

VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY
MST: 0100105895

CONSOLIDATED FINANCIAL STATEMENTS

QUARTER I -2026

--- Ha Noi - 2026 ---



VINA2 Investment and Construction Joint Stock Company

2nd-4th Floors, Building B, Kim Van-Kim Lu New Urban Area, Dinh Cong Ward, Hanoi

Form No. B 01- DN/HN

Unit: VND

CONSOLIDATED OF FINANCIAL POSITION

As of March 31, 2026

ASSETS	Code	Note	31/3/2026	01/01/2026
A. CURRENT ASSETS	100		28,063,475,912	15,476,554,129
I. Cash and cash equivalents	110	5	28,610,117,166	205,307,391,286
1. Cash	111		24,110,117,166	33,945,391,286
2. Cash equivalents	112		4,500,000,000	171,362,000,000
II. Short-term financial investment	120		301,626,121,170	309,166,121,170
1. Trading securities	121		198,283,300,000	198,283,300,000
2. Held to maturity investment	123		103,342,821,170	110,882,821,170
III. Short-term receivables	130		1,560,385,116,274	1,506,122,860,555
1. Short-term trade receivables	131	6	589,557,676,612	652,990,688,217
2. Short-term seller advance	132		754,208,524,927	725,159,838,029
4. Other short-term receivables	135	7	297,529,143,355	208,882,562,929
5. Provision for doubtful short-term receivables	136		-80,910,228,620	-80,910,228,620
IV. Inventory	140		429,367,997,275	401,064,887,685
1. Inventory	141	8	429,367,997,275	401,064,887,685
VI. Other current assets	160		30,812,731,671	24,782,713,235
1. Short-term prepaid expenses	161	9	24,034,383,860	19,625,623,685
2. VAT deductible	162		6,061,633,305	4,493,469,051
3. Taxes and other amounts receivable from the State	163		716,714,506	663,620,499
B. LONG-TERM ASSETS	200		705,425,688,085	620,413,630,358
I. Long-term receivables	210		133,268,656	133,268,656
Other long-term receivables	216		133,268,656	133,268,656
II. Fixed assets	220		46,593,744,980	45,170,684,914
1. Tangible fixed assets	221	10	46,593,744,980	45,170,684,914
- Original price	222		116,517,016,172	113,934,846,328
- Accumulated depreciation value	223		-69,923,271,192	-68,764,161,414
2. Intangible fixed assets	227	11	-	-
- Original price	228		54,587,600	54,587,600
- Accumulated depreciation value	229		-54,587,600	-54,587,600
IV. Investment real estate	240	12	134,028,057,909	137,097,576,661
- Original price	241		166,723,657,436	168,963,853,863
- Accumulated depreciation value	242		-32,695,599,527	-31,866,277,202
VI. Long-term financial investment	260		522,784,809,174	435,784,809,174
2. Investing in other entities	263	14	527,500,000,000	440,500,000,000
3. Provision for impairment of long-term investments in other entities	264		-4,715,190,826	-4,715,190,826
VII. Other long-term assets	270		1,885,807,366	2,227,290,953
1. Long-term deferred expenses	271	15	1,200,296,990	1,271,456,754
2. Deferred income tax assets	272		685,510,376	955,834,199
TOTAL ASSETS (270 = 100 + 200)	280		3,056,227,771,641	3,066,857,604,289

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Form B 01- DN

Unit: VND

CONSOLIDATED OF FINANCIAL POSITION

As of March 31, 2026

LIABILITIES AND OWNER'S EQUITY	Code	Note	31/3/2026	01/01/2026
C. LIABILITIES	300		2,109,609,162,805	2,123,000,527,965
I. Short-term debt	310		1,781,253,748,870	1,789,110,191,031
1. Short-term trade payables	311	16	428,525,476,937	465,091,111,578
2. Short-term advance payment buyer	312	17	516,822,976,985	526,361,202,943
3. Taxes and other payments to the State (Short-term)	314	18	26,865,980,569	25,464,452,764
4. Payable to workers	315		6,001,694,495	4,787,494,328
5. Short-term payable expenses	316	19	67,432,424,057	42,847,707,792
6. Short-term unearned revenue	319		347,023,715	347,023,715
7. Other short-term payables	320	20	60,606,820,011	59,608,958,478
8. Short-term loans and finance leases	321	21	669,225,206,163	661,676,171,895
9. Provision for short-term payables	322		5,061,242,999	-
10. Bonus and welfare fund	323		364,902,939	2,926,067,538
II. Long-term debt	330		328,355,413,935	333,890,336,934
Long-term payable expenses	334		24,954,618,256	24,954,618,256
1. Long-term unrealized revenue	337		7,889,889,330	7,889,889,330
2. Other long-term payables	337		118,304,438,356	118,304,438,356
3. Long-term loans and financial leases	339	22	177,206,467,993	177,309,067,993
4. Provision for long-term liabilities	343		-	5,432,322,999
D. OWNER'S EQUITY	400	23	946,618,608,836	943,857,076,324
1. Owner's equity	411		756,455,250,000	756,455,250,000
- Common shares with voting rights	411a		756,455,250,000	756,455,250,000
2. Capital surplus	412		73,121,759,196	73,121,759,196
3. Development investment fund	418		70,379,474,239	70,379,474,239
4. Other equity funds	419		1,675,738,348	1,675,738,348
5. Undistributed profit after tax	420		28,767,578,297	25,376,218,029
- Undistributed profit after tax accumulated to the end of the previous period	420a		26,310,735,463	8,787,826,235
Undistributed profit after tax this period	420b		2,456,842,834	16,588,391,794
6. Non-controlling interest	429		16,218,808,756	16,848,636,512
TOTAL LIABILITIES AND OWNER'S EQUITY (440=300+400)	440		3,056,227,771,641	3,066,857,604,289

