

Số/No. 37./2026/CBTT - BVL

Hà Nội, ngày 30 tháng 07 năm 2026
Hanoi, July 30, 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE ON FINANCIAL STATEMENTS

Kính gửi/To: Sở giao dịch chứng khoán Hà Nội/ Hanoi Stock Exchange

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần BV Land thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý II/2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, BV Land Joint Stock Company hereby discloses the Financial Statements (FS) Q2/2026 to the Hanoi Stock Exchange as follows:

1. **Tên tổ chức/ Organization name:** Công ty Cổ phần BV Land/ *BV Land Joint Stock Company*
 - Mã chứng khoán/Stock code: **BVL**
 - Địa chỉ/ *Head office:* Tầng 4, Tòa nhà Rivera Park, Số 69 Đường Vũ Trọng Phụng, Phường Thanh Xuân, TP Hà Nội, Việt Nam/*4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City, Vietnam*
 - Điện thoại/Phone: 024.355 60999 Website: <https://bvland.vn>
2. **Nội dung thông tin công bố/Information disclosure content:**
 - BCTC Quý II/2026/ *Financial Statements for Q2/2026*
 - ☒ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị phụ thuộc)/ *Separate Financial Statements (applicable to listed organizations without subsidiaries and to superior accounting units with dependent units)*
 - ☒ BCTC hợp nhất (TCNY có công ty con)/ *Consolidated Financial Statements (applicable to listed organizations with subsidiaries)*



☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/
Combined Financial Statements (applicable to listed organizations with affiliated accounting units that maintain separate accounting systems)

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases subject to explanation of causes:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/được kiểm toán):

The auditing organization issues an opinion other than an unqualified opinion on the Financial Statements (for financial statements that have been reviewed/audited):

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước là sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC đã được soát xét/được kiểm toán):

Profit after tax in the reporting period differs by 5% or more between the pre-audit and post-audit figures, or changes from a loss to a profit or vice versa (for financial statements that have been reviewed/audited):

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

Profit after tax in the reporting period records a loss, or changes from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☒ Không/No

Thông tin này được công bố trên trang điện tử Công ty vào ngày 30./07/2026 tại đường dẫn <https://bvland.vn/danh-muc-quan-he-co-dong/bao-cau-tai-chinh>

This information was published on the company's website on: 30./07/2026 at the link: <https://bvland.vn/en/danh-muc-quan-he-co-dong/financial-report/>

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Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the above-disclosed information is true and accurate, and we take full legal responsibility for the contents of this disclosure.

Nơi nhận/ Recipient:

- Như Kính gửi/ *As Dear;*
- Lưu VP.HĐQT/
Save BOD Assistant Office.

NGƯỜI CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE PERSON



Tổng giám đốc/CEO
LÝ TUẤN ANH
MR.LY TUAN ANH



BV LAND JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS
for the period from 01/01/2026 to 30/06/2026

CONTENTS

	Page
Consolidated Statement of Financial position	02-03
Consolidated Statement of Comprehensive income	04
Consolidated Statement of Cash flows	05-06
Notes to the Consolidated financial statements	07-37

Form No. B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

Unit: VND

ITEMS	Code	Note	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		1,865,659,926,127	1,688,762,887,303
I. Cash and cash equivalents	110	V.1	79,373,675,045	206,972,091,136
1. Cash	111		49,260,179,839	14,272,091,136
2. Cash equivalents	112		30,113,495,206	192,700,000,000
II. Short-term financial investments	120	V.2	250,275,699,790	383,776,214,052
1. Trading securities	121		104,454,800,882	101,033,699,061
2. Provision for devaluation of trading securities (*)	122		(15,197,756,514)	(6,057,485,009)
3. Investments held to maturity	123		161,018,655,422	288,800,000,000
III. Short-term accounts receivable	130		392,733,164,578	186,768,604,698
1. Short-term trade receivables	131	V.3	34,218,731,482	72,013,757,737
2. Short-term advances to suppliers	132	V.4	296,586,742,449	91,727,707,427
3. Short-term Loans receivables	135	V.5	69,486,538,357	-
4. Other receivables	136	V.6	6,185,806,833	36,771,794,077
5. Provisions for short-term bad debts (*)	137	V.7	(13,744,654,543)	(13,744,654,543)
IV. Inventories	140	V.8	989,375,732,101	793,618,097,984
1. Inventories	141		989,375,732,101	793,618,097,984
V. Other current assets	160		153,901,654,613	117,627,879,433
1. Short-term prepaid expenses	161	V.9	140,623,852,228	99,770,744,322
2. VAT deductible	162		8,989,703,850	15,916,027,281
3. Taxes and other receivables from the State	163	V.15	4,288,098,535	1,941,107,830
B. NON - CURRENT ASSETS	200		1,062,378,749,068	856,779,176,861
I. Long-term receivables	210		1,855,978,904	2,278,357,947
1. Other long-term receivables	215	V.6	1,855,978,904	2,278,357,947
II. Fixed assets	220		3,310,168,894	3,696,668,943
1. Tangible fixed assets	221	V.10	3,310,168,894	3,696,668,943
- Cost	222		10,268,243,016	10,268,243,016
- Accumulated depreciation (*)	223		(6,958,074,122)	(6,571,574,073)
III. Investment properties	240	V.11	195,184,855,721	209,007,898,359
- Cost	241		212,284,423,394	224,623,895,123
- Accumulated depreciation (*)	242		(17,099,567,673)	(15,615,996,764)
IV. Long-term assets in progress	250		4,376,657,087	4,090,647,756
1. Construction in progress	252		4,376,657,087	4,090,647,756
V. Long-term financial investments	260	V.2	854,463,845,495	634,969,537,875
1. Investments in joint-ventures, associates	262		842,319,817,326	622,825,509,706
2. Equity investments in other entities	263		12,144,028,169	12,144,028,169
VI. Other long-term assets	270		3,187,242,967	2,736,065,981
1. Long-term prepaid expenses	271	V.9	163,372,213	684,873,402
2. Deferred tax assets	272	V.21	1,489,149,790	420,551,555
3. Goodwill	279	V.12	1,534,720,964	1,630,641,024
TOTAL ASSETS(270=100+200)			2,928,038,675,195	2,545,542,064,164

Form No. B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

(Continuous)

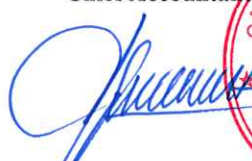
Unit: VND

ITEMS	Code	Note	30/06/2026	01/01/2026
C. LIABILITIES	300		1,291,016,054,675	956,587,205,132
I. Current liabilities	310		771,393,257,535	563,131,901,390
1. Short-term Trade payables	311	V.13	60,688,141,301	51,261,180,850
2. Short-term Advances from customers	312	V.14	495,157,017,871	202,101,921,023
3. Tax payables and statutory obligations	314	V.15	17,519,763,767	99,619,445,334
4. Payables to employees	315		1,153,127,113	7,800,210,226
5. Short-term Accrued expenses	316	V.16	23,547,762,405	19,140,951,054
6. Short-term Unearned revenue	319	V.17	2,255,441,141	1,529,869,327
7. Short-term other payables	320	V.18	98,939,073,107	91,457,692,442
8. Short-term loans and debts	321	V.19	66,103,670,916	87,614,216,575
9. Bonus and welfare fund	323		6,029,259,914	2,606,414,559
II. Long-term liabilities	330		519,622,797,140	393,455,303,742
1. Other long-term payables	338	V.18	58,606,138,519	48,906,138,519
2. Long-term loans and debts	339	V.19	458,899,188,529	342,351,465,361
3. Deferred income tax payables	342	V.21.	371,195,780	455,671,589
4. Provision for long-term payables	343	V.20	1,746,274,312	1,742,028,273
D. OWNER'S EQUITY	400		1,637,022,620,520	1,588,954,859,032
I. Equity	410	V.22	1,637,022,620,520	1,588,954,859,032
1. Contributed capital	411		1,072,934,930,000	894,112,870,000
- Ordinary shares with voting rights	411a		1,072,934,930,000	894,112,870,000
2. Share capital surplus	412		(677,456,497)	(677,456,497)
3. Investment and development fund	418		4,199,220,508	2,400,757,217
4. Undistributed earnings	420		276,079,670,739	413,721,773,543
- Undistributed profit after tax of previous period	420a		229,276,008,631	83,414,107,140
- Undistributed profit after tax of current period	420b		46,803,662,108	330,307,666,403
5. Non-controlling interest	429		284,486,255,770	279,396,914,769
TOTAL RESOURCES(440=300+400)	440		2,928,038,675,195	2,545,542,064,164

Prepared by


 Nguyen Duc Luu

Chief Accountant


 Nguyen Duc Luu

General Director


 Ly Tuan Anh

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

The period from 01/01/2026 to 30/06/2026

Unit: VND

ITEMS	Code	Note	Second quarter of 2026	Second quarter of 2025	Cumulative for QII 2026	Cumulative for QII 2025
1. Revenue from sale of goods and rendering of services	01	VI.1	143,611,373,669	514,340,805,802	241,339,622,481	1,051,720,377,683
3. Net revenue from sale of goods and rendering of services (10=01-02)	10	VI.2	143,611,373,669	514,340,805,802	241,339,622,481	1,051,720,377,683
4. Cost of sales	11	VI.3	85,887,027,896	299,535,209,050	149,635,209,308	598,443,231,356
5. Gross profit from sale of goods and rendering of services (20=10-11)	20	VI.4	57,724,345,773	214,805,596,752	91,704,413,173	453,277,146,327
6. Gain/(loss) on disposal of investment property	21		2,008,240,813		2,008,240,813	
7. Revenue from financial activities	22	VI.5	7,556,092,871	15,725,329,886	17,101,009,427	26,041,386,053
8. Finance costs	23	VII.06	9,060,179,038	9,222,336,371	20,555,312,457	14,114,184,599
<i>In which: Interest expenses</i>	23		7,169,931,321	6,931,834,506	11,352,468,339	10,235,433,125
9. Selling expenses	25	VI.6	15,125,306,408	53,632,486,846	16,899,469,126	83,806,170,835
10. General Administrative expenses	26	VI.6	5,803,916,600	10,756,884,451	12,635,569,228	18,885,752,309
11. Profit (loss) in associates/joint ventures	27		2,776,267,620	48,651,337	2,776,267,620	6,024,477
12. Net profit from operating activities {30 = 20 + 21 + (22 - 23) - (25 + 26) + 27}	30		40,075,545,031	156,967,870,307	63,499,580,222	362,518,449,114
13. Other income	31	VI.7	1,294,351,116	1,452,720,607	1,612,654,397	2,319,406,222
14. Other expense	32	VI.8	456,470,465	559,063,567	569,055,171	844,572,342
15. Other profit (loss) (40=31-32)	40		837,880,651	893,657,040	1,043,599,226	1,474,833,880
16. Total profit before tax (50=30+40)	50		40,913,425,682	157,861,527,347	64,543,179,448	363,993,282,994
17. Current corporate income tax expense7	51	VI.9	7,938,046,751	31,527,467,663	13,544,864,881	73,237,698,747
18. Deferred corporate income tax expenses	52		-335,175,134	309,192,664	-1,129,531,954	287,250,501
19. Profit after tax (60=50-51-52)	60		33,310,554,065	126,024,867,020	52,127,846,521	290,468,333,746
20. Profit after tax of shareholders of the parent company	61		29,048,963,131	113,251,608,212	46,803,662,108	261,875,263,669
21. Profit after tax of non-controlling shareholders	62		4,261,590,934	12,773,258,808	5,324,184,413	28,593,070,077
22. Earnings per Share	70	VI.10	271	1,132.0	436	2,621.0
23. Diluted earnings per Share	71	VI.10	271	1132.0	436	2,621.0

