VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

REVIEWED SEPARATE INTERIM FINANCIAL STATEMENTS

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

TABLE OF CONTENTS

VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY
Address: Floors 2–4, Building B, Kim Van - Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City

REPORT OF THE BOARD OF MANAGEMENT

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

The Board of Management of VINA2 Investment and Construction Joint Stock Company (hereinafter referred to as the "Company") presents this report together with the Company's interim separate financial statements for the accounting period from 1st January 2026 to 30th June 2026, which have been reviewed by independent auditors.

1. General information

Vina2 Investment and Construction Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0100105895 dated October 24th, 2003, with the 29th amendment registered on February 5th, 2026, issued by the Hanoi City Department of Finance.

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

The members of the Board of Directors, Board of Supervisors and the Board of Management who directed the operations of the Company during the accounting period and up to the date of this report include:

Board of Directors

Full name:	*Position:*
- Mr. Nguyen Thanh Tuyen	Chairman
- Mr. Nguyen Huy Quang	Vice Chairman
- Mr. Ngo Viet Hau	Vice Chairman
- Mr. Do Trong Quynh	Member
- Mr. Vu Trong Hung	Member

Board of Supervisory

Full name:	*Position:*
- Mrs. Nguyen Thi Thanh Hang	Head of Supervisory Board
- Mr. Nguyen Viet Binh	Member
- Mrs. Tran Thi Thu Huyen	Member

Board of Management and Chief Accountant

Full name:	*Position:*
- Mr. Vu Trong Hung	General Director
- Mr. Nguyen Dang Go Ganh	Deputy General Director
- Mr. Trinh Van Hung	Deputy General Director
- Mr. Nguyen Quang Nguyen	Deputy General Director
- Mr. Quach Ba Vuong	Deputy General Director
- Mr. Nguyen Lo Giang	Deputy General Director (Appointed on 05/01/2026)
- Mr. Luong Van Hoang	Chief Accountant

3. Legal representative

The legal representatives of the Company during the accounting period and up to the date of this report include

Full name:	*Position:*
- Mr. Nguyen Thanh Tuyen	Chairman
- Mr. Nguyen Huy Quang	Vice Chairman
- Mr. Vu Trong Hung	General Director

REPORT OF THE BOARD OF MANAGEMENT (CONTINUED)

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

4. Headquarters

The Company is headquartered at: Floors 2–4, Building B, Kim Van - Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City.

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

As of the date of this report, the Company's Board of Management believes that no events could have caused the figures and information presented in the Company's reviewed Separate Interim Financial statements to be misrepresented.

6. Auditing firm

PKF-TTG Auditing and Consulting Co., Ltd. has been appointed as the auditor to review the Company's Separate Interim Financial Statements for the accounting period from 1st January 2026 to 30th June 2026.

7. Disclosure of the responsibilities of the Board of Management for the Separate Interim Financial statements

The Company's Board of Management is responsible for the preparation and presentation of the Separate Interim Financial statements, ensuring that they give a true and fair view of the Company's financial position as at 30th June 2026, as well as its results of operations and cash flows for the six-month period then ended. In preparing these Separate Interim Financial statements, the Board of Management commits to the following:

- Establishing and maintaining internal controls deemed necessary to ensure the preparation and presentation of the Separate Interim Financial statements are free from material misstatement, whether due to fraud or error;
- Selecting appropriate accounting policies and applying them consistently;
- Making judgments and estimates that are reasonable and prudent;
- Stating whether applicable accounting standards have been followed and disclosing and explaining any material departures from those standards in the Separate Interim Financial statements;
- Preparing and presenting the Separate Interim Financial statements in compliance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations governing the preparation and presentation of Separate Interim Financial statements;
- Preparing the Separate Interim Financial statements on a going-concern basis, unless it is inappropriate to presume that the Company will continue its business operations.

The Company's Board of Management is responsible for ensuring that accounting records are adequately maintained and stored to reflect the Company's financial position at any time and to serve as the basis for preparing the Separate Interim Financial statements in accordance with current State regulations. In addition, the Board of 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 its 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. Board of Management opinion

In the opinion of the Board of Management of the Company, the accompanying reviewed Separate Interim Financial Statements give a true and fair view of the separate financial position of the Company as at 30th June 2026, and of its separate results of operations and its separate cash flows for the six-month accounting period then ended, in accordance with Vietnamese Accounting Standards, the prevailing Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of Separate Interim Financial statements.

Ha Noi, 28th August 2026

FOR AND ON BEHALF OF THE BOARD OF MANAGEMENT

GENERAL DIRECTOR

M.S.D.N: 0101058... C.T.C.P
CÔNG TY
CỔ PHẦN
ĐẦU TƯ VÀ XÂY DỰNG
VINA2
THÀNH PHỐ HÀ NỘI

VU TRONG HUNG

PKF - TTG

No: 25 /2026/BCSX/TTG.KD9

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders**
Board of Management and Board of Management
Vina2 Investment and Construction Joint Stock Company

We have reviewed the accompanying Interim Separate Financial Statements of Vina2 Investment and Construction Joint Stock Company (hereinafter referred to as the "Company"), prepared on 28th August 2026, which comprise the Interim Separate Statement of Financial position as at 30th June 2026, the Interim Separate Financial of Income, the Interim Separate Financial of Cash flows for the six-month period then ended, and the notes to the Interim Separate Financial Statements, as set out on pages 07 to 57.

These reviewed Separate Interim Financial Statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for the preparation and fair presentation of the Company's Separate Interim Financial statements in accordance with Vietnamese Accounting Standards, the prevailing Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of Separate Interim Financial Statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of Separate Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Responsibilities of the auditor

Our responsibility is to express a conclusion on the Separate Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information performed by the Independent Auditor of the Entity.

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

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial statements do not present fairly, in all material respects, the financial position of Vina2 Investment and Construction Joint Stock Company as of 30th June 2026, and its results of operations and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the prevailing Vietnamese Enterprise Accounting System, and relevant legal regulations concerning the preparation and presentation of Interim Financial statements.

Emphasis of matter

We draw readers' attention to the following matter:
Note 7.3 to the Separate Financial statements for the accounting period from 1st January 2026 to 30th June 2026, which discloses information regarding the lawsuits in which the Company is currently involved in disputes and pending the Court's ruling.

This emphasis of matter does not modify our unqualified opinion expressed above.

Other matter

The Separate Financial statements of Vina2 Investment and Construction Joint Stock Company for the financial year ended 31st December 2025 were audited by another independent auditing firm. The auditor expressed an unmodified opinion on these Separate Financial statements in the audit report No. 2006/2025/BCTC/IAV dated 30th March 2026.

The Interim Separate Financial statements of Vina2 Investment and Construction Joint Stock Company for the six-month accounting period ended 30th June 2025 were reviewed by another independent auditing firm. The auditor expressed an unmodified conclusion on these Interim Separate Financial statements in the review report No. 2006/2025/BCSX/IAV dated 29th August 2025.

Ha Noi, 28th August 2026

FOR AND ON BEHALF OF

PKF-TTG AUDITING AND CONSULTING CO., LTD.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN PKF-TTG THÀNH PHỐ HÀ NỘI

Nguyen Ngoc Tu
Deputy General Director
Audit practice registration certificate
No. 2305-2023-330-1

SEPARATE INTERIM STATEMENT OF FINANCIAL POSITION

As at 30th June 2026

	ASSETS	Code	Note	Closing balance (VND)	Opening balance (VND)
A.	**CURRENT ASSETS**	**100**		**2,088,881,379,006**	**2,336,626,661,650**
I.	**Cash and cash equivalents**	**110**	**5.1**	**19,350,926,226**	**196,739,365,154**
	Cash	111		19,350,926,226	28,227,365,154
	Cash equivalents	112		-	168,512,000,000
II.	**Short-term financial investments**	**120**	**5.2**	**101,207,821,170**	**283,136,121,170**
	Trading securities	121		-	198,283,300,000
	Short-term investments held to maturity	123		101,207,821,170	84,852,821,170
III.	**Current receivables**	**130**		**1,511,906,576,618**	**1,483,747,035,821**
	Short-term trade receivables	131	5.3	592,024,523,354	645,054,216,643
	Short-term advances to suppliers	132	5.5	747,090,594,315	736,583,676,986
	Other short-term receivables	135	5.4	251,346,836,675	181,806,610,554
	Provision for doubtful short-term receivables	136	5.7	(78,555,377,726)	(79,697,468,362)
IV.	**Inventories**	**140**	**5.8**	**426,645,030,266**	**350,794,109,992**
	Inventories	141		426,645,030,266	350,794,109,992
VI.	**Other current assets**	**160**		**29,771,024,726**	**22,210,029,513**
	Short-term deferred expenses	161	5.6	23,380,124,818	19,585,883,877
	Deductible value-added tax	162		6,013,108,031	2,246,353,759
	Taxes and other amounts receivable from the State	163	5.11	377,791,877	377,791,877
B.	**NON-CURRENT ASSETS**	**200**		**947,945,073,637**	**665,544,850,837**
II.	**Fixed Assets**	**220**		**47,879,438,819**	**42,024,751,802**
	Tangible fixed assets	221	5.9	47,879,438,819	42,024,751,802
	- Historical cost	*222*		*86,823,085,372*	*78,864,444,102*
	- Accumulated depreciation	*223*		*(38,943,646,553)*	*(36,839,692,300)*
	Intangible fixed assets	227		-	-
	- Historical cost	*228*		*54,587,600*	*54,587,600*
	- Accumulated depreciation	*229*		*(54,587,600)*	*(54,587,600)*
IV.	**Investment property**	**240**	**5.10**	**128,368,043,046**	**137,097,576,661**
	- Historical cost	*241*		*161,347,186,010*	*168,963,853,863*
	- Accumulated depreciation	*242*		*(32,979,142,964)*	*(31,866,277,202)*
VI.	**Long-term financial investments**	**260**	**5.2**	**771,068,109,174**	**485,784,809,174**
	Investments in subsidiaries	261		50,000,000,000	50,000,000,000
	Investments in associates, jointly controlled entities	262		171,000,000,000	-
	Capital contributions to other entities	263		554,783,300,000	440,500,000,000
	Provision for impairment of long-term investments in other entities	264		(4,715,190,826)	(4,715,190,826)
VII.	**Other long-term assets**	**270**		**629,482,598**	**637,713,200**
	Long-term prepaid expenses	271	5.6	111,320,735	119,551,337
	Deferred tax assets	272		518,161,863	518,161,863
	TOTAL ASSETS	**280**		**3,036,826,452,643**	**3,002,171,512,487**

SEPARATE INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30th June 2026

	EQUITY AND LIABILITIES	Code	Note	Closing balance (VND)	Opening balance (VND)
C.	**LIABILITIES**	**300**		**2,109,706,159,755**	**2,079,290,788,131**
I.	**Current liabilities**	**310**		**1,784,896,025,531**	**1,745,950,851,197**
	Short-term trade payables	311	5.12	413,408,119,351	468,668,781,414
	Short-term advances from customers	312	5.13	456,383,555,590	510,864,628,459
	Short-term taxes and payables to the State	314	5.11	22,646,689,071	23,855,908,767
	Payables to employees	315		4,975,188,495	3,183,866,086
	Short-term accrued expenses	316	5.14	27,634,402,135	40,084,634,733
	Short-term deferred revenue	319	5.15	660,003,637	347,023,715
	Other short-term payables	320	5.16	50,306,318,861	54,402,074,175
	Short-term borrowings and finance lease liabilities	321	5.17	807,090,231,253	641,659,591,291
	Bonus and welfare fund	323		1,791,517,138	2,884,342,557
II.	**Non- Current liabilities**	**330**		**324,810,134,224**	**333,339,936,934**
	Long-term accrued expenses	334	5.14	24,954,618,256	24,954,618,256
	Long-term unearned revenue	337	5.15	8,592,409,619	7,889,889,330
	Other long-term payables	338	5.16	114,504,438,356	118,304,438,356
	Long-term borrowings and finance lease liabilities	339	5.17	176,758,667,993	176,758,667,993
	Long-term provisions	343		-	5,432,322,999
D.	**OWNER'S EQUITY**	**400**	**5.18**	**927,120,292,888**	**922,880,724,356**
	Owner's contributed capital	411		756,455,250,000	756,455,250,000
	- Shares with voting rights	*411a*		*756,455,250,000*	*756,455,250,000*
	Capital surplus	412		73,121,759,196	73,121,759,196
	Investment and development fund	418		70,379,474,239	70,379,474,239
	Other equity funds	419		1,602,255,027	1,602,255,027
	Retained earnings	420		25,561,554,426	21,321,985,894
	- Retained earnings at the end of the prior year	*420a*		*19,663,146,714*	*9,722,891,722*
	- Retained earnings for the current period	*420b*		*5,898,407,712*	*11,599,094,172*
	TOTAL EQUITY AND LIABILITIES	**440**		**3,036,826,452,643**	**3,002,171,512,487**

