NGUYỄN QUANG NGUYÊN

Digitally signed by NGUYỄN QUANG NGUYÊN
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VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

REVIEWED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

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REPORT OF THE BOARD OF MANAGEMENT

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

The Board of Management of Vina2 Investment and Construction Joint Stock Company (hereinafter referred to as "the Company") presents this report together with 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 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 Supervisor, and Board of Management

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

Board of Directors

Full name:	*Position:*
- Mr. 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 Supervisor

Full name:	*Position:*
- Mrs. Nguyen Thi Thanh Hang	Head of the 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 of the Board of Directors
- Mr. Nguyen Huy Quang	Vice Chairman of the Board of Directors
- 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 located at Floors 2-4, Building B, Kim Van - Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City.

5. Extraordinary items and events occurring 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 audited Consolidated Interim Financial statements to be misrepresented.

6. Auditing firm

PKF-TTG Auditing and Consulting Company Limited has been appointed as the auditor to review the Consolidated Interim Financial statements for the accounting period from January 1st, 2026 to June 30th, 2026 of the Company.

7. Disclosure of the Board of Management's responsibility for the Consolidated Interim Financial statements.

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

- Establishing and maintaining internal controls that the Company's Board of Management deems necessary to ensure that the preparation and presentation of the Consolidated Interim Financial statements are free from material misstatements due to fraud or error;
- Selecting appropriate and consistent accounting policies;
- Make judgments and estimates reasonably and cautiously;
- Clearly state whether the accounting standards applied have been complied with, and whether there are any material misapplications that require disclosure and explanation in the Consolidated Interim Financial statements;
- Prepare and present the Consolidated Interim Financial statements in compliance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations concerning the preparation and presentation of the Consolidated Interim Financial statements;
- Prepare the Consolidated Interim Financial statements on the going concern assumption, unless it is not possible to assume that the Company will continue to operate.

The Board of Management is responsible for ensuring that accounting records are fully and accurately recorded and maintained to reflect the Company's financial position at any given time and to serve as the basis for preparing the Consolidated Interim Financial statements in compliance with current State regulations. In addition, the Board of Management is also responsible for ensuring the security of the Company's assets and has taken appropriate measures to prevent and detect fraud and other violations.

The Company's Board of Management confirms that the Company has complied with the provisions of the Law on Securities and has not violated its information disclosure obligations under the relevant regulations.

REPORT OF THE BOARD OF MANAGEMENT (CONTINUED)

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

8. Opinion of the Board of Management

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

Ha Noi, August 28th, 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.: 26 /2026/BCSX/TTG.KD9

INTERIM FINANCIAL INFORMATION REVIEW REPORT

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

We have reviewed the attached Consolidated Interim Financial statements of Vina2 Investment and Construction Joint Stock Company (hereinafter referred to as "the Company"), prepared on August 28th, 2026, including: the Consolidated Interim statement of financial position as of June 30th, 2026, the Consolidated Interim statement of income, the Consolidated Interim statement of cash flow for the six-month accounting period ending on the same date, and the Notes to the Consolidated Interim Financial statements, presented from page 7 to page 57.

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

Responsibilities of the Board of Management

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

Responsibilities of the auditor

Our responsibility is to draw conclusions on the Consolidated Interim Financial statements based on the results of our review. We performed the review in accordance with Vietnamese Standard 2410 on Review Services Contracts - Review of Interim Financial Information by the Entity's Independent Auditor.

The review of the Consolidated Interim Financial information included conducting interviews, primarily with individuals responsible for financial and accounting matters, and performing analytical and other review procedures. A review is fundamentally narrower in scope than an audit conducted under Vietnamese auditing standards and therefore does not allow us to obtain assurance that we will identify all material issues that might be discovered in an audit. Accordingly, we do not express an audit opinion.

INTERIM FINANCIAL INFORMATION REVIEW REPORT (CONTINUED)

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Consolidated Interim Financial statements do not give a true and fair view, in all material respects, of the financial position of Vina2 Investment and Construction Joint Stock Company as at 30th June 2026, and of its results of operations and its cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the prevailing Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Consolidated Interim Financial statements.

Emphasis of Matter

We draw readers' attention to the following matter:

- Note 7.3 to the Consolidated 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 issues

The Consolidated Financial statements for the financial year ended 31st December 2025 of Vina2 Investment and Construction Joint Stock Company were audited by another independent audit firm. The auditor expressed an unmodified opinion on these audited Consolidated Financial statements in the auditor's report No. 2006.1/2025/BCTC/IAV dated 30th March 2026.

The interim Consolidated Financial statements for the six-month period ended 30th June 2025 of Vina2 Investment and Construction Joint Stock Company were reviewed by another independent audit firm. The auditor expressed an unmodified conclusion on these interim Consolidated Financial statements in the review report No. 20061/2025/BCSX/IAV dated 29th August 2025.

Ha Noi, August 28th, 2026

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

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

Nguyen Ngoc Tu
Deputy General Director
Auditing Practice Registration Certificate
No. 2305-2023-330-1

VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

Form B 01 – DN /HN

Address: Floors 2-4, Building B, Kim Van - Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City

(Attached to Circular No. 43/2026/TT-BTC dated 20/04/2026 of the Minister of Finance)

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

As of June 30th, 2026

	ASSET	Code	Note	Closing balance *VND*	Opening balance *VND*
A.	**CURRENT ASSETS**	**100**		**2,219,349,266,999**	**2,446,443,973,931**
I.	**Cash and cash equivalents**	**110**	**5.1**	**24,194,628,050**	**205,307,391,286**
	Cash	111		20,344,628,050	33,945,391,286
	Cash equivalents	112		3,850,000,000	171,362,000,000
II.	**Short-term financial investments**	**120**		**128,137,821,170**	**309,166,121,170**
	Trading securities	121		-	198,283,300,000
	Short-term held-to-maturity investments	123	5.2	128,137,821,170	110,882,821,170
III.	**Current receivables**	**130**		**1,561,334,760,160**	**1,506,122,860,555**
	Short-term trade receivables	131	5.3	611,992,109,583	652,990,688,217
	Short-term advances to suppliers	132	5.5	751,795,329,475	725,159,838,029
	Other short-term receivables	135	5.4	277,315,459,086	208,882,562,929
	Provision for doubtful short-term receivables	136	5.7	(79,768,137,984)	(80,910,228,620)
IV.	**Inventories**	**140**	**5.8**	**474,375,244,807**	**401,064,887,685**
	Inventories	141		474,375,244,807	401,064,887,685
VI.	**Other current assets**	**160**		**31,306,812,812**	**24,782,713,235**
	Short-term prepaid expenses	161	5.6	23,412,794,260	19,625,623,685
	Deductible value-added tax	162		7,250,202,106	4,493,469,051
	Tax and other receivables from the State budget	163	5.16	643,816,446	663,620,499
B.	**NON-CURRENT ASSETS**	**200**		**901,585,748,522**	**620,413,630,358**
I.	**Long-term receivables**	**210**		**133,268,656**	**133,268,656**
	Other long-term receivables	215	5.4	133,268,656	133,268,656
II.	**Fixed assets**	**220**		**50,251,354,629**	**45,170,684,914**
	Tangible fixed assets	221	5.9	50,251,354,629	45,170,684,914
	- Historical cost	*222*		*121,893,487,598*	*113,934,846,328*
	- Accumulated depreciation	*223*		*(71,642,132,969)*	*(68,764,161,414)*
	Intangible fixed assets	227		-	-
	- Historical cost	*228*		*54,587,600*	*54,587,600*
	- Accumulated amortization	*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	**721,068,109,174**	**435,784,809,174**
	Investments in joint ventures and associates	262		171,000,000,000	-
	Investments in other entities	263		554,783,300,000	440,500,000,000
	Provision for impairment of long-term investments	264		(4,715,190,826)	(4,715,190,826)
VII.	**Other non-current assets**	**270**		**1,764,973,017**	**2,227,290,953**
	Long-term prepaid expenses	271	5.6	936,203,010	1,271,456,754
	Deferred income tax assets	272		828,770,007	955,834,199
	TOTAL ASSET (270 = 100 + 200)	**280**		**3,120,935,015,521**	**3,066,857,604,289**

VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

Form B 01 – DN /HN

Address: Floors 2-4, Building B, Kim Van - Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City

(Attached to Circular No. 43/2026/TT-BTC dated 20/04/2026 of the Minister of Finance)