Prepared by



Nguyen Duc Luu

Chief Accountant



Nguyen Duc Luu

Ha Noi, 29/07/2026

General Director



Ly Tuan Anh

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

The period from 01/01/2026 to 30/06/2026

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
I. Cash flows from operating activities				
1. Profit before tax		01	64,543,179,448	363,993,282,994
2. Adjustment for				
- Depreciation and amortisation		02	2,914,036,431	7,643,691,257
- Provisions		03	9,144,517,544	4,164,904,441
- Gain/loss from investment activities		05	(14,444,662,445)	(25,626,693,883)
- Interest expense		06	11,352,468,339	10,235,433,125
3. Profit from operating activities before changes in working capital		08	73,509,539,317	360,410,617,934
- Increase/Decrease in receivables		09	(134,102,365,960)	(37,699,867,397)
- Increase/Decrease in inventories		10	(195,757,634,117)	(105,344,860,468)
- Increase/Decrease in payables (excluding interest payables/ enterprise income tax payables)		11	206,772,129,728	184,102,670,729
- Increase/Decrease in prepaid expenses		12	(44,738,418,068)	1,159,946,853
- Increase/Decrease in trading securities		13	(3,421,101,821)	(11,724,751,795)
- Interest expenses paid		14	(29,457,296,277)	(10,255,079,002)
- Corporate Income taxes paid		15	(101,823,559,067)	(10,128,054,760)
- Other expenses on operating activities		17	(252,995,000)	(2,462,829,000)
Net cash flows from operating activities		20	(229,271,701,265)	368,057,793,094
II. Cash flows from investing activities				
1. Purchase of fixed assets and other long-term assets		21	-	(486,043,927)
2. Proceeds from disposals of fixed assets and other long-term assets		22	-	168,181,818
3. Loans to other entities and purchase of debt instruments of		23	(190,250,000,000)	(1,722,780,000,000)
4. Repayment from borrowers and proceeds from sales of debt		24	408,824,164,384	1,186,999,000,000
5. Investments in other entities		25	(216,718,040,000)	(112,000,000,000)
6. Interest, dividends and profit received		27	18,751,983,281	22,903,264,329
Net cash flows from investing activities		30	20,608,107,665	(625,195,597,780)

Form No. B 03 - DN/HN

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

The period from 01/01/2026 to 30/06/2026

(Continuous)

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
III. Cash flows from financing activities				
1. Proceeds from short - term, long - term borrowings		33	232,397,629,878	531,110,884,850
2. Loan repayment		34	(137,360,452,369)	(146,914,902,310)
3. Dividends, profit paid to equity owners		36	(13,972,000,000)	-
Net cash flows from financing activities		40	81,065,177,509	384,195,982,540
Net decrease/increase in cash and cash equivalents		50	(127,598,416,091)	127,058,177,854
Cash and cash equivalents at beginning of the year		60	206,972,091,136	19,775,486,881
Cash and cash equivalents at end of the year		70	79,373,675,045	146,833,664,735

Prepared by


 Nguyen Duc Luu

Chief Accountant


 Nguyen Duc Luu

Hanoi, 29/07/2026

General Director



Ly Tuan Anh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**The period from 01/01/2026 to 30/06/2026****I. Background****1. Forms of Ownership**

BV Land Joint Stock Company.

Certificate of Business Registration No. 0102983609, first registered on 21/10/2008, registered for the 24th change on 12/06/2026, issued by the Department of Finance of Hanoi

Head office: 4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City .

Charter capital of the Company according to the 24th amended enterprise registration certificate: 1,072,934,930,000 VND.

Total shares: 107,293,493 shares.

Charter capital of the Company actually contributed as of 30/06/2026: 1,072,934,930,000 VND.

2. Business field

The Company's business is Construction, Investment and Real Estate Business.

3. Business activities

According to the Business registration certificate, principal activities of the Company are:

- Trading in real estate, land use rights belonging to owners, users or leasers. Details: Real estate business;
- Consulting, brokerage, real estate auction, land use right auction. Details: Real estate consultancy - Real estate trading floor (Article 69 of the Law on Real Estate Business 2014; Article 24 of Circular 11/2015/TT-BXD);
- Other specialized construction activities. Details: Leveling, installation of electricity and water for civil and industrial construction works;
- Dedicated design activities. Details: Interior and exterior decoration of civil and industrial works;
- Brokerage agents, goods auctions.....

4. The Company's normal business period

The Company's normal business period is 12 months.

5. Business structure

As of 31/03/2026, the Company's Transaction Office is located on the 4th floor, Rivera Park Building, 69 Vu Trong Phung, Thanh Xuan Ward, Hanoi City.

5.1. Total number of subsidiaries

Number of consolidated subsidiaries: 03 companies

Number of subsidiaries not allowed to consolidate: No.

5.2. The list of consolidated subsidiaries

Order number	Subsidiary name	Ownership interest percentage	Rate of voting rights	Head office	Principle activities
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BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

1	BV Invest Joint Stock Company	62.62%	62.62%	3rd Floor, Rivera Park Building, 69 Vu Trong Phung Street, Thanh Xuan Trung Ward, Thanh Xuan District, Hanoi City, Vietnam.	Construction, installation, design consulting, real estate business.
2	Areca Vietnam Investment and Service Joint Stock Company	79.95%	79.95%	Bach Viet Lake Garden New Urban Area, Dinh Ke Ward, Bac Giang City, Bac Giang Province, Vietnam.	Construction, service provision and apartment management.
3	TMG Infrastructure Development Joint Stock Company	99.89%	99.86%	Bach Viet Lake Garden New Urban Area, Dinh Ke Ward, Bac Giang City, Bac Giang Province, Vietnam.	Real estate business, land use rights belonging to owners, users or leased.

5.3. List of significant affiliates reflected in the Consolidated Financial Statements under the equity method

Ordinal	Associates name	Rate of voting rights	Rate of Ownership	Address	Head office - Principle activities
1	BV Bavella Joint Stock Company	49.75%	31.15%	1st Floor, Areca Garden Building, Bach Viet Lake Garden New Urban Area., Dinh Ke Ward, Bac Giang City, Bac Giang Province, Vietnam	Real estate business, land use rights belonging to owners, users or leased.
2	Hung Dong Group Joint Stock Company	47.67%	38.54%	No 266, Group 2, Linh Son Ward, Thai Nguyen Province	Real estate business, land use rights belonging to owners, users or leased.
3	Tay Bac Bac Ninh Investment Joint Stock Company	38.82%	38.16%	Lot L3, Bach Viet Lake Garden New Urban Area, Bac Giang Ward, Bac Ninh Province.	Main business activities: Trading in real estate, land use rights belonging to owners, users or tenants.

5.4. List of significant affiliates reflected in the Consolidated Financial Statements using the original price method**5.5 Invest in other units**

Company Name	Rate of voting rights	Rate of Ownership Interest	Address - Main Business Activities
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Dong Nai Production, Trading and Service Joint Stock Company	6.51%	6.51%	No. 197, Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province	Commercial business (Honda dealers) and services (property leasing, kiosk rental at the central markets of Dong Nai province,...).
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Total number of employees

As of 30/06/2026, the Company has 79 employees (as of 01/01/2026, there are 63 employees).

6. Statement of ability to compare information on Financial Statements

The financial statements of the Company are prepared to ensure comparability.

II. Accounting period and accounting monetary unit

1. Accounting period

The Company's annual accounting period starts from 01/01 and ends on 31/12 every year. This financial statement is prepared for the annual accounting period starting from 01/01/2026 and ending on 31/03/2026.

2. Accounting monetary unit

Monetary unit used in accounting is Viet Nam Dong (National symbol is “đ”; International symbol is “VND”).

III. Accounting standards and Accounting system

1. Accounting System

The company applies Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27/10/2025, Circular No. 200/2014/TT-BTC dated 22 December, 2014 by Minister of Finance on guideline enterprise accounting and Circular No. 53/2016/TT-BTC dated 21 March, 2016 by Ministry of Finance amending and supplementing some articles of Circular No. 200/2014/TT-BTC.

2. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. Accounting policies

1. Exchange rates applied in accounting system

The Company which has transactions in foreign currencies performs accounting records and prepares financial statements in one consistent currency - VND. The conversion of foreign currencies into VND is based on:

- Actual transacted exchange rate;
- Accounting recorded exchange rate.

2. Recognition of cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

When arising transactions in foreign currencies, foreign currencies shall be converted into Vietnam dong under the principle: Debit transactions are applied with actual exchange rates; Credit transactions are applied with weighted average exchange rates in book. When preparing financial statements, in accordance with the law, balances in foreign currencies are re-evaluated at actual buying exchange rates of the commercial banks.

The actual exchange rate applied when re-evaluating the cash in hand, cash in bank in foreign currency is actual buying exchange rates of the commercial banks with which the company regularly transacts.

3. Financial investment

Trading securities

Business securities shall be recorded in the accounting books at the original price, including: Purchase price plus purchase costs (if any) such as brokerage costs, transactions, information provision, taxes, fees and bank charges. The principal price of trading securities is determined according to the fair value of payments at the time the transaction arises.

The time of recording business securities is the time when investors have ownership rights, specifically as follows:

- Listed securities are recorded at the time of order matching (T+0);
- Unlisted securities are recorded at the time of official ownership in accordance with law.

The provision for depreciation of trading securities made at the end of the year is the difference between the original price recorded in the accounting books greater than their market value at the time of making the provision.

The dividend distributed for the period before the investment date is recorded as a decrease in the value of the investment. When receiving additional shares without having to pay because the joint-stock company uses the surplus of share capital, funds belonging to equity and undistributed after-tax profits (dividends in shares) to issue additional shares, the Company only tracks the number of additional shares on the explanation of the financial statements.

In case of stock swap, the value of shares shall be determined according to the fair value on the date of exchange. The determination of the fair value of stocks shall be carried out as follows:

- For shares of listed companies, the fair value of shares is the closing price listed on the stock market on the exchange date.
- In case the stock market is not traded on the exchange date, the fair value of the stock is the closing price of the previous trading session immediately preceding the exchange date.
- For unlisted stocks traded on UPCOM, the fair value of the shares is the closing trading price on UPCOM on the exchange date. In case the exchange date of UPCOM is not trading, the fair value of the stock is the closing price of the previous trading session immediately preceding the exchange date
- For other unlisted stocks, the fair value of the shares is the price agreed upon by the parties under the contract or the book value at the time of exchange.