Approved, 28th August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
(Sign, full name)	*(Sign, full name)*	*(Sign, full name, seal)*
		M.S.D.N: 0100105889 C.T.C.P * CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2 * THÀNH PHỐ HÀ NỘI
CAO HONG LE	LUONG VAN HOANG	VU TRONG HUNG

SEPARATE INTERIM STATEMENT OF INCOME

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

	ITEMS	Code	Note	Current period (VND)	Prior period (VND)
1.	Revenue from sales of goods and rendering of services	01	6.1	536,960,326,074	466,881,715,978
2.	Revenue deductions	02		786,391,868	748,144,425
3.	**Net revenue from sales of goods and rendering of services**	**10**		**536,173,934,206**	**466,133,571,553**
4.	Cost of goods sold	11	6.2	501,358,250,261	408,723,820,420
5.	**Gross profit from sale of goods and rendering of services**	**20**		**34,815,683,945**	**57,409,751,133**
6.	Gain/loss from disposal of investment properties	21		-	-
7.	Finance income	22	6.3	20,060,113,277	4,877,046,397
8.	Financial expenses	23	6.4	31,208,595,569	29,092,702,246
	In which: Interest expense	*24*		*31,208,595,569*	*29,092,702,246*
9.	Selling expenses	25	6.5	597,093,971	1,502,607,062
10.	General and administrative expenses	26	6.5	18,970,114,365	23,067,314,012
11.	**Net profit from operating activities**	**30**		**4,099,993,317**	**8,624,174,210**
12.	Other income	31	6.6	5,236,481,238	4,208,280,635
13.	Other expenses	32	6.7	481,088,736	59,275,944
14.	**Net other profit**	**40**		**4,755,392,502**	**4,149,004,691**
15.	**Profit before tax**	**50**		**8,855,385,819**	**12,773,178,901**
16.	Current corporate income tax expense	51	6.8	2,956,978,107	5,519,611,512
17.	Deferred corporate income tax expense	52		-	685,056,802
18.	**Net profit after corporate income tax**	**60**		**5,898,407,712**	**6,568,510,587**

Approved, 28th August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
(Sign, full name)	*(Sign, full name)*	*(Sign, full name, seal)*
		M.S.D.N: 0100105895 - C.T.C.P * CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2 * THÀNH PHỐ HÀ NỘI
CAO HONG LE	LUONG VAN HOANG	VU TRONG HUNG

SEPARATE INTERIM STATEMENT OF CASH FLOW
(Indirect method)

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

	Code	Note	Current period (VND)	Prior period (VND)
I. Cash flows from operating activities				
Profit before tax	01		**8,855,385,819**	**12,773,178,901**
Adjustments for:				
Depreciation of fixed assets and investment property	02		3,216,820,015	4,551,879,548
Provisions	03		(6,574,413,635)	629,957,367
Gain/(loss) from investing activities	05		(20,060,113,277)	(4,877,046,397)
Borrowing costs	06		31,208,595,569	29,092,702,246
Operating profit before changes in working capital	***08***		**16,646,274,491**	**42,170,671,665**
Increase or decrease in receivables	09		72,200,425,810	(249,559,768,339)
Increase or decrease in inventory	10		(75,850,920,274)	(4,771,936,927)
Increase or decrease in payables (excluding interest and corporate income tax)	11		(134,229,825,273)	49,680,208,589
Increase or decrease in prepaid expenses	12		(3,786,010,339)	(5,905,744,407)
Borrowing costs paid	14		(30,203,594,294)	(26,987,572,161)
Corporate income tax paid	15		(223,086,626)	(8,788,193,603)
Other cash outflows for operating activities	17		(1,092,825,419)	(3,292,345,000)
Net cash flows from operating activities	***20***		**(156,539,561,924)**	**(207,454,680,183)**
II. Cash flows from investing activities				
Cash outflows for loans and purchases of debt instruments of other entities	23		(24,500,000,000)	(4,100,000,000)
Cash inflows from loan repayments and sales of debt instruments of other entities	24		8,145,000,000	33,966,000,000
Cash outflows for capital contributions to other entities	25		(171,000,000,000)	-
Interest and dividends received	27		1,075,483,034	2,726,206,633
Net cash flows from investing activities	***30***		**(186,279,516,966)**	**32,592,206,633**

SEPARATE INTERIM STATEMENT OF CASH FLOW (CONTINUED)
(Indirect method)

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

	Code	Note	Current period (VND)	Prior Period (VND)
III. Cash flows from financing activities				
Proceeds from borrowings	33		731,576,238,405	396,477,675,096
Repayment of principal on borrowings	34		(566,145,598,443)	(371,715,886,435)
Dividends and profits paid to owners	36		-	(873,255)
Net cash flows from financing activities	***40***		**165,430,639,962**	**24,760,915,406**
Net cash flows during the period	**50**		**(177,388,438,928)**	**(150,101,558,144)**
Opening balance of cash and cash equivalents	**60**	**5.1**	**196,739,365,154**	**190,780,579,890**
Closing balance of cash and cash equivalents	**70**	**5.1**	**19,350,926,226**	**40,679,021,746**

Approved, 28th August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
(Sign, full name)	*(Sign, full name)*	*(Sign, full name, seal)*
		M.S.D.N: 01... C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2 THÀNH PHỐ HÀ NỘI
CAO HONG LE	LUONG VAN HOANG	VU TRONG HUNG

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

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

1. CHARACTERISTICS OF THE OPERATION OF THE ENTERPRISE

1.1. Forms of capital ownership

Vina2 Investment and Construction Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0100105895 dated October 24th, 2003, with the 29th amendment registered on February 5th, 2026, issued by the Hanoi City Department of Finance.

The charter capital of the Company is VND 756,455,250,000 (Seven hundred fifty-six billion four hundred fifty-five million two hundred thousand dong), equivalent to 75,645,525 shares, The par value of a share is 10,000 VND.

The Company's shares are listed on the Hanoi Stock Exchange (HNX) with the stock code VC2 from 11/12/2006.

1.2. Business sreas

The company's primary business activity is in the field of residential construction.

1.3. Business lines

The Company's principal activities during the current year include:

- Construction of civil, industrial, and road transport works at all levels, bridges, culverts, irrigation works, post offices, foundations, urban and industrial park infrastructure works, power lines, and transformer substations up to 110 KV; Construction of foundation leveling and soil treatment for water supply and drainage works, installation of process and pressure pipelines, and power lines;

- Construction and development of housing, real estate business;

- Repair, replace, and install machinery and equipment, various types of concrete and steel structures, and building technical systems (elevators, air conditioning, ventilation, fire protection, water supply and drainage);

- Investment consulting, implementation of construction investment projects, project planning, bidding consulting, supervision consulting, project management;

- Import and export business of supplies, machinery and equipment, spare parts, production materials, consumer goods, raw materials, production lines, machinery, automation equipment, construction materials, and transportation vehicles;

- Production and trading of construction materials (sand, stone, gravel, bricks, tiles, cement, concrete components, ready-mix concrete, and other construction materials used in construction and interior decoration), (only permitted when authorized by competent State agencies);

- Acting as an agent for domestic and foreign companies, trading in goods for production and consumption;

- Property management and real estate consulting services.

1.4. Normal production and business cycles.

The Company's normal production and business cycle is carried out for a period of not more than 12 months.

1.5. Business Structure

The Company is headquartered at: Floors 2–4, Building B, Kim Van - Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

As of June 30th, 2026, the Company has 4 branches, 2 subsidiaries, and 1 joint venture/associated company (as of January 1st, 2026, the Company had 4 branches and 2 subsidiaries), specifically as follows:

Dependent accounting units:

No.	Company Name	Place of establishment	Principal business activities
Dependent accounting units			
1	Vina2 Golden Silk Branch	Hanoi City	Construction of all types of houses
2	Vina2 Quang Minh Branch	Hanoi City	Construction of all types of houses
3	Vina2 Xuan Hoa Branch	Phu Tho Province	Construction of all types of houses
4	Vina2 Binh Dinh Branch	Gia Lai Province	Construction of all types of houses

Subsidiaries, joint ventures, associates, other entities:

No.	Company Name	Place of establishment	Benefit rate (%)	Voting rights (%)	Main activities
Subsidiaries					
1	Vina2 Construction and Mechanical Equipment Joint Stock Company	Ha Noi City	75.00%	75.00%	Services, manufacturing, construction
2	Vina2 Urban Investment and Services Co., Ltd.	Ha Noi City	100%	100%	Management services
Joint ventures and associated companies with direct ownership					
1	Moc Chau Gateway Co., Ltd.	Son La Province	45%	45%	Real estate business, land use rights belonging to the owner, user or lessee.
Invest in another entity					
1	Vina2 Water and Fire Protection Joint Stock Company	Ha Noi City	10%	10%	Electrical, plumbing, and fire protection installation
2	Phuc Thanh Hung Investment Joint Stock Company	Nghe An Province	15%	15%	Project enterprise
3	Do Thanh Real Estate Investment and Development Joint Stock Company	Gia Lai Province	14.71%	14.71%	Construction

1.6. Number of employees

The Company's total number of employees as of 30th June 2026, was 190 (compared to 178 as of 31st December 2025).

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

The Company's annual accounting period begins on 1st January and ends on 31st December of the calendar year.

These Interim Financial Statements have been prepared for the accounting period from 1st January 2026 to 30th June 2026.

The accounting currency is the Vietnamese Dong ("VND").

3. APPLICABLE ACCOUNTING STANDARD AND SYSTEM

3.1. Accounting Standards and Applicable Regimes

The Company applies the current Vietnam Accounting Standards. The current Vietnamese Corporate Accounting Regime and legal regulations related to the preparation and presentation of Separate Interim Financial Statements.

Accordingly, this Separate Interim Financial Statement is not intended to reflect the financial situation, results of business activities and cash flow in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

3.2. Applying the new guidance on the corporate accounting regime

On 27th October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the corporate accounting regime. Circular 99 takes effect from 1st January 2026 and applies to the fiscal year starting from or after 1st January 2026. This Circular replaces the following documents:

- Circular No. 200/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance ("Circular 200") guiding the accounting regime of enterprises;
- Circular No. 75/2015/TT-BTC dated 18/05/2015 of the Ministry of Finance amending and supplementing Article 128 of Circular 200;
- Circular No. 53/2016/TT-BTC dated 21/03/2016 of the Ministry of Finance amending and supplementing a number of Articles of Circular 200.

According to the Board of Management, the application of Circular 99 in the current accounting period does not have a material impact on the Company's Separate Interim 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 Separate Interim Financial Statements.

4. SUMMARY OF IMPORTANT ACCOUNTING POLICIES

The following are important accounting policies applied in the preparation and presentation of the Separate Interim Financial Statements.

The accounting policies applied in the preparation and presentation of the Separate Interim Financial Statements are consistent with the accounting policies applied in the preparation and presentation of the Separate Financial Statements of the most recent year.

4.1. Accounting estimates

The preparation and presentation of the Separate Interim Financial Statements in conformity with Vietnamese Accounting Standards, the prevailing Vietnamese Corporate Accounting System, and relevant statutory requirements applicable to the preparation and presentation of Separate Interim Financial Statements require The Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and the disclosure of contingent liabilities and assets at the end of the accounting period, as well as the reported amounts of revenues and expenses during the accounting period.

Significant estimates and assumptions in this interim financial report include:

- Provision for doubtful debts;
- Provision for inventory obsolescence;
- Estimates regarding the allocation of prepaid expenses;
- Useful lives of fixed assets;
- Corporate income tax estimates;

Estimates and assumptions are continually evaluated based on historical experience and other factors, including expectations of future events that have a material impact on the Company's Interim Financial Statements and are assessed to be reasonable by the Board of Management. Actual results may differ from these estimates and assumptions.

4.2. Cash and cash equivalents

Cash includes cash at the fund and bank deposits (demand).

Cash equivalents are short-term investments with a payback or maturity period of not more than 3 months that are capable of converting into a specified amount of money and have no risk of conversion into cash as of the date of purchase of such investment at the time of reporting.

4.3. Financial investments

Trading securities

Trading securities comprise securities and other financial instruments held for trading purposes at the end of the accounting period (i.e., held with the intention of selling them for a profit upon price appreciation). Trading securities include: shares, bonds, and other securities and financial instruments (fund certificates, stock purchase rights, warrants, call options, put options, futures contracts, commercial paper, bills of exchange, debt instruments/loans purchased and resold by the enterprise for profit, etc.).

Trading securities are initially recognized at the fair value of the consideration paid at the time of the transaction. Acquisition costs associated with trading securities (if any) such as brokerage fees, transaction costs, information service fees, taxes, bank charges, etc. are expensed as financial costs during the period. At the end of the accounting period, if the market value of the trading securities falls below their original cost, the company recognizes a provision for loss on trading securities.

Investments held to maturity

Investments held to maturity comprise investments that the Company intends and has the ability to hold until their maturity date. Such investments include: term bank deposits and corporate bonds held to maturity.

