their historical cost less accumulated depreciation. The historical cost of an investment property held for lease includes the purchase price, land use rights costs, and costs directly related to bringing the property to the necessary condition for operation as intended by the Management Board. Costs incurred after the investment property has been put into operation, such as repairs and maintenance costs, are recognized in a consolidated income statement in the year in which they are incurred. Where it can be clearly demonstrated that these costs increase the expected future economic benefits from the use of the investment property beyond the standard operating level as initially assessed, these costs are capitalized as an additional cost of the investment property.

Depreciation is calculated using the straight-line method based on the estimated useful life of the investment property held for lease.

The depreciation period for the Company's investment properties is estimated as follows:

- House and land lease 30 years

4.9. Prepaid expenses

Prepaid expenses include both short-term and long-term deferred expenses on the Company's Statement of Financial Position, primarily repair costs, tools and equipment, packaging conversion,... and other long-term and short-term deferred expenses. The allocation of deferred expenses to operating expenses in each period is based on the nature and extent of each expense, corresponding to its potential to generate economic benefits.

4.10. Trade payable and other payables

The accounts payable are presented in the interim financial statements according to the book value payable to the Company's sellers and other payables and are detailed for each payable. At the time of reporting, if:

- Payables with a payment term of 1 year or less (or in a production and business cycle) are classified as short-term;
- Payables with a payment term of more than 1 year (or more than one production and business cycle) are classified as long-term;

4.11. Accrued expenses

Accrued expenses include the value of expenses that have been included in the business operating expenses during the accounting period, but have not yet been incurred at the end of the accounting period. When these expenses are actually incurred, if there is a difference from the amount accrued, the accountant will record an additional or a reduction in expenses corresponding to the difference.

4.12. Borrowing costs and capitalization of borrowing costs

Borrowing costs include interest on loans and other expenses incurred in connection with the loan application process, which are recognized as financial operating expenses in the period, except when such borrowing costs are capitalized into the asset value because they are directly related to investment in construction, asset acquisition, or the production of work-in-progress assets when capitalization conditions are met as stipulated in the borrowing cost standard.

The capitalization of borrowing costs will be suspended during periods when the construction or production of an asset under construction is interrupted, unless such interruption is necessary, and will cease when the essential activities required to prepare the asset for use or sale have been completed. Borrowing costs incurred thereafter will be recognized as operating expenses in the accounting period.

Borrowing costs capitalized in an accounting period must not exceed the total borrowing costs incurred during that period. Interest expenses and discounts or premiums capitalized in each period must not exceed the actual interest expenses incurred and the discounts or premiums allocated during that accounting period.

4.13. Equity

The company's initial investment capital is recorded based on the value of capital contributions from the contributing parties when it is converted into/established as a joint-stock company. During operation, the company's investment capital is recorded as increasing according to the increased value of capital contributions from shareholders.

Share premium is recognized as the difference between the reissue price and the par value of shares at the time of initial issuance or supplementary issuance, the difference between the reissue price and the book value of treasury shares and the capital component of convertible bonds at maturity. Direct costs related to the supplementary issuance of shares and the reissue of treasury shares are recorded as a reduction in share premium.

When repurchasing shares issued by the Company, the payment, including transaction-related costs, is recorded as treasury stock and reflected as a reduction in equity. Upon re-issuance, the difference between the re-issuance price and the book value of the treasury stock is recorded under the "Share premium" item.

Profits after corporate income tax are distributed to the shareholders after deducting funds in accordance with the Company's Articles of Association, legal regulations, and as approved by a resolution of the General Meeting of Shareholders.

4.14. Tax

Value Added Tax (VAT):

Goods and services produced and supplied by the Company are subject to VAT rates of 8% and 10%.

Corporate Income Tax (CIT):

Taxable income is calculated based on the operating results during the accounting period and adjusted for expenses that are not considered reasonable or valid expenses for tax purposes.

The corporate income tax rate for the accounting period of the Company is 20%.

Corporate income tax expense ("CIT") in the accounting period is the current income tax expense.

Current income tax is the tax calculated based on taxable income for the period at the tax rate applicable to that accounting period. The difference between taxable income and accounting profit is due to adjustments for temporary differences between tax accounting and financial accounting, as well as adjustments for income or expenses that are not subject to tax or are not deductible.

Other taxes: as per current Vietnamese regulations.

The company's tax settlement will be subject to audit by the tax authorities. Because the application of tax laws and regulations to various transactions can be interpreted in different ways, the tax amount presented in the interim consolidated financial statements may be subject to change at the discretion of the tax authorities.

4.15. Income

Income is recognized when the outcome of the transaction can be reliably determined and the Company is able to obtain economic benefits from the transaction.

(i) Sales revenue is recognized when the majority of the risks and benefits associated with ownership of the goods have been transferred to the buyer, and the Company no longer retains ownership or control over the goods, and the costs associated with the sales transaction have been determined.

(ii) Revenue from providing services is recognized when the majority of risks and benefits have been transferred to the client, the service has been provided and accepted by the client, and the costs incurred for the transaction and the costs to complete the service transaction have been determined. Revenue from consulting services is recognized based on the value of the issued financial invoice, the acceptance report of completed work, and the client's acceptance for payment.