When liquidating or selling business securities (calculated according to each type of securities), the cost price is determined according to the mobile weighted average method (weighted average for each purchase).

Held-to-maturity investments

Include term deposits at bank (including debentures, promissory notes), bonds, preferred stock. Party required to buy back at a certain time in the future and held-to-maturity loans for the purpose of earning periodically interests and interest on investments held to maturity date.

For investments held to maturity, if not already provision for bad debts in accordance with law and accounting assessing recoverability, accountants conduct reviews of the ability to recall. Where there is strong evidence suggesting that part or all of the investment may not be recoverable, the accountants shall record the periodical losses in financial expenses. In case of loss cannot be reliably determined, accountants conduct the accounting disclosures in financial statements about the recoverability of investments.

Loans

Loans under escrow between the parties but are not allowed to be bought and sold on the market like securities. Depending on each contract, escrow loans can be withdrawn once at maturity or gradually withdrawn from time to period.

For loans, if a provision for bad debts has not been made in accordance with the law, the accountant shall conduct an assessment of the recoverability. In case there is solid evidence that part or all of the loan may not be recoverable, the accountant shall record the loss in financial expenses in the period. In case the amount of loss cannot be reliably determined, the accountant shall explain in the financial statements the recoverability of the loan.

Invest in other company's capital tools

Investments in other Company's capital instruments are presented at cost.

Provision for devaluation of investment is made at the end of the year, which is the difference between the original cost recorded on the accounting book is greater than their market value at the time of making provisions. Or the provision is determined based on the financial statements at the time of provision of the economic organization when the market value cannot be determined.

4. Receivables

Receivable are monitored in detail by maturity receivable, objects to be recovered and the type of original currency receivables, and other factors under the management of the Company.

Receivables in foreign currencies need to be re-evaluated at the end of the year when preparing financial statements. Actual transacted exchange rate when re-evaluating receivables in foreign currencies at the time of preparing financial statements is the published exchange rate of the commercial bank with which the Company often have transactions (selected by the Company when transacts with receivable subject).

The identification of necessary provision for doubtful debts is based on the items that are classified as short-term, long-term receivables on Balance Sheet. Provision for doubtful debts is made for each one based on the age of overdue debts or the estimated losses that may occur.

5. Inventory

Principles of recognizing inventories

The Company's inventories are assets bought to manufacture or sell in normal business period.

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The costs of inventories comprise the purchase price, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

Method of calculating inventories

The cost of inventory at the year-end is calculated by weighted average method.

Method for valuation of work in process: works in progress is obtained for each construction unfinished or related revenue unrecognised.

Method of accounting inventories

Inventory is recorded by perpetual.

Method of setting up provision for devaluation of inventories

Provisions for devaluation of inventories made at the end of the year are the excess of original cost of inventory over their net realizable value.

Real Estate Commodities

Real estate purchased or built for sale, not for rent or waiting for price increases, is recorded as a real estate commodity at a lower price between the cost to bring each product to its current location and condition and net realizable value.

The cost of real estate goods includes:

- + Expenses for land use levies, land rents and land development expenses;
- + Construction expenses paid to contractors; and
- + Loan interest expenses (if any), consultancy and design costs, leveling costs, ground clearance compensation, consultancy costs, land transfer tax, general construction management costs, and other related expenses.

The cost of sold real estate goods is recorded on the separate statement of business results based on the direct costs constituting such real estate goods and the general costs are allocated according to appropriate criteria.

Provisions for inventory price reduction shall be made for each inventory item whose original price is greater than the net realizable value. For unfinished services, the provision for price reductions shall be calculated according to each type of service with a separate price. Increase or decrease in the reserve balance for inventory price reduction needs to be set aside at the end of the fiscal year and recorded in the cost of goods sold.

6. Fixed assets and depreciation of fixed assets

Fixed assets

Fixed assets (tangible and intangible) are stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and net book value.

Depreciation is provided on a straight-line basis. Depreciation period applicable under Circular 45/2013/TT-BTC dated 25/04/2013

- Buildings	08 - 20 years
- Machine, equipment	05 - 08 years
- Transportation equipment	05 - 08 years
- Office equipment and furniture	03 - 05 years
- Other fixed assets	02 years

Gain or loss on the liquidation fixed assets is recognized as income or expense in the statement of comprehensive income.

Investment property

Investment property is recognised at historical cost. During the period of waiting for capital appreciation or of operating lease, investment property is recorded at cost, accumulated depreciation and net book value.

Investment properties for operating leases are amortized and recognized into business expenses during the period (including during the period of hiring). The company relies on owner real estate to use the same type to estimate depreciation period and determine depreciation method of investment property.

Investment property held for price increase The company does not depreciate. In case there is strong evidence that the investment property is discounted against the market value and the discount is determined reliably, the Company will reduce the cost of the investment property and record it. receive loss of cost of goods sold (similar to making provision for real estate goods).

Expenses incurred after the investment property held for lease have been put into operation such as repair and maintenance costs are recorded in the consolidated statement of business results for the year in which these expenses are incurred. In cases where it can be clearly demonstrated that these costs increase the anticipated future economic benefit derived from the use of the property held for lease in excess of the standard operating level as originally assessed, these costs are capitalized as an additional cost of investment real estate.

When the investment real estate is sold, the historical cost and accumulated depreciation are written off and any profits and losses incurred are accounted for in income or expenses in the year.

The transfer from owner-occupied real estate or inventory to investment real estate only when the owner ceases to use the property and begins to lease operations to another party or at the end of the construction phase. The transfer from investment property to owner-occupied real estate or inventory only when the owner begins to use the property or begins to deploy it for sale purposes. The transfer from investment real estate to real estate used by the owner or inventory does not change the historical cost or residual value of the real estate on the date of conversion.

Investment real estate used for lease is depreciated in a straight line based on an estimated useful life of 15 years to 50 years.

7. Deferred income tax

Deferred tax is provided using the balance sheet liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purpose. Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

8. Prepaid expenses

Prepaid expenses only related to present fiscal year are recognised as short-term prepaid expenses and are recorded into operating costs.

Prepaid expenses incurred during the year but related to business operations of several years are recorded as long-term prepaid expenses and are amortized to the income statement in several years.

The calculation and allocation of long-term prepaid expenses to profit and loss account in the period should be based on nature of those expenses to select a reasonable method and allocated factors. Prepaid expenses are allocated partly into operating expenses on a straight-line basis.

9. Payables

Payables are monitored in detail by maturity receivable, objects to be recovered and the type of original currency receivables, and other factors under the management of the Company.

When preparing financial statements, accountants base on remaining term of payables to classify them into short-term or long-term.

When there are evidences that a loss likely occurs, accountants need to immediately record a payable according to the precautionary principle.

Payables in foreign currencies need to be re-evaluated at the year end when preparing financial statements. Actual transacted exchange rate when re-evaluating payables in foreign currencies at the time of preparing financial statements is the published exchange rate of the commercial bank with which the Company often have transactions (selected by the Company when transacting with payable subjects).

10. Recognition of borrowings

Borrowings whose maturity time is over 12 months from the date of financial statements are presented as long-term borrowings and financial lease liabilities. Borrowings whose maturity time is within 12 months from the date of financial statements are presented as short-term borrowings and financial lease liabilities to prepare settlement plan.

When preparing financial statements, borrowings' balances in foreign currencies are re-evaluated in actual transacted exchange rate at the time of preparing financial statements.

Differences of exchange rate arising from payments and re-evaluation at the year end are recorded into financial incomes or expenses.

11. Recognition and capitalization of borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to the acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in SAV No. 16 "Borrowing costs".

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset that takes more than 12 months to put into use under certified purposes or for sale should be included (capitalized) in the cost of that asset, including interest on borrowings, amortization of discounts or premiums relating to issuing bonds and ancillary costs incurred in connection with the arrangement of borrowings.

For private loans for the construction of fixed assets and investment real estate, the loan interest is capitalized even if the construction period is less than 12 months.

12. Accrued expenses

Payables for goods and services that are already received from suppliers or already supplied to buyers in the reported period but not actually paid due to shortage of bills or accounting files and documents are recognized as operating expenses of the reported period.

Recognizing accrued expenses into operating expenses in the period needs to be performed according to the matching principle between revenues and expenses incurred in the period.

Accrued expenses shall be balanced with actual incurred expenses. The difference between accrued and actual expenses shall be reversed.

13. Provision for payables

The amount recognised as a provision shall be the best estimate of the expenditure required to settle the present obligation at the end of year.

Only expenditures that relate to the original payables provision are set against it.

In case provision set for the previous period but not used up exceeds the one set for the current period, the difference is recorded as decrease in production and operation expenditures. The bigger difference of the payables provision on insuring the construction is

Payables are recognized when the following conditions are satisfied:

- The Company has a current debt obligation (legal obligation or joint obligation) as a result of an event that occurred;
- The decline in economic benefits may occur leading to the requirement to pay debt obligations; and
- Provide a reliable estimate of the value of that debt obligation.

14. Principle of recognizing unearned revenue

Unearned revenue includes revenue received in advance such as: The amount of money that customers have paid in advance for one or more accounting periods of asset leasing; Interest received before lending or buying debt instruments; And other unearned revenues such as: The difference between the deferred or installment sale price as committed with the immediate payment price, the turnover corresponding to the value of goods or services or the amount to be deducted Discounted price for customers in traditional customer program.

Unearned revenue does not include:

- Advance payment from buyers whose enterprises have not provided products, goods and services;
- The revenue has not yet been collected from asset leasing activities, providing multi-period services.

Each accounting period, unrealized revenue is transferred into revenue in the period.

15. Owner's equity

Principles of recognizing owner's equity, share premium, convertible bonds and other owner's equity

Owner's equity is stated at actually contributed capital of owners.

Premium reserve is recorded by the difference (over/under) between the selling price and the par value of treasury stocks when stocks are firstly or additionally issued or reissued. Direct expenses related to the additional issuance of shares or reissuing treasury stock is recorded to reduce the surplus capital stock.

The option to convert bonds into shares is the value of the capital component of the convertible bond and is determined as the difference between the total proceeds from the issuance of convertible bonds and the value of the debt component of the convertible bond at the time of issuance.

Other capital of owner is the fair value of assets offered to the company by other entities or individuals less payable taxes (if any) imposed on these assets; and the amount added from income statement.

Recognition Undistributed profit

Profit after tax retained is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous years. The profit is available for appropriation to investors after approval by Board of Management and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

16. Revenue

Sale of goods

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

- The entity has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The entity retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that The economic benefits associated with the transaction will flow to the entity;
- The cost incurred or to be incurred in respect of the transaction can be measured reliable.