Investments held to maturity are initially recognized at cost. Subsequent to initial recognition, these investments are recorded at their recoverable value. Interest income earned on investments held to maturity after the acquisition date is recognized in the Statement of Income on an accrual basis. Interest accrued prior to the Company's acquisition of the investment is deducted from the original cost at the time of purchase. When there is objective evidence indicating that part or all of an investment may be unrecoverable, the determined loss amount is recognized as a financial expense for the year and directly reduces the investment's carrying value.

Investments in subsidiaries, joint ventures, and associates

Subsidiaries are entities over which the Company has the power to govern financial and operating policies, typically evidenced by holding more than half of the voting rights. The assessment of control takes into account potential voting rights that are currently exercisable.

Associates are entities over which the Company has significant influence but not control regarding financial and operating policies. Joint ventures are entities over which the Company has joint control established by contractual agreement, requiring the unanimous consent of the joint venture parties for strategic financial and operating decisions. Joint ventures and associates are typically entities in which the Company holds between 20% and 50% of the voting rights.

Investments in subsidiaries, joint ventures, and associates are initially recognized at cost, comprising the purchase price and any directly attributable acquisition costs. Subsequent to initial recognition, these investments are stated at cost less provision for impairment of investments. The provision for impairment of investments is made when the investees incur losses leading to a potential loss of capital by the Company, unless there is evidence that the value of the investments has not been impaired. The provision for impairment of investments is reversed when the investees subsequently generate profits to offset the losses for which a provision had been previously made. The provision is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no provision had been recognized.

In the event that the Company dissolves a subsidiary and merges all assets and liabilities of the subsidiary into the Company (the Company succeeds to all rights and obligations of the subsidiary), the Company derecognizes the carrying amount of the investment in the subsidiary and recognizes all assets and liabilities of the dissolved subsidiary in the Company's separate financial statements at their fair values at the merger date. The difference between the carrying amount of the investment in the subsidiary and the fair values of the assets and liabilities is recognized in finance income or finance costs.

Other investments

Other investments are initially recognized at cost and include: investments in equity instruments of other entities where the Company has neither control, joint control, nor significant influence over the investee; investments in Business Cooperation Contracts (BCCs) where the enterprise does not have joint control but is entitled to benefits contingent upon the BCC's profit after tax; precious metals and gemstones not used as raw materials for production or held for trading as merchandise; and paintings, photographs, documents, and valuable items not involved in ordinary production and business activities.

Where there is reliable evidence indicating a decline in the value of these investments relative to market value, and the amount of the decline can be reliably determined, the enterprise writes down the investment value and recognizes the loss as a financial expense.

4.4. Receivables

Receivables are presented in the Separate Interim Financial Statements according to the book value receivable from the Company's customers and other receivables plus provisions for bad debts. At the time of reporting, if:

- Receivables with a recovery or payment period of 01 year or less (or in a production and business cycle) are classified as short-term assets;
- Receivables with a recovery or payment period of more than 01 year (or more than one production and business cycle) are classified as long-term assets;

The provision for bad debts represents the expected loss of value due to receivables not being paid by customers arising from the balance of receivables at the end of the accounting period.

Provisions for bad debts are set aside for receivables that are overdue for 06 months or more or receivables that debtors are unable to pay due to liquidation, bankruptcy or similar difficulties.

4.5. Inventories

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.

The Company applies the perpetual inventory method to account for inventories, with values determined as follows:

- Raw materials, tools and instruments, merchandise, and finished goods inventory	Weighted average
- Work-in-process	Material, labor, and manufacturing overhead costs based on normal operating capacity

A provision for inventory devaluation is made for inventory items (materials and goods) whose cost exceeds their net realizable value, in accordance with Vietnamese Accounting Standard No. 02 "Inventories" and Circular No. 48/2019/TT-BTC dated 8th August 2019, issued by the Ministry of Finance, guiding the regulations on the creation and utilization of provisions for inventory devaluation, financial investment losses, bad debts, and warranties for products, goods, and construction works at enterprises.

4.6. Fixed assets and depreciation of fixed assets

Fixed assets are reflected in terms of historical cost and accumulated depreciation value.

Tangible fixed assets

The historical cost of a tangible fixed asset includes the purchase price and expenses directly related to putting the asset into a state of readiness for use. The historical cost of tangible fixed assets made by self-made or self-built includes construction costs, actual production costs incurred plus installation and commissioning costs. Expenses for upgrading tangible fixed assets are capitalized, recording an increase in the historical cost of fixed assets; maintenance and repair expenses shall be included in the results of business activities in the year. When tangible fixed assets are sold or liquidated, the historical cost and accumulated depreciation value are written off and any gains and losses arising from the liquidation of tangible fixed assets are accounted for in the results of business operations.

Depreciation of tangible fixed assets is calculated according to the straight-line method.

The depreciation period of the Company's tangible fixed assets is estimated as follows:

- Houses and architecture: 05 – 50 years
- Machinery and Equipment: 06 – 20 years
- Means of transport and transmission: 06 – 10 years
- Management Equipment: 03 – 10 years

Intangible fixed assets

The cost of intangible fixed assets comprises the purchase price and directly attributable costs incurred to bring the asset to the condition necessary for it to be capable of operating in the manner intended. Costs associated with asset upgrades are capitalized into the cost of the fixed asset, while other costs are charged to the results of business operations for the period. Upon the sale or disposal of an intangible fixed asset, the cost and accumulated amortization are derecognized, and any gain or loss arising from the disposal is recognized in the results of business operations.

Amortization of intangible fixed assets is calculated using the straight-line method.

The estimated amortization periods for the Company's intangible fixed assets are as follows:

Computer software: 06 – 08 years

4.7. Investment property

Investment property held for lease is stated at cost less accumulated depreciation. The initial cost of investment property held for lease comprises the purchase price, land use rights costs, and costs directly attributable to bringing the asset to the condition necessary for it to operate in the manner intended by Management. Costs incurred after the investment property held for lease has been put into operation, such as repairs and maintenance, are recognized in the separate statement of profit or loss in the year they are incurred. Where it can be clearly demonstrated that such costs result in future economic benefits from the use of the investment property held for lease in excess of the standard performance level originally assessed, these costs are capitalized as an addition to the 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.

4.8. Prepaid expenses

Prepaid expenses include short-term and long-term prepaid expenses on the Company's Statement of Financial Position, primarily tools and equipment,.. 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.

4.9. Trade payables and other payables

Payables presented in the interim financial statements are recorded at their carrying amounts comprising amounts due to the Company's suppliers and other payables and are detailed by counterparty. At the reporting date:

- Payables with a payment term of one year or less (or within a single operating cycle) are classified as short-term;
- Payables with a payment term exceeding one year (or more than one operating cycle) are classified as long-term.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

4.10. Dividends and profits payable

Profit after corporate income tax is distributed to capital contributors following the appropriation of funds in accordance with the Company's Charter and applicable laws, and as approved by a resolution of the General Meeting of Shareholders.

Dividends are distributed from undistributed profits based on each shareholder's capital contribution ratio and are recognized as a liability upon approval by the General Meeting of Shareholders.

4.11. Accrued expenses

Accrued expenses include the amounts of expenses that have been charged to operating expenses during the accounting period but have not yet been actually paid at the end of the accounting period. When such expenses are actually incurred, if there is any difference compared to the accrued amounts, an additional increase or decrease in the corresponding expenses shall be recorded for the difference.

4.12. Provision

Principles for recognizing provisions: A provision is recognized when the following conditions are met:

- The enterprise has a present obligation (legal or constructive) resulting from a past event;
- An outflow of economic benefits is probable in settlement of the obligation; and
- A reliable estimate can be made of the amount of the obligation.

Provisions are recognized at the time of preparing interim financial statements. If the provision required for the current accounting period exceeds the unused provision from the previous period, the difference is recognized as a production or business expense for that period. If the provision required for the current accounting period is less than the unused provision from the previous period, the difference must be reversed, thereby reducing the production or business expenses for that period.

4.13. Borrowing costs and capitalization of borrowing costs

Borrowing costs including loan interest and other expenses incurred during the loan application process are recognized as financial expenses for the period, unless they are capitalized as part of the asset value because they are directly attributable to the construction, acquisition, or production of qualifying assets, in accordance with the standard on borrowing costs.

Capitalization of borrowing costs is suspended during periods when the construction or production of a qualifying asset is interrupted unless such interruption is necessary and ceases when substantially all activities necessary to prepare the qualifying asset for its intended use or sale are complete. Borrowing costs incurred thereafter are recognized as operating expenses for the accounting period.

Capitalized borrowing costs for an accounting period must not exceed the total borrowing costs incurred during that period. Loan interest and the amortization of discounts or premiums capitalized in any given period must not exceed the actual interest expense and the amortization of discounts or premiums incurred during that period.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

4.14. Owner's equity

The Company's initial investment capital is recorded according to the capital contribution value of the capital contributors when converted into/established a joint stock company. During operations, the Company's investment capital was recorded to increase according to the increased capital contribution value of shareholders.

Share premium is recorded according to the difference between the reissue price and the par value of the shares upon initial issuance, additional 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 issuance of additional shares and re-issuance of treasury shares are recorded as a decrease in share premium.

When repurchasing shares issued by the Company, the payment, including transaction-related expenses, is recorded as treasury shares and is reflected as a deduction in equity. When re-issuing, the difference between the re-issue price and the book price of treasury shares is recorded in the item "Share premium".

The Company operates under the 29th Enterprise Registration Certificate for a Joint Stock Company dated 5th February 2026 issued by the Hanoi Department of Finance; the Company's charter capital is VND 756,455,250,000, divided into 75,645,525 shares. Net profit after corporate income tax is distributed to the capital contributors after making appropriations to funds in accordance with the Company's Charter as well as applicable laws, and upon approval by the Resolution of the General Meeting of Shareholders.

4.15. Taxes

Value Added Tax (VAT):

Goods and services produced and provided by the Company are subject to Value Added Tax (VAT) at the rate of 8%.

Corporate Income Tax (CIT):

Taxable income is calculated based on operating results in the accounting period and adjusted for expenses that are not accepted as reasonable and valid expenses for tax purposes.

Corporate Income Tax (CIT) rate of the Company during the accounting period: 20%

Corporate income tax ("CIT") expenses in the accounting period are current income tax expenses.

Applicable income tax is a tax calculated based on the taxable income in the period with the tax rate applicable in the accounting period. The difference between taxable income and accounting profits is due to the adjustment of temporary differences between tax accounting and financial accounting as well as adjustments for income or expenses that are not taxable or non-deductible.

Deferred income tax is the corporate income tax payable or recoverable in respect of temporary differences between the carrying amounts of assets and liabilities for the purpose of the Separate Interim Financial Statements and their tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which these deductible temporary differences can be utilized.

Other taxes: according to Vietnam's current regulations

The Company's tax finalization will be subject to the inspection of the tax authorities. The application of tax laws and regulations to various transactions can be interpreted in many different ways. Accordingly, the tax amount presented on the Separate Interim Financial Statement may be changed at the discretion of the tax authority.

4.16. Revenue

Revenue is recognized when the results of the transaction are reliably determined and the Company is likely to derive economic benefits from this transaction.

(i) Revenue from the rendering of services is recognized when the significant risks and rewards have been transferred to the customer, the services have been rendered and accepted by the customer, and the costs incurred for the transaction and the costs to complete the transaction can be measured reliably. Revenue from consulting services is recognized based on the value of the issued financial invoices, the minutes of acceptance of completed work volume, and the customer's acceptance of payment.

(ii) Financial income includes revenue arising from dividends and profits distributed, interest on deposits, foreign exchange gains, and interest on deferred payment sales, etc. Interest is recognized on an accrual basis based on the deposit balances and applicable interest rates; foreign exchange gains and interest received from customers' late payments are based on contracts and confirmation minutes with customers; dividends and profits distributed are recognized when the Company's right to receive dividends or profits from capital contribution is established. For stock dividends (in the case of a Joint Stock Company), only the increase in the number of shares is tracked, without recognizing the value of the shares received.

4.17. Cost of goods sold

The cost of goods sold is recorded in accordance with the revenue from service provision and ensures the principle of prudence.

For the cost of raw materials directly consumed in excess of the normal level, labor costs, fixed general production costs not allocated to the value of products in the warehouse, they shall be immediately recorded in the cost of goods sold (after deducting compensations, if any) even if the products goods that have not been identified as consumable.

4.18. Financial expenses

The Company's financial operating expenses include loan interest expenses, exchange rate difference losses and other financial operating expenses that are not capitalized according to regulations incurred in the accounting period.

4.19. Selling expenses and general and administrative expenses

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

4.20. Related parties

Parties are considered to be related if one party can control or exercise significant influence over the other party in making financial and operating decisions. Cases considered as related parties include:

- Enterprises - including parent companies, subsidiaries, associates - and individuals that, directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company.
- Associates, individuals who directly or indirectly own a voting interest in the Company that gives them significant influence over the Company, key management personnel of the Company, close family members of any such individuals or associates, or enterprises associated with these individuals are also considered as related parties.