(iii) Financial income includes revenue arising from dividends and distributed profits, interest on deposits, exchange rate differences, and interest on deferred sales. Interest is determined on an accrual basis based on the balances of deposits and applicable interest rates; exchange rate differences and interest earned due to late payments by customers are based on contracts and confirmation agreements with customers; dividends and distributed profits are recognized when the company receives dividend rights or profits from capital contributions. Stock dividends (in the case of joint-stock companies) are only tracked by the number of additional shares received, not the value of the shares received.

4.16. Cost of goods sold

The cost of goods sold is recognized in accordance with sales revenue and services rendered, and in compliance with the prudence principle.

For direct material costs exceeding normal consumption levels, labor costs, and fixed manufacturing overhead costs not allocated to the value of goods in inventory, these should be recognized immediately in the cost of goods sold (after deducting any compensation, if any), even if the products or goods have not yet been identified as sold.

4.17. Financial expenses

The Company's financial operating expenses include interest expenses on loans, exchange rate losses, and other financial operating expenses that are not capitalized as required by regulations and arise during the accounting period.

4.18. Selling expenses and administrative expenses

Selling expenses and administrative expenses are all actual costs incurred in the process of selling products and goods, providing services, and general administrative expenses of the Company.

4.19. Basic earnings per share

Basic earnings per share for ordinary shares is calculated by dividing the profit or loss attributable to ordinary shareholders (after deducting the bonus and welfare fund appropriated during the year) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effects of dilutive potential ordinary shares, including convertible bonds and share options.

4.20. Stakeholders

Related parties are considered to be involved if one party has the ability to control or exert significant influence over the other party in making decisions regarding financial and operational policies. Cases considered as related parties include:

- Businesses – including parent companies, subsidiaries, and associated companies – and individuals, directly or indirectly through one or more intermediaries, who have control over the Company, are under the Company's control, or jointly control the Company.
- Related parties, individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel of the Company, close family members of these individuals or related parties, or companies affiliated with these individuals are also referred to as related parties.

When considering the relationship between the parties involved, the nature of the relationship is taken into account, rather than its legal form.

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

5.1. Cash

	Closing balance (VND)	Opening balance (VND)
Cash on hand	2,523,497,823	2,353,718,112
Cash at bank	8,475,136,160	35,094,315,396
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch	*8,106,583,890*	*24,653,492,335*
- Saigon Tai Loc Commercial Joint Stock Bank - Thanh Tri Branch	*221,114,073*	*6,076,499,096*
- Military Commercial Joint Stock Bank - Minh Khai Branch	*52,024,091*	*2,948,531,001*
Other banks	*95,414,106*	*1,415,792,964*
Total	**10,998,633,983**	**37,448,033,508**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

5.2. Financial investments

a. Investments held to maturity

Items	Opening balance (VND)			Closing balance (VND)		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
Short-term	**8,500,000,000**	**8,500,000,000**	-	**6,800,000,000**	**6,800,000,000**	-
+ Loan	*8,500,000,000*	*8,500,000,000*	-	*6,800,000,000*	*6,800,000,000*	-
Total	**8,500,000,000**	**8,500,000,000**	-	**6,800,000,000**	**6,800,000,000**	-

b. Investing capital in other entities

Items	Opening balance (VND)			Closing balance (VND)		
	Historical cost	Value based on the Equity Method	Fair value	Historical cost	Value based on the Equity Method	Fair value
- Investing in joint ventures and associated companies.	**360,000,000,000**	**356,163,893,988**		**360,000,000,000**	**356,931,714,941**	
+ Vcado Global Joint Stock Company	48,000,000,000	46,085,153,953	(*)	48,000,000,000	45,970,564,279	(*)
+ MBG Lac Sanh Phu Yen Joint Stock Company	48,000,000,000	47,025,387,271	(*)	48,000,000,000	47,586,696,757	(*)
+ Central Vietnam Industrial Joint Stock Company	50,000,000,000	50,377,983,545	(*)	50,000,000,000	50,468,363,470	(*)
+ Pjaca Phu Yen Joint Stock Company	48,000,000,000	49,525,211,956	(*)	48,000,000,000	49,454,734,568	(*)
+ Quoc Bao Van Ninh Joint Stock Company	94,000,000,000	91,175,992,976	(*)	94,000,000,000	91,476,564,303	(*)
+ Vietnam Green Industry Development Investment Joint Stock Company	72,000,000,000	71,974,164,287	(*)	72,000,000,000	71,974,791,564	(*)
Total	**360,000,000,000**	**356,163,893,988**		**360,000,000,000**	**356,931,714,941**	

(*): The Company has not determined the fair value of its financial investments due to the lack of specific guidance on fair value determination.