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As of June 30th, 2026

	EQUITY AND LIABILITIES	Code	Note	Closing balance *VND*	Opening balance *VND*
C.	**LIABILITIES**	**300**		**2,171,421,552,170**	**2,123,000,527,965**
I.	**Current liabilities**	**310**		**1,846,197,817,946**	**1,789,110,191,031**
	Short-term trade payables	311	5.11	416,033,903,033	465,091,111,578
	Short-term advances from customers	312	5.12	461,105,185,654	526,361,202,943
	Short-term tax and other payables to the State budget	314	5.16	24,283,581,832	25,464,452,764
	Payables to employees	315		7,425,660,198	4,787,494,328
	Short-term accrued expenses	316	5.13	30,782,261,122	42,847,707,792
	Short-term deferred revenue	319	5.14	660,003,637	347,023,715
	Other short-term payables	320	5.15	65,092,788,545	59,608,958,478
	Short-term loan and finance lease	321	5.17	838,981,191,806	661,676,171,895
	Bonus and welfare fund	323		1,833,242,119	2,926,067,538
II.	**Non-current liabilities**	**330**		**325,223,734,224**	**333,890,336,934**
	Long-term accrued expenses	334	5.13	24,954,618,256	24,954,618,256
	Long-term deferred revenue	337	5.14	8,592,409,619	7,889,889,330
	Other long-term payables	338	5.15	114,504,438,356	118,304,438,356
	Long-term loan and finance lease obligations	339	5.17	177,172,267,993	177,309,067,993
	Long-term provisions	343		-	5,432,322,999
D.	**OWNER'S EQUITY**	**400**	**5.18**	**949,513,463,351**	**943,857,076,324**
	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*
	Share premium	412		73,121,759,196	73,121,759,196
	Development investment fund	418		70,379,474,239	70,379,474,239
	Other equity funds	419		1,675,738,348	1,675,738,348
	Retained earnings	420		30,825,268,679	25,376,218,029
	- Retained earnings at the end of the prior year	*420a*		*23,717,378,849*	*8,787,826,235*
	- Retained earnings for the current period	*420b*		*7,107,889,830*	*16,588,391,794*
	Non-controlling interest	429		17,055,972,889	16,848,636,512
	TOTAL OWNER'S EQUITY AND LIABILITIES (440=300+400)	**440**		**3,120,935,015,521**	**3,066,857,604,289**

Approved, 28th August 2026

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

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VINA2
M.S.D.N: 0101...895 - C.T.C.P
THÀNH PHỐ HÀ NỘI

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

Form B 03 – DN /HN

(Attached to Circular No. 43/2026/TT-BTC dated 20/04/2026 of the Minister of Finance)

CONSOLIDATED 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**	**580,562,660,914**	**492,962,681,353**
2.	Revenue deductions	02		786,391,868	748,144,425
3.	**Net revenue from sales of goods and rendering of services (10 = 01 - 02)**	**10**		**579,776,269,046**	**492,214,536,928**
4.	Cost of goods sold	11	6.2	540,076,937,108	428,724,957,133
5.	**Gross profit from sales of goods and rendering of services (20 = 10 - 11)**	**20**		**39,699,331,938**	**63,489,579,795**
6.	**Gain/loss from disposal of investment properties**	**21**		-	-
7.	Financial income	22	6.3	21,032,981,971	5,869,610,801
8.	Financial expenses *In which: Interest expense*	23 24	6.4	32,264,250,220 *32,264,250,220*	29,079,754,313 *29,079,754,313*
9.	Selling expenses	25	6.5	599,693,971	1,502,607,062
10.	General and administrative expenses	26	6.6	23,290,129,183	28,414,055,094
11.	Share of profit or loss in joint ventures and associates	27		-	-
12.	**Net profit from operating activities {30 = 20 + (21 - 22) - (25 + 26)}**	**30**		**4,578,240,535**	**10,362,774,127**
13.	Other income	31	6.7	6,807,406,626	4,571,765,293
14.	Other expenses	32	6.8	705,592,717	153,812,132
15.	**Other profit (40 = 31 - 32)**	**40**		**6,101,813,909**	**4,417,953,161**
16.	**Total accounting profit (loss) before tax (50 = 30 + 40)**	**50**		**10,680,054,444**	**14,780,727,288**
17.	Current corporate income tax expense	51	6.9	3,237,764,046	5,553,311,198
18.	Deferred corporate income tax expense	52		127,064,192	1,052,866,794
19.	**Profit after corporate income tax (60 = 50 – 51 - 52)**	**60**		**7,315,226,206**	**8,174,549,296**
20.	Profit after tax of the parent company	61		7,107,889,830	8,150,044,751
21.	Profit after tax attributable to non-controlling interests	62		207,336,376	24,504,545
22.	Basic earnings per share	70	6.10	94	120
23.	Diluted earnings per share	71		94	120

Approved, 28th August 2026

PREPARED BY *(Sign, full name)*	CHIEF ACCOUNTANT *(Sign, full name)*	LEGAL REPRESENTATIVE *(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

CONSOLIDATED INTERIM STATEMEN OF CASH FLOW

(Using the indirect method)

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

	ITEMS	Code	Note	Current period VND	Prior period VND
I.	**CASH FLOW FROM OPERATING ACTIVITIES**				
1.	***Profit before tax***	***01***		***10,680,054,444***	***14,780,727,288***
2.	***Adjustments for***				
	- Depreciation of fixed assets and investment properties	02		3,990,837,317	5,541,643,304
	- Provisions	03		(6,574,413,635)	629,957,367
	- Profit and loss from investment and financial activities	05		(21,032,981,971)	(5,869,610,801)
	- Interest expense	06		32,264,250,220	29,079,754,313
3.	***Operating profit before changes in working capital***	***08***		***19,327,746,375***	***44,162,471,471***
	- Increase/(decrease) in receivables	09		66,427,094,367	(256,270,641,873)
	- Increase/(decrease) in inventories	10		(73,310,357,122)	(31,444,084,926)
	- Increases/(decreases) in payables (excluding interest payable and corporate income tax payable)	11		(146,975,418,089)	85,644,719,149
	- Increase/(decrease) in prepaid expenses	12		(3,451,916,831)	(7,267,525,201)
	- Interest paid	14		(31,659,880,178)	(27,269,163,718)
	- Corporate income tax paid	15		(426,914,854)	(9,101,949,953)
	- Other payments for operating activities	17		(1,092,825,419)	(3,292,345,000)
	Net cash flow from operating activities	***20***		***(171,162,471,751)***	***(204,838,520,051)***
II.	**CASH FLOW FROM INVESTING ACTIVITIES**				
	Loans granted, purchases of debt instruments of other entities	23		(25,400,000,000)	(4,600,000,000)
	Collection of loans, proceeds from sales of debt instruments of other entities	24		8,145,000,000	34,966,000,000
	Payments for investments in other entities	25		(171,000,000,000)	-
	Proceeds from divestment in other entities	26		-	-
	Interest and dividends received	27		1,136,488,604	2,792,237,773
	Net cash flow from investing activities	***30***		***(187,118,511,396)***	***33,158,237,773***

CONSOLIDATED INTERIM STATEMEN OF CASH FLOW (CONTINUED)

(Using the indirect method)

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

	ITEMS	Code	Note	Current period VND	Prior period VND
III.	**CASH FLOW FROM FINANCING ACTIVITIES**				
	Proceeds from borrowings	33		764,782,398,630	399,419,934,135
	Repayment of borrowings	34		(587,614,178,719)	(379,966,454,268)
	Dividends paid to owners	36		-	(873,255)
	Net cash flow from financing activities	***40***		***177,168,219,911***	***19,452,606,612***
	Net cash flow during the period (50=20+30+40)	**50**		**(181,112,763,236)**	**(152,227,675,666)**
	Opening balance of cash and cash equivalents	**60**	**5.1**	**205,307,391,286**	**197,195,999,369**
	Closing balance of cash and cash equivalents (70=50+60+61)	**70**	**5.1**	**24,194,628,050**	**44,968,323,703**

Approved, 28th August 2026

PREPARED BY	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
(Sign, full name)	*(Sign, full name)*	*(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

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

1. CHARACTERISTICS OF BUSINESS OPERATIONS

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

The company's shares have been listed on the Hanoi Stock Exchange (HNX) under the ticker symbol VC2 since December 11th, 2006.

1.2. Business areas

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

1.3. Business lines

The company's main activities in 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 cycle.

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

1.5. Statement on comparability in the Consolidated Interim financial statements.

Effective from 1st January 2026, the Company has adopted for the first time Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the Corporate Accounting System, and Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC guiding the preparation and presentation of Consolidated Financial statements. The changes in accounting policies are implemented to better reflect the substance of economic transactions and events, and do not have a material impact on the consolidated financial position, consolidated results of operations and onsolidated cash flows of the Company as at 30th June 2026.

1.6. Business structure

The company is located at: Floors 2-4, Building B, Kim Van - Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City

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	Main activities
Subordinate units with dependent accounting			
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, associated companies, other entities:

No.	Company Name	Place of establishment	Benefit rate (%)	Voting rights (%)	Main activities
Subsidiaries					
1	Vina2 Construction and Mechanical Equipment Joint Stock Company	Hanoi City	75.00%	75.00%	Services, manufacturing, construction
2	Vina2 Urban Investment and Services Co., Ltd.	Hanoi 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	Hanoi City	10%	10%	Electrical, plumbing, and fire protection installation

No.	Company Name	Place of establishment	Benefit rate (%)	Voting rights (%)	Main activities
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

1.7. Number of employees

The total number of employees of the Company as of June 30th, 2026 is 304 people (as of December 31st, 2025 it was 293 people).