In considering each possible related party relationship, attention is directed to the substance of the relationship and not merely the legal form.

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE SEPARATE INTERIM STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

		Closing balance (VND)	Opening balance (VND)
-	Cash	99,734,265	300,574,065
-	Demand deposits	19,251,191,961	27,926,791,089
+	*Saigon Tai Loc Commercial Joint Stock Bank - Dong Da Branch*	*7,210,415,605*	*7,669,158,475*
+	*Ho Chi Minh City Development Joint Stock Commercial Bank - Binh Dinh Branch*	*3,569,713,502*	*2,548,161,826*
+	*Vietnam Prosperity Joint Stock Commercial Bank - Head Office*	*6,868,764,298*	*10,115,847,300*
+	*Other banks*	*1,602,298,556*	*7,593,623,488*
-	Cash equivalent	-	168,512,000,000
	Total	**19,350,926,226**	**196,739,365,154**

5.2. Financial investment

a. Trading securities

	Closing balance (VND)		Opening balance (VND)	
	Historical cost	Provision	Historical cost	Provision
Total value of shares	-	-	198,283,300,000	-
- *Shares of Hera Quy Nhon Joint Stock Company*	-	-	*198,283,300,000*	-
Total	**-**	**-**	**198,283,300,000**	**-**

b. Held-to-maturity investments

	Closing balance (VND)			Opening balance (VND)		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
Short-term	**101,207,821,170**	**101,207,821,170**	-	**84,852,821,170**	**84,852,821,170**	-
- Term deposits (1)	44,500,000,000	44,500,000,000	-	20,335,000,000	20,335,000,000	-
- Loans to related parties	43,907,821,170	43,907,821,170	-	46,717,821,170	46,717,821,170	-
+ *Do Thanh Real Estate Investment and Development Joint Stock Company (2)*	*43,407,821,170*	*43,407,821,170*	-	*46,217,821,170*	*46,217,821,170*	-
+ *Vina2 Electricity, Water and Fire Protection Joint Stock Company (3)*	*500,000,000*	*500,000,000*	-	*500,000,000*	*500,000,000*	-
- Loans to other organizations and individuals	12,800,000,000	12,800,000,000	-	17,800,000,000	17,800,000,000	-
+ *Mr. Nguyen Van Quan (4)*	*12,800,000,000*	*12,800,000,000*	-	*12,800,000,000*	*12,800,000,000*	-
+ *Mr. Lai Van Sang*	-	-	-	*5,000,000,000*	*5,000,000,000*	-
Total	**101,207,821,170**	**101,207,821,170**	**-**	**84,852,821,170**	**84,852,821,170**	**-**

Loan receivables are related parties (details in ***Note 7.2****)*

5.2 Financial investments (Continued)

b. Held-to-maturity investments (Continued)

(1) Term deposits comprise the following contracts:

- At Joint Stock Commercial Bank for Foreign Trade of Vietnam – Vinh Branch:

+ Term deposit contract No. 01/VCB.VIN-VINA2 dated 8th September 2022 with an amount of VND 3,000,000,000; Term: 12 months from 8th September 2022 to 8th September 2023; Interest rate: 4.7% per annum; Automatically renewable contract.

+ Term deposit contract No. 02/VCB.VIN-VINA2 dated 8th September 2022 with an amount of VND 3,000,000,000; Term: 12 months from 8th September 2022 to 8th September 2023; Interest rate: 4.7% per annum; Automatically renewable contract.

+ Term deposit contract No. 03/VCB.VIN-VINA2 dated 8th September 2022 with an amount of VND 3,000,000,000; Term: 12 months from 8th September 2022 to 8th September 2023; Interest rate: 4.7% per annum; Automatically renewable contract.

+ Term deposit contract No. 04/VCB.VIN-VINA2 dated 8th September 2022 with an amount of VND 3,000,000,000; Term: 12 months from 8th September 2022 to 8th September 2023; Interest rate: 4.7% per annum; automatic renewal for the deposit contract.

+ Deposit contract No. 05/VCB.VIN-VINA2 dated 8th September 2022, with an amount of VND 3,000,000,000; Term: 12 months from 8th September 2022, to 8th September 2023; Interest rate: 4.7% per annum; automatic renewal for the deposit contract.

- At Ho Chi Minh City Development Joint Stock Commercial Bank – Binh Dinh Branch, under deposit contract No. 472/2022/HDTG-HDB.BD dated 13th January 2022, with an amount of VND 5,000,000,000; Term: 13 months from 13th January 2022 to 13th February 2023; Interest rate: 5.05% per annum; automatic renewal for the deposit contract.

- At Joint Stock Commercial Bank for Investment and Development of Vietnam: Deposit contract No. 161765202605220001 dated 22nd May 2026, with an amount of VND 100,000,000; Term: 12 months from 22nd May 2026 to 22nd May 2027; Interest rate: 4.5% per annum.

5.2 Financial investments (Continued)

b. Held-to-maturity investments (Continued)

- At Military Commercial Joint Stock Bank – Thanh Xuan Branch:

+ Term deposit contract No. 172.26.003.1111306.TG.DN dated 21st May 2026, for the amount of VND 4,000,000,000; 12-month term from May 21st, 2026, to May 21st, 2027; interest rate of 6.8% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

+ Term deposit contract No. 184.26.003.1111306.TG.DN dated 29th May 2026, for the amount of VND 600,000,000; 12-month term from 29th May 2026, to 29th May 2027; interest rate of 6.8% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

+ Term deposit contract No. 194.26.003.1111.306.TG.DN dated 17th June 2026, for the amount of VND 600,000,000; 12-month term from 17th June 2026, to 17th June 2027; interest rate of 5.6% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

+ Term deposit contract No. 196.26.003.111306.TG.DN dated 18th June 2026, for the amount of VND 2,600,000,000; 12-month term from 18th June 2026, to 18th June 2027; Interest rate: 7% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

+ Deposit contract No. 201.26.003.111306.TG.DN dated 22nd June 2026, for the amount of VND 4,800,000,000; 12-month term from 22nd June 2026, to 22nd June 2027; interest rate: 7% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

+ Deposit contract No. 203.26.003.111306.TG.DN dated 22nd June 2026, for the amount of VND 2,000,000,000; 12-month term from 22nd June 2026, to 22nd June 2027; interest rate: 7% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

+ Deposit contract No. 205.26.003.111306.TG.DN dated 23th June 2026, for the amount of VND 1,400,000,000; 12-month term from 23th June 2026, to 23th June 2027; interest rate: 7% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

+ Deposit contract No. 209.26.003.111306.TG.DN dated 24th June 2026, for the amount of VND 3,900,000,000; 12-month term from 24th June 2026, to 24th June 2027; interest rate: 7% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

+ Term deposit contract No. 211.26.003.111306.TG.DN dated 26th June 2026, for the amount of VND 2,300,000,000; 12-month term from 26th June 2026, to 26th June 2027; interest rate of 7% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

+ Term deposit contract No. 215.26.003.111306.TG.DN dated 29th June 2026, for the amount of VND 2,200,000,000; 12-month term from 29th June 2026, to 29th June 2027; interest rate of 7% per annum. The contract is pledged as collateral for a loan at Military Commercial Joint Stock Bank - Thanh Xuan Branch

5.2 Financial investments (Continued)

b. Held-to-maturity investments (Continued)

(2) According to Resolution No. 18/2022/NQ-HĐQT of the Board of Management dated 27th January 2022, the Company lends to Do Thanh Real Estate Investment and Development Joint Stock Company with a total limit of VND 70,000,000,000 according to the Loan Agreement dated 28th January 2022, the purpose of the loan is to supplement working capital, loan term is 12 months; loan interest rate is 8.5%/year.

The loan was extended until 28th January 2024, according to Appendix No. 01 dated 27th January 2023; further extended until 28th January 2025, according to Appendix No. 02 dated 28th January 2024; further extended until 26th January 2026, according to Appendix No. 03 dated 26th January 2025; and further extended until 27th January 2027, according to Appendix No. 04 dated 28th January 2026.

The loan is secured by apartments in the I-Tower Quy Nhon Commercial, Service and Apartment Complex project, developed by Do Thanh Real Estate Investment and Development Joint Stock Company.

(3) Loan Agreement No. 2101/2025/HĐVV/VINA2-VINA.ME dated 21st January 2025 between VINA2 Investment and Construction Joint Stock Company and VINA2 Water, Electricity and Fire Protection Company; Loan amount: VND 500,000,000; Term: Not exceeding 12 months from the date of each disbursement; Interest rate: 0% per annum.

(4) Loan granted to Mr. Nguyen Van Quan under Loan Contract No. 0912/2025/VINA2-NVQ dated 8th December 2025, with a loan amount of VND 12,800,000,000, term of 12 months, interest rate of 9% per annum. Secured by real estate owned by a third party.

5.2 Financial investments (Continued)

c. Capital contribution investment in another entity

		Closing balance (VND)			Opening balance (VND)		
		Historical Cost	Provision	Recoverable amount	Historical Cost	Provision	Recoverable amount
-	**Investment in subsidiaries**	**50,000,000,000**	-	**50,000,000,000**	**50,000,000,000**	-	**50,000,000,000**
+	Vina 2 Construction and Mechanical Equipment Joint Stock Company	45,000,000,000	-	45,000,000,000	45,000,000,000	-	45,000,000,000
+	Vina 2 Urban Services and Investment Co., Ltd.	5,000,000,000	-	5,000,000,000	5,000,000,000	-	5,000,000,000
-	**Investment in joint ventures and associates**	**171,000,000,000**	-	***171,000,000,000***	-	-	-
+	Moc Chau Gateway Co., Ltd.	171,000,000,000	-	171,000,000,000	-	-	-
-	**Investment in other entities**	**554,783,300,000**	**(4,715,190,826)**	**550,068,109,174**	**440,500,000,000**	**(4,715,190,826)**	**435,784,809,174**
+	Vina2 Electricity, Water, and Fire Protection Joint Stock Company	2,000,000,000	-	2,000,000,000	2,000,000,000	-	2,000,000,000
+	Truong Xuan Loc Trading and Construction Joint Stock Company	-	-	-	45,000,000,000	-	45,000,000,000
+	Urban Infrastructure and Transport Construction Joint Stock Company	-	-	-	39,000,000,000	-	39,000,000,000
+	Phuc Thanh Hung Investment Joint Stock Company	229,500,000,000	-	229,500,000,000	229,500,000,000	-	229,500,000,000
+	Do Thanh Real Estate Development Investment Joint Stock Company	125,000,000,000	(4,715,190,826)	120,284,809,174	125,000,000,000	(4,715,190,826)	120,284,809,174
+	Hera Quy Nhon Joint Stock Company	198,283,300,000	-	198,283,300,000	-	-	-
Total		**775,783,300,000**	**(4,715,190,826)**	**771,068,109,174**	**490,500,000,000**	**(4,715,190,826)**	**485,784,809,174**

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period from 01/01/2026 to 30/06/2026

In accordance with Circular No. 99/2025/TT-BTC dated 27th October 2025, the fair value of investments is required to be disclosed. However, the investee companies are unlisted. Consequently, the Company has been unable to determine the fair value of these financial investments, as Vietnamese Accounting Standards and the Vietnamese Accounting System do not yet provide specific guidance on fair value determination.