Rendering of services

When the outcome of a transaction involving the rendering of services can be estimated reliable, revenue associate with the transaction shall be recognised by reference to the stage of completion of the transaction at the end of reporting period. The outcome of a transaction can be estimated reliable when all the following conditions are satisfied:

- The amount of the revenue can be measured reliably;
 - It is probable that the economic benefits associated with the transaction will flow to the entity;
 - The stage of the completion of the transaction at the end of the reporting period can be measured reliably; and
 - The costs incurred for the transaction and the costs to complete the transaction can be measured reliable.
- The stage of the completion of the transaction may be determined by surveys of work completed methods.

Real estate sales

Real estate sales are recognized when all of the following conditions are satisfied:

- The property has been fully completed and handed over to the buyer, the Company has transferred the risks and benefits associated with the ownership of the property to the buyer;
- The company no longer holds the right to manage real estate such as real estate owner or property control;
- The revenue can be measured reliably;
- The company has obtained or will obtain economic benefits from the sale of real estate;
- Determine the costs associated with the sale of real estate.

In case of selling real estate products in the form of self-improvement or completed by customers according to customers' requests, the turnover shall be recorded when the rough construction parts are handed over to customers.

For real estate plots for sale that have been transferred to customers, the Company is entitled to record revenue with the sold land when the following conditions are satisfied at the same time:

- Transfer of risks and benefits associated with land use rights to buyers;
- Revenue is determined relatively certainly;
- Determine the costs related to the sale of land.

The company has collected or certainly obtained economic benefits from the sale of the land.

Revenue from construction contract

In case the construction contract stipulates that the contractor shall be paid according to the planned schedule, when the result of the construction contract performance is reliably estimated, the revenue of the construction contract shall be recorded in proportion to the completed work determined by the Company on the date of making the financial statement without depending on the invoice whether the payment is made according to the plan schedule and how much is the amount written on the invoice.

In case the construction contract stipulates that the contractor is paid according to the value of the performance volume, when the result of the construction contract performance is reliably determined and certified by the customer, the revenue and expenses related to the contract shall be recorded corresponding to the completed work confirmed by the customer in the above reporting period invoices made.

Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The amount of the revenue can be measured reliably.

Dividends shall be recognised when the shareholder's right to receive payment is established.

Common Stocks and Dividends paid by Stocks: No record earnings when the right to receive bonus shares or dividend shares is established, the number of bonus shares and dividend shares received disclosure in Financial Statements.

Other revenues

Recognition of other revenues beside the entity's business activities includes:

- Revenue from liquidation of fixed assets;
- The difference between the fair value of the property divided from the business cooperation contract is higher than the cost of investment in the construction of the co-controlled property;
- The difference in interest due to the revaluation of materials, goods and fixed assets is used to contribute capital to joint ventures or investments in other long-term associated or investment companies;

- Income from the sale and sublease of assets;
- Taxes payable when selling goods or providing services but then reduced or refunded (export tax refunded, VAT, SCT and environmental protection tax payable but then reduced);
- Revenue from fines paid by customers for breaching contracts;
- Revenue from the third party's compensation for a loss of property (e.g. insurance compensation, compensation for relocating business office and other similar revenues);
- Collection of bad debts which have been written off;
- Revenue from payables which is not identified;
- Bonuses of customers related to the consumption of goods, products and services are not included in the turnover (if any);
- Income from gifts and gifts in cash and in-kind from organizations and individuals donated to enterprises;
- The value of the promotional goods does not have to be returned;
- Other revenues than those listed above.

17. Deductibles from revenue

Deductibles adjusted to revenues from sale of goods and rendering of services arising in the period include: Sale discounts, sale rebates and sale returns.

Trade discounts, discounted sales, sales generated bounces same period consumption of products, goods and services are adjusted periodically generated revenue;

In case that products, goods and services have already been consumed since the previous period, but until the subsequent period, sale discounts, sale rebates or sale returns incur, then the Company recognizes deductibles from revenue according to the following

- If products, goods and services have already been consumed since the previous period and need to be discounted, rebated, returned in the subsequent period but before the time of issuing financial statements, accountants recognize it as an event that needs to be adjusted arising after the date of Balance Sheet and deduct revenues of the period's financial statements (the previous period).
- In case that products, goods and services need to be discounted, rebated, returned after the time of issuing financial statements, the entity needs to deduct revenues of the arising period (the subsequent period).

18. Cost of goods sold

Reflecting the cost value of products, goods and services sold in the period.

The provision for devaluation of inventories is included in the cost of goods sold on the basis of the number of inventories and the difference between the net realizable value is less than the cost of inventories.

When selling products and goods with equipment and spare parts, the value of equipment and spare parts is recorded into cost of goods sold.

As for the value of inventory shrinkage and loss, accountants immediately count towards cost of goods sold (after deducting the compensation, if any).

As for the cost of direct materials consumed in excess of normal level, labour cost, fixed general operation unallocated to the value of products stocked, accountants immediately count them towards in cost of goods sold (after deducting the compensation, if any) even if the products and goods have not been determined to be consumed.

Import duties, special consumption taxes and environmental protection taxes have been included in the value of purchased goods, and when the goods are sold, those taxes are refunded, the decrease of the cost of goods sold is recorded.

As for costs of goods sold unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

19. Financial expenses

Reflecting financial expenses including expenses or losses related to financial investment activities, expenses of lending and borrowing equity, expenses of contributing in joint ventures, associates, losses of transferring short-term securities, expenses of selling securities transactions; Provision for devaluation of trading securities, provision for loss of investments in other entities, losses of selling foreign currencies, losses of exchange rate...

As for financial expenses unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

20. Selling expenses and administrative expenses

Expenses recognized as selling expenses include: Expenses actually arising in process of selling products, goods and rendering services including expenses for offering, introducing, advertising products, sale commissions, expenses for products' warranty, storage, packing, transporting, ...

Expenses recognized as administrative expenses include: Expenses for administrative labour (salaries, wages, allowances,...); social insurance, health insurance, union fund, unemployment insurance of administrative staffs; expenses of office commodities, working tools, depreciation of fixed assets used for administration; land rent, excise; provision for doubtful receivables; outside purchasing costs (electricity, water, telephone, fax, asset insurance, fire insurance...); other costs in cash (guest receptions, customer conferences...).

As for selling expenses and administrative expenses unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

21. Principles and methods of recognizing current corporate income tax and differed corporate income tax charge**Current corporate income tax charge**

Current corporate income tax expense is the amount of corporate income tax payable counted on taxable income in the period and prevailing tax rate.

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted by the balance sheet date.

Deferred income tax

Deferred income tax expense is the amount of corporate income tax payable in the future arising from:

- Recognition of deferred income tax payable during the year;
- Deferred tax assets have been recognized from previous years.

Principles and methods of preparation of consolidated financial statements

Consolidated financial statements are consolidated from the Financial Statements of the Parent Company and the subsidiaries over which the Parent Company holds control prepared for the same audited accounting period.

When consolidating the Financial Statements, the Financial Statements of the Parent Company and its subsidiaries will be consolidated itemized by adding the equivalents of assets, liabilities, equity, revenue, other income, and expenses.

Balance of items on the Balance Sheet of internal transactions is excluded. The book value of the parent company's investment in each subsidiary and the parent company's capital portion in the equity of the subsidiary must be excluded.

The non-controlling shareholder's interest in the consolidated subsidiary's net assets is defined and presented on the Consolidated Balance Sheet as an indicator of the equity portion to reflect the value of the non-controlling shareholder's interest in the Subsidiaries.

Transactions between units in the same Company, including revenues, expenses, and dividends are excluded. Unrealized gains from internal transactions that are within the residual value of the asset, such as inventory and fixed assets are also excluded. Unrealized losses arising from internal transactions that have been deducted when determining the book value of assets are also eliminated.

23. Other accounting principles and methods

Consolidated financial statements are prepared based upon consolidating separate financial statements of the Company and its subsidiaries under its control as at 31 December annually. Control rights is in practice when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Financial statements of subsidiaries are prepared for the same fiscal as the company, using consistent accounting policies. If necessary, financial statements of subsidiaries may be adjusted to ensure the consistence between accounting policies applied at the company and its subsidiaries.

Operation results of subsidiaries which were purchased or liquidated in the period are presented on consolidated financial statements since the purchasing or liquidated dates.

Balance, main income and expense, including unrealized profits from intra-group transactions are eliminated in full from consolidated financial statements.

Non-controlling interest reflecting profits or losses and net assets which are not held by shareholders of the company will be presented in a separate item on consolidated statement of financial position and consolidated statement of comprehensive income.

23.2. Goodwill

Goodwill presented on consolidated financial statements is the surplus between its purchase cost and benefit of the company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint ventures at the investment date. Goodwill is treated as intangible fixed assets, amortized under straight-line basis with estimated useful life not beyond 10 years.

When selling subsidiaries, associates and joint ventures, the carrying amount of goodwill which is not fully amortised is accounted into profit/loss of the selling transaction.

23.3. Related parties

Enterprises and individuals that directly or indirectly through one or more intermediaries, have control on or are under control of the Company, or are under common control with the Company, including parent companies, subsidiaries and associates are related parties. Associates and individuals that directly or indirectly hold voting right of the Company and have a significant impact on the Company, key management personnel including Board of Directors and employees of the Company, closed family members of these individuals or these associates or companies associated with these individuals are also considered as related parties.

In considering each relationship of related parties, it is necessary to pay attention to the nature of the relationship, not only its legal form.

V. Descriptive information in addition to items presented in the Balance sheet

Unit: VND

1. Cash and cash equivalents

	30/06/2026	01/01/2026
Cash on hand	207,099,515	84,127,737
Demand deposits	49,053,080,324	14,187,963,399
Cash at banks	-	-
Cash equivalents (*)	30,113,495,206	192,700,000,000
Cash equivalents	-	-
Investments held to maturity	-	-
	79,373,675,045	206,972,091,136
(*) Comprise:		
Vietnam Modern Bank Limited - Bac Giang Branch (MBV)	-	134,500,000,000
Military Commercial Joint Stock Bank - Son Tay Branch	29,413,404,110	58,200,000,000
Phuong Dong Commercial Joint Stock Bank - Hanoi Branch	700,091,096	-
	30,113,495,206	192,700,000,000

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026**2. Financial investments****Trading securities**