Hanoi, April 28, 2026

Prepared

Cao Hong Le

Chief Accountant

Luong Van Hoang

General Director



Vu Trong Hung

VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

2nd-4th Floors, Building B, Kim Van - Kim Lu Urban Area,
Dinh Cong Ward, Hanoi

FINANCIAL STATEMENTS

For the period from January 1, 2026
to March 31, 2026

CONSOLIDATED STATEMENT OF PERFORMANCE

For the period from January 1, 2026 to March 31, 2026

ITEMS	Code	Note	QUARTER 1/2026	QUARTER 1/2025	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
Sales and service revenue	01	24	242,771,294,408	225,499,769,855	242,771,294,408	225,499,769,855
Revenue deductions	02		-	-	-	-
Net revenue from sales and services (10 = 01 - 02)	10		242,771,294,408	225,499,769,855	242,771,294,408	225,499,769,855
Cost of goods sold	11	25	236,272,470,078	201,812,417,362	236,272,470,078	201,812,417,362
Gross profit from sales and service provision (20 = 10 - 11)	20		6,498,824,330	23,687,352,493	6,498,824,330	23,687,352,493
Financial revenue	22	26	18,296,821,216	3,369,622,282	18,296,821,216	3,369,622,282
Financial costs	23	27	12,864,148,331	13,341,929,508	12,864,148,331	13,341,929,508
In which: Interest expense	24		12,864,148,331	13,341,929,508	12,864,148,331	13,341,929,508
Cost of sales	25		-	-	-	-
Business management costs	26		8,957,594,669	9,015,056,973	8,957,594,669	9,015,056,973
Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		2,973,902,546	4,699,988,294	2,973,902,546	4,699,988,294
Other income	31	29	79,499,950	150,786,580	79,499,950	150,786,580
Other costs	32	30	90,128,489	66,525,376	90,128,489	66,525,376
Other Profit (Loss) (40 = 31 - 32)	40		-10,628,539	84,261,204	-10,628,539	84,261,204
Total accounting profit before tax (50=30+40)	50		2,963,274,007	4,784,249,498	2,963,274,007	4,784,249,498
Current corporate income tax expense	51	31	526,940,182	749,549,884	526,940,182	749,549,884
Deferred corporate income tax expense	52		65,714,619	207,300,015	65,714,619	207,300,015

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to March 31, 2026

CONSOLIDATED STATEMENT OF PERFORMANCE

For the period from January 1, 2026 to March 31, 2026

ITEMS	Code	Note	QUARTER 1/2026	QUARTER 1/2025	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
Profit after corporate income tax (60 = 50 – 51 – 52)	60		2,370,619,206	3,827,399,599	2,370,619,206	3,827,399,599
Profit after tax of parent company			2,352,990,952	3,801,857,080	2,352,990,952	3,801,857,080
Profit after tax of non-controlling shareholders			17,628,254	25,542,519	17,628,254	25,542,519
Basic earnings per share	70	32	31	55	31	55
Declining earnings per share	71					

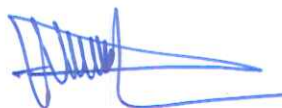
Hanoi, April 28, 2026

Prepared by



Cao Hong Le

Chief Accountant



Luong Van Hoang

General Director



Vu Trong Hung

CONSOLIDATED CASH FLOW STATEMENT
For the period from January 1, 2026 to March 31, 2026
By indirect method

ITEMS	Code	Note	From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		2,963,274,007	5,001,572,742
2. Adjustments for items				
1. Depreciation of fixed assets, investment real estate	02		1,988,432,103	1,969,345,751
2. Provisions	03		-	-
3. Profit and loss from investment activities	05		-18,296,821,216	-34,603,005,603
4. Interest expense	06		12,864,148,331	13,341,929,508
5. Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		-480,966,775	-14,290,157,602
1. Increase, decrease receivables	09		41,071,781,182	-164,787,962,544
2. Increase, decrease inventory	10		-28,303,109,590	-29,166,203,517
3. Increase, decrease in payables (excluding interest payable, corporate income tax payable)	11		66,871,367,241	117,842,479,283
4. Increase/decrease in deferred expenses pending allocation	12		-4,337,600,411	1,638,279,751
5. Increase, decrease trading securities	13		-	-
6. Borrowing costs paid	14		-13,703,814,729	-15,154,132,090
7. Corporate income tax paid	15		-426,879,191	-4,136,144,877
8. Other income from business activities	16		-647,456,010	-
9. Other expenses for business activities	17		-2,561,164,599	-2,669,889,000
Net cash flow from operating activities	20		57,482,157,118	-110,723,730,596
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Expenditure for purchasing and constructing fixed assets and other long-term assets	21		-341,973,417	-
2. Cash spent on lending and purchasing debt instruments of other entities	23		-270,000,000	-33,830,000,000
3. Loan recovery, resale of other debt instruments	24		7,810,000,000	7,406,069,211
4. Money spent on investment in other entities	25		-171,000,000,000	-
5. Proceeds from capital investment in other entities	26		-98,670,805,837	30,175,299,986
6. Interest income, dividends and profits	27		20,846,913,748	1,491,460,912
Net cash flow from investing activities	30		-241,625,865,506	5,242,830,109
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowing	33		282,776,340,008	63,055,578,650
2. Loan principal repayment	34		-275,329,905,740	-126,357,201,620
Pay the principal of the finance lease	35		-	-
3. Dividends, profits paid to owners	36		-	-
Net cash flow from financing activities	40		7,446,434,268	-63,301,622,970
Net cash flow during the period (50=20+30+40)	50		-176,697,274,120	-168,782,523,457
Cash and cash equivalents at the beginning of the period	60		205,307,391,286	197,195,999,369
Cash and cash equivalents at the end of the period (70=50+60+61)	70		28,610,117,166	28,413,475,912