2. BASIS FOR PREPARING CONSOLIDATED FINANCIAL STATEMENTS, ACCOUNTING PERIOD

2.1. Basis for preparing Consolidated Financial statements

Scope of consolidation and control

Consolidated Financial statements include the Company's Financial statements and the Financial statements of the companies controlled by the Company (subsidiaries).

A company is considered to have control over a business when it has the power to influence the financial and operational policies of that business in order to obtain economic benefits from its operations. Control is typically demonstrated through holding more than half of the voting rights of the invested business. When assessing control, the Group of Companies/Corporation also considers the existence and effectiveness of potential voting rights that are currently exercised or transferable.

Reporting period and applicable accounting policies

The financial statements of the subsidiaries are prepared concurrently with the Consolidated Financial statements of the Company and apply accounting policies consistent with the Company's accounting policies.

Where necessary, the financial statements of subsidiaries are adjusted to ensure consistency in the accounting policies applied at the Company and its subsidiaries.

Exclude insider transactions.

All intercompany transactions and intercompany balances, including unrealized gains or losses arising from intercompany transactions between companies within the Company, are excluded when preparing Consolidated Financial statements.

Non-controlling interest

The non-controlling shareholder's interest includes the value of the non-controlling shareholder's interest at the initial business combination date and the non-controlling shareholder's share in the change in equity since the business combination date.

Losses incurred at a subsidiary must be allocated proportionally to the non-controlling shareholder's share, even if the loss exceeds the non-controlling shareholder's share of the subsidiary's net assets.

2.2. Accounting period and currency used in accounting

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

These Consolidated Interim Financial statements are prepared for the accounting period from January 1st, 2026 to June 30th, 2026.

The accompanying Consolidated Financial statements are presented in Vietnam Dong (VND), at historical cost, and in accordance with Vietnamese accounting standards, the Vietnamese corporate accounting system, and relevant legal regulations concerning the preparation and presentation of Consolidated Financial statements.

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

2.3. The going concern assumption

The financial statements have been prepared on a going concern basis, assuming that the company will be able to use its assets and pay its liabilities in the normal course of business in the near future.

3. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

3.1. Applicable accounting system

The company applies Vietnamese accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27th, 2025, of the Minister of Finance guiding the Enterprise Accounting System; Circular No. 202/2014/TT-BTC dated December 22nd, 2014, of the Minister of Finance guiding the method of preparing and presenting Consolidated Financial statements; Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC; circulars guiding the implementation of accounting standards of the Ministry of Finance; and other legal regulations related to the preparation and presentation of Consolidated Financial statements.

3.2. Statement on Compliance with Vietnamese Accounting Standards and Accounting Regulations

The company's Board of Management guarantees In compliance with the requirements of accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27th, 2025, Circular No. 202/2014/TT-BTC dated December 22nd, 2014; Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, the circulars guiding the implementation of accounting standards of the Ministry of Finance, and other relevant legal regulations concerning the preparation and presentation of Consolidated Financial statements, in the preparation of Consolidated Financial statements.

4. SUMMARY OF KEY ACCOUNTING POLICIES

The following are the key accounting policies applied in the preparation and presentation of these Consolidated Interim Financial statements.

The accounting policies applied in the preparation and presentation of these Consolidated Interim Financial statements are consistent with the accounting policies applied in the preparation and presentation of the most recent annual Consolidated Financial statements.

4.1. Accounting estimates

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

4.2. Cash and cash equivalents

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

Cash equivalents are short-term investments with a maturity or redemption period of no more than three months that are convertible into a defined amount of cash and have no conversion risk from the date of purchase of the investment at the time of reporting.

4.3. Financial investments

Held-to-maturity investments

Held-to-maturity investments include investments that the Company has the intention and ability to hold to maturity. Held-to-maturity investments comprise term deposits at banks, loans, and corporate bonds held to maturity.

Held-to-maturity investments are initially recognized at cost. After initial recognition, these investments are measured at their recoverable amount. Interest income from held-to-maturity investments earned after the acquisition date is recognized in the Income Statement on an accrual basis. Interest earned prior to the Company's holding of the investments is deducted from the cost at the time of acquisition.

When there is objective evidence that a part or the whole of an investment may not be recovered, the determinable loss is recognized in financial expenses for the year and directly deducted from the investment's value.

Investing in subsidiaries; joint ventures, associated companies

Subsidiaries are entities in which the parent company has control over financial and operational policies, often accompanied by holding more than half of the voting rights. The assessment of control takes into account the potential voting power at the present time.

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

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

In the event that the Company dissolves a subsidiary and merges all of the subsidiary's assets and liabilities into the Company (the Company inherits all rights and obligations of the subsidiary), the Company reduces the book value of the investment in the subsidiary and recognizes all assets and liabilities of the dissolved subsidiary in the Company's Consolidated Financial statements at fair value on the merger date. The difference between the book value of the investment in the subsidiary and the fair value of the assets and liabilities is recognized as financial income or financial expense.

Other investments

Other investments are initially recognized at cost and include investments in equity instruments of other entities where the Company has no control, joint control, or significant influence over the investees; investments in Business Cooperation Contracts (BCCs) where the Company does not have joint control but is entitled to benefits depending on the after-tax profit of the BCCs; precious metals and gemstones not used as raw materials for production or traded as merchandise; and paintings, photographs, documents, and valuable items not involved in ordinary production and business activities.

Where there is objective evidence that these investments have suffered a decline in value compared to their market value and the decline can be measured reliably, the Company writes down the investment value and recognizes the loss in financial expenses.

4.4. Receivable

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

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

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

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

4.5. Inventory

Inventory is recognized as the lower of its historical cost and its net realizable value.

The historical cost of inventory includes the cost of purchase, processing, and other directly related costs incurred to bring the inventory to its location and ready-to-use condition.

The net realizable value of inventory is the estimated selling price of the inventory in the normal course of business less the estimated costs to complete the product and the estimated costs necessary for its sale.

The company uses the perpetual inventory method to account for its inventory.

4.6. Fixed assets and depreciation of fixed assets

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

Tangible fixed assets

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

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

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

- Buildings and structures: 05 - 50 years
- Machinery and equipment: 06 - 20 years
- Transportation and transmission equipment: 06 - 10 years
- Office equipment and tools: 03 - 10 years

Intangible fixed assets

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

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

The depreciation period for the Company's intangible fixed assets is estimated as follows:

Computer software: 06 - 08 years

4.7. Investment properties

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

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

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.

Accounts payable are presented in the Consolidated Interim Financial statements at their book value, including trade payables and other payables of the Company, and are detailed by individual payee. At the reporting date, if:

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

4.10. Accrued expenses

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

4.11. Borrowing costs and capitalization of borrowing costs.

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

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

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

4.12. Owner's equity

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

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

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

The company operates under the Certificate of Business Registration for a Joint Stock Company No. 29 dated February 5th, 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. Profits after corporate income tax are distributed to the contributing parties after the allocation of funds in accordance with the company's charter, legal regulations, and the resolution of the General Meeting of Shareholders.

4.13. Profit distribution

Profits after corporate income tax are distributed to shareholders after provisions for funds have been set aside in accordance with the Company's Articles of Association and legal regulations, and after approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items within undistributed after-tax profits that may affect cash flow and dividend payment capacity, such as gains from the revaluation of contributed assets, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and the list of shareholders entitled to receive dividends is finalized.

4.14. Tax

Corporate income tax represents the total value of taxes currently payable.

The current tax payable is calculated based on taxable income for the period. Taxable income differs from pre-tax profit presented in the Income Statement because taxable income excludes taxable or deductible income or expenses from other periods (including carry-forward losses, if any) and also excludes non-taxable or non-deductible items.

Deferred income tax assets and deferred income tax liabilities are offset when the Company has a legal right to offset current income tax assets against current income tax payable and when the deferred income tax assets and deferred income tax liabilities relate to corporate income tax administered by the same tax authority and the Company intends to pay current income tax on a net basis.

The determination of the company's income tax is based on current tax regulations. However, these regulations change from time to time, and the final determination of corporate income tax depends on the results of an audit by the competent tax authority.

4.15. Income

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

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

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

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

4.16. Cost of goods sold

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

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

4.17. Financial expenses

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

4.18. Selling expenses and General and administrative expenses

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

4.19. Earnings per share

Earnings per share for common stock are calculated by dividing the profit or loss attributable to shareholders owning common stock (after deducting the bonus and welfare fund set aside for the year) by the weighted average number of common shares outstanding during the period.

4.20. Related parties

Parties are considered related if one party has the ability to control or exert significant influence over the other party in financial and operational decision-making. Parties are also considered related if they are jointly controlled or subject to a significant shared influence.

When considering the relationship between the parties involved, the nature of the relationship is given more emphasis than its legal form.