	30/06/2026		01/01/2026	
	Original cost	Provisions	Original cost	Provisions
Total value of shares				
+ BSR - Binh Son Refinery and Petrochemical Joint Stock Company	14,055,344,368	-	14,925,440,506	884,630,506
+ CTG - Joint Stock Commercial Bank for Industry and Trade of Vietnam	-	-	7,364,151,304	125,098,054
+ Military Commercial Joint Stock Bank - Code MBB	9,913,250,434	337,250,434	20,348,250,434	614,250,684
+ VHC - Vinh Hoan Joint Stock Company	3,615,709,226	259,909,226	-	-
+ PVS - PetroVietnam Technical Services Joint Stock Corporation	8,091,660,200	852,660,200	-	-
+ OIL - PetroVietnam Oil Corporation - JSC	24,848,790,824	9,375,750,824	-	-
+ POW - PetroVietnam Power Corporation - Joint Stock Company	10,627,434,006	337,434,006	-	-
+ Hoa Phat Group Joint Stock Company - HPG code	6,305,924,833	411,024,833	14,197,746,133	469,746,133
+ Mobile World Investment Joint Stock Company - Code MWG	14,218,849,952	777,839,952	17,350,136,582	-
+ VCI - Vietcap Securities Joint Stock Company	9,522,160,855	2,290,210,855	9,522,160,855	1,756,160,855
+ FRT - FPT Digital Retail Joint Stock Company	-	-	2,899,064,470	-
+ SSI Securities Joint Stock Company - SSI code	-	-	2,051,435,251	538,935,251
+ Vietnam Technological and Commercial Joint Stock Bank - Code TCB	-	-	6,506,238,342	922,238,342
+ Tien Phong Commercial Joint Stock Bank - TPB code	-	-	659,993,400	121,343,400
+ Vietnam Prosperity Joint Stock Commercial Bank - VPB code	3,255,676,184	555,676,184	5,209,081,784	625,081,784
	104,454,800,882	15,197,756,514	101,033,699,061	6,057,485,009
			30/06/2026	01/01/2026
In which:				
Fair value			89,257,044,368	94,976,214,052

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026**Investments held to maturity**

	30/06/2026		01/01/2026
	Original cost	Book value	Giá gốc
Short-term			Book value
Term deposits	161,018,655,422	161,018,655,422	288,800,000,000
	161,018,655,422	161,018,655,422	288,800,000,000

Including 6 deposit contracts that are being mortgaged as collateral for loans

Equity investments in other entities

	30/06/2026		01/01/2026
	Original cost	Provisions	Original cost
			Provisions
Investments in associates			
Hung Dong Group Joint Stock Company (iii)	411,471,766,919	-	410,410,000,000
Tay Bac Bac Ninh Investment Joint Stock Company (ii)	419,346,365,703	-	201,092,477,770
BV Bavella Joint Stock Company (i)	11,501,684,704		11,323,031,936
	842,319,817,326	-	622,825,509,706
	30/06/2026		01/01/2026
	Original cost	Provisions	Original cost
			Provisions
Other long-term investments			
Dong Nai Producing Trading and Service Joint Stock Company (i)	12,144,028,169	-	12,144,028,169
	12,144,028,169	-	12,144,028,169

(i) The investment of BV Invest Joint Stock Company in BV Bavella Joint Stock Company, this investment accounts for 49.75% of the contributed capital of BV Bavella Joint Stock Company. The main activities of BV Bavella Joint Stock Company are real estate trading, land use rights belonging to owners, users or tenants.

(ii) The total contributed capital of Northwest Bac Ninh Investment Joint Stock Company is 620,000,000,000 VND. In which, TMG Infrastructure Development Joint Stock Company owns 10,892,800, Areca Vietnam Investment and Service Joint Stock Company owns 1,976,000, BV Land Joint Stock Company owns 11,200,000 shares, corresponding to the voting rights and interest ratios of 38.82% and 38.16%, respectively. The main business line of Northwest Bac Ninh Investment Joint Stock Company is real estate business, land use rights belonging to owners, users or tenants. At the time of making the financial statements, BV Land Joint Stock Company has fully contributed the committed capital.

(iii) The investment of BV Invest Joint Stock Company and TMG Infrastructure Development Joint Stock Company in Hung Dong Group Joint Stock Company. The main activities of Hung Dong Group Joint Stock Company are real estate business, land use rights belonging to the owner, user or tenant.

Details of fluctuations in investment in associated companies in the fiscal year are as follows:

	31/12/2024	01/01/2026
Balance at the beginning of the year	622,825,509,706	622,825,509,706
Profit in the business results of the associated company	2,776,267,620	-
Decrease due to consolidation		
Associate Investment	216,718,040,000	-
	842,319,817,326	622,825,509,706

3. Receivables

	30/06/2026	01/01/2026
Short-term		
Other parties	29,767,384,310	71,913,757,736
HUNG DONG GROUP JOINT STOCK COMPANY	976,000,000	-
NORTHWEST BAC NINH INVESTMENT JOINT STOCK COMPANY	972,000,000	-

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

HOA LAM CONSTRUCTION AND TRADING JOINT STOCK COMPANY	648,000,000	-
Balimas Construction Joint Stock Company	7,778,208,935	51,856,551,538
Rivera Investment Joint Stock Company	3,273,420,010	3,273,420,010
VNCN E&C Construction and Engineering Investment Joint Stock Company	6,238,951,017	6,238,951,017
Customers buying Nam Dong Lac Ngan project	-	-
Customers buy Diamond Hill project	3,666,316,287	4,941,400,242
Customers buying the urban area project in the west of Dinh Tri	-	-
Other Customers	6,214,488,061	5,603,434,929
Related parties	4,451,347,172	100,000,001
Lychee Services Corporation	60,000,001	100,000,001
BV Asset Joint Stock Company	4,391,347,171	-
	34,218,731,482	72,013,757,737

4. Advances for suppliers

	30/06/2026	01/01/2026
Short-term		
Other parties	276,084,626,082	77,720,337,370
Landmark Real Estate Investment & Construction Joint Stock Company	-	10,668,854,996
LICOGI13FC JOINT STOCK COMPANY	82,427,372,580	-
BALIMAS Construction Joint Stock Company	87,754,936,627	44,385,423,491
VIKING Vietnam Joint Stock Company	3,197,208,328	-
Binh Yen Co., Ltd.	5,957,105,010	7,633,499,774
Hung Tri Industrial Joint Stock Company	1,728,183,524	3,367,996,132
FUJITEC VIETNAM CO., LTD. BRANCH IN HANOI	5,834,880,000	-
DOZA ILLUMINATION Construction, Engineering and Trading Services Investment Jc	1,904,446,405	-
PJM Joint Stock Company	5,943,063,711	-
Lung Lo Interior Construction Joint Stock Company	1,767,648,866	-
Gia Loc Construction Trading Joint Stock Company	-	4,969,413,082
Thanh Ba Land Fund Development Center Branch	53,575,158,800	-
BILGROUP PAINTING AND CONSTRUCTION JOINT STOCK COMPANY	1,248,672,062	-
APPLIED ELECTRONIC LIGHTING CO., LTD	933,734,412	-
HIWIN HONGKONG CO., LTD	958,866,600	-
Tico Vietnam Joint Stock Company	840,097,080	-
DUC TECHNOLOGY MATERIALS JOINT STOCK COMPANY	749,858,400	-
OCEAN INTERIOR FINISHING JOINT STOCK COMPANY	1,658,663,100	-
Nam Hung Forest Products Trading and Processing Joint Stock Company	80,000,000	-
TRAN GIA INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY	1,745,479,974	-
GIA LOC CONSTRUCTION TRADING JOINT STOCK COMPANY	2,425,372,082	-
HOP THINH HOA BINH WOOD PROCESSING JOINT STOCK COMPANY	2,680,632,300	-
THAI NGUYEN TESTING AND CONSTRUCTION SERVICES CO., LTD	775,082,800	-
VIVACO CONSTRUCTION CO., LTD	2,947,342,561	-
Other Customers	8,950,820,860	6,695,149,895
Related parties	20,451,516,368	14,007,370,057
TG Capital Joint Stock Company	20,451,516,368	14,007,370,057
BV Life Joint Stock Company	-	-
BV Asset Joint Stock Company	50,599,999	-
	296,586,742,449	91,727,707,427

5. Loans receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term				
	69,486,538,357	-	-	-
Related parties	-	-	18,000,000,000	-

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

BV Asset Joint Stock Company (2)	-	-	18,000,000,000	-
	-	-	-	-
	69,486,538,357	-	18,000,000,000	-
6. Other receivables				
		30/06/2026		01/01/2026
	Value	Provision	Value	Provision
6.1. Short-term				
Other parties	1,822,646,941	(1,061,297,600)	2,538,808,990	(1,061,297,600)
Tạm ứng	261,956,819	-	309,015,301	-
Receivable interest on deposits and loans	36,304,828	-	-	-
Deposits, mortgages and collateral	437,572,900	-	393,072,900	-
Vietnam Construction and Engineering Joint Stock Company	1,061,297,600	(1,061,297,600)	1,061,297,600	(1,061,297,600)
Phu Tho Property Investment Joint Stock Company (i)	-	-	-	-
Other receivables	25,514,794	-	775,423,189	-
Related parties	4,332,943,992	-	16,232,985,087	-
BV Asset Joint Stock Company (office rental deposit)	30,215,900	-	-	-
BV Asset Joint Stock Company (office rental deposit)	-	-	-	-
Bach Viet Group Joint Stock Company (i)	4,332,943,992	-	15,832,943,992	-
Bach Viet Group Joint Stock Company (loan interest)	-	-	246,575,342	-
BV Asset Joint Stock Company (loan interest)	-	-	153,465,753	-
TA ASSET Management Joint Stock Company (loan interest)	-	-	-	-
BV Bavella Joint Stock Company (loan interest)	-	-	-	-
TG Capital Joint Stock Company (loan interest)	-	-	-	-
	6,185,806,833	(1,061,297,600)	18,771,794,077	(1,061,297,600)
6.2. Long-term				
Collateral deposits	-	(327,000,000)	-	(327,000,000)
Differences in revaluation of long-term receivables upon consolidation	1,855,978,904	-	2,278,357,947	-
	1,855,978,904	(327,000,000)	2,278,357,947	(327,000,000)
(i) Receivables of BV Invest Joint Stock Company (Formerly Lilama Construction Investment Joint Stock Company) with Bach Viet Group Joint Stock Company on the profit distribution of Bach Viet Lake Garden project a				
7. Bad debt				
		30/06/2026		01/01/2026
	Original value	Recoverable amount	Original value	Recoverable amount
Total value of receivables overdue for 3 years	12,687,757,440	9,934,269,683	9,934,269,683	9,934,269,683

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

General Department of Police for Administrative Management of Social Order and Safety	1,217,074,000	1,217,074,000	1,217,074,000	1,217,074,000
Vietnam Urban and Industrial Construction Consulting Joint Stock Company	198,800,000	198,800,000	198,800,000	198,800,000
Vietnam Construction and Engineering Joint Stock Company	1,061,297,600	1,061,297,600	1,061,297,600	1,061,297,600
VNCN E&C Construction and Engineering Investment Joint Stock Company	6,238,951,017	6,238,951,017	6,238,951,017	6,238,951,017
Other Customers	3,971,634,823	1,218,147,066	1,218,147,066	1,218,147,066
The total value of overdue receivables is from 1 year to less than 2 years	4,347,349,710	3,810,384,860	4,347,349,710	3,810,384,860
Rivera Joint Stock Company	3,273,420,010	3,273,420,010	3,273,420,010	3,273,420,010
Long Giang Engineering and Construction Joint Stock Company	1,073,929,700	536,964,850	1,073,929,700	536,964,850
	17,035,107,150	13,744,654,543	14,281,619,393	13,744,654,543
8. Inventories				
	30/06/2026		01/01/2026	
	Original value	Provision	Original value	Provision
Unfinished production and business expenses	773,053,859,434	-	526,603,985,395	-
Finished Real Estate Products	188,821,083,317	-	266,921,437,588	-
Merchandise	27,500,789,350	-	92,675,001	-
	989,375,732,101	-	793,618,097,984	-
9. Prepaid expenses				
	30/06/2026		01/01/2026	
Short-term				
Brokerage, sales, marketing costs, others	139,448,888,827		97,977,477,345	
Expenses for allocating tools	1,174,963,401		1,793,266,977	
Total	140,623,852,228		99,770,744,322	
Long-term				
Expenses for allocating tools and repairing	163,372,213		684,873,402	
	163,372,213		684,873,402	
(i) Brokerage, sales and marketing costs of Diamond Hill project and Nam Dong Lac Ngan project.				
10. Tangible fixed assets				
Appendix No. 01				
11. Investment properties				
Investment property for rent				