Hanoi, April 28, 2026

Prepared by



Cao Hong Le

Chief Accountant



Luong Van Hoang

General Director



Vu Trong Hung

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
FOR QUARTER I OF 2026**

1. Characteristics of Business operations

1.1. Form of Capital ownership

VINA2 Investment and Construction Joint Stock Company is a joint stock company established under Decision No. 1284/QĐ-BXD dated September 29, 2003, by the Minister of Construction regarding the conversion of the State-owned Construction Company directly under the Vietnam Import-Export and Construction Corporation (now the Vietnam Import-Export and Construction Joint Stock Corporation) into Construction Joint Stock Company No. 2 - Vinaconex 2. The company operates under Business Registration Certificate No. 0100105895 issued by the Hanoi Department of Planning and Investment for the first time on October 24, 2003, and subsequent change certificates. According to Resolution No. 02/VC2/NQ-HĐQT dated March 19, 2020, the 2020 Annual General Meeting of Shareholders approved the plan to change the company's name and logo. The company changed its name to VINA2 Investment and Construction Joint Stock Company as per the 29th change of the joint stock company registration certificate dated February 5, 2026.

The consolidated financial statements of the Company include the Company and its subsidiaries, joint ventures.

1.2. Business fields:

Construction, services, and real estate, etc.

1.3. Main business activities of the Company and its subsidiaries, joint ventures:

- Construction of civil, industrial, and road transport works at all levels, bridges, irrigation, postal facilities, foundations, urban infrastructure projects, and industrial zones, electrical transmission lines, and substations up to 110KV; foundation leveling, treatment of weak soil; construction of drainage works; installation of technological and pressure pipes, refrigeration systems;

- Residential development, real estate business;

- Repair, replacement, and installation of machinery and equipment, all types of concrete structures, steel structures, technical systems of construction (elevators, air conditioning, ventilation, drainage);

- Production and trading of construction materials (sand, stone, bricks, tiles, cement, concrete components, ready-mixed concrete, and other types of construction materials used in interior decoration. Business is only permitted when authorized by competent State authorities.

- Consulting, investing, implementing construction investment projects, project planning, consulting tenders, supervising, and project management.

- Import and export of materials, machinery, equipment, spare parts, production materials, consumer goods, production materials, technological lines, automated machinery and equipment, construction materials, means of transport;
- Agent for domestic and foreign companies trading in goods serving production and consumption;
- Real estate management services, real estate consulting.

1.4. Normal operating cycle

The normal operating cycle of the Company and its subsidiaries and joint ventures is within a period of 12 months.

1.5. Company Structure

As of the reporting date, the Company has 2 subsidiaries

Subsidiaries	% interests and voting rights	
	2026	2025
VINA2 Investment and Urban Services Co., Ltd	100%	100%
VINA2 Construction and Mechanical Equipment., JSC	75%	75%

2. Basis of financial reporting

2.1. Declaration of Compliance

The consolidated financial statements are prepared and presented in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprises Accounting Regime, and the relevant legal regulations pertaining to the preparation and presentation of financial statements.

2.2. Basis of Measurement

The consolidated financial statements, except for the consolidated cash flow statement, are prepared on an accrual basis using the cost principle. The consolidated cash flow statement is prepared using the indirect method.

2.3. Fiscal Year

The fiscal year of the Company and its subsidiaries runs from January 1 to December 31.

2.4. Currency Unit

The accounting currency of the Company and its subsidiaries is the Vietnam Dong (“VND”), which is also the currency used for the purposes of preparing and presenting the consolidated financial statements.

3. Summary of Key accounting policies

The following are the key accounting policies adopted by the Company and its subsidiaries in preparing these consolidated financial statements.

3.1. Consolidation basis

(a) Subsidiaries

Subsidiaries are entities controlled by the Company. The financial statements of subsidiaries are included in the consolidated financial statements from the date control begins until the date control ceases.

(b) Non-controlling interests

Non-controlling interests are determined based on the proportionate ownership of non-controlling shareholders in the net assets of the acquired entity at the acquisition date.

The divestment of the Company in a subsidiary that does not result in the loss of control is accounted for similarly to equity transactions. The difference between the change in the Company's ownership interest in the net assets of the subsidiary and the cash received or paid from the divestment in the subsidiary is recognized in retained earnings within equity.

(c) Loss of control

When control is lost in a subsidiary, the Company ceases to recognize the assets and liabilities of the subsidiary as well as non-controlling interests and other components of equity. Any gains or losses arising from this event are recognized in the consolidated statement of profit or loss. After divesting the remaining interest in the subsidiary (if any), it is recognized at the carrying value of the investment on the parent company's financial statements, adjusted for the proportionate changes in equity since the acquisition if the Company still has significant influence over the investee, or presented at the original cost of the remaining investment if there is no significant influence.

(d) Transactions eliminated on consolidation

Intercompany balances and unrealized income and expenses from intercompany transactions are eliminated in the preparation of the consolidated financial statements.

(e) Joint Ventures and associates

Investments in joint ventures and associates are consolidated using the equity method.

3.2. Foreign currency transactions

Transactions in currencies other than VND during the period are converted to VND according to the actual exchange rate on the transaction date.

Assets and liabilities denominated in currencies other than VND are converted to VND based on the average buying and selling exchange rate of the commercial bank where the Company or its subsidiaries regularly conduct transactions as of the end of the accounting period.