5.3. Short-term trade receivables

Items	Closing balance (VND)		Opening balance (VND)	
	Book value	Provision	Book value	Provision
Short-term accounts receivable from customers	**534,340,714,121**	**(12,463,527,171)**	**464,680,995,895**	**(12,437,028,171)**
- C.H Trading and Consulting Co., Ltd.	167,039,728,194	-	67,606,207,834	-
Nam Thang Long Consulting and Trading Co., Ltd.	126,256,145,955	-	111,852,561,755	-
- Dong Do Architectural and Construction Consulting Joint Stock Company	151,895,159,763	(6,843,557,429)	165,640,326,793	(6,843,557,429)
- Kosy Joint Stock Company	6,486,464,038	-	48,170,914,038	-
- Kscons Construction Joint Stock Company	67,833,961,600	-	26,715,172,880	-
- Other trade receivables	14,829,254,571	(5,619,969,742)	44,695,812,595	(5,593,470,742)
Total	**534,340,714,121**	**(12,463,527,171)**	**464,680,995,895**	**(12,437,028,171)**

For details regarding accounts receivable from related parties, please refer to Note 6.12.

5.4. Short-term advances to suppliers

Items	Closing balance (VND)		Opening balance (VND)	
	Book value	Provision		Book value
Short-term advances to suppliers	**25,206,318,329**	**-**	**80,877,647,602**	**-**
- Zone Viet Joint Stock Company	-	-	9,830,745,320	-
- Pjaca Group Joint Stock Company	7,630,595,280	-	-	-
- Van Phong Holding Limited Company	-	-	36,119,488,054	-
- Van Phong Global Joint Stock Company	5,747,073,800	-	34,446,541,280	-
- Nam Ha Noi Trading and Consulting Joint Stock Company	11,112,773,664	-	-	-
- Other prepayments to short-term sellers	715,875,585	-	480,872,948	-
Total	**25,206,318,329**	**-**	**80,877,647,602**	**-**

5.5. Other short-term receivables

Items	Closing balance (VND)		Opening balance (VND)	
	Book value	Provision	Book value	Provision
Short-term	**2,068,197**	-	**844,283**	-
- Other receivables	2,068,197	-	844,283	-
Total	**2,068,197**	-	**844,283**	-

5.6. Bad debt

Items	Closing balance (VND)			Opening balance (VND)		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
Accounts receivable from customers	**19,307,084,600**	**6,843,557,429**	**12,463,527,171**	**19,307,084,600**	**6,870,056,429**	**12,437,028,171**
- Vu Anh Import-Export and Construction Joint Stock Company	2,605,880,000	-	2,605,880,000	2,605,880,000	-	2,605,880,000
- TMT Architecture and Construction Joint Stock Company	1,506,389,400	-	1,506,389,400	1,506,389,400	-	1,506,389,400
- Willy Sports Import-Export Joint Stock Company	411,000,000	-	411,000,000	411,000,000	-	411,000,000
- An Duong Electrical Construction and Trading Joint Stock Company	191,612,365	-	191,612,365	191,612,365	-	191,612,365
- Cuong Kien Investment, Trading and Construction Co., Ltd.	289,398,403	-	289,398,403	289,398,403	-	289,398,403
- Northern Construction Management Co., Ltd.	359,788,574	-	359,788,574	359,788,574	-	359,788,574
- Tran Anh Digital World Joint Stock Company	61,283,500	-	61,283,500	61,283,500	-	61,283,500
- Cuong Phat International Joint Stock Company	106,287,500	-	106,287,500	106,287,500	-	106,287,500
- Hung Loc Phat Construction Investment Development Joint Stock Company	88,330,000	-	88,330,000	88,330,000	26,499,000	61,831,000
- Dong Do Architectural and Construction Consulting Joint Stock Company	13,687,114,858	6,843,557,429	6,843,557,429	13,687,114,858	6,843,557,429	6,843,557,429
Total	**19,307,084,600**	**6,843,557,429**	**12,463,527,171**	**19,307,084,600**	**6,870,056,429**	**12,437,028,171**

5.7. Inventories

Item	Closing balance (VND)		Opening balance (VND)	
	Historical cost	Provision	Historical cost	Provision
- Raw materials	9,258,170,616	-	11,901,325,284	-
- Work-in-progress production costs	15,318,592,120	-	15,276,066,588	-
- Product (*)	141,511,611,690	-	141,705,376,539	-
- Goods	242,060,684,209	-	219,873,648,119	-
Total	**408,149,058,635**	**-**	**388,756,416,530**	**-**

(*): Value of inventory used as collateral for loans at the end of the period: VND 49,193,985,986.

5.8. Construction in progress

Item	Closing balance (VND)		Opening balance (VND)	
	Historical cost	Provision	Historical cost	Provision
- Construction -in-progress	3,936,244,657	3,936,244,657	3,794,780,755	3,794,780,755
Total	**3,936,244,657**	**3,936,244,657**	**3,794,780,755**	**3,794,780,755**

5.9. Increase or decrease in intangible fixed assets

Item	Software	Total
Historical cost		
Opening balance	**200,340,000**	**200,340,000**
- Purchase during the period	340,200,000	340,200,000
Closing balance	**540,540,000**	**540,540,000**
Accumulated amortization		
Opening balance	**(173,053,548)**	**(173,053,548)**
- Amortization during the period	(35,386,452)	(35,386,452)
Closing balance	**(208,440,000)**	**(208,440,000)**
Carrying amount		
- At the beginning of the period	**27,286,452**	**27,286,452**
- At the end of the period	**332,100,000**	**332,100,000**

The historical cost of intangible assets that have been amortized but are still in use is VND 200,340,000.