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INTERIM FINANCIAL STATEMENT

5.1. Cash and cash equivalents

		Current period *VND*	Prior period *VND*
-	Cash	172,695,750	928,368,143
-	Demand deposit	20,171,932,300	33,017,023,143
+	*Saigon Thuong Tin Commercial Joint Stock Bank*	*7,210,415,605*	*7,669,158,475*
+	*Ho Chi Minh City Development Joint Stock Commercial Bank*	*3,595,324,412*	*3,319,751,058*
+	*Vietnam Prosperity Joint Stock Commercial Bank*	*6,868,781,049*	*12,788,235,099*
+	*Military Commercial Joint Stock Bank*	*626,754,420*	*5,416,086,817*
+	*Others*	*1,870,656,814*	*3,823,791,694*
-	Cash equivalents	3,850,000,000	171,362,000,000
	Total	**24,194,628,050**	**205,307,391,286**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.2. Financial investments

5.2.1 Held-to-maturity investments

	Closing balance			Opening balance		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Short term	**128,137,821,170**	**128,137,821,170**	-	**110,882,821,170**	**110,882,821,170**	-
- Term deposit (1)	44,500,000,000	44,500,000,000	-	20,335,000,000	20,335,000,000	-
- Loans receivable	83,637,821,170	83,637,821,170	-	90,547,821,170	90,547,821,170	-
+ *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 Water and Fire Protection Joint Stock Company (3)*	*500,000,000*	*500,000,000*	-	*500,000,000*	*500,000,000*	-
+ *Hanoi Urban Development and Infrastructure Business Co., Ltd (4)*	*4,000,000,000*	*4,000,000,000*	-	*4,000,000,000*	*4,000,000,000*	-
+ *Mr. Vu The Nghia (5)*	*12,100,000,000*	*12,100,000,000*	-	*12,100,000,000*	*12,100,000,000*	-
+ *Mrs. Nguyen Anh Tuyet (6)*	*7,430,000,000*	*7,430,000,000*	-	*7,430,000,000*	*7,430,000,000*	-
+ *Mrs. Dinh Thi Huong (7)*	*2,500,000,000*	*2,500,000,000*	-	*2,500,000,000*	*2,500,000,000*	-
+ *Mr. Nguyen Van Quan (8)*	*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*	-
+ *Mr. Do Trong Cuong (9)*	*900,000,000*	*900,000,000*	-	-	-	-
Total	**128,137,821,170**	**128,137,821,170**	-	**110,882,821,170**	**110,882,821,170**	-

(1) Term deposits include the following contracts:

- At Vietnam Foreign Trade Commercial Bank – 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.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.2 Financial Investments (Continued)

5.2.1 Held-to-maturity investments (Continued)

+ 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.

- 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

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.2 Financial Investments (Continued)

5.2.1 Held-to-maturity investments (Continued)

+ 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

(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 Contract No. 02/2022/HĐVV dated 21st September 2022 between VINA2 Investment and Construction Joint Stock Company and Hanoi Urban and Infrastructure Development Business One-Member Limited Liability Company, with a loan amount of VND 4,000,000,000, loan term of 2 months, interest rate of 8.2% per annum. Unsecured. Appendix to the Loan Contract No. 02/2023/HĐVV-PL01 dated 1st October 2023 extended the loan term to 21st September 2024, with an interest rate of 7% per annum.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.2 Financial Investments (Continued)

5.2.1 Held-to-maturity investments (Continued)

(5) Loans to Mr. Vu The Nghia under the following agreements:

- A loan agreement with an amount of VND 11,200,000,000, interest rate of 7% per annum, and a term not exceeding 12 months. No collateral (Unsecured).

- A loan agreement with an amount of VND 900,000,000, interest rate of 8.86% per annum, and a term not exceeding 12 months. No collateral (Unsecured).

(6) Loans to Ms. Nguyen Anh Tuyet under the following agreements:

- A loan agreement with an amount of VND 1,000,000,000, interest rate of 9% per annum, and a term not exceeding 12 months. No collateral (Unsecured).

- A loan agreement with an amount of VND 7,300,000,000, interest rate of 9% per annum, and a term not exceeding 12 months. No collateral (Unsecured).

(7) Loan to Ms. Dinh Thi Huong under a loan agreement with an amount of VND 2,500,000,000, interest rate of 9% per annum, and a term not exceeding 12 months. No collateral (Unsecured).

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

(9) Loan granted to Mr. Do Trong Cuong under Loan Contract No. 01/2026/VINA2.2-HĐCVTS dated 9th February 2026, with a total loan amount of VND 900,000,000, term of 1 month, interest rate of 7% per annum. Appendix No. 01 dated 6 March 2026 on the mutual agreement to extend the loan term to 9th May 2026 and Appendix No. 02 dated 6th May 2026 on the mutual agreement to extend the loan term to 9th September 2026.

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

5.2.2 Investment in other entities

a) Investments in joint ventures and associates

	Closing balance		Opening balance	
	Historical cost	Book value under the equity method	Historical cost	Book value under the equity method
	VND	VND	VND	VND
Investing in joint ventures and Associated companies	***171,000,000,000***	***171,000,000,000***	-	-
- Moc Chau Gateway Co., Ltd.	171,000,000,000	171,000,000,000	-	-
Add	**171,000,000,000**	**171,000,000,000**	-	-

b) Investing in other entities

	Closing balance			Opening balance		
	Historical cost	Provision	Recoverable amount	Historical cost	Provision	Recoverable amount
	VND	VND	VND	VND	VND	VND
Invest in another entity.						
- Vina2 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 Transportation 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 Investment and Development 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
- GreenHill Village Joint Stock Company	198,283,300,000	-	198,283,300,000	-	-	-
Total	**554,783,300,000**	**(4,715,190,826)**	**550,068,109,174**	**440,500,000,000**	**(4,715,190,826)**	**435,784,809,174**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

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

No.	Company Name	Place of establishment	Benefit rate (%)	Voting rights (%)	Main activities
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	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 Investment and Development Joint Stock Company	Gia Lai Province	14.71%	14.71%	Construction
4	Hera Quy Nhon Joint Stock Company	Gia Lai Province	18%	18%	Short-term accommodation services

5.3. Trade receivables

	Closing balance		Opening balance	
	Book value *VND*	Provision *VND*	Book value *VND*	Provision *VND*
- 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 Import-Export and Construction 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 - Rights to develop the VC2 Ecological Housing Area - Xuan Hoa	21,805,146,973	-	21,805,146,973	-
- 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 customers	238,263,533,437	(6,459,600,008)	342,965,756,924	(6,459,600,008)
Total	**611,992,109,583**	**(31,905,529,660)**	**652,990,688,217**	**(33,047,620,296)**

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

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.4. Other receivables

	Closing balance		Opening balance	
	Book value	Provision	Book value	Provision
	VND	*VND*	*VND*	*VND*
Short term	**277,315,459,086**	**(47,862,608,324)**	**208,882,562,929**	**(47,862,608,324)**
- Advance payment	58,907,909,375	-	53,028,558,282	-
- Deposit, collateral	2,118,664,576	-	2,593,894,615	-
- The construction teams must be brought in.	53,970,651,096	(47,827,550,748)	76,193,349,487	(47,827,550,748)
- Capital contri-ions must be collected for the "Project to prevent subsidence and landslides combined with urban renovation and the new Tea Hill urban area in Cao Xanh ward and Cao Thang ward, Ha Long City" (1)	22,833,000,000	-	22,833,000,000	-
- Receivables from the transfer of shares	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*	-	-	-
- Interest income from deposits and loans must be collected	32,112,686,397	-	29,049,983,441	-
- Other receivables	6,572,547,642	(35,057,576)	6,738,777,104	(35,057,576)
Long term	**133,268,656**	**-**	**133,268,656**	**-**
- Deposit, collateral	133,268,656	-	133,268,656	-
Total	**277,448,727,742**	**(47,862,608,324)**	**209,015,831,585**	**(47,862,608,324)**

*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;

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

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.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

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 Consulting Joint Stock Company	62,658,743,054	62,658,743,054
- Mec Vietnam Construction Investment Co., Ltd.	25,094,193,654	37,813,600,956
- Song Hong Capital Group Joint Stock Company	22,884,249,155	22,884,249,155
- Pay in advance to another seller.	231,254,422,329	190,129,598,923
Total	**751,795,329,475**	**725,159,838,029**

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

5.6. Prepaid expenses

	Closing balance *VND*	Opening balance *VND*
Short term	**23,412,794,260**	**19,625,623,685**
- Sales costs for the Vina2 Panorama Quy Nhon Project	9,077,220,524	5,315,820,707
- Tools and equipment issued for use	102,073,736	59,636,311
- Other items	14,233,500,000	14,250,166,667
Long term	**936.203.010**	**1,271,456,754**
- Tools and equipment issued for use	903,970,510	119,551,337
- Office repair and renovation costs	-	192,499,451
- Costs of scaffolding and formwork	-	959,405,966
- Other items	32,232,500	-
Total	**24,348,997,270**	**20,897,080,439**