All exchange rate differences are recognized in the consolidated income statement.

3.3. Cash and cash equivalents

Cash includes cash on hand and demand deposits. Cash equivalents are short-term, highly liquid investments that can be easily converted into a known amount of cash, carry minimal risk of changes in value, and are used to meet short-term cash commitments rather than for investment purposes or other purposes.

3.4. Investment

(a) Held-to-maturity investments

Held-to-maturity investments are those that the Company's Management Board and subsidiaries intend to and are able to hold until maturity. Held-to-maturity investments include term deposits. These investments are recorded at cost less provisions for bad debts.

(b) Investments in equity of other entities

Investments in equity instruments of other entities are initially recorded at cost, which includes the purchase price and related directly attributable acquisition costs. After initial recognition, these investments are measured at cost less provisions for impairment. Impairment provisions are established when the investee incurs losses, except when such losses were anticipated by the Company or its subsidiaries at the time of the investment decision. Impairment provisions can be reversed when the investee subsequently generates profits to offset previously recognized losses. Such provisions can only be reversed to the extent that the carrying amount of the investment does not exceed it carrying amount had no provision been recognized.

3.5. Accounts receivable

Accounts receivable from customers and other receivables are reflected at original cost less impairment allowances for uncollectible receivables.

3.6. Inventories

Inventories are reported at the lower of cost and net realizable value. The cost of real estate projects is determined using the specific identification method and includes all costs incurred to acquire the inventories in their current location and condition, including land use rights, land development costs, infrastructure costs, and construction costs. The cost of other inventory categories is calculated using the weighted average method, which incorporates all expenditures involved in acquiring the stocks in their current location and condition. Net realizable value is calculated by subtracting the selling price of the inventory from the expected expenses of completing the items and selling them.

The company and its subsidiaries apply the periodic inventory method for inventory accounting.

3.7. Tangible fixed assets

Initial cost

Tangible fixed assets are presented at initial cost less accumulated depreciation. The cost of tangible fixed assets includes purchase price, import taxes, non-refundable purchase taxes, and any direct costs associated with getting the asset to its intended

position and condition for use. Repair, maintenance, and overhaul expenditures incurred after the tangible fixed assets have been put into operation are recorded in the consolidated statement of profit or loss for the period in which they are incurred. In circumstances where it is clearly proved that these expenditures raise the economic advantages predicted to be received from utilizing the tangible fixed assets above the regular operating level as originally evaluated, these costs are capitalized as an extra cost of the tangible fixed assets.

Depreciation

Tangible fixed assets are depreciated using the straight-line method, which is based on their expected useful life. The expected useful life is shown below:

Buildings and architectural structures	: 5 – 25 years
Machinery and equipment	: 7 – 12 years
Transport and transmission vehicles	: 3 – 6 years
Office equipment	: 3 years

3.8. Intangible fixed assets

Land use rights

Land-use rights include:

- Land-use rights assigned by the State with payment for land-use rights; and
- Land-use rights legally transferred.

Land-use rights without a fixed duration are recorded at their initial cost and are not depreciated. Land-use rights having a set term are recorded at their original cost, less accrued depreciation. The initial original cost of land-use rights includes the value of the rights reflected in the purchase price, as well as any directly connected expenditures involved in obtaining the rights.

3.9. Investment properties

Investment properties for rent

Initial cost

Investment properties for rent are presented at initial cost minus accumulated depreciation. The initial cost of investment properties for rent comprises the purchase price, land use rights costs, and other costs directly associated to preparing the asset for its intended function, as assessed by management. Costs incurred after the investment properties for rent has been put into operation, such as repair and maintenance costs, are recognized in the consolidated income statement for the period in which these costs are incurred. In circumstances where it can be clearly demonstrated that these costs increase the economic benefits expected from the investment properties for rent beyond the standard operating level as initially assessed, these costs are capitalized as an extra initial cost of the investment properties for rent.

Depreciation

Investment properties are depreciated using the straight-line method, which is based on their expected useful life. The expected useful life is shown below:

+ Buildings:	30 - 50 years
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3.10. Basic construction in progress

Basic construction in progress reflects costs of construction that have not been completed. Depreciation is not applied to basic construction in progress during the construction phase.

3.11. Long-term prepaid expenses

Tools and equipment

Tools and equipment are assets owned by the Company and its subsidiaries for use in routine business operations, with an initial cost of less than 30 million VND, and hence do not qualify for classification as fixed assets. The initial cost of tools and equipment is allocated on a straight-line basis over a period of two to three years.

Scaffolding and formwork cost

Scaffolding and formwork costs show the value of scaffolding, formwork, tools, equipment, materials, and supplies used in construction projects that are expected to bring economic advantages for the Company for at least a year. These costs are classified as long-term prepaid expenses and are distributed in the income statement on a straight-line basis over three years.

3.12. Trade and other payables

Trade payables and other payables represent at initial cost.

3.13. Provisions

A provision is recognized if, as a result of a previous event, the company and its subsidiaries have a current legal obligation or constructive obligation that can be reasonably estimated and is likely to result in an outflow of economic benefits in the future to settle the liabilities arising from that obligation. The provision is calculated by discounting the estimated future cash flows to be paid using a pre-tax discount rate that reflects the market's current appraisal of the time value of money and the unique risks of the liability.

3.14. Warranty costs

The provision for warranty costs is largely related to products sold and services provided during the accounting period. The provision is created based on estimations derived from past statistical data on warranty costs associated with similar goods and services.