Details regarding the Company's investments as of 30th June 2026, are as follows:

No	Name	Place of establishment	Direct ownership interest (%)	Voting rights (%)	Principal business activities
Subsidiaries					
1	Vina2 Construction and Mechanical Equipment Joint Stock Company	Hanoi City	75%	75%	Services, manufacturing, construction
2	Vina2 Urban Investment and Service Company Limited	Hanoi City	100%	100%	Management services
Directly held joint ventures and associates					
1	Moc Chau Gateway Co., Ltd.	Son La Province	45%	45%	Real estate business involving properties or land use rights owned, used, or leased by the business entity.
Investment in other entities					
1	Vina2 Electricity, Water, and Fire Protection Joint Stock Company	Hanoi City	10%	10%	Electrical, plumbing, and fire protection installation
2	Phuc Thanh Hung Investment Joint Stock Company	Nghe An Province	15%	15%	Project enterprise
3	Do Thanh Real Estate Development Investment Joint Stock Company	Gia Lai Province	14.71%	14.71%	Construction and installation
4	Hera Quy Nhon Joint Stock Company (formerly known as Greenhill Village Joint Stock Company)	Gia Lai Province	18%	18%	Short-term accommodation services

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.3. Trade receivables

	Closing balance (VND)		Opening balance (VND)	
	Book value	Provision	Book value	Provision
- MST Investment Joint Stock Company	139,959,399,311	-	126,596,144,004	-
- Techsol Technology Solutions Co., Ltd.	58,172,568,614	-	-	-
- Vic Phu Tho Real Estate Joint Stock Company	43,834,298,604	-	57,654,162,244	-
- Vietnam Construction and Import-Export Corporation	43,835,573,731	(7,153,820,637)	43,835,573,731	(7,153,820,637)
- T&T Technology and Urban Development Co., Ltd.	33,041,453,302	-	36,751,178,107	-
- IDJ Vietnam Investment Joint Stock Company	12,402,916,702	(12,402,916,702)	12,402,916,702	(12,402,916,702)
- Danko Group Joint Stock Company	2,175,889,703	(2,175,889,703)	6,855,728,361	(3,317,980,339)
- Vina2 Homes Joint Stock Company - VC2 Ecological Housing Area Development Rights - Xuan Hoa	21,805,146,973	-	21,805,146,973	-
- People's Police College 1	21,686,352,994	-	21,686,352,994	-
- Central Park Trading Co., Ltd.	19,912,065,819	-	19,912,065,819	-
- Handicraft Import-Export Joint Stock Company	14,788,026,596	-	410,778,561	-
- Vietnam Development Bank (VDB)	3,713,302,610	(3,713,302,610)	3,713,302,610	(3,713,302,610)
- Other Clients	176,697,528,395	(5,281,897,326)	293,430,866,537	(5,281,897,326)
Total	**592,024,523,354**	**(30,727,826,9780**	**645,054,216,643**	**(31,869,917,614)**

Trade receivable are related parties (details in ***Note 7.2****)*

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.4. Other receivables

	Closing balance (VND)		Opening balance (VND)	
	Book value	**Provision**	**Book value**	**Provision**
- Advance payments	40,387,548,173	-	33,226,677,566	-
- Deposits, security deposits	85,411,000	-	70,000,000	-
- Receivables from construction teams	53,970,651,096	(47,827,550,748)	76,193,349,487	(47,827,550,748)
- Receivables for capital contributions to the "Project to prevent subsidence and landslides combined with urban renovation and the new Doi Che urban area in Cao Xanh ward and Cao Thang ward, Ha Long City" (1)	22,833,000,000	-	22,833,000,000	-
- Receivables from share transfers	100,800,000,000	-	18,445,000,000	-
+ *Mrs. Nguyen Tu Phuong*	-	-	*18,445,000,000*	-
+ *Bac Do Investment and Trading Joint Stock Company (2)*	*54,000,000,000*	-	-	-
+ *Mr. Nguyen Viet Anh (3)*	*46,800,000,000*	-	-	-
- Receivables from interest on deposits and loans	26,874,917,244	-	24,690,287,001	-
- Other receivables	6,395,309,162	-	6,348,296,500	-
Total	**251,346,836,675**	**(47,827,550,748)**	**181,806,610,554**	**(47,827,550,748)**

Other receivables are related parties (details in ***Notes 7.2****)*

(1) Agreement in principle No. 085/2018/TTNT-DT dated April 3rd, 2018 on Investment cooperation in the construction of the new Doi Che - Quang Ninh urban area in areas 2b, 3, 4A, 4B, 5, 6 of Doi Che in Cao Xanh and Cao Thang wards, Ha Long city, Quang Ninh province:

+ Participating parties: Vietnam Investment and Construction Corporation (Vinaconex), Thang Long Infrastructure Investment Joint Stock Company (Thang Long TJC), Construction Company No. 12 (Vinaconex 12), and Vina2 Investment and Construction Joint Stock Company (VINA2);

+ Purpose of business cooperation: To contribute to the consortium to implement the Project for Combating Landslides and Subsidence combined with urban renovation and the Tea Hill New Urban Area in Cao Xanh and Cao Thang wards, Ha Long City;

5.4 Other receivables (Continued)

+ Content of cooperation: The parties agree to voluntarily contribute or pay the necessary costs for investment preparation and proactively pay according to the proportion corresponding to the expected investment capital contribution ratio based on the project cost;

+ Capital contribution ratio, form, and schedule: The capital contribution ratios of the participating parties in the project are as follows: Vinaconex: 35%; Thang Long TJC: 25%; VINA2: 20%; Vinaconex 12: 20%. The total project value will be calculated specifically by the parties based on the detailed planning scheme and the agreement in the investment cooperation contract or the project company's charter. The capital contribution schedule of the parties will be implemented according to the overall project schedule;

+ The People's Committee of Quang Ninh province issued Decision No. 886/QD-UBND dated 13th April 2022, approving the consortium of Vietnam Investment and Construction Corporation, Thang Long Infrastructure Investment Joint Stock Company, Construction Company No. 12, and Vina2 Investment and Construction Joint Stock Company as the investor to implement the project.

(2) Share transfer contract No. 02/2026/HĐCNCP/VINA2-BACDO-TXL dated 31st March 2026 with a value of VND 54,000,000,000; Purpose: Transfer of ownership in Truong Xuan Loc Trading and Construction Joint Stock Company, with the value of transferred capital contribution being VND 45,000,000,000 equivalent to 4,500,000 shares, equal to 15% of the charter capital of Truong Xuan Loc Trading and Construction Joint Stock Company.

(3) Share transfer contract No. 01/2026/HĐCNCP/VINA2-NVA-TRAINCO dated March 31st, 2026 with a value of VND 46,800,000,000; Purpose: Transfer of ownership in Urban Infrastructure and Transportation Construction Joint Stock Company, with the value of transferred capital contribution being VND 39,000,000,000 equivalent to 3,900,000 shares, equal to 17.73% of the charter capital of Urban Infrastructure and Transportation Construction Joint Stock Company.

5.5. Advances to suppliers

	Closing balance (VND)	Opening balance (VND)
- Bao Thang Metal Materials Import and Export Trading Company Limited	96,319,679,431	98,089,604,089
- Do Thanh Real Estate Investment and Development Joint Stock Company	92,719,360,801	92,719,360,801
- Vivaland Group Joint Stock Company	81,323,833,243	81,323,833,243
- Orient Consulting and Investment Company Limited	69,859,194,163	69,859,194,163
- Homax Urban Development Investment Joint Stock Company	69,681,653,645	69,681,653,645
- TQI Construction Investment and Trading Joint Stock Company	62,658,743,054	62,658,743,054
- Mec Vietnam Construction Investment Company Limited	25,094,193,654	37,813,600,956
- Song Hong Capital Group Joint Stock Company	22,884,249,155	22,884,249,155
- Huy Duong Group Joint Stock Company	18,584,100,000	18,584,100,000
- Vina2 Construction and Mechanical Equipment Joint Stock Company	17,907,886,426	18,776,914,966
- Tan Hoang Viet Trading and Construction Company Limited	17,000,000,000	16,000,000,000
- Truong Xuan Loc Trading and Construction Joint Stock Company	16,408,837,772	16,435,837,772
- Viet Nhat Construction and Environmental Technology Joint Stock Company	14,786,972,573	14,786,972,573
- Hanoi CPM Construction Joint Stock Company	12,412,480,927	-
- Prepayment to other sellers	129,449,409,471	116,969,612,569
Total	**747,090,594,315**	**736,583,676,986**

*Advances to suppliers are related parties (details in **Note 7.2**)*

5.6. Deferred expenses

	Closing balance (VND)	Opening balance (VND)
Short-term	**23,380,124,818**	**19,585,883,877**
- Selling expenses for the Vina2 Panorama Quy Nhon Project	9,077,220,524	5,315,820,707
- Tools and equipment used	69,404,294	36,563,170
- Other items	14,233,500,000	14,233,500,000
Long-term	**111,320,735**	**119,551,337**
- Tools and equipment used	111,320,735	119,551,337
Total	**23,491,445,553**	**19,705,435,214**

5.7. Bad debt

	Closing balance (VND)			Opening balance (VND)		
	Historical Cost	Recoverable amount	Provision	Historical Cost	Recoverable amount	Provision
Trade receivable	**67,409,580,072**	**36,681,753,094**	**(30,727,826,978)**	**72,089,418,730**	**40,219,501,116**	**(31,869,917,614)**
- IDJ Vietnam Investment Joint Stock Company	12,402,916,702	-	(12,402,916,702)	12,402,916,702	-	(12,402,916,702)
- Danko Group Joint Stock Company	2,175,889,703	-	(2,175,889,703)	6,855,728,361	3,537,748,022	(3,317,980,339)
- Vietnam Construction and Import-Export Corporation	43,835,573,731	36,681,753,094	(7,153,820,637)	43,835,573,731	36,681,753,094	(7,153,820,637)
- Vietnam Development Bank (VDB)	3,713,302,610	-	(3,713,302,610)	3,713,302,610	-	(3,713,302,610)
- Other Customers	5,281,897,326	-	(5,281,897,326)	5,281,897,326	-	(5,281,897,326)
Other receivable	**53,970,651,096**	**6,143,100,348**	**(47,827,550,748)**	**76,193,349,487**	**28,365,798,739**	**(47,827,550,748)**
- Construction teams	53,970,651,096	6,143,100,348	(47,827,550,748)	76,193,349,487	28,365,798,739	(47,827,550,748)
Total	**121,380,231,168**	**42,824,853,442**	**(78,555,377,726)**	**148,282,768,217**	**68,585,299,855**	**(79,697,468,362)**

5.8. Inventories

	Closing balance (VND)		Opening balance (VND)	
	Historical cost	Provision	Historical cost	Provision
- Work-in-progress production costs (*)	426,645,030,266	-	350,794,109,992	-
Total	**426,645,030,266**	**-**	**350,794,109,992**	**-**

(*) Details of Work-in-Progress Production Costs:

	Closing balance VND	Opeing balance VND
Production and business costs of projects:	**175,974,122,000**	**186,705,935,388**
- Kim Van, Kim Lu Project	40,198,170,844	40,198,170,844
- Quang Minh Project	8,354,668,252	8,354,668,252
- Quy Nhon East Embankment Project	127,421,282,904	138,153,096,292
Production and business costs of construction works:	**250,670,908,266**	**164,088,174,604**
- Dong Nai Provincial Police Command Center Project	25,456,197,247	24,996,300,392
- I Tower Quy Nhon Project	48,735,078,626	51,016,991,099
- EuroWindow Project Project	42,901,699,243	4,424,069,804
- VIC Grand Square Project Project	46,176,798,501	7,075,445,858
- Trung Minh A Project Project	28,595,756,683	27,195,033,227
- K1 Townhouse Area, Thuong Tin Commune, Hanoi	11,504,174,595	-
- Me Linh Plaza Social Housing Project	11,109,292,985	1,492,308,138
- Thach Ban Lakeside Housing Project	9,979,006,025	10,618,624,007
- Other projects	26,212,904,361	37,269,402,079
Total	**426,645,030,266**	**350,794,109,992**

5.9. Increases/decreases in tangible fixed assets

	Buildings and structures	Machinery and equipment	Means of transport, transmission	Management Equipment	Total
Historical cost					
Opening balance	61,166,918,225	757,727,599	16,476,024,150	463,774,128	78,864,444,102
Purchases of assets	*341,973,417*	-	-	-	*341,973,417*
Transfer from investment property	*8,512,746,424*	-	-	-	*8,512,746,424*
Transfer to investment property	*(896,078,571)*	-	-	-	*(896,078,571)*
Closing balance	69,125,559,495	757,727,599	16,476,024,150	463,774,128	86,823,085,372
Accumulated depreciation					
Opening balance	(21,629,181,634)	(681,964,152)	(14,064,772,386)	(463,774,128)	(36,839,692,300)
Depreciation during the period	*(687,396,713)*	*(10,399,998)*	*(203,490,396)*	-	*(901,287,107)*
Transfer to investment property	*137,204,442*	-	-	-	*137,204,442*
Transfer from investment property	*(1,339,871,588)*	-	-	-	*(1,339,871,588)*
Closing balance	(23,519,245,493)	(692,364,150)	(14,268,262,782)	(463,774,128)	(38,943,646,553)
Carrying amount					
Opening balance	39,537,736,591	75,763,447	2,411,251,764	-	42,024,751,802
Closing balance	45,606,314,002	65,363,449	2,207,761,368	-	47,879,438,819

The original cost of fully depreciated but still usable fixed assets as of 30th June 2026 is VND 29,528,040,451 (as of 1st January 2026, it was VND 29,473,452,851).

As of 30th June 2026, the remaining value of tangible fixed assets currently mortgaged to secure the Company's loan is VND 38,508,888,110 (as of 1st January 2026, it was VND 32,792,326,407).

5.10. Increase /decrease in investment property

	Opening balance	Increase in period	Decrease in period	Closing balance
Investment property for rental purposes				
Original cost	**168,963,853,863**	-	**7,616,667,853**	**161,347,186,010**
House and land use rights	168,963,853,863	-	7,616,667,853	161,347,186,010
Infrastructure	-	-	-	-
Accumulated depreciation	**31,866,277,202**	**2,452,737,350**	**1,339,871,588**	**32,979,142,964**
House and land use rights	31,866,277,202	2,452,737,350	1,339,871,588	32,979,142,964
Infrastructure				-
Remaining value	**137,097,576,661**	**(2,452,737,350)**	**6,276,796,265**	**128,368,043,046**
House and land use rights	137,097,576,661	(2,452,737,350)	6,276,796,265	128,368,043,046

The remaining value of investment properties used as collateral or security for loans as of 30th June 2026 is VND 32,940,989,624 (as of 1st January 2026 it was VND 39,873,830,598).