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

Items	House	House and Land use rights	Cộng
Historical cost			
As at 01/01/2026	-	224,623,895,123	224,623,895,123
Increase	-	-	-
Decrease	-	12,339,471,729	12,339,471,729
As at 30/06/2026	-	236,963,366,852	236,963,366,852
Accumulated depreciation			
As at 01/01/2026	-	15,615,996,764	15,615,996,764
Depreciation in period	-	2,431,616,322	2,431,616,322
Decrease	-	948,045,413	948,045,413
As at 30/06/2026	-	18,995,658,499	18,995,658,499
Net carrying amount			
As at 01/01/2026	-	209,007,898,359	209,007,898,359
As at 30/06/2026	-	217,967,708,353	217,967,708,353

12.	Goodwill	30/06/2026	01/01/2026
		-	-
	- Balance at the beginning of the year	1,630,641,024	28,322,981,044
	- Allocation during the year	95,920,060	6,816,965,097
			(19,875,374,923)
	- Year-end balance	1,534,720,964	1,630,641,024

13.	Payables to suppliers	Value and Realizable value	
		30/06/2026	01/01/2026
	Short-term	55,048,700,166	49,504,810,901
	Other parties	8,857,027,916	8,557,027,916
	Balimas Construction Joint Stock Company	2,353,457,967	-
	Thinh Cuong Construction and Trading Investment Joint Stock Company	25,170,961,799	-
	LANMAK REAL ESTATE CONSTRUCTION INVESTMENT JOINT STOCK	1,172,871,136	-
	Tan Trang An Development Joint Stock Company	861,585,166	-
	Song Hoang Co., Ltd.	698,182,502	-
	Agricultural and Forestry Seed Production Co., Ltd.	1,836,532,440	-
	GIA LAM MLS CHEM JOINT STOCK COMPANY	4,451,556,418	4,742,917,595
	Viettel Construction Joint Stock Corporation	1,190,274,939	1,190,274,939
	Minh Hieu Construction Co., Ltd.	438,774,577	-
	An Vuong Land Real Estate Trading and Services Joint Stock Company	2,658,071,438	-
	Hop Nhat Real Estate Investment Joint Stock Company	-	-
	MHD Group Investment and Development Joint Stock Company	-	2,169,754,146
	BV Liffe Joint Stock Company	-	3,573,890,735
	Northern Dat Xanh Real Estate and Service Joint Stock Company	304,329,488	3,606,381,413
	Meta Land Real Estate Joint Stock Company	-	6,887,454,325
	LANDMASS HOLDING REAL ESTATE TRADING FLOOR	-	6,638,682,997
	HEBEI REAL ESTATE SERVICES CO., LTD	5,055,074,380	12,138,426,835
	Other Customers	-	-
	Amount of unpaid overdue debt	-	-
		-	-
		-	-
	Related parties	5,639,441,135	1,756,369,949
	BV Life Joint Stock Company	4,537,582,391	-
	BV Asset Joint Stock Company	1,101,858,744	405,308,194
	TG Capital Joint Stock Company	-	1,104,091,675
	Lychee Services Corporation	-	246,970,080

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

		60,688,141,301	51,261,180,850
		30/06/2026	01/01/2026
14. Advances from customers			
Short-term			
Other parties		495,157,017,871	53,598,297,798
The buyer pays in advance for the sale of Diamond Hill Bac Giang apartment		37,713,679,623	53,598,297,798
The buyer pays in advance for the sale of land in Nam Dong Lac Ngan		-	-
The buyer pays in advance for the sale of Diamond Hill Thai Nguyen apartment		427,560,113,092	139,733,711,841
New urban area project in the west of Dinh Tri		18,192,450,022	8,345,254,945
BALIMAS Construction Joint Stock Company		11,449,095,002	-
Other		241,680,132	424,656,439
Related parties			
BV Asset Joint Stock Company		-	-
		495,157,017,871	202,101,921,023
15. Taxes and payables to the state budget			
15.1. Payables			
	30/06/2026		01/01/2026
Value-added tax	1,076,836,603		1,458,636,563
Business income tax (*)	14,670,108,750		96,822,850,928
Personal income tax	1,153,127,820		1,337,657,843
Other taxes	300,000		300,000
	17,519,763,767		99,619,445,334
15.2. Receivables			
	30/06/2026		01/01/2026
Value-added tax	1,880,796,227		1,941,107,830
Value-added tax	1,880,796,227		1,941,107,830
Business income tax	2,286,027,110		-
Personal income tax	121,275,198		-
	4,288,098,535		1,941,107,830
The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.			
16. Accrued expenses			
		30/06/2026	01/01/2026
Short-term			
Interest expenses		-	17,352,212,105
Other advance deductions		23,547,762,405	1,788,738,949
		23,547,762,405	19,140,951,054
17. Unearned revenue			
		30/06/2026	01/01/2026
Short-term			
Revenue received in advance of property lease		2,255,441,141	1,529,869,327

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

	2,255,441,141	1,529,869,327
18. Other payables	30/06/2026	01/01/2026
18.1. Short-term		
Other parties		
Trade union funding	717,237,157	864,757,157
Social insurance, health, unemployment	28,748,108	24,288,828
Diamond Hill project maintenance budget	352,028,721	352,028,721
Profit divided by the joint venture party	-	-
Dividends payable	1,509,769,301	2,769,769,301
Receive margins, short-term deposits	88,225,718,689	73,269,026,569
Other payables	122,552,307	205,150,685
Related parties		
BV Services Joint Stock Company	184,342,483	-
Bach Viet Group Joint Stock Company (business cooperation) (ii)	7,798,676,341	13,741,983,106
	98,939,073,107	91,457,692,442
18.2. Long-term		
Other parties	-	-
Long-term deposits, collateral received	-	-
Related parties	58,606,138,519	-
Bach Viet Group Joint Stock Company (business cooperation)	9,700,000,000	-
TG Capital Joint Stock Company (ii)	48,906,138,519	48,906,138,519
	58,606,138,519	48,906,138,519

- (i) Joint Venture Agreement No. 10/2021/TTDL dated 05/10/2021 between Areca Vietnam Investment and Service Joint Stock Company (Areca), BV Land Joint Stock Company (BV Land), Bach Viet Group Joint Stock Company (BV Group) and TMG Infrastructure Development Joint Stock Company (TMG), whereby the members voluntarily form a joint venture to participate in the bidding of the new urban area project on the Tay Dinh Tri, Bac Giang city, abbreviated name: Areca - BV Joint Venture (Areca is the head unit of the Joint Venture). On November 30, 2021, the Joint Venture was selected as the investor of the New Urban Area project in the west of Dinh Tri, Bac Giang city. The total contributed capital of the joint venture parties according to Appendix No. 05/PL-TTLD dated 10/06/2024 is 230 billion, of which the contributed capital of the joint venture parties Areca - BV Group - BV Land - TMG is 73.6 billion, 39.1 billion, 71.3 billion and 46 billion, respectively, 32%, 17%, 31% and 20%.

- (ii) Capital contribution for investment cooperation in the project of Diamond Hill Thai Nguyen Hospital under the contract and appendix of the cooperation contract between BV Invest Joint Stock Company (BV Invest) and TG Capital Joint Stock Company, in which BV Invest Joint Stock Company is the investor of the investment project to build a mixed residential building, high-rise trade and services in Hoang Van Thu Ward, Thai Nguyen City according to Decision No. 1599/QD-UBND dated July 12, 2023, Decision No. 2525/QD-UBND dated October 16, 2023 of Thai Nguyen Provincial People's Committee and Notice No. 226/SXD-QLN, PTDT&NT dated March 14, 2025 of the Department of Construction of Thai Nguyen province. According to the cooperation agreement between BV Invest and TG Capital, BV Invest is expected to invest 294 billion VND, TG Capital is expected to invest 141 billion VND.

19. Loans and debts**19.1. Short-term loans and debts**

	Value and able to pay		
	30/06/2026	Increase	Decrease
Banks	66,103,670,916	98,154,249,011	119,664,794,670
Vietnam-Russia-Branch Joint Venture Bank of the Department of Education (i)	24,372,466,263	24,372,466,263	-

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

Military Commercial Joint Stock Bank - Son Tay Branch (ii)	41,731,204,653	73,781,782,748	119,664,794,670	87,614,216,575
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Short-term loans and leases	66,103,670,916	98,154,249,011	119,664,794,670	87,614,216,575
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Information related to short-term loans as of 31/12/2024

- (i) Credit contract No. 01/2026/183311/HDTD dated 18/06/2026; between the Vietnam-Russia Joint Venture Bank and Areca Vietnam Investment and Service Joint Stock Company on the investment in the construction of social housing at the Tay Dinh Tri New Urban Area project, Bac Giang Ward, Bac Ninh Province; Loan limit: 470,000,000,000 VND; the loan term is up to 4 years, the grace period for principal payment during the construction period is up to 01 year; The interest rate applied to the loan amount at the time of signing the Credit Contract is equal to the interest rate on capital mobilization for products that receive interest at the end of the period for VRB's 12-month institutional customers at the time of interest rate + margin adjustment. The interest rate will be adjusted every 3 months/1 time on 01/01; 01/04; 01/07 and 01/10 annually. The collateral on the Mortgage Contract No. 01/2026/18331/HDBD dated 18/06/2026 is the entire Asset formed from the investment capital of the Project that the Vietnam-Russia Joint Venture Bank grants credit; including existing assets and assets formed in the future that the cost of HNHF is part of the total investment and/or list of costs to be finalized of the Project - The entire 25-storey apartment building and technical floors and technical infrastructure are located on the land plot of Social Housing (symbol CT) approved by the People's Committee of Bac Giang City browsing.
- (ii) Credit contract No. 360707.25.827.383853.TD dated 11/12/2025 signed between Military Commercial Joint Stock Bank (MB) - Son Tay Branch and BV Land Joint Stock Company on serving the production and business of the unit. Loan limit: 100,000,000,000 VND; Duration of maintenance of HMTD: From the date of signing this contract to 04/12/2026; The loan amount is detailed in the debt receipt document for each disbursement; the maximum loan term is 6 months; the loan interest rate is detailed in the debt acceptance document for each disbursement;
- + Documents amending and supplementing document No. 360707.25.827.383853.TD. PL01 dated 11/12/2025: Supplementing detailed regulations on the List of collateral, specifically: The collateral is a 84.25.827.383853.TG deposit contract. The enterprise is issued by Military Commercial Joint Stock Bank on 01/12/2025.