3.15. Provisions for severance allowance

According to the Labor Code of Vietnam, when an employee has worked for the company for 12 months or more ("eligible employee") and voluntarily terminates their employment contract, the employer must pay severance compensation to that employee based on the years worked and the salary at the time of termination. On August 14, 2003, the Ministry of Finance issued Circular No. 82/2003/TT-TC ("Circular 82") guiding the establishment, management, use, and accounting of the reserve fund for severance pay at enterprises. Accordingly, the reserve fund for severance pay is used to cover severance compensation and is established at a rate of

1%-3% of the payroll used as the basis for social insurance contributions of the enterprise. Before January 1, 2009, the company established a reserve for severance payments in accordance with the provisions of Circular 82.

According to the Law on Social Insurance, beginning January 1, 2009, the Company and its employees must contribute to the unemployment insurance fund maintained by Vietnam Social Insurance. With the adoption of the unemployment insurance scheme, the Company is not compelled to give severance compensation for employees hired after January 1, 2009. The provision for severance pays payable to eligible employees will be determined based on the number of years of service of the employees calculated up to December 31, 2008, and their average salary in the six months prior to the termination of employment.

On October 24, 2012, the Ministry of Finance issued Circular No. 180/2012/TT-BTC ("Circular 180") guiding the financial treatment of severance allowances for employees in enterprises. Circular 180 stipulates that when preparing the financial statements for 2012, if the provision fund for severance allowances of the enterprise (Account 351 – Provision Fund for Severance Allowances) has a balance, the enterprise must reverse this balance into other income accounts for the year 2012 and must not carry this balance over to the following year. The General Director of the Company believes that Circular 180 also applies to provisions for termination allowances. Therefore, the Company has reversed the amount of the termination allowance provision as of December 31, 2012, into other income accounts for the fiscal year ended December.

3.16. Share capital

(a) Common stock

Common stock is recorded at par value. Directly related issuance costs, net of tax effects, are deducted from additional paid-in capital.

(b) Share repurchase and reissuance of common stock (treasury stock)

When repurchasing shares that have been recognized as equity, the value of the payment, including directly related costs, minus taxes, is deducted from equity. The repurchased shares are classified as treasury stock in the equity section. When treasury stock is later sold (reissued), the cost basis of the reissued shares is determined using the weighted average method. The difference between the value received and the cost basis of the reissued stock is presented in additional paid-in capital.

3.17. Tax

Corporate income tax is calculated based on the consolidated profits or losses of the period, including current income tax and deferred income tax. Corporate income tax is recognized in the consolidated income statement, unless income tax on specific items is directly recognized in equity, in which case the income taxes are likewise recognized directly in equity.

Current income tax is the tax expected to be paid based on taxable income for the period, using tax rates that are in force at the end of the accounting period, and any adjustments to tax payable related to prior periods/years.

Deferred income tax is calculated using the balance sheet method for temporary differences between the carrying amount for financial reporting purposes and the tax base of assets and liabilities. The value of deferred income tax is recognized based on the expected manner of collection or settlement of the carrying amount of assets and liabilities, using tax rates that are effective or substantively enacted at the end of the accounting period.

Deferred tax assets are only recognized to the extent that it is probable that there will be sufficient taxable profits in the future to utilize these deferred tax assets. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefits will be realized.

Other taxes are applied in accordance with the existing tax regulations in Vietnam.

3.18. Revenue and other income

(a) Revenue from real estate sales

Revenue from real estate sales is recognized in the income statement when the following conditions are simultaneously met:

- + The real estate has been fully completed and delivered to the buyer, and the Company has transferred the risks and benefits associated with the ownership rights of the real estate to the buyer;
- + The Company no longer holds management rights to the real estate as the owner or control over the real estate;
- + Revenue is relatively certain;
- + The Company has received or will receive economic benefits from the transaction of selling the real estate; and
- + The costs related to the transaction of selling the real estate can be determined.

(b) Service revenue

The consolidated income statement recognizes service revenue based on the proportion of the transaction completed at the end of the accounting period. Surveys of completed work are used to calculate the completion percentage. Revenue is not recorded when there are considerable concerns about the capacity to recover receivable.

(c) Revenue from construction contracts

Revenue from construction contracts is recognized in the consolidated income statement based on the value of work completed that has been confirmed by the customer during each acceptance and payment voucher. Revenue is not recognized if there are significant uncertainties related to the ability to collect receivables.

(d) Financial revenue

Interest revenue is recognized based on the corresponding time period according to the principal balance and the applicable interest rate.

Dividend revenue is recognized when the right to receive dividends is established. Stock dividends are not recognized as financial revenue. Dividends received related to the period before the investment purchase are deducted from the carrying value of the investment.

(e) Other revenue

Other revenue is recognized based on the amount of work completed and accepted by the customer upon acceptance and payment.

3.19. Borrowing costs

Borrowing costs are recognized as expenses in the period in which they are incurred, except in cases where borrowing costs are related to loans for the purpose of creating qualifying assets. In such instances, borrowing costs will be capitalized and included in the cost of these assets.

3.20. Earnings per share

The company presents basic earnings per share (EPS) for common shares. Basic earnings per share are calculated by taking the profit or loss attributable to the common shareholders of the company (after deducting the allocated amount to the reward and welfare fund for the reporting year) and dividing it by the weighted average number of common shares outstanding during the period. The company does not hold any potentially dilutive shares.

3.21. Related parties

Parties are considered related to the Company and its subsidiaries if one party has the ability, directly or indirectly, to control or significantly influence the other party's financial and operational decisions, or if the Company and its subsidiaries share control or significant common influence with the other party. Related parties can be businesses or persons, including close family members of those deemed related.

Related firms include the main company (Vietnam Import-Export and Construction Joint Stock Corporation), as well as its subsidiaries and joint ventures.