5.7. Bad debt

	Closing balance			Opening balance		
	Historical cost	Provision	Recoverable amount	Historical cost	Provision	Recoverable amount
	VND	*VND*	*VND*	VND	*VND*	*VND*
The total value of accounts receivable that are overdue - unlikely to be collected,						
Accounts receivable from customers	***70,112,048,769***	***(31,905,529,660)***	***38,206,519,109***	***73,674,599,017***	***(33,047,620,296)***	***40,626,978,721***
- 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)	3,537,748,022
- Vietnam Import-Export and Construction Corporation	43,835,573,731	(7,153,820,637)	36,681,753,094	43,835,573,731	(7,153,820,637)	36,681,753,094
- Vietnam Development Bank (VDB)	3,713,302,610	(3,713,302,610)	-	3,713,302,610	(3,713,302,610)	-
- Sola Vina Construction Joint Stock Company	1,105,886,588	(1,105,886,588)	-	1,105,886,588	(1,105,886,588)	-
- Other customers	6,878,479,435	(5,353,713,420)	1,524,766,015	5,761,191,025	(5,353,713,420)	407,477,605
Other accounts receivable	***54,569,970,796***	***(47,862,608,324)***	***6,707,362,472***	***76,687,288,471***	***(47,862,608,324)***	***28,824,680,147***
- Construction teams	53,970,651,096	(47,827,550,748)	6,143,100,348	76,193,349,487	(47,827,550,748)	28,365,798,739
- Other customers	599,319,700	(35,057,576)	564,262,124	493,938,984	(35,057,576)	458,881,408
Total	**124,682,019,565**	**(79,768,137,984)**	**44,913,881,581**	**150,361,887,488**	**(80,910,228,620)**	**69,451,658,868**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.8. Inventory

	Closing balance		Opening balance	
	Value *VND*	Provision *VND*	Value *VND*	Provision *VND*
- Work-in-progress production costs (*)	474,375,244,807	-	401,064,887,685	-
Total	**474,375,244,807**	**-**	**401,064,887,685**	**-**

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

	Closing balance VND	Opening balance VND
Production and business costs of projects	**175,974,122,000**	**186,339,885,669**
- 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	137,787,046,573
Costs of production and business operations for construction projects	**298,401,122,807**	**214,725,002,016**
- Construction of the Dong Nai Provincial Police Command Center	25,456,197,247	24,996,300,392
- I Tower Quy Nhon project	48,735,078,626	51,016,991,099
- EuroWindow project	42,737,422,061	-
- VIC Grand Square project	45,671,209,820	6,533,857,177
- Trung Minh A 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 Area	11,109,292,985	-
- Thach Ban Lakeside residential area	9,979,006,025	10,618,624,007
- Other works	74,612,984,765	94,364,196,114
Total	**474,375,244,807**	**401,064,887,685**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.9. Increase or decrease in tangible fixed assets

	Buildings and structures	Machinery and equipment	Transportation, transmission equipment	Office equipment and tools	Other fixed assets	Total
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
HISTORICAL COST						
Opening balance	61,336,918,225	33,178,383,007	18,732,469,968	463,774,128	223,301,000	113,934,846,328
- 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	69,295,559,495	33,178,383,007	18,732,469,968	463,774,128	223,301,000	121,893,487,598
ACCUMULATED DEPRECIATION						
Opening balance	(21,799,181,633)	(31,290,552,532)	(14,987,352,121)	(463,774,128)	(223,301,000)	(68,764,161,414)
- Depreciation during the period	*(687,396,713)*	*(596,380,150)*	*(391,527,546)*	-	-	*(1,675,304,409)*
- Transfer to investment properties	*137,204,442*	-	-	-	-	*137,204,442*
- Transfer from investment properties	*(1,339,871,588)*	-	-	-	-	*(1,339,871,588)*
Closing balance	(23,689,245,492)	(31,886,932,682)	(15,378,879,667)	(463,774,128)	(223,301,000)	(71,642,132,969)
CARRYING AMOUNT						
- At the beginning of the period	**39,537,736,592**	**1,887,830,475**	**3,745,117,847**	-	-	**45,170,684,914**
- At the end of the period	**45,606,314,003**	**1,291,450,325**	**3,353,590,301**	-	-	**50,251,354,629**

The historical cost of fully depreciated but still usable fixed assets as of June 30th, 2026 is VND 51,867,960,495 (as of January 1st, 2026 it was VND 51,813,372,895).

As of June 30th, 2026, the remaining value of tangible fixed assets pledged as collateral for the Company's loan is VND 39,259,756,511 (as of January 1st, 2026, it was VND 33,628,198,777).

5.10. Increase or decrease in investment properties

	Buildings and land use rights	Total
	VND	*VND*
HISTORICAL COST		
Opening balance	168,963,853,863	168,963,853,863
- Decrease during the period	(7,616,667,853)	(7,616,667,853)
Closing balance	161,347,186,010	161,347,186,010
ACCUMULATED DEPRECIATION		
Opening balance	(31,866,277,202)	(31,866,277,202)
- Increase during the period	(2,452,737,350)	(2,452,737,350)
- Decrease during the period	1,339,871,588	1,339,871,588
Closing balance	(32,979,142,964)	(32,979,142,964)
CARRYING AMOUNT		
- At the beginning of the period	**137,097,576,661**	**137,097,576,661**
- At the end of the period	**128,368,043,046**	**128,368,043,046**

The remaining value of the investment property used as collateral for the loan as of June 30th, 2026 is VND 32,940,989,624 (as of January 1st, 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 June 30th, 2026, should be presented. However, the Company has not yet determined this fair value, therefore the fair value of investment properties as of June 30th, 2026, has not been presented in the Note to the Consolidated Financial statement.

5.11. Trade payables

	Closing balance	Opening balance
	Value VND	Value VND
- An Ha Investment and Trading Joint Stock Company	39,739,978,331	-
- Le Phuc Investment, Construction and Trading 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 Co., Ltd.	13,813,095,933	-
- Delta Central Vietnam Joint Stock Company	12,416,645,408	-
- Dat Viet Steel Joint Stock Company	10,361,038,105	-
- Stavian Industrial Metals Joint Stock Company	-	73,918,070,236
- Other subjects	295,858,698,922	347,224,858,489
Total	**416,033,903,033**	**465.091.111.578**

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

5.12. Advances from customers

	Closing balance *VND*	Opening balance *VND*
- 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 Construction Investment Project Management Board (Formerly Binh Chanh District Regional Construction Investment 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
- Others	262,656,286,301	277,933,595,149
Total	**461,105,185,654**	**526,361,202,943**

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

5.13. Accrued expenses

	Closing balance *VND*	Opening balance *VND*
Short-term	**30,782,261,122**	**42,847,707,792**
- Advance payment for Quang Minh project costs	4,493,081,654	6,614,006,622
- Advance payment of project costs by Kon Tum Provincial Police Department	9,364,660,783	14,300,616,434
- Advance payment for Greenhill Quy Nhon project costs,	3,481,123,021	7,258,199,149
- Advance payment for VIC Grand Square project costs,	7,675,869,278	9,452,549,664
- Advance payment for Parahill project costs,	3,604,307,538	3,500,290,664
- Other provisions	2,163,218,848	1,722,045,259
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	**55,736,879,378**	**67,802,326,048**

5.14. 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**

5.15. Other payables

	Closing balance *VND*	Opening balance *VND*
Short term	**65,092,788,545**	**59,608,958,478**
- Trade union funds	432,756,059	463,251,147
- Social insurance	3,068,890,281	4,131,232,883
- Health insurance	39,765,180	-
- Unemployment insurance	18,159,015	-
- Payables on equitization	14,000,000	14,000,000
- Deposits received	-	343,200,000
- Other short-term payables	61,519,218,010	54,657,274,448
+ *Apartment maintenance fees*	*7,075,525,326*	*6,599,488,935*
+ *The construction teams must be paid,*	*15,003,655,816*	*15,395,247,580*
+ *Other payments required,*	*39,440,036,868*	*32,662,537,933*
Long term	**114,504,438,356**	**118,304,438,356**
+ Deposits received (*)	114,504,438,356	118,304,438,356
Total	**179,597,226,901**	**177,913,396,834**

(*) 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 CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.16. Tax and other payables to the State budget

	Opening balance (VND)	Amount payable during the period (VND)	Amount paid during the period (VND)	Closing balance (VND)
Payables				
- Output VAT	1,254,788,526	44,380,629,901	45,251,103,378	384,315,049
- Corporate income tax	14,750,188,256	3,217,959,992	426,914,854	17,541,233,394
- Personal income tax	1,960,023,172	692,651,031	1,472,196,794	1,180,477,409
- Land lease fees	2,534,769,136	-	1,012,113,745	1,522,655,391
- Fees, charges, and other payments,	4,964,683,674	4,569,738,883	5,879,521,968	3,654,900,589
	25,464,452,764	**52,860,979,807**	**54,041,850,739**	**24,283,581,832**
Receivables				
- Output VAT	380,070,173	-	-	380,070,173
- Corporate income tax	283,550,326	19,804,053	-	263,746,273
Total	**663,620,499**	**19,804,053**	**-**	**643,816,446**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

