

VIMECO JOINT STOCK COMPANY
CONSOLIDATED FINANCIAL STATEMENTS
for the period from 01/01/2026 to 30/06/2026

VIMECO JOINT STOCK COMPANY

Address: Lot E9, Pham Hung Road, Yen Hoa Ward, Hanoi

Tel: (84-024) 3784 8204 Fax: (84-024) 3784 8202

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REPORT OF THE BOARD OF MANAGEMENT

Address: Lot E9, Pham Hung Road, Yen Hoa Ward, Hanoi

Tel: (84-024) 3784 8204 Fax: (84-024) 3784 8202

General Overview of the Subsidiary

* VIMECO International Education System Joint Stock Company (the "Company") was established and operates under Enterprise Registration Certificate No. 0109974057 issued by the Hanoi Department of Planning and Investment, initially on 22 April 2022 and amended for the third time on 16 June 2025 to change the legal representative.

Charter capital: VND 12,030,000,000 (twelve billion and thirty million Vietnamese dong).

Address: Floors 2 and 3, CT2 Building, Vimeco Apartment Complex, No. 4 Nguyen Chanh Street, Yen Hoa Ward, Hanoi, Vietnam

Tel: (84) 024 22250930

The parent company's ownership interest and voting rights are 99.75%.

Board of Directors :

The members of the Board of Directors and the Board of Management of the Company serving for the period from 01/01/2026 to 30/06/2026 and up to the date of preparation of the Consolidated Financial Statements are as follows:

Board of Directors

Full Name	Position	Appointment/Dismissal Date
Mr. Tran Dinh Tuan	Chairman	Appointed on 18 March 2025
Mr. Dang Van Hieu	Member	Appointed on 16 March 2022
Mr. Nguyen Dac Truong	Member	Appointed on 18 March 2025
Mr. Hoang Anh Tuyen	Member	Appointed on 28 May 2026
Mr. Nguyen Duy Huyen	Independent Member	Appointed on 28 May 2026
Mr. Vu Minh Hoang	Member	Dismissed on 28 May 2026
Mr. Bui Van Thieng	Independent Member	Dismissed on 28 May 2026

Supervisory Board

Full Name	Position	Appointment/Dismissal Date
Mr. Nguyen Ngoc Khue	Head of the Board	Appointed on 28 May 2026
Mr. Nguyen Son Tung	Member	Appointed on 28 May 2026
Ms. Nguyen Thi Thuy Linh	Member	Appointed on 18 March 2025
Mr. Vu Van Manh	Head of the Board	Dismissed on 28 May 2026
Ms. Tran Thi Kim Oanh	Member	Dismissed on 28 May 2026

Board of Management

Full Name	Position	Appointment/Dismissal Date
Mr. Dang Van Hieu	General Director	Reappointed on 18 January 2024
Mr. Doan Ngoc Ba	Deputy General Director	Appointed on 4 April 2022
Mr. Nguyen Dac Truong	Deputy General Director	Appointed on 21 November 2022
Mr. Hoang Anh Tuyen	Deputy General Director	Appointed on 5 January 2023
Mr. Vu Minh Hoang	Deputy General Director	Dismissed on 30 March 2026

REPORT OF THE BOARD OF MANAGEMENT

We, the members of the Board of Management of VIMECO Joint Stock Company present the Report of the Board of Management together with the Consolidated Financial Statements for the period from 01/01/2026 to 30/06/2026.

General Overview of the Company

VIMECO Joint Stock Company, trading as VIMECO JOINT STOCK COMPANY (the "Company"), was formerly the Construction Machinery and Installation Company, established under Decision No. 179/BXD-TCLĐ dated 24 March 1997 of the Minister of Construction. On 6 December 2002, the Construction Machinery and Installation Company was converted into Construction Machinery Installation and Construction Joint Stock Company under Decision No. 1485/QĐ-BXD dated 7 November 2002 of the Minister of Construction and Joint Stock Company Business Registration Certificate No. 0103001651 issued by the Hanoi Department of Planning and Investment, initially registered on 6 December 2002.

During its operations, the Company has obtained 17 amendments to its Enterprise Registration Certificate from the Hanoi Department of Planning and Investment, the 17th of which, dated 01 September 2025, amended the address of its head office.

The Company has a Ho Chi Minh City Branch located at 47 Dien Bien Phu Street, Tan Dinh Ward, Ho Chi Minh City.

The Company's shares are listed on the Hanoi Securities Trading Center under stock code VMC.