3.22. Principles for recognizing equity capital

- Principles for recognizing owner's investment capital, surplus capital, and other owner's equity

+ The owner's investment capital is recognized depending on their real contribution

+ Surplus capital is recognized based on the difference (greater or lesser) between the actual issuance price and the par value of shares in joint-stock companies when issuing shares for the first time, extra issuance, or reissuing treasury shares.

+ Other equity of the owner is recorded at the remaining value between the fair value of the assets given to the business by other organizations or individuals, after deducting the taxes payable (if any) related to the gifted assets.

The foreign exchange differences reflected in the Balance Sheet are the foreign exchange differences arising or revalued at the end of the period of monetary items with foreign currency origins (foreign exchange gains or losses).

- *The principle of recognizing undistributed profit.*

Undistributed after-tax profit reflected in the Balance Sheet is the profit (gain or loss) from the business operations after deducting corporate income tax expenses for this year and adjustments due to retroactive application of changes in accounting policies and retroactive adjustments of material errors from previous years.

VINA2 Investment and Construction Joint Stock Company

2nd-4th Floors, Building B, Kim Van-Kim Lu New Urban Area, Dinh Cong Ward, Hanoi

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS*For the period ending March 31, 2026**Unit: VND*

5 - Cash and cash equivalents		31/3/2026	01/01/2026
- Cash		126,677,725	928,368,143
- Demand deposits at banks		23,983,439,441	33,017,023,143
- Cash equivalents		4,500,000,000	171,362,000,000
Total		28,610,117,166	205,307,391,286

6 - Short-term receivables from customers

Accounts receivable from customers detailed by major customers		31/3/2026	01/01/2026
Vietnam Construction and Import-Export Corporation and its Boards		43,835,573,731	43,835,573,731
- T&T Industrial and Urban Development Company Limited		33,041,453,302	36,751,178,107
- MIK Group Corporation Vietnam		5,217,963,404	18,508,652,473
- Central Park Trading Company Limited		19,912,065,819	19,912,065,819
- Huan Yu Automation VINA Co., Ltd.		8,490,072,469	8,490,072,469
- Danko Group Joint Stock Company		6,855,728,361	6,855,728,361
- Customers buy real estate		28,285,886,470	20,603,156,102
- People's Procuracy of Ha Nam province		6,001,647,889	6,001,647,889
- Hanoi Urban Development and Infrastructure Business Company Limited		10,610,682,670	10,610,682,670
MST Investment Joint Stock Company		122,044,265,680	126,596,144,004
Other trade receivables		305,262,336,817	354,825,786,592
Total		589,557,676,612	652,990,688,217

7 - Other short-term receivables		31/3/2026	01/01/2026
- Receivables from investment projects		22,833,000,000	22,833,000,000
- Mortgages		64,530,886,118	53,028,558,282
- Receivables from construction teams		76,193,349,487	76,193,349,487
- Interest on term deposits + construction teams		16,315,805,837	18,445,000,000
- Interest receivable		26,499,890,909	29,049,983,441
- Other receivables		91,156,211,004	9,332,671,719
Total		297,529,143,355	208,882,562,929

VINA2 Investment and Construction Joint Stock Company

2nd-4th Floors, Building B, Kim Van-Kim Lu New Urban Area, Dinh Cong Ward, Hanoi

8 - Inventory		31/3/2026	01/01/2026
- Cost of production and unfinished business		429,367,997,275	401,064,887,685
Total		429,367,997,275	401,064,887,685

14 - Investment in capital contribution to other units		31/3/2026	01/01/2026
-Phuc Thanh Hung Investment Joint Stock Company		229,500,000,000	229,500,000,000
- Do Thanh Real Estate Joint Stock Company		125,000,000,000	125,000,000,000
- Truong Xuan Loc Joint Stock Company		-	45,000,000,000
- Urban Infrastructure and Transport Construction Joint Stock Company		-	39,000,000,000
- VINA2 Fire Protection Joint Stock Company		2,000,000,000	2,000,000,000
- Moc Chau Gateway Company Limited		171,000,000,000	-
Total		527,500,000,000	440,500,000,000

17 - Buyer pays in advance

Buyers pay in advance in detail for large projects		31/3/2026	01/01/2026
- Buyers pay according to project progress		116,585,431,022	100,148,996,424
- Central Park Trading Company Limited		20,138,752,825	20,138,752,825
- Quang Minh Project		17,391,875,497	17,391,875,497
- Phat Dat Real Estate Business Joint Stock Company		202,935,389,700	156,299,406,735
- Other projects		340,042,706,870	366,017,367,426
Total		516,822,976,985	526,361,202,943

19 - Short-term payable expenses		31/3/2026	01/01/2026
- Advance provision for cost of sold real estate & construction works		65,897,639,353	41,309,096,434
- Other provisions		1,534,784,704	1,538,611,358
Total		67,432,424,057	42,847,707,792

VINA2 Investment and Construction Joint Stock Company

2nd-4th Floors, Building B, Kim Van-Kim Lu New Urban Area, Dinh Cong Ward, Hanoi

20 - Other short-term payables and receivables

a) Other short-term payables		31/3/2026	01/01/2026
Loan interest, bond interest		8,651,043,599	9,490,709,997
VP Maintenance		4.196.543.761	2.945.940.397
- Other		2,072,260,197	3,122,546,641
Total		60,606,820,011	59,608,958,478

21 - Short-term loans and liabilities		31/3/2026	01/01/2026
- Short-term bank loans		615,783,479,737	618,970,997,848
- Short-term loans for organizations and individuals		53,441,726,426	58,280,491,965
Total		669,225,206,163	661,676,171,895