5.10. Increase or decrease in investment properties

Item	Opening balance	Increase during the period	Decrease during the period	Closing balance
Investment property for rental income				
Historical cost	**49,217,297,239**	**-**	**-**	**49,217,297,239**
- House and land use rights	49,217,297,239	-	-	49,217,297,239
Accumulated depreciation	**(4,096,893,451)**	**(820,573,464)**	**-**	**(4,917,466,915)**
- House and land use rights	(4,096,893,451)	(820,573,464)	-	(4,917,466,915)
Carrying amount	**45,120,403,788**	**(820,573,464)**	**-**	**44,299,830,324**
- House and land use rights	45,120,403,788	(820,573,464)	-	44,299,830,324

- The remaining value at the end of the period of investment properties used as collateral for secured loans : VND 44,299,830,324

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

5.11. Increase or decrease in tangible fixed assets

Item	Houses and architectures	Machinery and equipment	Means of Transport and transmission	Office equipment	Total
	(VND)	(VND)	(VND)	(VND)	(VND)
Historical cost					
Opening balance	**29,497,123,571**	**63,857,520,800**	**6,958,997,702**	**68,400,000**	**100,382,042,073**
- Purchase during the period	-	208,333,333	-	-	208,333,333
Closing balance	**29,497,123,571**	**64,065,854,133**	**6,958,997,702**	**68,400,000**	**100,590,375,406**
Accumulated depreciation					
Opening balance	**(22,700,677,050)**	**(48,135,821,708)**	**(5,384,321,485)**	**(43,350,002)**	**(76,264,170,245)**
- Depreciation during the period	(1,460,835,350)	(4,166,224,258)	(366,069,078)	(8,350,002)	(6,001,478,688)
Closing balance	**(24,161,512,400)**	**(52,302,045,966)**	**(5,750,390,563)**	**(51,700,004)**	**(82,265,648,933)**
Carrying amount					
- At the beginning of the period	**6,796,446,521**	**15,721,699,092**	**1,574,676,217**	**25,049,998**	**24,117,871,828**
- At the end of the period	**5,335,611,171**	**11,763,808,167**	**1,208,607,139**	**16,699,996**	**18,324,726,473**

- The year-end cost of fixed assets that have been fully depreciated but are still in use is VND 11,823,313,134.

Details of existing tangible fixed assets in the period with historical cost of 10% or more of the total value of tangible fixed assets.

No	Asset Name	Depreciation start date	Historical cost	Accumulated depreciation	Carrying amount	Note
1	Factory in Hoa Binh	01/05/2017	18,834,419,664	17,264,884,670	1,569,534,994	
2	Letdown machine	01/01/2020	12,145,581,294	11,278,039,812	867,541,482	
3	Basket mill system	01/09/2021	14,212,575,694	9,813,445,140	4,399,130,554	
	Total		**45,192,576,652**	**38,356,369,622**	**6,836,207,030**	

5.12. Prepaid expenses

Item	Closing balance (VND)	Opening balance (VND)
a. Short term	**182,741,545**	**396,771,522**
- Tools and equipment issued for use	7,775,759	59,244,821
- Repair costs	112,508,887	337,526,701
- Other items	62,456,899	-
b. Long term	**48,821,686**	**78,799,418**
- Tools and equipment issued for use	40,940,035	67,009,505
- Other items	7,881,651	11,789,913
Total	**231,563,231**	**475,570,940**

5.13. Loans and financial leases

	Opening balance (VND)	Increase during the period (VND)	Decrease during the period (VND)	Closing balance (VND)
Short-term loan principal	**118,091,000,000**	**159,296,000,000**	**157,791,000,000**	**119,596,000,000**
Short-term bank loans	**118,091,000,000**	**159,296,000,000**	**157,791,000,000**	**119,596,000,000**
Military Commercial Joint Stock Bank - Dien Bien Phu Branch (1)	35,000,000,000	35,000,000,000	35,000,000,000	35,000,000,000
Vietnam Investment and Development Commercial Bank - Hanoi Branch (2)	43,391,000,000	44,896,000,000	43,391,000,000	44,896,000,000
Saigon Tai Loc Commercial Joint Stock Bank - Thanh Tri Branch (3)	39,700,000,000	79,400,000,000	79,400,000,000	39,700,000,000
Total	**118,091,000,000**	**159,296,000,000**	**157,791,000,000**	**119,596,000,000**

(1) Credit limit contract No. 320097.25.051.1970764.TD dated July 28, 2025, between Military Commercial Joint Stock Bank (MB Bank) – Dien Bien Phu Branch and MBG Group Joint Stock Company. The total limit is VND 50,000,000,000, of which the loan limit is VND 35,000,000,000. The limit validity period extends until the end of June 25, 2026 and Credit Facility Agreement No. 432183.26.051.1970764.TD dated July 22, 2026; the total limit is VND 35,000,000,000; and the limit maintenance period extends to July 9, 2027. Interest rates apply to each specific loan drawdown. The loan purpose is to support business and production activities related to electrical equipment. Collateral assets:

- Real estate property under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. DN093278, issued by the Land Registration Office of Hung Yen Province on June 14, 2024; located at Plot No. ĐĐD-246, Dream City Eco-Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 75 m²; land use purpose: urban residential land; term of use: long-term; asset attached to the land: a row house (adjacent house) with a floor area of 298.6 m².
- Real estate property under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. DN093270, issued by the Land Registration Office of Hung Yen Province on June 14, 2024; located at Plot No. ĐĐD-236, Dream City Eco-Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 75 m²; land use purpose: urban residential land; term of use: long-term; asset attached to the land: a row house (adjacent house) with a floor area of 298.2 m². - Real estate property under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. DN093268, issued by the Land Registration Office of Hung Yen Province on June 14, 2024; located at Lot ĐĐD-248, Dream City Eco-Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 75 m²; designated for urban residential use with a long-term tenure; asset attached to the land is a row house with a floor area of 298.2 m².
- Real estate property under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. DN150337, issued by the Land Registration Office of Hung Yen Province on February 28, 2024; located at Lot CL11-177, Dream City Eco-Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 127.5 m²; designated for urban residential use with a long-term tenure; asset attached to the land is a semi-detached villa with a floor area of 283.9 m².
- All goods, assets, and receivables arising from the loan.

(2) Credit Limit Contract No. 01/2025/5263251/HĐTD dated July 14, 2025, between the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Hanoi Branch and MBG Group Joint Stock Company. The total credit limit is VND 44,900,000,000. The limit maintenance period extends until the end of July 14, 2026. Interest rates are determined for each specific loan drawdown. The loan purpose is to support production and business activities.

Collateral assets:

- Real estate property under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. DN093269, issued by the Land Registration Office of Hung Yen Province on June 14, 2024; located at Plot No. ĐĐD-242, Dream City Ecological Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 75 m²; designated for urban residential use with long-term tenure; asset attached to the land is a row house with a floor area of 297.8 m².
- Real estate property under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. DN093279, issued by the Land Registration Office of Hung Yen Province on June 14, 2024; located at Plot No. ĐĐD-244, Dream City Ecological Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 75 m²; designated for urban residential use with long-term tenure; asset attached to the land is a row house with a floor area of 298.2 m².

- Real estate property as per the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. BC273473, issued by the People's Committee of Hai Ba Trung District, Hanoi City on August 31, 2010; owned by Mr. Pham Huy Thanh – Chairman of the Board of Directors, and Ms. Dang Thi Tuyet Lan – Member of the Board of Directors and Deputy General Director; located at No. 9, Lane 61/4 Lac Trung Street, Vinh Tuy Ward, Hanoi City; land area of 121.2 m².

(3) Credit Limit Contract No. 202528296014 dated August 29, 2025, between Saigon Tai Loc Joint Stock Commercial Bank (Thanh Tri Branch) and MBG Group Joint Stock Company. The total credit limit is VND 19,700,000,000. The limit validity period extends through August 29, 2026. Interest rates are determined at the time of each debt drawdown. The loan purpose is to support production and business activities.

Collateral assets:

- Real estate property as per the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. AA01906096, issued by the Land Registration Office of Hung Yen Province on June 30, 2025; located at SH22-82, Dream City Ecological Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 63 m²; designated for urban residential use with a long-term tenure; the asset attached to the land is a row house (townhouse) with a floor area of 258.7 m².
- Real estate subject to the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. AA01906073, issued by the Land Registration Office of Hung Yen Province on June 30, 2025; located at SH22-88, Dream City Eco-Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 63 m²; designated for urban residential use with a long-term tenure; asset attached to the land is a townhouse with a floor area of 249.0 m².

Real estate subject to the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. AA01906068, issued by the Land Registration Office of Hung Yen Province on June 30, 2025; located at SH22-80, Dream City Eco-Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 63 m²; designated for urban residential use with a long-term tenure; asset attached to the land is a townhouse with a floor area of 249.0 m².

Credit Limit Contract No. 202528284226 dated August 15, 2025, between Saigon Tai Loc Joint Stock Commercial Bank (Thanh Tri Branch) and Home Eco Group Joint Stock Company. The total credit limit is VND 20,000,000,000. The limit validity period extends through August 15, 2026. Interest rates apply to each specific debt drawdown. The loan purpose is to finance production and business activities. Collateral: Real estate property as described in the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. AA01906854, issued by the Land Registration Office of Hung Yen Province on June 19, 2025; located at CX7-146, Dream City Eco-Urban Area, Nghia Tru Commune, Hung Yen Province; land area of 210 m²; designated for urban residential use with a long-term tenure; asset attached to the land is a villa with a floor area of 350.3 m².