According to Vietnamese Accounting Standard No. 05 – Investment Properties, the fair value of investment properties as of 30th June 2026 should be presented. However, the Company has not yet determined this fair value, therefore the fair value of investment properties as of 30th June 2026 has not been presented in Note to the Separate Financial Statement.

5.11. Taxes and other payments to the State

	Opening balance (VND)	Amount payable during the period (VND)	Amount paid during the period (VND)	Closing balance (VND)
Taxes payable:				
- Output VAT	1,043,106,014	43,741,811,358	44,784,917,372	-
- Corporate income tax	13,946,360,028	2,956,978,107	223,086,626	16,680,251,509
- Personal income tax	1,366,989,915	495,412,033	1,073,520,366	788,881,582
- Land tax, land rent	2,534,769,136	-	1,012,113,745	1,522,655,391
- Fees, charges and other payables	4,964,683,674	4,452,174,842	5,761,957,927	3,654,900,589
Total	**23,855,908,767**	**51,646,376,340**	**52,855,596,036**	**22,646,689,071**
Tax receivable:				
- Output VAT	377,791,877	-	-	377,791,877
Total	**377,791,877**	**-**	**-**	**377,791,877**

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 amounts presented in the interim financial statements may be subject to change at the discretion of the tax authorities.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.12. Trade payables

	Closing balance (VND)	Opening balance (VND)
Short-term		
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	54,428,875,354	48,118,548,571
+ An Ha Investment and Trading Joint Stock Company	39,739,978,331	6,673,142,318
+ Le Phuc Construction and Trading Investment Joint Stock Company	28,828,511,275	28,932,247,794
+ Picons Vietnam Joint Stock Company	15,015,935,059	15,015,935,059
+ MEC Vietnam Construction Investment Company Limited	13,813,095,933	13,003,651,656
+ Delta Central Joint Stock Company	12,416,645,408	11,340,711,783
+ Other objects	249,165,077,991	345,584,544,233
Total	**413,408,119,351**	**468,668,781,414**

*Trade payables are related parties (details in **Note 7.2**)*

5.13. Advances from customers

	Closing balance (VND)	Opening balance (VND)
Short-term		
- Ho Tay Construction and Project Management Company Limited	61,791,452,067	71,448,900,231
- Vic Phu Tho Real Estate Joint Stock Company	45,100,106,606	75,568,766,662
- Tan Nhut Commune Investment and Construction Project Management Board (formerly Binh Chanh District Investment and Construction Project Management Board)	39,505,597,000	40,296,000,000
- MST Investment Joint Stock Company	29,387,532,909	38,449,730,130
- Phat Dat Real Estate Business Joint Stock Company	22,664,210,771	22,664,210,771
- Other entities	257,934,656,237	262,437,020,665
Total	**456,383,555,590**	**510,864,628,459**

*Advances from customers are related parties (details are presented in **Note 7.2**)*

5.14. Accrued expenses

	Closing balance (VND)	Opening balance (VND)
Short-term	**27,634,402,135**	**40,084,634,733**
- Provision for Quang Minh Project Costs	4,493,081,654	4,493,081,654
- Provision for Kon Tum Provincial Police Project Costs	9,364,660,783	14,300,616,434
- Provision for Greenhill Quy Nhon Project Costs	3,481,123,021	7,258,199,149
- Provision for VIC Grand Square Project Costs	7,675,869,278	9,452,549,664
- Provision for Parahill Construction Project Costs	1,489,539,160	3,500,290,664
- Other Provisions	1,130,128,239	1,079,897,168
Long-term	**24,954,618,256**	**24,954,618,256**
- Advance allocation of construction costs for the Kim Van - Kim Lu Project.	24,954,618,256	24,954,618,256
Total	**52,589,020,391**	**65,039,252,989**

5.15. Deferred revenue

	Closing balance (VND)	Opening balance (VND)
Short-term	**660,003,637**	**347,023,715**
- Revenue awaiting allocation	660,003,637	347,023,715
Long-term	**8,592,409,619**	**7,889,889,330**
- Revenue awaiting allocation	8,592,409,619	7,889,889,330
Total	**9,252,413,256**	**8,236,913,045**

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.16. Other payables

	Closing balance (VND)	Opening balance (VND)
Short-term	**50,306,318,861**	**54,402,074,175**
- Trade union fees	340,968,853	335,543,963
- Social insurance	1,895,866,112	2,418,567,747
- Payables related to privatization	14,000,000	14,000,000
- Deposits and collateral received	723,000,000	723,000,000
- Other short-term payables	47,332,483,896	50,910,962,465
+ *Apartment maintenance fees*	*7,075,525,326*	*6,599,672,581*
+ *Dividends and profits payable*	*172,505,310*	*172,505,310*
+ *Interest expenses payable*	*8,650,626,396*	*9,655,627,671*
+ *Payables to construction teams*	*15,003,655,816*	*15,324,447,087*
+ *Other payables*	*16,430,171,048*	*19,158,709,816*
Long –term	**114,504,438,356**	**118,304,438,356**
+ Accepting deposits and collateral (*)	114,504,438,356	118,304,438,356
Total	**164,810,757,217**	**172,706,512,531**

Other payables are related parties (details are presented in ***Note 7.2****)*

(*) According to the contract for payment of the right to purchase future-built apartments No. 01/2024/VINA2-VIVALAND dated 18th December 2024, Vivaland Group Joint Stock Company transferred to the Company an amount of VND 170,321,580,000 as a deposit to guarantee that the Company would prioritize granting Vivaland Group Joint Stock Company the right to purchase future-built apartments with a minimum area of 7,278.7 m2 of the De Dong Resettlement Project (VINA2 Panorama) for which the Company is the investor.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.17. Borrowings and finance lease liabilities

		Closing balance (VND)	In period (VND)		Opening balance (VND)
			Increase	Decrease	
	Short-term borrowing and finance lease liabilities	**807,090,231,253**	731,613,768,884	566,183,128,922	**641,659,591,291**
-	Short-term bank loans	707,162,713,217	595,213,064,907	457,499,173,694	569,448,822,004
+	*Vietnam Investment and Development Bank - Branch 1 (1)*	*466,567,965,396*	*348,704,481,012*	*328,556,515,616*	*446,420,000,000*
+	*Vietnam Prosperity Bank - Kinh Do Branch (2)*	*34,999,570,663*	*38,830,244,238*	*35,617,761,377*	*31,787,087,802*
+	*Military Bank - Thanh Xuan Branch (3)*	*68,110,622,317*	*68,624,622,317*	*514,000,000*	-
+	*Vietnam Bank for Agriculture and Rural Development - Hanoi II Branch (4)*	*59,983,672,984*	*53,135,954,014*	*53,115,664,759*	*59,963,383,729*
+	*Tien Phong Bank - Bac Tu Liem Branch (5)*	*11,582,253,916*	*8,269,483,730*	*8,673,171,401*	*11,985,941,587*
+	*Ho Chi Minh City Development Bank - Hoan Kiem Branch*	-	*57,719,542*	*11,911,128,428*	*11,853,408,886*
+	*Saigon - Hanoi Bank - Hoan Kiem Branch (6)*	*65,918,627,941*	*77,590,560,054*	*19,110,932,113*	*7,439,000,000*
-	Short-term loans from other organizations	99,927,518,036	136,400,703,977	91,378,359,988	54,905,174,047
+	*Vina2 Urban Investment and Services Co,, Ltd, (7)*	*2,470,000,000*	-	*1,430,000,000*	*3,900,000,000*
+	*Vina2 Construction and Mechanical Equipment Joint Stock Company (8)*	*5,600,000,000*	*2,200,000,000*	*7,500,000,000*	*10,900,000,000*
+	*BOT 38 Joint Stock Company*	*3,000,000,000*	-	-	*3,000,000,000*
+	*Individuals (9)*	*88,857,518,036*	*134,200,703,977*	*82,448,359,988*	*37,105,174,047*
-	Long-term loans due for repayment	-	-	17,305,595,240	17,305,595,240
+	*Ho Chi Minh City Development Bank - Binh Dinh Branch*	-	-	*17,305,595,240*	*17,305,595,240*
	Long-term borrowing and finance lease liabilities	**176,758,667,993**	-	-	**176,758,667,993**
-	Long-term loans from other organizations	176,238,667,993	-	-	176,238,667,993
+	*Hoa Hiep Company Limited (10)*	*176,238,667,993*	-	-	*176,238,667,993*
-	Long-term loans from other individuals	520,000,000	-	-	520,000,000
	Total	**983,848,899,246**	**731,613,768,884**	**566,183,128,922**	**818,418,259,284**

Borrowings and financial lease liabilities are related parties (details are presented in ***Note 7.2****)*

5.17 Borrowings and finance lease liabilities (Continued)

Details related to short-term loans and debts:

(1) Loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Center 1 Branch under Credit Line Agreement No. 01/2025/161765/HĐTD dated 22nd December 2025 with a maximum credit limit of VND 700,000,000,000; Term of the credit line: 12 months from the signing date of the Agreement; Loan term: specified in each specific credit agreement; Interest rate: specified in each specific drawdown; Purpose: To supplement working capital, issue guarantees, and open L/Cs serving the customer's construction and installation activities. The loan is secured by the following assets:

Deposit pledge agreement No. 01/2026/161765/HĐBĐ dated 28th May 2026; Real estate mortgage agreement No. 01/2020/161765/HĐTC dated 1st July 2020; Real estate mortgage agreement No. 02/2020/161765/HĐTC dated 1st July 2020; Real estate mortgage agreement No. 03/2020/161765/HĐTC dated 1st July 2020; Real estate mortgage agreement No. 04/2020/161765/HĐTC dated 1st July 2020; Real estate mortgage agreement No. 05/2020/161765/HĐTC dated 24th July 2020; Asset mortgage agreement No. 13/2021/161765/HĐTC dated 30th November 2021; Real estate mortgage agreement No. 01/2024/161765/HĐTC dated 31st January 2024; Real estate mortgage agreement No. 01/2025/161765/HĐTC dated 14th November 2025; Real estate mortgage agreement No. 03/2023/161765/HĐTC dated 11th April 2023; Real estate mortgage agreement No. 04/2023/161765/HĐTC dated 20th November 2023.

(2) Borrow from Vietnam Prosperity Commercial Bank - Kinh Do Branch under Credit Limit Agreement No. CLC-57900-01 dated September 22nd, 2025 with a limit value of VND 150,000,000,000, of which the loan limit and equivalent loan of VND 100,000,000,000 is the payment guarantee, and the unsecured overdraft limit of VND 5,000,000,000 under Overdraft Loan Agreement No. CLC-57900-02 signed on September 22nd, 2025; Credit limit maintenance period: 12 months from the date of signing the contract; Loan term according to each specific promissory note but not exceeding 09 months; Interest rate: according to each specific promissory note; Purpose of credit granting: To supplement working capital and issue guarantees (bidding, contract performance, advance payment, warranty, payment guarantee) to support construction and earthworks activities; Security measures:

+ Deposit;

+ Mortgage using real estate, eligible transportation vehicles as per regulations;

+ Pledge using securities issued by VPBank (deposit/savings passbook/deposit contract/money in payment account)/certificate of deposit; deposit contract/certificate of deposit VPB SMBC FC/bonds distributed by VPBankS;

+ Guarantee by Mr. Nguyen Thanh Tuyen, according to Guarantee Contract No. 01/BLCN signed on 22nd September 2025 and any amendments, supplements, or replacements (if any);

+ Other measures and assets as agreed between VPBank and the customer and/or third parties (if any) according to the Guarantee Contracts.

5.17 Borrowings and finance lease liabilities (Continued)

(3) Loan from Military Commercial Joint Stock Bank - Thanh Xuan Branch under Credit Contract No. 0398040.26.003.1111306.TD dated 22nd April 2026 with a maximum credit limit of VND 400,000,000,000 (Of which: Loan limit is VND 200,000,000,000; Payment guarantee limit is VND 50,000,000,000; Limit for guarantees other than payment guarantees is VND 200,000,000,000); Credit line term: until 13th April 2027; Loan term: in accordance with each specific credit contract, up to a maximum of 09 months per promissory note; Interest rate: specified for each drawdown; Purpose: To finance the customer's construction and installation business activities; Assets pledged as security: Deposit contracts at Military Commercial Joint Stock Bank - Thanh Xuan Branch.

(4) Loan from Vietnam Bank for Agriculture and Rural Development - Hanoi II Branch under Credit Agreement No. 1505-LAV-202500454 dated 16 May 2025 and new agreement No. 1505-LAV-202600812 dated 24 August 2026 succeeding the previous agreement for extension purposes, with a credit limit of VND 60,000,000,000 (This limit includes both loan and guarantee limits); Term of the credit line: maximum 12 months from the signing date of the agreement; Loan term: specified in each specific promissory note but not exceeding 09 months; Interest rate: specified in each specific drawdown; Purpose of credit: To supplement working capital serving the Company's business and production activities for the 2025-2026 business plan period. The loan is secured by the following assets:

+ Property mortgage contract with notarization number: 69/Q4.1/2020 Book number: 04 TP/CC–SCC/HDGD signed by Tran Hoang Lan Notary Office on 17th September 2020; Assets are registered for secured transactions according to regulations.