5.17. Borrowings and financial leases

		Closing balance	During the period		Opening balance
		Value	Increase	Reduce	Value
		VND	*VND*	*VND*	*VND*
Short-term		**838,844,391,806**	**764,782,398,630**	**587,477,378,719**	**661,676,171,895**
-	Short-term bank loans	744,318,473,770	630,094,894,653	487,305,023,491	601,528,602,608
+	*Vietnam Investment and Development Commercial Bank - Branch 1 (1)*	*466,567,965,396*	*348,704,481,012*	*328,556,515,616*	*446,420,000,000*
+	*Vietnam Prosperity Commercial Bank - Kinh Do Branch (2)*	*34,999,570,663*	*38,830,244,238*	*35,617,761,377*	*31,787,087,802*
+	*Vietnam Prosperity Commercial Bank - Kinh Do Branch (3)*	*25,492,202,666*	*21,276,758,528*	*18,899,166,735*	*23,114,610,873*
+	*Military Commercial Joint Stock Bank - Thanh Xuan Branch (4)*	*68,110,622,317*	*68,624,622,317*	*514,000,000*	-
+	*Vietnam Agricultural and Rural Development Bank - Hanoi II Branch (5)*	*59,983,672,984*	*53,135,954,014*	*53,115,664,759*	*59,963,383,729*
+	*Tien Phong Commercial Joint Stock Bank - Bac Tu Liem Branch (6)*	*11,582,253,916*	*8,269,483,730*	*8,673,171,401*	*11,985,941,587*
+	*Tien Phong Commercial Joint Stock Bank - Thang Long Branch (7)*	*6,478,757,755*	*7,827,363,301*	*6,242,704,782*	*4,894,099,236*
+	*Ho Chi Minh City Development Commercial Bank - Hoan Kiem Branch*	-	*57,719,542*	*11,911,128,428*	*11,853,408,886*
+	*Saigon - Hanoi Commercial Joint Stock Bank - Hoan Kiem Branch (8)*	*65,918,627,941*	*77,590,560,054*	*19,110,932,113*	*7,439,000,000*
+	*Vietnam Agricultural and Rural Development Bank - Hong Ha Branch (9)*	*1,199,897,235*	*1,199,897,235*	*1,199,747,018*	*1,199,747,018*
+	*Vietnam Maritime Commercial Joint Stock Bank - Thanh Xuan Branch (10)*	*3,984,902,897*	*4,577,810,682*	*3,464,231,262*	*2,871,323,477*
-	Short-term loans from other organizations	94,457,518,036	134,550,703,977	82,798,359,988	42,705,174,047
+	*BOT 38 Joint Stock Company*	*3,000,000,000*	-	-	*3,000,000,000*
+	*Individuals (11)*	*91,457,518,036*	*134,550,703,977*	*82,798,359,988*	*39,705,174,047*

	Closing balance	During the period		Opening balance
	Value	Increase	Reduce	Value
	VND	*VND*	*VND*	*VND*
- Long-term loans due for repayment	205,200,000	136,800,000	17,373,995,240	17,442,395,240
+ *Ho Chi Minh City Development Commercial Bank - Binh Dinh Branch*	-	-	*17,305,595,240*	*17,305,595,240*
+ *Vietnam Prosperity Commercial Joint Stock Bank - Kinh Do Branch (12)*	*205,200,000*	*136,800,000*	*68,400,000*	*136,800,000*
Long-term	***177,172,267,993***	-	***136,800,000***	***177,309,067,993***
- Long-term bank loans	413,600,000	-	136,800,000	550,400,000
+ *Vietnam Prosperity Commercial Joint Stock Bank - Kinh Do Branch (12)*	*413,600,000*	-	*136,800,000*	*550,400,000*
- Long-term loans from other organizations	176,238,667,993	-	-	176,238,667,993
+ *Hoa Hiep Company Limited (13)*	*176,238,667,993*	-	-	*176,238,667,993*
- Long-term loans from other individuals	520,000,000	-	-	520,000,000
Total	**1,016,153,459,799**	**764,782,398,630**	**587,614,178,719**	**838,985,239,888**

Details regarding 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.

5.17 Borrowings and Financial Leases (Continued)

(2) Loan from Vietnam Prosperity Joint Stock Commercial Bank - Kinh Do Branch under Credit Line Contract No. CLC-57900-01 dated 22nd September 2025 with a credit limit of VND 150,000,000,000, of which a sub-limit for loans and loan equivalents of VND 100,000,000,000 is for payment guarantees, and an unsecured overdraft limit of VND 5,000,000,000 is under Account Overdraft Facility Contract No. CLC-57900-02 dated 22nd September 2025; Credit line term: 12 months from the signing date of the Contract; Loan term: in accordance with each specific promissory note but not exceeding 09 months; Interest rate: specified for each drawdown; Purpose: To supplement working capital and issue guarantees (bid bonds, performance bonds, advance payment bonds, warranty bonds, payment guarantees) for construction and site leveling activities; Security measures:

+ Margin deposits;

+ Mortgages over real estate and transportation vehicles eligible under regulations;

+ Pledges of valuable papers issued by VPBank (margin deposits/ savings books/ deposit contracts/ funds in current accounts)/ certificates of deposit; deposit contracts/ certificates of deposit of VPB SMBC FC/ bonds distributed by VPBankS;

+ Guarantee from Mrs. Nguyen Thanh Tuyen, under Guarantee Contract No. 01/BLCN dated 22nd September 2025 and its amending, supplementing, or replacing documents (if any);

+ Other security measures and assets agreed upon between VPBank and the customer and/or a third party (if any) under security contracts.

(3) Loan from Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Kinh Do Branch under Credit Limit Agreement No. CLC-46336-03 dated 30th May 2025 and Credit Limit Agreement No. CLC-99773-01 dated 7th August 2026, which is based on the framework of agreement CLC-46336-03 to renew the agreement with a total credit limit of VND 100,000,000,000, of which the loan limit is VND 33,000,000,000 and the guarantee limit is VND 70,000,000,000. The limit maintenance period is 12 months. The loan term does not exceed 9 months and is specified for each drawdown. The interest rate is determined upon each drawdown. The purpose of the loan is to supplement working capital for construction activities. Collateral includes:

- Rights to collect debts arising from Construction Contract No. 206/2025/HĐTC/VINA2-EQ dated 2nd June 2025; Under the Mortgage Agreement of Receivables No. 120226-12190260-01/HĐTC/VPB-QDN signed on 25th February 2026 and its amendments, supplements, and replacements (if any);

- Future-formed goods serving Construction Contract No. 206/2025/HĐTC/VINA2-EQ dated 2nd June 2025; Under Mortgage Agreement No. 120226-12190260-01/HĐTC/VPB-HH signed on 25th February 2026 and its amendments, supplements, and replacements (if any);

5.17 Borrowings and Financial Leases (Continued)

- Rights to collect debts arising from Construction Contract No. 09/2025/HĐTC/VINA2-EQ dated 22nd April 2025; Under the Mortgage Agreement of Receivables No. 290525-12190260-01/HĐTC/VPB-QDN signed on 2nd June 2025 and its amendments, supplements, and replacements (if any);

- Future-formed goods serving Construction Contract No. 09/2025/HĐTC/VINA2-EQ dated 22nd April 2025; Under Mortgage Agreement No. 290525-12190260-01/HĐTC/VPB-HH signed on 2nd June 2025 and its amendments, supplements, and replacements (if any);

- Rights to collect debts arising from Construction Contract No. 06/2025/HĐTC-KC/VCN-VINA2.EQ dated 3th March 2025; Under the Mortgage Agreement of Receivables No. 290525-12190260-02/HĐTC/VPB-QDN signed on 2nd June 2025 and its amendments, supplements, and replacements (if any);

- Future-formed goods serving Construction Contract No. 06/2025/HĐTC-KC/VCN-VINA2.EQ dated 3th March 2025; Under Mortgage Agreement No. 290525-12190260-02/HDTC/VPB-HH signed on 02 June 2025 and its amendments, supplements, and replacements (if any);

- Rights to collect debts arising from Construction Contract No. 08/2025/HĐTC/VINA2-EQ dated 19th March 2025; Under the Mortgage Agreement of Receivables No. 060625-12190260-02/HĐTC/VPB-QDN signed on 11th June 2025 and its amendments, supplements, and replacements (if any);

- Future-formed goods serving Construction Contract No. 08/2025/HĐTC/VINA2-EQ dated 19th March 2025; Under Mortgage Agreement No. 060625-12190260-02/HĐTC/VPB-HH signed on 11th June 2025 and its amendments, supplements, and replacements (if any);

- Other security measures and collateral agreed upon between VPBank and the Customer and/or a third party (if any) under Security Agreements signed before, during, and after the effective date of this Credit Limit Agreement.

(4) 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.

5.17 Borrowings and Financial Leases (Continued)

(5) Loan from Vietnam Bank for Agriculture and Rural Development - Hanoi II Branch under Credit Contract No. 1505-LAV-202500454 dated 16th May 2025 and the succeeding Contract No. 1505-LAV-202600812 dated 24th August 2026 which extends the previous contract, with a credit limit of VND 60,000,000,000 (including both loan and guarantee limits); Credit line term: up to a maximum of 12 months from the signing date of the contract; Loan term: in accordance with each specific promissory note but not exceeding 09 months; Interest rate: specified for each drawdown; Purpose: To supplement working capital for the Company's production and business activities under the 2025-2026 business plan. The loan is secured by the following mortgaged assets:

+ The mortgage contract has notarization number: 69/Q4.1/2020, Book number: 04 TP/CC–SCC/HĐGD, notarized by Tran Hoang Lan Notary Office on September 17th, 2020; The property is registered as a secured transaction in accordance with regulations.