22 - Long-term loans and debt		31/3/2026	01/01/2026
- Personal loan		520,000,000	520,000,000
-Bank and organization loans		176,686,467,993	176,789,067,993
Long-term loan balance		177,206,467,993	177,309,067,993

24 - Revenue		From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
- Revenue from construction and trading activities		237,490,643,802	206,083,647,145
- Revenue from real estate business activities		-	14,186,363,881
- Other		5,280,650,606	5,229,758,829
Total		242,771,294,408	225,499,769,855

25 - Cost of goods sold		From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
- Cost of construction and installation activities + trading		231,964,498,816	185,226,454,069
- Cost of operating a home business		-	11,965,159,799
- Other		4,307,971,262	4,620,803,494
Total		236,272,470,078	201,812,417,362

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26 - Financial revenue		From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
Interest on deposits and loans		18,296,821,216	3,369,622,282
- Other		-	-
Total		18,296,821,216	3,369,622,282

27 - Financial operating expenses		From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
- Interest payable on borrowings		12,864,148,331	13,341,929,508
- Bond issuance costs + Other costs		-	-
Total		12,864,148,331	13,341,929,508

29 - Other income		From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
- Refund of construction insurance reserve		-	-
- Other income		79,499,950	150,786,580
Total		79,499,950	150,786,580

30 - Other expenses		From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
Fines (late tax payment fines + others)		62,523,615	-
- Other costs		27,604,874	66,525,376
Total		90,128,489	66,525,376

32 - Basic earnings per share		From 01/01/2026 to 31/3/2026	From 01/01/2025 to 31/3/2025
- Accounting profit after tax of parent company shareholders		2,352,990,952	3,801,857,080
- Average outstanding common shares during the year		75,645,525	68,769,410
Basic earnings per share (VND/share)		31	55

VINA2 Investment and Construction Joint Stock Company

2nd-4th Floors, Building B, Kim Van-Kim Lu New Urban Area, Dinh Cong Ward, Vietnam

Unit: VND

9 - Short-term prepaid expenses	<i>Beginning of the year</i>	<i>Increase in period</i>	<i>Transferred to production and business expenses</i>	<i>Other reductions carried forward</i>	<i>End of quarter</i>
- Tools		-		-	-
- Other costs	19,625,623,685	4,408,760,175	-	-	24,034,383,860
Total	19,636,304,230	4,408,760,175	10,680,545	-	24,034,383,860

10 - TANGIBLE FIXED ASSETS

Item	Houses, buildings	Machinery and equipment	Means of transport, transmission	Office supplies	Total
ORIGINAL PRICE					
As of 01/01/2026	61,336,918,225	33,178,383,007	18,732,469,968	687,075,128	113,934,846,328
Increase in the year	2,582,169,844	-	-	-	2,582,169,844
Shopping	-	-	-	-	-
Other increases	2,582,169,844	-	-	-	2,582,169,844
Decrease during the year	-	-	-	-	-
Switch to investment real estate	-	-	-	-	-
Liquidation, sale	-	-	-	-	-
Other discounts	-	-	-	-	-
As of March 31, 2026	63,919,088,069	33,178,383,007	18,732,469,968	687,075,128	116,517,016,172
ACCUMULATED DEPRECIATION					
As of 01/01/2026	21,799,181,633	31,290,552,532	14,987,352,121	687,075,128	68,764,161,414
Increase in the year	322,141,418	298,190,074	195,763,773	-	1,159,109,778
Depreciation	322,141,418	298,190,074	195,763,773	-	816,095,265
Transfer from investment property					-
Other increases					-
Decrease during the year	-	-	-	-	-
Other discounts					-
As of March 31, 2026	22,121,323,051	31,588,742,606	15,183,115,894	687,075,128	69,923,271,192
Residual value					
As of 01/01/2026	39,537,736,592	1,887,830,475	3,745,117,847	-	45,170,684,914
As of March 31, 2026	41,797,765,018	1,589,640,401	3,549,354,074	-	46,593,744,980

VINA2 Investment and Construction Joint Stock Company

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11 - INTANGIBLE FIXED ASSETS

Unit: VND

<i>Item</i>	<i>Land use rights</i>	<i>Other intangible assets</i>	<i>Total</i>
ORIGINAL PRICE			
As of 01/01/2026	-	54.587.600	54.587.600
Purchase during the period			
Liquidation, sale		-	-
As of March 31, 2026	-	54.587.600	54.587.600
ACCUMULATED DEPRECIATION			
As of 01/01/2026	-	54.587.600	54.587.600
Depreciation			
Liquidation, sale			
As of March 31, 2026	-	54.587.600	54.587.600
Residual value			
As of 01/01/2026	-	-	-
As of March 31, 2026	-	-	-

12 - REAL ESTATE FOR RENT

Unit: VND

<i>Item</i>	<i>Beginning balance</i>	<i>Increase in period</i>	<i>Decrease in period</i>	<i>Closing balance</i>
ORIGINAL PRICE				
- Houses and apartments for rent	168,963,853,863	-2,240,196,427	-	166,723,657,436
ACCUMULATED DEPRECIATION	-			-
- Houses and apartments for rent	31,866,277,202	1,172,336,838	343,014,513	32,695,599,527
Residual value				
- House and land use rights	137,097,576,661	-	-	134,028,057,909

VINA2 Investment and Construction Joint Stock Company

2nd-4th Floors, Building B, Kim Van-Kim Lu New Urban Area, Dinh Cong Ward, Vietnam

	Beginning of the year	Increase in period	Transferred to production and business expenses during the period	Other reductions carried forward	End of quarter
15 - Long-term deferred expenses					
- Tools	1,271,456,754	-	-	71,159,764	1,200,296,990
- Other costs	-				-
Total	1,271,456,754	-	-	71,159,764	1,200,296,990