+ Property mortgage contract with notarization number: 3271 book number: 01.T, TP/CC – SCC/HDGD signed by Pham Van Khanh Notary Office on 20th November 2019; Assets are registered for secured transactions according to regulations.

+ Property mortgage contract with notary number: 575/2026/CCGD signed by Tran Nguyen Tu Notary Office on 31st February 2026; Assets are registered for secured transactions according to regulations.

+ Property mortgage contract with notary number: 574/2026/CCGD signed by Tran Nguyen Tu Notary Office on 31st February 2026; Assets are registered for secured transactions according to regulations.

+ Property mortgage contract with notary number: 573/2026/CCGD signed by Tran Nguyen Tu Notary Office on 31st February 2026; Assets are registered for secured transactions according to regulations.

+ Property mortgage contract with notary number: 572/2026/CCGD signed by Tran Nguyen Tu Notary Office on 31st February 2026; Assets are registered for secured transactions according to regulations.

5.17 Borrowings and finance lease liabilities (Continued)

(5) Loan from Tien Phong Commercial Joint Stock Bank - Bac Tu Liem Branch under Credit Agreement No. 217/2026/HDTD/BTL dated May 26, 2026 with a credit limit not exceeding VND 80,000,000,000 (including loan limit: VND 30,000,000,000 and guarantee limit: VND 50,000,000,000); Limit maintenance period: 12 months from the date of signing the contract; Loan term according to each specific promissory note but not exceeding 09 months; Interest rate: according to each specific promissory note; Purpose of loan use: Supplementing working capital to carry out construction activities; Security measure: Unsecured.

(6) Loan from Saigon - Hanoi Commercial Joint Stock Bank - Hoan Kiem Branch under Credit Limit Agreement No. 0506/2025/HDHM-PN/SHB.111200 dated October 15, 2025 with a maximum credit limit of: VND 200,000,000,000, including outstanding loan balance and guarantee balance at all times, details:

+ Loan limit and payment guarantee: Maximum VND 200,000,000,000, of which for construction activities: VND 170,000,000,000 and for commercial activities: VND 30,000,000,000.

+ Maximum guarantee limit: VND 150,000,000,000;

Term of maintaining the limit: 12 months; Loan terms are specified in each promissory note but not exceeding 9 months (for construction) and 5 months (for commercial); Interest rates are based on each loan agreement; Purpose of loan:

+ Loan purpose: Supplementing working capital, issuing payment guarantees to support construction and commercial business activities; Paying salaries to employees to support construction and commercial business activities.

+ Guarantee purpose: Issuing various types of guarantees as prescribed for activities related to the customer's construction work;

(7) Loan from Vina2 Urban Investment and Service Co., Ltd. under the following contracts:

+ Loan contract No. 273/2025/HĐVV/VINA2-VINA2.2 dated 27th March 2025 and Appendix No. 01 dated 27th March 2026 extending the contract for no more than 12 months from the date of signing the appendix with a loan amount of VND 1,500,000,000; Interest rate: 5%/year; Loan purpose: Supplementing working capital to serve production and business activities. Security: Unsecured

+ Loan contract No. 1512/2025/HĐVV/VINA2-VINA2.2 dated 15th December 2025 with a loan amount of VND 2,000,000,000; Loan term: no more than 12 months from the date of receiving the loan; Interest rate: 5% per year. Security: Unsecured

5.17 Borrowings and finance lease liabilities (Continued)

(8) Borrowing from Vina2 Construction and Mechanical Equipment Joint Stock Company under Loan Agreement No. 04/2025/VINA2EQ-HĐCVTS dated December 5, 2025, with a loan amount of VND 10,900,000,000; Loan term: Not more than 1 year from the date of loan disbursement; Interest rate: 8.6%/year; Purpose of borrowing: To supplement working capital for production and business activities.

(9) Borrowing from individuals under loan agreements; Interest rate from 5% - 13%; Purpose: To supplement working capital for production and business activities.

Details of long-term borrowings:

(10) Loan from Hoa Hiep Co., Ltd. under Contract No. 1005/HDV/HH-VINA2 dated 10th May 2023, amendment and supplement No. 03 dated 17th September 2024, with a loan amount of VND 176,238,667,993; interest rate is 9%/year; Loan term: from the day following the disbursement date of that loan to the 52nd day after the completion of construction or to the last day of another term as agreed by the Parties; Loan purpose: to carry out production and business activities.

5.18. Owner's equity

Statement of changes in equity

	Owner's contributed capital	Capital surplus	Investment and development fund	Other equity funds	Retained earnings	Total
Beginning balance of the prior year	**687,694,100,000**	**73,121,759,196**	**70,379,474,239**	**1,602,255,027**	**82,509,672,824**	**915,307,261,286**
- Issuance of shares for dividends	68,761,150,000	-	-	-	(68,761,150,000)	-
- Profit for the previous year	-	-	-	-	11,599,094,172	11,599,094,172
- Profit distribution	-	-	-	-	(4,025,631,102)	(4,025,631,102)
+ Appropriation to bonus and welfare fund	-	-	-	-	*(4,025,631,102)*	*(4.025.631.102)*
Ending balance of the prior year	**756,455,250,000**	**73,121,759,196**	**70,379,474,239**	**1,602,255,027**	**21,321,985,894**	**922,880,724,356**
Beginning balance of the current period	**756,455,250,000**	**73,121,759,196**	**70,379,474,239**	**1,602,255,027**	**21,321,985,894**	**922,880,724,356**
- Profit for the current period	-	-	-	-	5,898,407,712	5,898,407,712
- Profit distribution	-	-	-	-	(1,658,839,180)	(1,658,839,180)
+ Appropriation to bonus and welfare fund	-	-	-	-	*(1,658,839,180)*	*(1.658.839.180)*
Ending balance of the current period	**756,455,250,000**	**73,121,759,196**	**70,379,474,239**	**1,602,255,027**	**25,561,554,426**	**927,120,292,888**

5.18 Owner's equity (Continued)

Capital transactions with owners and distribution of dividends and profits

	Current period (VND)	Prior period (VND)
Owner's investment capital		
Capital contribution at the beginning	756,455,250,000	687,694,100,000
Contributed capital increased in the period	-	-
Contributed capital decreased in the period	-	-
Contributed capital at the end	756,455,250,000	687,694,100,000
Dividends, distributed profits	-	-

Shares

	Closing balance (VND)	Opening balance (VND)
Number of shares registered for issuance	-	-
Number of shares issued to the public	75,645,525	75,645,525
+ *Ordinary shares*	*75,645,525*	*75,645,525*
+ *Preference shares*	-	-
Number of Shares repurchased	-	-
+ *Ordinary shares*	-	-
+ *Preference shares*	-	-
Number of outstanding shares in circulation	75,645,525	75,645,525
+ *Ordinary shares*	*75,645,525*	*75,645,525*
+ *Preference shares*	-	-

Par value of outstanding shares: 10,000 VND/share.

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE SEPARATE INTERIM STATEMENT OF INCOME

6.1. evenue from sales of goods and rendering of services

	Current period (VND)	Prior period (VND)
- Revenue from construction activities	515,865,227,266	328,780,369,721
- Revenue from real estate business activities	13,716,431,230	32,449,865,078
- Revenue from the sale of goods	-	99,904,509,040
- Other revenue	7,378,667,932	5,746,972,139
Total	**536,960,326,074**	**466,881,715,978**

6.2. Cost of goods sold

	Current period (VND)	Prior period (VND)
- Cost of construction operations	486,468,208,109	276,891,767,250
- Cost of real estate business operations	11,093,140,450	28,133,695,345
- Cost of goods sold	-	99,817,054,920
- Cost of other operations	3,796,901,702	3,881,302,905
Total	**501,358,250,261**	**408,723,820,420**

6.3. Financial income

	Current period (VND)	Prior period (VND)
- Interest on deposits and loans	3,260,113,277	4,877,046,397
- Interest on the transfer of shares	16,800,000,000	-
Total	**20,060,113,277**	**4,877,046,397**

6.4. Financial expenses

	Current period (VND)	Prior period (VND)
- Borrowing costs	31,208,595,569	29,092,702,246
Total	**31,208,595,569**	**29,092,702,246**

6.5. General and administrative expenses

	Current period (VND)	Prior period (VND)
General and administrative expenses	**18,970,114,365**	**23,067,314,012**
- Employee expenses	9,920,177,372	9,914,410,189
- Management materials and tools expenses	37,744,290	501,053,767
- Depreciation expenses of fixed assets	890,887,109	2,218,854,692
- Taxes, fees and charges	1,718,619,358	1,064,466,390
- Reversal of provision for doubtful receivables	(1,142,090,636)	-
- Provision for doubtful receivables	-	629,957,367
- Expenses for outsourced services	5,879,261,791	5,178,067,424
- Other cash expenses	1,665,515,081	3,560,504,183
Selling expenses	**597,093,971**	**1,502,607,062**
- Expenses for outsourced services	597,093,971	1,502,607,062
Total	**19,567,208,336**	**24,569,921,074**

6.6. Other Income

	Current period (VND)	Prior period (VND)
- Reversal of provisions for construction warranty	5,061,242,999	760,152,626
- Unpayable liabilities	-	3,448,128,009
- Other items	175,238,239	-
Total	**5,236,481,238**	**4,208,280,635**

6.7. Other expenses

	Current period (VND)	Prior period (VND)
- Late payment penalties for taxes and insurance	-	26,099,783
- Other charges	7,450,721	33,176,161
- Fines	473,638,015	-
Total	**481,088,736**	**59,275,944**

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

6.8. Corporate income tax expense

	Current period (VND)	Prior period (VND)
- Profit before tax	8,855,385,819	12,773,178,901
- Tax calculated at the current corporate income tax rate	20%	20%
- Adjustments	5,929,504,716	14,824,878,661
+ *Non-deductible expenses*	*463,637,898*	*549,820,416*
+ *Interest expense not deductible from related party transactions*	*5,465,866,818*	*14,275,058,245*
- Corporate income tax expense	2,956,978,107	6,204,668,314
- Current corporate income tax expense	2,956,978,107	5,519,611,512
- Deferred corporate income tax expense	-	685,056,802

Corporate income tax expense for the accounting period is estimated based on taxable income and may be subject to adjustments depending on tax authority audits.

6.9. Production and business costs by element

	Current period (VND)	Prior period (VND)
- Raw material costs	368,110,491,111	256,176,271,909
- Labor costs	136,349,695,518	50,755,308,320
- Depreciation costs of fixed assets	3,216,820,015	4,551,879,548
- Taxes, fees and charges	5,555,555	1,064,466,390
- Provisions/Reversal of provisions	(1,142,090,636)	629,957,367
- Costs of purchased services	16,608,559,053	16,042,130,605
- Other cash expenses	28,985,023,550	9,028,609,362
Total	**552,134,054,166**	**338,248,623,501**

7. OTHER INFORMATION

7.1. Events arising after the end of the accounting period

As of the date of making this report, the Board of Management of the Company believes that no event could cause the figures and information presented in the Company's Separate Interim Financial Statements to be misrepresented.

7.2. Information about related parties

The list of related parties with the Company during the year and at the end of the accounting period includes:

Related parties	Relationship
VINA2 Urban Services and Investment Company Limited	Subsidiary company
VINA2 Construction and Mechanical Equipment Joint Stock Company	Subsidiary company
VINA2 Electricity, Water and Fire Protection Joint Stock Company	Associated company
Phuc Thanh Hung Investment Joint Stock Company	Associated company
Truong Xuan Loc Trading and Construction Joint Stock Company	Associated company (No longer an associated since March 31st, 2026)
Urban Infrastructure and Transport Construction Joint Stock Company	Associated company (No longer an associated since March 31st, 2026)
Moc Chau Gateway Company Limited	Associated company
MST Investment Joint Stock Company	Shareholders with significant influence, Related parties of key members
Do Thanh Real Estate Development Investment Joint Stock Company	Associated company, Related party of a key member.
Tranico Group Joint Stock Company	Shareholders of Key Members
An Binh Long Xuyen Investment Cooperation Company Limited	Shareholders of Key Members
NBA Joint Stock Company	Shareholders of Key Members
Hai Nhan Joint Stock Company	Shareholders of Key Members
Hera Quy Nhon Joint Stock Company (Formerly Greenhill Village Joint Stock Company)	Associated Company Related Party of Key Member
HHB Construction and Trading Consulting Joint Stock Company	Shareholders of Key Members
Huy Duong Group Joint Stock Company	MST Company is a major shareholder.