+ The mortgage contract has notarization number: 3271, book number: 01.T, TP/CC – SCC/HĐGD, notarized by Pham Van Khanh Notary Office on November 20th, 2019; The property is registered as a secured transaction in accordance with regulations.

+ The property mortgage contract has notarization number: 575/2026/CCGD, notarized by Tran Nguyen Tu Notary Office on March 31st, 2026; the property is registered as a secured transaction in accordance with regulations.

+ The property mortgage contract has notarization number: 574/2026/CCGD, notarized by Tran Nguyen Tu Notary Office on March 31st, 2026; the property is registered as a secured transaction in accordance with regulations.

+ The property mortgage contract has notarization number: 573/2026/CCGD, notarized by Tran Nguyen Tu Notary Office on March 31st, 2026; the property is registered as a secured transaction in accordance with regulations.

+ The property mortgage contract has notarization number: 572/2026/CCGD, notarized by Tran Nguyen Tu Notary Office on March 31st, 2026; the property is registered as a secured transaction in accordance with regulations.

(6) Loan from Tien Phong Commercial Joint Stock Bank - Bac Tu Liem Branch under Credit Contract No. 217/2026/HDTD/BTL dated 26th May 2026 with a credit limit not exceeding VND 80,000,000,000 (of which the loan limit is VND 30,000,000,000 and the guarantee limit is VND 50,000,000,000); Credit line term: 12 months from the signing date of the contract; Loan term: in accordance with each specific promissory note but not exceeding 09 months; Interest rate: specified for each drawdown; Purpose: To supplement working capital for construction and installation activities; Security measure: Unsecured.

5.17 Borrowings and Financial Leases (Continued)

(7) Loan from Tien Phong Commercial Joint Stock Bank - Thang Long Branch under Loan Contract No. 207/2025/HDTD/PHG dated 16th July 2025 with a credit limit of VND 30,000,000,000, of which the loan limit is VND 10,000,000,000 and the guarantee limit is VND 20,000,000,000. Purpose: To supplement working capital for construction business activities. The loan term is 12 months with the interest rate specified for each drawdown.

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

+ Loan and payment guarantee limit: A maximum of VND 200,000,000,000, of which VND 170,000,000,000 is for construction and installation activities, and VND 30,000,000,000 is for commercial activities;

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

Credit line term: 12 months; Loan term: in accordance with each specific promissory note but not exceeding 09 months (for the construction and installation sector) and not exceeding 05 months (for the commercial sector); Interest rate: specified for each promissory note; Purpose:

+ Loan purpose: To supplement working capital and issue payment guarantees for construction and installation activities and commercial business activities; To disburse salary payments to employees serving construction and installation activities and commercial business activities;

+ Guarantee purpose: To issue various types of guarantees as prescribed for activities related to the customer's construction and installation.

(9) Loan from Vietnam Bank for Agriculture and Rural Development (Agribank) - Hong Ha Branch under Credit Agreement No. 1260-LAV-202500150 dated 19th September 2025. Credit limit: VND 1,200,000,000. Purpose: To supplement working capital for business and production activities in 2025-2026. Term of credit limit: 12 months, from 19th September 2025 to 19th September 2026. Interest rate and specific term are determined according to each promissory note. Collateral includes:

- Security Agreement No. 01/2022/HĐTC/NHNoHH-VINA2 dated 16th May 2022. The mortgage was registered at the Center for Registration of Transactions and Assets in Hanoi on 25th May 2022.

- Security Agreement No. 4203.2022, Book No. 06/2022TP/CC-SCC/HĐGD dated 6th June 2022 at Hai Ba Trung Notary Office, Hanoi City.

5.17 Borrowings and Financial Leases (Continued)

(10) Loan from Vietnam Maritime Commercial Joint Stock Bank (MSB) - Thanh Xuan Branch under Credit Limit Agreement No. 112-00054711.2544/2025/HĐTD dated 2nd December 2025 and the Appendix on the agreement to use the MFine flexible loan product dated 2nd December 2025 with a transaction limit of VND 10,000,000,000, which includes a short-term loan limit of VND 4,000,000,000 and a bank guarantee limit of VND 10,000,000,000. The purpose of the loan is to supplement working capital for business and production activities. The loan term is 6 months with the interest rate determined upon each drawdown. As at 30th June 2026, the Agreement has expired.

(11) Loans from individuals under loan agreements; Interest rates ranging from 5% to 13% per annum; Purpose: To supplement working capital for business and production activities. Form of security: Unsecured.

(12) Loan from Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Kinh Do Branch under Credit Agreement No. CLC-32113-01 dated 06th December 2024; Loan amount: VND 824,000,000. Purpose of loan: To purchase 01 TOYOTA Fortuner 2.4 car, model GUN165L_SUTSXU, under Vehicle Purchase Agreement No. 01241921 dated 27th November 2024 between Toyota My Dinh One Member Company Limited and VINA2 Construction and Mechanical Equipment Joint Stock Company. The loan term is 72 months, the interest rate is fixed at 7.8% per annum for the first 12 months from the first disbursement date, and thereafter the interest rate is adjusted periodically on a monthly basis. Collateral is 01 TOYOTA car, model FORTUNER 2.4CD, license plate 30L-845.60 under Mortgage Agreement No. CLC-32113-12190260-HDTC-01 dated 06th December 2024.

(13) Loan from Hoa Hiep Company Limited under Agreement No. 1005/HDV/HH-VINA2 dated 10th May 2023, and Amendment and Supplement Appendix No. 03 dated 17th September 2024, with a loan amount of VND 176,238,667,993; interest rate of 9% per annum; 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; Purpose of loan: to carry out business and production activities.

5.18. Owner's equity

Table of changes in equity

	Owner's contributed capital	*Share premium*	*Development Investment fund*	*Other equity funds*	*Retained earnings*	*Non-controlling interests*	*Total*
	VND	*VND*	*VND*	*VND*	*VND*	*VND*	*VND*
Opening balance of the prior year	**687,694,100,000**	**73,121,759,196**	**70,379,474,239**	**1,602,255,027**	**82,116,796,051**	**16,218,808,756**	**931,133,193,269**
- Shares issued for stock dividends	68,761,150,000	-	-	-	(68,761,150,000)	-	-
- Profit of previous years	-	-	-	-	16,588,391,794	749,321,227	17,337,713,021
- Profit distribution at Parent Company	-	-	-	-	(4,025,631,102)	-	(4,025,631,102)
+ Appropriation to bonus and welfare fund	-	-	-	-	*(4,025,631,102)*	-	*(4,025,631,102)*
- Appropriation to funds at Subsidiaries	-	-	-	73,483,321	(183,708,302)	-	(110,224,981)
- Other decreases	-	-	-	-	(358,480,412)	(119,493,471)	(477,973,883)
Closing balance of the prior year	**756,455,250,000**	**73,121,759,196**	**70,379,474,239**	**1,675,738,348**	**25,376,218,029**	**16,848,636,512**	**943,857,076,324**
Opening balance of current year	**756,455,250,000**	**73,121,759,196**	**70,379,474,239**	**1,675,738,348**	**25,376,218,029**	**16,848,636,512**	**943,857,076,324**
- Profit for the period	-	-	-	-	7,107,889,830	207,336,377	7,315,226,207
- Profit distribution	-	-	-	-	(1,658,839,180)	-	(1,658,839,180)
+ Appropriation to bonus and welfare fund	-	-	-	-	*(1,658,839,180)*	-	*(1,658,839,180)*
Closing balance of current year	**756,455,250,000**	**73,121,759,196**	**70,379,474,239**	**1,675,738,348**	**30,825,268,679**	**17,055,972,889**	**949,513,463,351**

Capital transactions with owners and dividend distribution, profit sharing.