16 - Short-term payables to suppliers

Unit: VND

Payables to vendors details by major supplier	31/03/2026		01/01/2026	
	Original price	Number of debtors	Original price	Number of debtors
Le Phuc Construction Investment and Trading Joint Stock Company	28,828,511,275	28,828,511,275	28,932,247,794	28,932,247,794
Stavian Metal and Industry Joint Stock Company	31,521,336,024	31,521,336,024	73,918,070,236	73,918,070,236
Picons VN Joint Stock Company	15,015,935,059	15,015,935,059	15,015,935,059	15,015,935,059
Other suppliers	353,159,694,579	353,159,694,579	347,224,858,489	347,224,858,489
Total	428,525,476,937	428,525,476,937	465,091,111,578	465,091,111,578

18 - Taxes and other payments to the state

Unit: VND

	01/01/2026	Amount payable during the year	Amount actually paid during the year	31/03/2026
Value Added Tax	1,254,788,526	1,871,084,662	268,305,282	2,857,567,906
Corporate income tax	14,750,188,256	526,940,182	-	15,277,128,438
Personal income tax	1,960,023,172	347,506,743	75,698,500	2,231,831,415
Late payment penalties and other taxes	7,499,452,810	-	1,000,000,000	6,499,452,810
Total	25,464,452,764	2,745,531,587	1,344,003,782	26,865,980,569

VINA2 Investment and Construction Joint Stock Company

2nd-4th Floors, Building B, Kim Van-Kim Lu New Urban Area, Dinh Cong Ward, Hanoi.

23 - OWNER'S EQUITY

a- Equity fluctuation comparison table

Unit: VND

	Owner's equity	Share premium	Development investment fund	Other equity funds	Undistributed profit after tax	Non-controlling shareholders	Total
As of 01/01/2025	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
Capital increase during the period	68,761,150,000	-	-	-	-	-	68,761,150,000
Profit for the year	-	-	-	-	16,588,391,794	749,321,227	17,337,713,021
Other increases	-	-	-	73,483,321	-	-	73,483,321
Decrease during the year	-	-	-	-	-73,328,969,816	-119,493,471	-73,448,463,287
Funds	-	-	-	-	-4,025,631,102	-	-4,025,631,102
Dividend distribution/prepayment	-	-	-	-	-68,761,150,000	-	-68,761,150,000
Other discounts	-	-	-	-	-542,188,714	-119,493,471	-661,682,185
As of December 31, 2025	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
As of 01/01/2026	756,455,250,000	73,121,759,196	70,379,474,239	1,675,738,348	25,449,701,350	16,848,636,512	943,930,559,645
Increase in the year	-	-	-	-	-	-	0
Profit for the year	-	-	-	-	2,352,990,952	17,628,254	2,370,619,206
Other increases	-	-	-	-	964,885,996	-	964,885,996
- Other discounts	-	-	-	-	-	-647,456,010	-647,456,010
As of March 31, 2026	756,455,250,000	73,121,759,196	70,379,474,239	1,675,738,348	28,767,578,297	16,218,808,756	946,618,608,836

b- Details of owner's investment capital

- Mr. Do Trong Quynh

- MST Investment Joint Stock Company

- Other shareholders

Total

End of period

Percentage

Beginning of the

Percentage

39,854,120,000

5.27%

39,854,120,000

5.27%

273,548,000,000

36.16%

273,548,000,000

36.16%

443,053,130,000

58.57%

443,053,130,000

58.57%

756,455,250,000

100%

756,455,250,000

100%

VINA2 Investment and Construction Joint Stock Company

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* Number of treasury shares:	-	-
c- Capital transactions with owners and dividend distribution, profit sharing		
- Owner's equity	<i>End of period</i>	<i>Previous year</i>
+ Beginning capital contribution	756,455,250,000	687,694,100,000
+ Capital contribution increased during the period	-	-
+ Capital contribution decreased during the period	-	-
+ End of period capital contribution	756,455,250,000	687,694,100,000
- Dividends paid	-	-
+ from accounting period profit	-	-
+ from previous period profit	-	-
- Dividends paid in cash	-	-
d- Dividends	<i>Current year</i>	<i>Previous year</i>
- Dividends declared after the end of the accounting period:	-	-
+ Dividends declared on common stock:	-	-
+ Dividends declared on preferred stock:	-	-
- Unrecorded cumulative preferred stock dividends:	-	-
	-	-
d- Stocks	<i>Current year</i>	<i>Previous year</i>
- Number of shares registered for issuance	75,645,525	68,769,410
+ Common stock	75,645,525	68,769,410
Number of shares outstanding	75,645,525	68,769,410
+ Common stock	75,645,525	68,769,410
+ Preferred stock	-	-
* <i>Outstanding stock value:</i>	10,000	10,000

VINA2 Investment and Construction Joint Stock Company

2nd-4th Floors, Building B, Kim Van-Kim Lu New Urban Area, Dinh Cong Ward, Hanoi.

31 - Current corporate income tax expense

	2026	2025
Current corporate income tax expense at the parent company	504,227,387	720,136,625
Current corporate income tax expense at subsidiaries	22,712,795	252,596,649
Total current corporate income tax expense	526,940,182	972,733,274

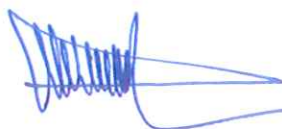
Hanoi, April 28, 2026

Prepared by



Cao Hong Le

Chief Accountant



Luong Van Hoang

General Director



Vu Trong Hung