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

	Closing balance (VND)	Opening balance (VND)
Trade receivable	**146,401,401,463**	**139,337,838,544**
+ VINA2 Urban Investment and Services Co., Ltd	-	542,156,193
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	1,289,598,240	1,271,598,240
+ VINA2 Water and Electricity and Fire Protection Joint Stock Company	176,479,933	176,479,933
+ Phuc Thanh Hung Investment Joint Stock Company	577,300,848	4,209,601,410
+ Urban Infrastructure and Transportation Construction Joint Stock Company	(*)	2,611,393,000
+ MST Investment Joint Stock Company	139,959,399,311	126,596,144,004
+ Do Thanh Real Estate Development Investment Joint Stock Company	1,968,448,848	1,500,291,481
+ Huy Duong Group Joint Stock Company	2,430,174,283	2,430,174,283

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

	Closing balance (VND)	Opening balance (VND)
Advanced from suppliers	**132,529,238,910**	**151,041,790,863**
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	17,907,886,426	18,776,914,966
+ VINA2 Water and Electricity and Fire Protection Joint Stock Company	3,317,891,683	3,386,475,424
+ Do Thanh Real Estate Investment and Development Joint Stock Company	92,719,360,801	92,719,360,801
+ Truong Xuan Loc Trading and Construction Joint Stock Company	(*)	16,435,837,772
+ Urban Infrastructure and Transportation Construction Joint Stock Company	(*)	1,139,101,900
+ Huy Duong Group Joint Stock Company	18,584,100,000	18,584,100,000
Loan receivables	**43,907,821,170**	**46,717,821,170**
+ VINA2 Electricity, Water, and Fire Protection Joint Stock Company	500,000,000	500,000,000
+ Do Thanh Real Estate Investment and Development Joint Stock Company	43,407,821,170	46,217,821,170
Other receivables	**23,478,895,273**	**21,328,247,319**
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	430,330,820	166,996,232
+ Do Thanh Real Estate Investment and Development Joint Stock Company	22,427,207,103	20,539,893,737
+ Phuc Thanh Hung Investment Joint Stock Company	200,000,000	200,000,000
+ MST Investment Joint Stock Company	178,506,850	178,506,850
+ Hera Quy Nhon Joint Stock Company	242,850,500	242,850,500
Trade payable	**58,558,919,744**	**52,042,918,917**
+ VINA2 Urban Services and Investment Co., Ltd.	541,000,155	-
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	54,428,875,354	48,118,548,571
+ VINA2 Electrical, Plumbing, and Fire Protection Joint Stock Company	870,775,435	933,740,215
+ MST Investment Joint Stock Company	2,718,268,800	2,990,630,131
Advances from customers	**29,387,532,909**	**38,449,730,130**
+ MST Investment Joint Stock Company	29,387,532,909	38,449,730,130
Other payables	**1,212,716,548**	**752,177,644**
+ VINA2 Urban Investment and Services Co., Ltd.	33,790,411	-
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	1,178,926,137	752,177,644
Borrowings and finance lease liabilities	**8,070,000,000**	**14,800,000,000**
+ VINA2 Urban Investment and Services Co., Ltd.	2,470,000,000	3.900.000.000
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	5,600,000,000	10,900,000,000

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

	Closing balance (VND)	Opening balance (VND)
Deposits and collateral.	**723,000,000**	**723,000,000**
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	723,000,000	723,000,000

(*) The Company is no longer a related party to VINA2 Investment and Construction Joint Stock Company as at 30th June 2026.

During the accounting period from 1st January 2026 to 30th June 2026, the Company had significant transactions with related parties as follows:

	Current period (VND)	Prior period (VND)
Revenue from sales of goods and rendering of services	**149,398,037,032**	**61,924,211,203**
+ VINA2 Urban Services and Investment Co., Ltd.	817,006,952	2,421,380,808
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	16,666,665	-
+ Do Thanh Real Estate Investment and Development Joint Stock Company	426,893,399	422,122,176
+ Phuc Thanh Hung Investment Joint Stock Company	4,856,831,951	304,244,418
+ MST Investment Joint Stock Company	143,280,638,065	58,776,463,801
Financial income	**1,887,313,366**	**1,215,440,764**
+ Do Thanh Real Estate Investment and Development Joint Stock Company	1,887,313,366	1,215,440,764
Financial costs	**506,652,603**	**372,484,694**
+ VINA2 Urban Investment and Services Co., Ltd.	46,113,699	77,945,204
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	426,748,493	294,539,490
Purchase of goods and services (excluding tax)	**18,745,316,852**	**28,151,153,427**
+ VINA2 Urban Investment and Services Co., Ltd.	2,170,636,996	1,386,054,961
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	16,106,761,152	26,368,771,486
+ VINA2 Electrical, Water, and Fire Protection Joint Stock Company	342,918,704	-
+ Truong Xuan Loc Trading and Construction Joint Stock Company	125,000,000	100,000,000
+ MST Investment Joint Stock Company	-	296,326,980
Receive loan principal	**2,200,000,000**	**15,170,000,000**
+ VINA2 Urban Investment and Services Co., Ltd.	-	2,500,000,000
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	2,200,000,000	12,670,000,000

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

	Current period (VND)	Prior period (VND)
Repayment of principal	**8,930,000,000**	**1,000,000,000**
+ Vina2 Urban Services and Investment Co., Ltd.	1,430,000,000	1,000,000,000
+ VINA2 Construction and Mechanical Equipment Joint Stock Company	7,500,000,000	-
Recovery of loans	**2,810,000,000**	**7,100,000,000**
+ Do Thanh Real Estate Investment and Development Joint Stock Company	2,810,000,000	7,100,000,000
Disbursement of loans	**-**	**500,000,000**
+ VINA2 Electricity, Water, and Fire Protection Joint Stock Company	-	500,000,000

Salaries, remuneration, bonuses, and other benefits of the Company's managers:

	Position	Current period (VND)	Prior period (VND)
Board of Management			
Mr. Nguyen Thanh Tuyen	Chairman	169,919,615	182,093,764
Mr. Nguyen Huy Quang	Vice Chairman	159,754,668	169,002,572
Mr. Ngo Viet Hau	Vice Chairman	153,527,631	170,692,342
Mr. Do Trong Quynh	Member	119,532,734	181,364,517
Mr. Vu Trong Hung	Member	169,630,669	186,013,938
Board of Supervisory			
Ms. Nguyen Thi Thanh Hang	Head of Supervisory Board	150,919,182	155,449,235
Mr. Nguyen Viet Binh	Member	124,175,192	79,704,161
Mrs. Tran Thi Thu Huyen	Member	91,601,514	126,300,146
Board of Management			
Mr. Nguyen Dang Go Ganh	Deputy General Director	151,447,618	167,165,215
Mr. Trinh Van Hung	Deputy General Director	164,966,975	167,165,215
Mr. Nguyen Quang Nguyen	Deputy General Director	157,145,442	170,084,684
Mr. Quach Ba Vuong	Deputy General Director	152,896,783	168,107,919
Mr. Nguyen Lo Giang	Deputy General Director (Appointed on 05/01/2026)	157,514,753	-
Total		**1,923,032,776**	**1,923,143,708**

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period from 01/01/2026 to 30/06/2026

7.3. Information regarding the Company's production and business activities

(1) Lawsuits in which the Company is involved:

The lawsuit between the Company as the plaintiff and Thuan Thang Company as the defendant concerns the construction contract for the TTBE Complex hotel in Nam Dinh:

- In 2020, the Company filed a lawsuit against Thuan Thang Company regarding the settlement of outstanding balances arising from the construction of the Complex Nam Dinh Hotel project. The Company demanded Thuan Thang Company to settle the outstanding debt, including the construction warranty retentions due to the expiration of the contractual payment period, and late payment penalties as stipulated in the contract.

- On May 26th, 2021, the People's Court of Nam Dinh province ruled in Appellate Judgment No. 04/2021/KDTM-PT regarding the request of VINA2 Investment and Construction Joint Stock Company for Thuan Thang Company to pay the remaining amount and compensate for damages related to the payment obligations of VINA2 Investment and Construction Joint Stock Company in the construction of the TTBE Complex Nam Dinh hotel as follows:

+ The People's Court of Nam Dinh province has issued a ruling: The warranty period for the TTBE Complex Nam Dinh hotel construction project is calculated from July 7th, 2020, with a construction warranty amount of VND 663,753,700. Only when VINA2 Investment and Construction Joint Stock Company has fulfilled its construction warranty obligations will Thuan Thang Company be responsible for paying the amount of VND 663,753,700.

Disagreeing with this ruling, the Company filed an appeal with the High People's Procuracy in Hanoi on December 15th, 2021. As of the date of the separate financial statements, the Company has not received a response from the High People's Procuracy in Hanoi. The Company will record all obligations and rights related to the project in the financial statements upon the final court decision.

(2) Other information related to the business operations:

(a) On December 31st, 2024, the Board of Management of Do Thanh Real Estate Investment and Development Joint Stock Company issued Resolution No. 03/2024/NQ-HĐQT on guaranteeing payment for debt obligations of individuals and organizations indebted to the Company using the proceeds from real estate sales of Do Thanh Real Estate Investment and Development Joint Stock Company, with the guarantee period lasting until the Company recovers the outstanding debts.

(b) In 2023, the Company signed contracts with partners to guarantee payment for individuals and organizations related to debt obligations at the Company using assets owned by the partners, with the guarantee period lasting until the Company recovers the outstanding debts.

(c) On April 12th, 2024, the Company signed guarantee contracts with partners to guarantee payment to individuals and organizations related to debt obligations at the Company using the value of shares owned by the partners, with the guarantee period lasting until the Company recovers the outstanding debts.

7.4. Segment reporting

The Company reports its business results based on key operating segments, including: construction and installation; real estate business; supply of goods; and other activities. Details of business results by sector are as follows:

Primary reporting: By business segmen

	Current period	Construction and installation activities	Real estate business activities	Sales of goods	Other activities	Total
		VND	VND	VND	VND	VND
1.	Net revenue from sales to external parties	515,865,227,266	12,930,039,362	-	7,378,667,578	536,173,934,206
2.	Net revenue from sales to other departments	-	-	-	-	-
3.	Cost of goods sold	486,468,208,109	11,093,140,450	-	3,796,901,702	501,358,250,261
4.	Gross profit from business operations	29,397,019,157	1,835,358,558	-	3,583,306,230	34,815,683,945
5.	Departmental assets	1,460,753,311,747	243,841,065,272	7,116,422,216	8,661,147,291	1,720,371,946,526
6.	Unallocated assets	-	-	-	-	1,316,454,506,117
	Total Assets	**1,460,753,311,747**	**243,841,065,272**	**7,116,422,216**	**8,661,147,291**	**3,036,826,452,643**
7.	Departmental liabilities	1,338,343,054,300	212,789,678,886	-	24,917,649,095	1,576,050,382,281
8.	Unallocated liabilities	-	-	-	-	533,655,777,474
	Total Liabilities	**1,338,343,054,300**	**212,789,678,886**	**-**	**24,917,649,095**	**2,109,706,159,755**

7.5. Comparative figures

The comparative figures in the interim statement of financial position and the corresponding notes are derived from the Company's financial statements for the financial year ended 31st December 2025, which were audited by International Auditing and Valuation Co., Ltd.
The comparative figures in the interim statement of profit or loss, the interim statement of cash flows, and the corresponding notes are derived from the Company's interim financial statements for the period from 1st January 2025 to 30th June 2025, which were reviewed by International Auditing and Valuation Co., Ltd.

The comparative figures in the Consolidated Interim Statement of Income, the Consolidated Interim Statemen of Cash Flow, and corresponding notes are the figures in the Consolidated Interim Financial statements for the accounting period from January 1st, 2026 to June 30th, 2026 of the Company, which have been reviewed by International Auditing and Valuation Company Limited.

The Company has applied the guidance of Circular No. 99/2025/TT-BTC since 27th October 2025. To ensure the comparability of information in the interim separate financial statements, the Company has restated or reclassified certain items in the financial statements as at 1st January 2026 as follows:

Item	Opening balance Restated amount VND	31/12/2025 Previously reported amount VND	Difference VND
II. Short-term financial investments	**84,852,821,170**	**20,335,000,000**	**64,517,821,170**
Short-term held-to-maturity investments	84,852,821,170	20,335,000,000	64,517,821,170
III. Short-term receivables	**-**	**64,517,821,170**	**(64,517,821,170)**
Short-term loan receivables	-	64,517,821,170	(64,517,821,170)

Approved, 28th August 2026

PREPARED BY *(Sign, full name)*	CHIEF ACCOUNTANT *(Sign, full name)*	LEGAL REPRESENTATIVE *(Sign, full name, seal)*
CAO HONG LE	LUONG VAN HOANG	VU TRONG HUNG

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2 – THÀNH PHỐ HÀ NỘI

NGUYỄN QUANG NGUYÊN

Digitally signed by NGUYỄN QUANG NGUYÊN
DN: C=VN, CN=NGUYỄN QUANG NGUYÊN, L=Quận Hoàng Mai, O=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2, OU=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2, ST=HÀ NỘI, UID= CCCD:001083027143, title=PHÓ TỔNG GIÁM ĐỐC
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