19.2. Long-term loans and debts

	Value and able to pay			
	30/06/2026			01/01/2026
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Thanh Branch (v)	234,899,188,529	-	-	186,351,465,361
Military Commercial Joint Stock Bank - Son tay Branch	224,000,000,000	68,000,000,000	-	156,000,000,000
	458,899,188,529	68,000,000,000	-	342,351,465,361
In which:				
Current portion of long-term loans	-			-
Long-term loans and debts	458,899,188,529			342,351,465,361

Detail information on Long-term loans as at 30/06/2026

(v) Includes 2 contracts:

- Credit Contract No. 01/2021/32553/HDTD dated 08/06/2021 signed between Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Thanh Branch and BV Invest Joint Stock Company (Formerly Lilama Construction Investment Joint Stock Company) on loans for the Diamond Hill Mixed Apartment Project at Lots C01 and X03 in Residential Area No. 2, Xuong Giang ward, Bac Giang city; Loan limit: 300,000,000,000 VND, loan term 48 months from the date of the first disbursement; Fixed interest rate of 8%/year within 12 months from the date of first disbursement. After the above time, the floating interest rate = Base interest rate + margin of 3.5%/year; the collateral is the land use rights and assets formed in the future of the Diamond Hill Mixed Apartment Building Project at Lots C01 and X03 of Residential Area No. 2, Xuong Giang Ward, Bac Giang City.

(v) - Credit contract No. 01/2024/32553/HDTD signed between Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Thanh Branch and BV Invest Joint Stock Company on loans for the Investment Project on the construction of high-rise residential, commercial and service buildings on Bac Son Street, Group 7, Hoang Van Thu Ward, Thai Nguyen City, Thai Nguyen Province. Loan limit: 600,000,000,000 VND; The maximum loan term is 60 months from the date of the first disbursement, with a fixed interest rate of 7.5%/year within 12 months from the date of the first disbursement. After the above time applying the floating interest rate = Base interest rate + margin of 3.5%/year, the collateral is the land use right and assets formed in the future of the Investment Project on the construction of high-rise residential and commercial and service mixed buildings on Bac Son Street, Group 7, Hoang Van Thu Ward, Thai Nguyen City, Thai Nguyen Province.

(vi) Including 01 contract:

- Credit contract No. 213449.24.827.3406441.TD signed on 06/01/2025 between Areca Vietnam Investment and Service Joint Stock Company and Military Commercial Joint Stock Bank - Son Tay Branch. Regarding the loan for the implementation of the Dinh Tri West New Urban Area Project, Bac Giang City, Bac Giang Province; Loan limit: 330,000,000,000 VND (Three hundred and thirty-three billion even VND./.). The maximum period is 72 months from the day following the disbursement date. The interest rate for the first 1 year is fixed at 8%/year. The collateral is the land use rights and land-attached assets of the West Dinh Tri New Urban Area Project, Bac Giang City, Bac Giang Province.

(vi) - Credit contract No.: 395799.26.827.3406641.TD signed on 16/04/2026 between Military Commercial Joint Stock Bank - Son Tay Branch and Areca Vietnam Investment and Service Joint Stock Company. Regarding the financing of the Input Contract No. 11/NOXH/TDT/ARECA dated 12/12/2025 signed between Areca Vietnam Investment and Service Joint Stock Company and Licogi13FC Joint Stock Company, implementing the Tay Dinh Tri Social Housing Project, Bac Giang Ward, Bac Ninh Province. Loan limit: 100,000,000,000 VND, loan term: 12 months from the date of disbursement; the interest rate for the first time is 8.2%/year. The collateral for the loan is the Deposit Contracts of ARECA Company No. 41.26.827.3406.441.TG. enterprise with the amount of VND 9,000,000,000 on 29/05/2026; Deposit contract of ARECA Company No. 112.25.827.3406441.TG. enterprise in the amount of 32,000,000,000 VND on 31/12/2025; Deposit contract of ARECA Company No. 110.25.827.3406441.TG. enterprises with the amount of 11,000,000,000 VND on 31/12/2025; Deposit contract of BV Land Company No. 14.26.827.3406441.TG. enterprise with the amount of VND 8,000,000,000 on 02/03/2026;

20. Provision for payables

	30/06/2026	01/01/2026
Long-term		
Provision for warranty of Construction	1,746,274,312	1,742,028,273
	1,746,274,312	1,742,028,273

21. Deferred tax assets and Deferred income tax payables

Deferred tax assets	30/06/2026	01/01/2026
CIT rate used to determine the value of deferred income tax assets	20%	20%
Deferred income tax assets related to the deductible temporary difference	1,489,149,790	420,551,555
Clearing amount with deferred income tax payable	1,489,149,790	420,551,555

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

	30/06/2026	01/01/2026
Deferred income tax payables		
CIT rate used to determine the value of deferred income tax assets	20%	20%
Deferred income tax assets related to the deductible temporary difference	371,195,780	-
	371,195,780	-

22. Owner's equity**22.1. Increase and decrease in owner's equity****Appendix No. 02**

	30/06/2026		01/01/2026	
22.2. The details of the owner's equity	Rate (%)	Value	Rate (%)	Value
Bach Viet Group Joint Stock Company	63.37%	679,894,940,000	63.37%	566,570,790,000
BV Asset Joint Stock Company	10.83%	116,205,260,000	10.83%	96,837,720,000
TG Capital Joint Stock Company	4.98%	53,388,720,000	4.98%	44,490,600,000
Other subjects	20.83%	223,446,010,000	20.83%	186,213,760,000
	100.00%	1,072,934,930,000	100.00%	894,112,870,000

22.3. Capital transactions with owners and distribution of dividends and profits	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Owner's Equity		
Opening balance	894,112,870,000	827,883,000,000
Increase in the period	178,822,060,000	-
Closing balance	1,072,934,930,000	827,883,000,000

22.4. Stock	30/06/2026	01/01/2026
Quantity of registered issuing stocks	107,293,493	89,411,287
Quantity of Authorized issuing stocks		
Common stocks	107,293,493	89,411,287
Quantity of Outstanding Stocks		
Common stocks	107,293,493	89,411,287
Preferred stock (classified as equity)		
Par value of Stocks	10,000	10,000

22.5. Funds in Company	30/06/2026	01/01/2026
Development and Investment Fund	4,199,220,508	2,400,757,217

VI. Descriptive information in addition to the items presented in the Income statement

Unit: VND

1. Total revenues from sale of goods and rendering of services	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Revenue from sale of goods		
Revenue from sales of goods	93,511,772,002	218,883,516,400
Revenue from construction and installation activities	17,217,798,772	56,747,586,250
Revenue from real estate business	114,544,294,880	747,585,786,957
Revenue from service provision	27,457,183,143	28,503,488,076

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

	252,731,048,797	1,051,720,377,683
2. Net revenue from sale of goods and rendering of services	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Net sales of goods	93,511,772,002	218,883,516,400
Net revenue from construction and installation activities	17,217,798,772	56,747,586,250
Net revenue from real estate business	114,544,294,880	747,585,786,957
Net revenue from service provision	27,457,183,143	28,503,488,076
	252,731,048,797	1,051,720,377,683
3. Cost of good sold	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Cost of goods sold	79,545,489,146	203,029,504,003
Cost of construction and installation activities	18,754,990,562	46,251,958,459
Cost of real estate business	54,575,443,654	333,132,941,805
Cost of service provision	6,142,471,449	16,028,827,089
	159,018,394,811	598,443,231,356
4. Financial incomes	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interest on deposits and loans	11,668,394,825	25,280,173,076
Dividends and profits are distributed	-	310,000,000
Profit from the sale of securities	3,325,577,073	451,212,977
Profits are divided from idle money of the Tay Dinh Tri project	1,777,630,157	-
Other	329,407,372	-
	17,101,009,427	26,041,386,053
5. Financial expenses	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Loan interest	9,188,741,863	10,235,433,125
Integration of financial investment provisions	-	-
Payment discounts	2,163,726,476	899,283
Profit from stock trading	-	3,610,290,631
Provision for stock price declines and investment losses	9,142,488,788	267,561,560
Custody expenses, securities sale expenses, Losses from securities sale transactions	60,355,330	-
Other Financing Costs	-	-
Interest income	-	-
	20,555,312,457	14,114,184,599
6. Selling and general administrative expenses	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Selling expenses		
Salesperson Expenses	-	5,441,757,659
Cost of outsourced services	7,183,531,853	75,998,794,746
Fixed asset depreciation expense	105,910,851	584,769,812

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

Warranty Cost	5,763,998,381	175,342,746
Other expenses in cash	3,846,028,041	1,605,505,872
	16,899,469,126	83,806,170,835
General administrative expenses		
Management Staff Expenses	6,259,630,176	7,726,773,224
Fixed asset depreciation expense	412,155,564	723,357,169
Costs – Taxes, fees and charges	385,556,444	781,525,881
Cost of outsourced services	2,217,091,443	654,684,002
Expenses in other currencies	3,265,215,541	2,445,989,855
Provision for bad debts	-	3,144,939,630
Goodwill allocation	95,920,060	3,408,482,548
	12,635,569,228	18,885,752,309
7. Other income	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Income from liquidating, disposing fixed assets	-	50,000,000
Fines collected	535,179,173	922,792,717
Handling of debts payable but not payable	-	545,897,584
Other revenues from asset leasing and liquidation activities	-	495,612,452
Other income	1,077,475,224	305,103,469
	1,612,654,397	2,319,406,222
8. Other expense	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Residual value of fixed assets and expenses for liquidation and sale of fixed assets	-	19,503,670
<i>Autumn</i>	-	118,181,818
<i>Genus</i>	-	-
<i>GTCL</i>	-	137,685,488
Penalties	-	-
Tax penalties, penalties for administrative violations	-	116,774,881
Other expenses from property leasing activities	-	-
Other expense	569,055,171	708,293,791
	569,055,171	844,572,342
9. Income Tax	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
BV Land Joint Stock Company	5,782,120,247	27,193,740,164
BV Invest Joint Stock Company	1,827,925,972	3,648,743,257
Dong Nai Production, Trading and Service Joint Stock Company	-	2,117,034,908
Areca Vietnam Investment and Service Joint Stock Company	3,448,601,771	25,173,064,730
TMG Infrastructure Development Joint Stock Company	2,486,216,891	15,105,115,688
	13,544,864,881	73,237,698,747

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026**10. Earnings per Share**

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025 (Reprepared)
Profit after CIT of shareholders of the parent company	46,803,662,108	261,875,263,669
Deduction of reward and welfare funds	-	1,515,131,416
Distributed profit for shareholders	46,803,662,108	260,360,132,253
Average outstanding common shares in the period	107,293,493	99,345,960
Average outstanding common shares in the period	-	-
	-	-
The basic profit per share	436.0	2,621.0
The basic decline per share	436.0	2,621.0

The basic profit/impairment on shares of the previous year is recalculated because in 2026, the Company will set up a welfare reward fund and pay dividends in shares. This recalculation caused the basic profit/impairment on shares in the same period last year to decrease from 3163 VND/share to 2621 VND/share

11. Gain/(loss) on disposal of investment property

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Gain/(loss) on disposal of investment property	2,008,240,813	

VII. Other information

Unit: VND

1. Potential debts, commitments, and other financial information

There are no potential liabilities arising from events that may affect the information presented in the Consolidated Financial Statements over which the Company has no control or has not been recorded.