	Current period (VND)	Prior period (VND)
- Owner's contributed capital		
Opening balance	*756,455,250,000*	*687,694,100,000*
Increase during the period	-	-
Decreased during the period	-	-
Closing balance	*756,455,250,000*	*687,694,100,000*
- Dividends, profits already distributed	-	-

Share

	Closing balance Share	Closing balance Share
- Number of shares registered for issuance	75,645,525	75,645,525
- 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	75,645,525	75,645,525
+ *Ordinary shares*	*75,645,525*	*75,645,525*
+ *Preference shares*	-	-
* *Par value of shares (VND/Share)*	*10,000*	*10,000*

Funds

	Closing balance VND	Closing balance VND
- Development Investment Fund	70,379,474,239	70,379,474,239
- Other funds belonging to equity capital	1,675,738,348	1,675,738,348
Total	**72,055,212,587**	**72,055,212,587**

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

6.1. Revenue from sales of goods and rendering of services

	Current period *VND*	Prior period *VND*
- Revenue from construction activities	548,081,821,376	341,622,484,590
- Revenue from real estate business operations	13,716,431,230	32,449,865,078
- Sales revenue	-	99,904,509,040
- Other revenue	18,764,408,308	18,985,822,645
Total	**580,562,660,914**	**492,962,681,353**

6.2. Cost of goods sold

	Current period *VND*	Prior period *VND*
- Cost of construction operations	516,346,327,243	286,033,615,777
- Cost of goods sold for real estate business operations.	11,093,140,450	28,133,695,345
- Cost of goods sold	-	99,817,054,920
- Other operating costs	12,637,469,415	14,740,591,091
Total	**540,076,937,108**	**428,724,957,133**

6.3. Financial income

	Current period *VND*	Prior period *VND*
- Interest on deposits and loans	4,232,981,971	5,869,610,801
- Profits from the transfer of shares	16,800,000,000	-
Total	**21,032,981,971**	**5,869,610,801**

6.4. Financial expense

	Current period *VND*	Prior period *VND*
- Interest on loans	32,264,250,220	29,079,754,313
Total	**32,264,250,220**	**29,079,754,313**

6.5. Selling expense

	Current period *VND*	Prior period *VND*
- Cost of raw materials and packaging	2,600,000	-
- Outsourced service costs	597,093,971	1,502,607,062
Total	**599,693,971**	**1,502,607,062**

6.6. General and administrative expense

	Current period *VND*	Prior period *VND*
- Employee costs	13,837,490,845	13,843,472,892
- Material costs, management costs, tools and equipment costs	325,580,501	694,862,911
- Depreciation cost of fixed assets	1,311,974,261	2,892,777,846
- Taxes, fees and charges	28,757,749	1,118,951,216
- Reversal of provision for doubtful receivables	(1,142,090,636)	-
- Provision for doubtful receivables	-	629,957,367
- Outsourced service costs	6,158,616,565	3,897,779,069
- Other monetary expenses	2,769,799,898	5,336,253,793
Total	**23,290,129,183**	**28,414,055,094**

6.7. Other income

	Current period *VND*	Prior period *VND*
- Reversal of construction warranty provision	5,061,242,999	760,152,626
- Clearance sale	1,504,185,818	
- Debts that don't need to be repaid	-	3,811,471,957
- Other income	241,977,809	140,710
Total	**6,807,406,626**	**4,571,765,293**

6.8. Other expenses

	Current period *VND*	Prior period *VND*
- Late payment penalties for taxes and insurance	45,255,170	120,347,210
- Fine	591.202.056	-
- Other items	69,135,491	33,464,922
Total	**705,592,717**	**153,812,132**

6.9. Current corporate income tax expense

	Current period *VND*	Prior period *VND*
- Current Corporate income tax expense of the parent company	2,956,978,107	5,519,611,512
- Current Corporate income tax expense of subsidiaries	280,785,939	33,699,686
+ *Vina2 Urban Investment and Services Co., Ltd.*	*19,804,054*	*9,195,141*
+ *VINA2 Construction and Mechanical Equipment Joint Stock Company*	*260,981,885*	*24,504,545*
Total current corporate income tax expense	**3.237.764.046**	**5,553,311,198**

6.10. Earnings per share

	Current period VND	Prior period VND
Earnings attributable to ordinary shareholders (VND)	7,107,889,829	8,150,044,751
Weighted average number of ordinary shares outstanding during the year (Share)	75,645,525	67,877,170
Basic earnings per share (VND/share)	**94**	**120**
Diluted earnings per share (VND/share)	**94**	**120**

6.11. Production and business costs by element

	Current period *VND*	Prior period *VND*
- Raw materials and supplies	384,617,117,412	278,490,019,265
- Labor costs	165,747,376,662	71,867,275,046
- Depreciation and amortisation of fixed assets	3,990,837,317	5,541,643,304
- Taxes, fees and charges	5,555,555	1,118,951,216
- Provision expenses / Reversal of provisions	(1,142,090,636)	629,957,367
- Expenses for outsourced services	26,393,788,962	16,636,042,387
- Other expenses in cash	30,357,344,158	15,984,760,710
Total	**609,969,929,430**	**390,268,649,295**

7. OTHER INFORMATION

7.1. Events occurring 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 interim financial statements to be misrepresented.

7.2. Information about shareholders

The list of parties involved with the Company during the year and as of the end of the accounting period includes:

Shareholders	Relationship
VINA2 Water and Electricity 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 Transportation Construction Joint Stock Company	Associated company (No longer an associated since March 31st, 2026)
MST Investment Joint Stock Company	Shareholders with significant influence, Related parties of key members
Do Thanh Real Estate Investment and Development Joint Stock Company	Associated company, Related party of a key member.
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

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

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

		Closing balance VND	Opening balance VND
	Trade receivables	**145,111,803,223**	**137,524,084,111**
+	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 Investment and Development 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
	Pay the seller in advance.	**114,621,352,484**	**132,264,875,897**
+	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
	Loans must be collected	**43,907,821,170**	**46,717,821,170**
+	VINA2 Water and Electricity 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	***23.048.564.453***	***21.161.251.087***
+	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	**3,589,044,235**	**3,924,370,346**
+	VINA2 Water and Electricity 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
	Advance to supplier	**29,387,532,909**	**38,449,730,130**
+	MST Investment Joint Stock Company	29,387,532,909	38,449,730,130

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONTINUED)

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

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

	Current period (VND)	Prior period (VND)
Revenue from sales of goods and rendering of services	**148,564,363,415**	**59,502,830,395**
+ 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
Purchase of goods and services (excluding tax)	**467,918,704**	**396,326,980**
+ VINA2 Water and Electricity 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
Collection 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
Disbursements of loans	**-**	**500,000,000**
+ VINA2 Water and Electricity and Fire Protection Joint Stock Company	-	500,000,000

(*) The Company ceased to be a related party of VINA2 Investment and Construction Joint Stock Company as at 30th June 2026. Therefore, the closing balance is not clearly presented.

Salaries, remuneration, bonuses, and other benefits for company managers :

	Position	Current period (VND)	Prior period (VND)
Board of Directors			
Mr. Nguyen Thanh Tuyen	Chairman of the BOD	169,919,615	182,093,764
Mr. Nguyen Huy Quang	Vice Chairman of the BOD	159,754,668	169,002,572
Mr. Ngo Viet Hau	Vice Chairman of the BOD	153,527,631	170,692,342
Mr. Do Trong Quynh	Member of the BOD	119,532,734	181,364,517
Mr. Vu Trong Hung	Member of the BOD and General Director	169,630,669	186,013,938
Board of Supervisor			
Mrs. Nguyen Thi Thanh Hang	Head of the 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 January 5th, 2026)	157,514,753	-
Total		**1,923,032,776**	**1,923,143,708**

7.3. Information related to the company's business operations.

(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 consolidate 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. Events occurring after the end of the accounting period.

The Company's Board of Management affirms that, in its assessment, considering all material aspects, no unusual events occurred after the end of the accounting period that affected the Company's financial and operational situation and required adjustment or presentation in these Financial Statements.

7.5. Department Report

The company reports its business results according to its main business areas, including: construction; real estate; goods supply; and other activities. Details of business results by sector are as follows:

Key report: By business sector

	Current period	**Construction activities VND**	**Real estate business VND**	**Sales activities VND**	**Other activities VND**	**Total VND**
1.	Net revenue from sales to external parties	548,081,821,376	12,930,039,362	-	18,764,408,308	579,776,269,046
2.	Cost of goods sold	516,346,327,243	11,093,140,450		12,637,469,415	540,076,937,108
3.	Gross profit from business operations	31,735,494,133	1,836,898,912	-	6,126,938,893	39,699,331,938
4.	Departmental assets	1,524,773,156,669	243,841,065,272	7,116,422,216	17,643,157,999	1,793,373,802,156
5.	Unallocated assets	-	-	-	-	1,327,561,213,365
	Total Assets	**1,524,773,156,669**	**243,841,065,272**	**7,116,422,216**	**17,643,157,999**	**3,120,935,015,521**
6.	Departmental liabilities	1,377,588,875,614	212,789,678,886	-	31,551,429,214	1,621,929,983,714
7.	Unallocated liabilities	-	-	-	-	549,491,568,456
	Total Liabilities	**1,377,588,875,614**	**212,789,678,886**	-	**31,551,429,214**	**2,171,421,552,170**

7.6. Comparative data

The comparative figures in the Consolidated Interim Statement of Financial Position and corresponding notes are the figures from the Company's Financial statements for the fiscal year ended December 31st, 2025, which were audited by International Auditing and Valuation Company Limited.

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. 43/2025/TT-BTC since 1st January 2026. To ensure the comparability of information in the interim consolidated financial statements, the Company has restated or reclassified certain items in the financial statements as at 1st January 2026 as follows:

Item	Beginning balance Restated amount VND	31/12/2025 Previously reported amount VND	Difference VND
II. Short-term financial investments	**110,882,821,170**	**20,335,000,000**	**90,547,821,170**
Short-term held-to-maturity investments	110,882,821,170	20,335,000,000	90,547,821,170
III. Short-term receivables	**-**	**90,547,821,170**	**(90,547,821,170)**
Short-term loan receivables	-	90,547,821,170	(90,547,821,170)

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