5.14. Trade payables

	Closing balance (VND)	Opening balance (VND)
Short-term trade payables	**3,299,912,663**	**16,209,239,814**
South Hanoi Trading and Consulting Joint Stock Company	-	6,079,290,356
VGO Group Joint Stock Company	-	8,737,772,904
Nam Thang Long Consulting and Trading Co., Ltd.	3,289,992,100	-
Payables to other parties	9,920,563	1,392,176,554
Total	**3,299,912,663**	**16,209,239,814**

Payments to the seller and related parties are detailed in Note 6.12

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

5.15. Taxes and other payables to the State budget

	Opening balance		During the period		Closing balance	
	Amount receivable by the State	Amount payable to the State	Amount payable	Amount actually paid	Amount receivable by the State	Amount payable to the State
a. Short-term	***605,016,741***	***476,214,066***	***972,430,258***	***806,208,482***	***605,016,741***	***642,435,842***
- Output VAT	605,016,741	-	-	-	605,016,741	-
- Corporate income tax	-	474,420,915	963,309,622	801,140,783	-	636,589,754
- Personal income tax	-	1,793,151	9,120,636	5,067,699	-	5,846,088
b. Long-term	-	-	-	-	-	-
Total	**605,016,741**	**476,214,066**	**972,430,258**	**806,208,482**	**605,016,741**	**642,435,842**

The Company's tax settlement will be subject to inspection by tax authorities. Because the application of tax laws and regulations to many different transactions can be interpreted in many different ways. Accordingly, the tax amount presented in the interim financial statements may be changed according to the decision of the tax authority.

5.16. Accrued expenses

	Closing balance (VND)	Opening balance (VND)
Short-term	**171,619,244**	**479,949,398**
Borrowing costs	171,619,244	144,949,398
Other short-term accrued expenses	-	335,000,000
Total	**171,619,244**	**479,949,398**

5.17. Other payables

		Closing balance (VND)	Opening balance (VND)
a.	**Short-term**	**560,384,653**	**499,214,453**
	Trade Union Funding	90,692,853	84,482,653
	Social insurance	4,079,700	-
	Health insurance	747,900	-
	Unemployment insurance	332,400	-
	Other payables	464,531,800	414,731,800
	Payables to Constrexim No. 1 Joint Stock Company regarding Business Cooperation Contract (BCC)	*414,731,800*	*414,731,800*
	Deposits received	*49,800,000*	-
b.	**Long-term**	**400,000,000**	**400,000,000**
	Accepting long-term deposits and collateral.	400,000,000	400,000,000
	Total	**960,384,653**	**899,214,453**

5.18. Deferred revenue

	Closing balance (VND)	Opening balance (VND)
Short term	**300,000,000**	**300,000,000**
Advance payments for property leases	300,000,000	300,000,000
Total	**300,000,000**	**300,000,000**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

5.19. Equity

Table of changes in equity

	Equity items					
	Owner's contributed capital (VND)	Capital surplus (VND)	Development Investment Fund (VND)	Undistributed profit after tax and funds (VND)	Non-controlling interests (VND)	Total (VND)
Balance at the beginning of the previous year	**1,202,185,400,000**	**(238,202,140)**	**8,423,689,821**	**76,658,674,732**	**2,618,115,292**	**1,289,647,677,705**
Increase capital in the subsidiary	-	-	-	-	400,000,000	400,000,000
Profit in the previous year	-	-	-	20,231,835,230	35,941,507	20,267,776,737
Balance at the beginning of this period	**1,202,185,400,000**	**(238,202,140)**	**8,423,689,821**	**96,890,509,962**	**3,054,056,799**	**1,310,315,454,442**
Profit for this period	-	-	-	283,111,741	36,088,011	319,199,752
Closing balance	**1,202,185,400,000**	**(238,202,140)**	**8,423,689,821**	**97,173,621,703**	**3,090,144,810**	**1,310,634,654,194**

Capital transactions with owners and dividend distribution, profit sharing

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Owner's equity contribution		
Opening balance	1,202,185,400,000	1,202,185,400,000
Increase during the period	-	-
Decreased during the period	-	-
Closing balance	1,202,185,400,000	1,202,185,400,000
Dividends, distributed profits	-	-

Share

	Closing balance Share	Opening balance Share
Number of shares registered for issuance	**120,218,540**	**120,218,540**
Number of shares issued to the public	**120,218,540**	**120,218,540**
Ordinary shares	120,218,540	120,218,540
Preference shares	-	-
Number of Shares repurchased	-	-
Ordinary shares	-	-
Preference shares	-	-
Number of outstanding shares in circulation	**120,218,540**	**120,218,540**
Ordinary shares	120,218,540	120,218,540
Preference shares	-	-

The par value of outstanding shares is VND 10,000/share.

6. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF INCOME

6.1. Revenue from sales of goods and rendering of services

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Revenue from the sale of products and goods.	238,200,757,700	168,979,857,067
Real estate sales revenue	-	13,862,065,047
Rental income	1,200,000,000	1,200,000,000
Total	**239,400,757,700**	**184,041,922,114**

Revenue from related parties : details can be found in Notes 6.12

6.2. Cost of goods sold

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Cost of goods sold	227,353,629,036	158,869,656,629
Cost of real estate	-	10,991,161,335
Cost of operating expenses for leasing assets.	820,573,464	820,573,464
Total	**228,174,202,500**	**170,681,391,428**

6.3. Financial income

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Interest on deposits and loans	415,273,531	336,369,996
Other financial operating revenue	600,778,872	-
Total	**1,016,052,403**	**336,369,996**

6.4. Financial expenses

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Borrowing costs	4,525,708,716	2,254,240,928
Total	**4,525,708,716**	**2,254,240,928**

6.5. Other income

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Rental assistance for properties provided by the developer.	-	480,000,000
Other items	281,526,617	125,500
Total	**281,526,617**	**480,125,500**

6.6. Other expenses

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Penalties	-	6,553,688
Other expenses	24,574,347	3,024,000
Total	**24,574,347**	**9,577,688**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

6.7. Selling and administrative expenses

		From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
a.	**Administrative expenses**	**5,601,452,578**	**4,011,010,712**
	Employee costs	1,241,796,606	1,210,010,232
	Cost of materials, tools and equipment	16,039,962	57,152,800
	Depreciation expense	9,415,775	-
	Taxes, fees and charges	699,014,942	1,016,883,133
	Provision/(Reversal) of provision for doubtful receivables	-	37,300,000
	Outsourced service costs	26,499,000	(2,199,372,815)
	Other costs	794,269,450	862,255,923
	Employee costs	91,666,465	304,031,061
	Allocation of goodwill	2,722,750,378	2,722,750,378
b.	**Selling expense**	**167,900,629**	-
	Employee costs	12,810,629	-
	Outsourced service costs	155,090,000	-
	Total	**5,769,353,207**	**4,011,010,712**

6.8. Corporate income tax expense

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Corporate income tax expense based on taxable income for the current year	963,309,622	70,572,711
Adjustment of prior years' corporate income tax expense to the current year's corporate income tax expense	-	-
Total current corporate income tax expense	**963,309,622**	**70,572,711**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

6.9. Basic earnings per share

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Accounting profit after corporate income tax attributable to shareholders	319,199,752	7,586,259,924
Adjustments to accounting profit to determine profit or loss attributable to ordinary shareholders	-	-
Profit or loss attributable to ordinary shareholders	319,199,752	7,586,259,924
Appropriations to the bonus and welfare fund	-	-
Weighted average number of ordinary shares outstanding during the period	120,218,540	120,218,540
Basic earnings per share	**3**	**63**

6.10. Production and business costs by element

	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Raw material and supply costs	4,079,962,637	7,883,421,541
Labor costs	1,992,118,844	1,836,189,783
Fixed asset depreciation	6,819,769,524	7,055,022,339
Outsourced service costs	1,009,288,732	871,759,923
Other cash expenses	87,311,465	443,112,028
Provision/reversal expenses	26,499,000	(2,199,372,815)
Goodwill amortization	2,722,750,378	2,722,750,378
Total	**16,737,700,580**	**18,612,883,177**

6.11. Events occurring after the end of the accounting period.

As of the date of making this report, the Board of Management of the Company is of the opinion that there is no event that could cause the figures and information presented in the Company's consolidated interim financial statements to be misrepresented.

6.12. Information about stakeholders

List of stakeholders with the Company during the year and as of the end of the accounting period:

Stakeholders	Relationship
Vcado Global Joint Stock Company	Associated company
MBG Lac Sanh Phu Yen Joint Stock Company	Associated company
Central Vietnam Industrial Joint Stock Company	Associated company
Pjaca Phu Yen Joint Stock Company	Associated company
Quoc Bao Van Ninh Joint Stock Company	Associated company
Vietnam Green Industry Development Investment Joint Stock Company	Associated company
Mr. Pham Huy Thanh	Chairman of the Board

As of June 30, 2026, the Company has the following balances with related parties:

Stakeholders	Content	Closing balance (VND)	Opening balance (VND)
	Short-term trade receivables	**-**	**19,428,790,131**
MBG Lac Sanh Phu Yen Joint Stock Company		-	7,528,176,562
Pjaca Phu Yen Joint Stock Company		-	11,900,613,569

During the accounting period from January 1, 2026, to June 30, 2026, the Company engaged in transactions primarily with related parties, specifically as follows:

Stakeholders	Content	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
	Sales revenue	**1,693,187,000**	**-**
Vcado Global Joint Stock Company		1,484,462,000	-
Pjaca Phu Yen Joint Stock Company		208,725,000	-
	Revenue from providing services	**1,200,000,000**	**1,200,000,000**
Vcado Global Joint Stock Company		1,200,000,000	1,200,000,000
	Purchasing goods and services	**120,000,000**	**120,000,000**
Mr. Pham Huy Thanh		120,000,000	120,000,000

Salaries, remuneration, bonuses, and other benefits for Company managers and the Supervisory Board:

	Job title	From 01/01/2026 to 30/06/2026 (VND)	From 01/01/2025 to 30/06/2025 (VND)
Board of Directors		**60,000,000**	**52,000,000**
Mr. Pham Huy Thanh	Chairman	24,000,000	24,000,000
Ms. Dang Thi Tuyet Lan	Member	12,000,000	12,000,000
Mr. Duong Quang Dong	Member	12,000,000	12,000,000
Mrs. Hoang Thi Ba	Member	12,000,000	4,000,000
Supervisory Board		**24,000,000**	**20,000,000**
Ms. Pham Tuyet Nhung	Head of Supervisory Board	12,000,000	12,000,000
Ms. Nguyen Thi Hanh	Member	6,000,000	6,000,000
Ms. Pham Thi Nga	Member	6,000,000	2,000,000
Board of Management		**166,340,077**	**147,514,230**
Mr. Duong Quang Dong	Deputy General Director	52,264,384	93,798,461
Ms. Dang Thi Tuyet Lan	Deputy General Director	114,075,693	53,715,769
Total		**250,340,077**	**219,514,230**

6.13. Department Report

The company reports its business results by business areas (key reporting), including: paint and lighting manufacturing and trading; real estate manufacturing and trading; and property leasing services:

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

Current period	**Manufacturing and trading activities related to paints and lamps**	**Construction activities**	**Property rental**	**Total**
	VND	**VND**	**VND**	**VND**
Net revenue from the sale of goods and services to external parties.	238,200,757,700	-	1,200,000,000	239,400,757,700
Total net revenue from sales and services	**238,200,757,700**	**-**	**1,200,000,000**	**239,400,757,700**
Allocated costs	227,353,629,036	-	820,573,464	228,174,202,500
Business results by segment	**10,847,128,664**	**-**	**379,426,536**	**11,226,555,200**
Non-departmental costs				6,537,174,160
Profit from business operations				4,549,428,954
Financial operating revenue				1,016,052,403
Financial costs				4,525,708,716
Other income				281,526,617
Other expenses				24,574,347
Current corporate income tax expense				963,309,622
Deferred corporate income tax expense				154,167,623
Profit after corporate income tax				**319,199,752**
Department assets	1,076,957,521,908	-	5,425,461,442	1,082,382,983,350
Assets not allocated by department				367,162,527,971
Total assets				**1,449,545,511,321**
Department's liabilities	135,802,937,661		700,000,000	136,502,937,661
Unallocated liabilities				2,407,919,466
Total liabilities				**138,910,857,127**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

Previous period	Manufacturing and trading activities related to paints and lamps VND	Construction activities VND	Real Estate Business Activities VND	Total VND
Net revenue from the sale of goods and services to external parties.	168,979,857,067	-	15,062,065,047	184,041,922,114
Total net revenue from sales and services	**168,979,857,067**	**-**	**15,062,065,047**	**184,041,922,114**
Allocated costs	158,869,656,629	-	11,811,734,799	170,681,391,428
Business results by segment	**10,110,200,438**	**-**	**3,250,330,248**	**13,360,530,686**
Non-departmental costs				4,320,985,682
Profit from business operations				9,039,545,004
Financial operating revenue				336,369,996
Financial costs				2,254,240,928
Other income				480,125,500
Other expenses				9,577,688
Current corporate income tax expense				70,572,711
Deferred corporate income tax expense				(64,610,751)
Profit after corporate income tax				**7,586,259,924**
Department assets	966,992,882,498	16,849,019,082	72,281,468,921	1,056,123,370,501
Assets not allocated by department				338,312,784,237
Total assets				**1,394,436,154,738**
Department's liabilities	91,776,799,155		700,000,000	92,476,799,155
Unallocated liabilities				4,725,417,954
Total liabilities				**97,202,217,109**

6.14. Comparative figures

The comparative figures in the interim consolidated statement of financial position and the corresponding notes are derived from the consolidated financial statements of MBG Group Joint Stock Company for the financial year ended 31 December 2025, which were audited by International Auditing and Valuation Co., Ltd.

The comparative figures in the interim consolidated statement of profit or loss, the interim consolidated statement of cash flows, and the corresponding notes are derived from the interim consolidated financial statements of MBG Group Joint Stock Company for the accounting period from 1 January 2025 to 30 June 2025, which were reviewed by International Auditing and Valuation Co., Ltd.

As disclosed in Note 3.2, effective from 1 January 2026, the Company has applied Circular 99 on a prospective basis. Certain comparative figures have also been reclassified to align with the requirements of Circular 99 regarding the presentation of interim financial statements. The table comparing figures presented in the prior period, before and after reclassification, is as follows:

Interim statement of financial position

Items	Code	Opening balance (VND) (Reclassified)		31/12/2025 (VND) (per audited financial statements)
Short-term financial investments		**6,800,000,000**		-
Held-to-maturity investments		6,800,000,000		-
Short-term receivables		**533,122,459,609**		**539,922,459,609**
Short-term loan receivables		-		6,800,000,000

Hanoi, August 28th, 2026

PREPARED BY	CHIEF ACCOUNTANT	CHAIRMAN
Nguyen Thi Quyen	Nguyen Thi Tuyet	Pham Huy Thanh

M.S.D.N: 0102382580 CÔNG TY CỔ PHẦN TẬP ĐOÀN MBG THÀNH PHỐ HÀ NỘI