2. Events after the reporting period

There are no events that arise after the end of the fiscal year that require adjustments or explanations in the Consolidated Financial Statements.

3. Information on related parties**3.1. List of related parties**

<u>Related parties</u>	<u>Relationship</u>
Bach Viet Group Joint Stock Company	Parent Company
BV Asset Joint Stock Company	Major shareholders
TA Asset Management Joint Stock Company	Major shareholder of the Parent Company
Lychee Service Joint Stock Company	Fellow subsidiary
BV Bavella Joint Stock Company	Associated company of Subsidiaries
BV Life Joint Stock Company	The parent company is a major shareholder
Hung Dong Group Joint Stock Company	Associated company of Subsidiaries
Tay Bac Bac Ninh Joint Stock Company	Associated company
Members of the Board of Directors, the Board of General Directors, the Supervisory Board	Board of Directors

3.2. During operation, there are a number of transactions between the company and related parties as follows:

<u>Contents/ Related parties</u>	<u>01/01/2026 to 30/06/2026</u>	<u>1/2025 to 30/06/2025</u>
Bach Viet Group Joint Stock Company		
Total revenue divided from Tay Dinh Tri project	20,642,335,955	139,875,664,337
Total cost divided from Tay Dinh Tri project	12,092,261,981	75,948,496,585
Purchase of goods and services	1,950,584	5,656,918

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

Project profits have been obtained	11,500,000,000	-
Recovery of receivables	-	6,527,886
Receiving capital contribution - Thanh Ba Project	9,700,000,000	-
Dividends paid (at Donatraco and Areca)	12,775,000,000	-
Interest payment	246,575,342	-
Collecting capital contributions for the Tay Dinh Tri project (at Areca)	-	2,000,000,000
BV Asset Joint Stock Company		
Purchase of goods and services	2,160,957,970	2,250,124,830
Advance/ Debt Payment	1,085,516,199	1,567,466,379
Transfer of shares in TMG Infrastructure Development Joint Stock Company (purchase)	-	120,626,916,000
Payment for share transfer at TMG Infrastructure Development Joint Stock Company	12,391,347,171	-
Debt collection	8,000,000,000	-
Loans	-	230,000,000,000
Loan collection	18,000,000,000	121,500,000,000
Loan interest	-	5,315,434,247
Loan interest collection	461,095,890	-
Dividends paid (in Donatraco and BVI)	-	282,595,890
TG Capital Joint Stock Company		
Loan (at BV Invest Joint Stock Company)	1,944,000,000	-
Collection of goods and services	972,000,000	-
TG Capital Joint Stock Company		
Loans	31,919,028,984	-
Collection of goods and services	31,908,119,894	-
Purchase of goods and services	120,000,000	-
Payment for the purchase of goods and services	60,000,000	-
TG Capital Joint Stock Company		
Purchase of goods and services	91,028,772	40,385,197,923
Collection of proceeds from the sale of goods and services	-	-
Advance/ Debt Payment	7,639,266,758	28,895,099,291
TG Capital Joint Stock Company	-	157,200,000,000
Loans	-	156,600,000,000
Collection of goods and services	-	2,643,118,630
Collect loan interest	-	4,643,930,960
Cooperative capital contribution (at BV Invest)	-	48,906,138,519
TA Asset Management Joint Stock Company		
Loans	-	75,000,000,000
Loan collection	-	76,700,000,000
Loan interest	2,864,384	305,930,138
Collect loan interest	-	34,931,507
Lychee Service Joint Stock Company		
Purchase of goods and services	2,112,823,360	1,876,059,014
Payment for the purchase of goods and services	2,075,269,410	1,222,343,209
Supply of goods and services	327,272,730	300,000,000
Vehicle custody receivables	-	244,000,000
BV Bavella Joint Stock Company		
Loans	-	385,000,000,000
Loan collection	-	364,150,000,000
Loan interest	5,437,671	3,900,393,834
Loan interest collection	-	-
BV Life Joint Stock Company		
Purchase of goods and services	6,034,000	-
Payment for the purchase of goods and services	6,034,000	-

3.3. Outstanding balances with related parties up to the reporting date are as follows

Balances with related parties at the balance sheet date are presented in Note V.

3.4. Transactions with other related parties are as follows

Income of the Board of Directors, Board of Directors and Supervisory Board/Audit Committee

Ordinals	Name	Duty	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Income of the Board of Directors and the Board of Directors				
1	Nguyen Tan Thanh	Chairman of the Board of Directors	-	-
2	Ly Tuan Anh	Member of the Board of Directors cum General Director	657,000,000	607,620,000
3	Khuong Hai Ninh	Member of the Board of Directors cum Deputy General Director	585,365,000	534,389,000
4	Duong Trung Thong	Deputy General Director (appointed on 01/01/2025)	431,642,857	503,703,000
5	Pham Trong Binh	Independent Member of the Board of Directors	-	12,000,000
7	Vu Thi Ha	Members of the Board of Directors are also members of the Board of Directors according to the resolution of the Board of Directors dated 25/04/2025)	-	147,810,000
			1,674,007,857	1,805,522,000
Income of the Supervisory Board				
3	Le Thanh Hai	Member of the Supervisory Board (Dismissed on 25/04/2025)	-	6,000,000
4	Nguyen Thi Thuy Linh	Member of the Supervisory Board (Dismissed on 25/04/2025)	-	6,000,000
			-	12,000,000

4. Segment statements

Segment information is presented by business sector and geographic region. General expenses are allocated to each department as a percentage of each department's revenue.

Main segment reporting - under business fields:

The company consists of divisions divided by main business activities: real estate business, construction and installation, sale of goods and provision of services.

Appendix No. 03

Secondary segment reporting - Under geographical areas

Geographic department reporting based on the customer's location generates department revenue. In the accounting period ending 30/06/2026, the Company's production and business activities only arise in the domestic market, so there is no difference in economic risks and benefits by geographical area to be explained.

5. Comparative information

The comparative data on the Balance Sheet is the data on the Consolidated Financial Statements for the fiscal year ended 31/12/2025 of BV Land Joint Stock Company which has been audited by Vietnam Auditing and Appraisal Co., Ltd. (AVA).

Comparative data on the Consolidated Business Income Statement, Consolidated Cash Flow Statement are the figures on the independent consolidated financial statements for the first 6 months of 2025 of BV Land Joint Stock Company

6. Other information

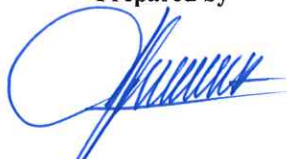
There are no events that cause serious doubts about its ability to continue its operations and the Company has no intention nor is it forced to cease operations, or to significantly reduce the size of its operations.

BV LAND JOINT STOCK COMPANY

4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

Prepared by



Nguyen Duc Luu

Chief Accountant



Nguyen Duc Luu

Ha Noi, 29/07/2026
General Director



Ly Tuan Anh



Appendix No. 01

10. Tangible fixed assets

Items	Buildings	Machinery, Equipment	Mean of Transportation	Office equipment and furniture	Other fixed assets	Total
Original cost						
As at 01/01/2026	313,633,039	181,055,615	7,992,981,799	1,427,307,563	353,265,000	10,268,243,016
As at 30/06/2026	313,633,039	181,055,615	7,992,981,799	1,427,307,563	353,265,000	10,268,243,016
Accumulated depreciation						
As at 01/01/2026	90,574,152	165,527,819	5,150,510,225	819,638,752	345,323,125	6,571,574,073
Increase in period	18,803,694	3,105,564	279,111,828	77,537,088	7,941,875	386,500,049
Depreciation in period	<i>18,803,694</i>	<i>3,105,564</i>	<i>279,111,828</i>	<i>77,537,088</i>	<i>7,941,875</i>	<i>378,558,174</i>
As at 30/06/2026	109,377,846	168,633,383	5,429,622,053	897,175,840	353,265,000	6,958,074,122
Net carrying amount						
As at 01/01/2026	223,058,887	15,527,796	2,842,471,574	607,668,811	7,941,875	3,696,668,943
As at 30/06/2026	204,255,193	12,422,232	2,563,359,746	530,131,723	-	3,310,168,894

Appendix No. 02

22. Owner's equity

22.1. Increase and decrease in owner's equity

	Owner's Equity	Share capital surplus	Development and Investment Fund	Other funds	Retained earnings	Non-controlling interest	Total
As at 01/01/2025	827,883,000,000	(619,229,224)	12,614,184,986	-	145,472,256,146	303,989,501,390	1,289,339,713,298
Increase in period	-	-	-	-	262,408,731,183	28,593,070,077	291,001,801,260
Capital Increase	-	-	-	-	-	-	-
Profit/(loss) during the period	-	-	-	-	261,875,263,669	28,593,070,077	290,468,333,746
Other Tanks	-	-	-	-	533,467,514	-	533,467,514
Decrease in Period	-	-	-	-	(2,321,399,500)	(1,096,641,642)	(3,418,041,142)
Extract development investment fund	-	-	-	-	-	-	-
Distribution of funds	-	-	-	-	(2,321,399,500)	(650,729,107)	(2,972,128,607)
Reduce different	-	-	-	-	-	(445,912,535)	(445,912,535)
As at 30/06/2025	827,883,000,000	(619,229,224)	12,614,184,986	-	405,559,587,829	331,485,929,825	1,576,923,473,416
As at 01/01/2026	894,112,870,000	(677,456,497)	2,400,757,217	-	413,721,773,543	279,396,914,769	1,588,954,859,032
Increase in period	178,822,060,000	-	1,798,463,291	-	46,803,662,108	5,330,699,265	232,754,884,664
Capital Increase (i)	178,822,060,000	-	-	-	-	-	178,822,060,000
Profit/(loss) in period	-	-	-	-	46,803,662,108	5,324,184,413	52,127,846,521
Increase due to consolidation	-	-	1,798,463,291	-	-	6,514,852	1,804,978,143
Decrease in Period	-	-	-	-	(5,623,704,912)	(241,358,264)	(5,865,063,176)
Dividend (ii)	-	-	-	-	(178,822,060,000)	-	(178,822,060,000)
Distribution of funds (iii)	-	-	-	-	-	-	-
Other reductions	-	-	-	-	(5,623,704,912)	(241,358,264)	(5,865,063,176)
As at 30/06/2026	1,072,934,930,000	(677,456,497)	4,199,220,508	-	276,079,670,739	284,486,255,770	1,637,022,620,520