The Company's Business Activities

- Construction investment consultancy: formulation and management of construction investment projects; construction surveys; supervision of construction and installation, quality inspection of works and testing; bidding consultancy; consultancy on transfer of new technology and automation equipment.
- Real estate business: real estate trading and services; leasing of offices, hotels and apartments; management, maintenance and operation of technical infrastructure, urban areas, apartment buildings and offices.
- Construction and installation: site levelling, ground improvement, construction of technical infrastructure for urban and industrial zones, water supply and drainage works, water and wastewater treatment, power lines and substations up to 220kV; installation of fire prevention and firefighting systems; construction of civil, industrial, transport (all classes of roads, airports, ports, wharves and bridges), postal, dyke, embankment, irrigation and hydropower works.
- Extraction, production, processing and trading of construction materials, including sand, stone, gravel, bricks, roof tiles, cement, glass, roofing sheets, asphalt and other materials for construction and interior/exterior finishing; precast concrete structures, ready-mix concrete, supplies, machinery and equipment, technology lines and transport vehicles.
- Fabrication, installation, maintenance, repair and leasing of technological equipment lines and steel structures for civil works, industrial works, power lines and substations.
- Import and export trading of construction materials, supplies, machinery, equipment, technology lines and transport vehicles.
- Freight forwarding and cargo transportation services.
- Education and training for workers in mechanical engineering, equipment repair, construction, residential and industrial electrical works, air-conditioning and ventilation equipment, lifts and low-voltage electrical systems; foreign language training; and preschool education (subject to approval by competent State authorities).

REPORT OF THE BOARD OF MANAGEMENT**Responsibilities of the Board of Management**

The Board of Management is responsible for preparing the Consolidated Financial Statements for the period from 01/01/2026 to 30/06/2026 that give a true and fair view of the financial position as at 30/06/2026 and of the results of operations and cash flows of the Company for the financial year then ended.

In preparing these Financial Statements, the Board of Management is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the applicable accounting standards have been complied with and disclose and explain any material departures in these Financial Statements; and
- Prepare the Financial Statements on a going-concern basis unless it is not appropriate to presume that the Company will continue in operation.

The Board of Management is responsible for ensuring that accounting records are properly maintained and sufficiently complete to fairly reflect the Company's financial position at any time, and that the Financial Statements comply with Vietnamese Accounting Standards, the Vietnamese Accounting System and relevant legal regulations. The Board of Management is also responsible for safeguarding the Company's assets and therefore for taking appropriate measures to prevent and detect fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing the Consolidated Financial Statements.

On behalf of the Board of Management,

VIMECO JOINT STOCK COMPANY



Dang Van Hieu

General Director

Hanoi, 28 July 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Code	Notes	Ending Balance	Beginning Balance
A - CURRENT ASSETS	100		834.296.712.038	899.247.048.685
(100=110+120+130+140+150)				
I. Cash and Cash Equivalents	110	V.1	43.451.965.473	109.240.850.097
1. Cash	111		7.451.965.473	66.140.850.097
2. Cash Equivalents	112		36.000.000.000	43.100.000.000
II. Short-term Financial Investments	120	V.2	16.001.000.000	20.001.000.000
3. Held-to-maturity Investments	123		16.001.000.000	20.001.000.000
III. Short-term Receivables	130		533.456.081.596	498.719.939.319
1. Short-term Trade Receivables	131	V.3	265.353.529.640	294.591.177.024
2. Short-term Prepayments to Suppliers	132	V.3	150.344.588.749	117.177.985.030
5. Other Short-term Receivables	135	V.4	163.494.977.159	132.687.791.217
6. Allowance for Doubtful Short-term Receivables	136		(45.737.013.952)	(45.737.013.952)
IV. Inventories	140		241.244.721.550	271.139.290.335
1. Inventories	141	V.5	241.244.721.550	271.139.290.335
VI. Other Current Assets	160		142.943.419	145.968.934
1 Short-term Deferred Expenses	161		142.863.419	28.873.656
2 Deductible VAT	162	V.13.1	80.000	80.000
3 Taxes and Other Receivables from the State	163	V.13.2	-	117.015.278
B - NON-CURRENT ASSETS	200		249.017.772.309	267.685.155.065
(200=210+220+240+250+260)				
I Long-term Receivables	210		2.428.362.500	2.288.362.500
6 Other Long-term Receivables	215		2.428.362.500	2.288.362.500
II. Fixed Assets	220		146.746.253.747	161.883.562.771
1. Property, Plant and Equipment	221	V.6	124.451.840.463	130.724.822.224
- Historical Cost	222		516.936.242.712	517.647.325.572
- Accumulated Depreciation and Amortisation	223		(392.484.402.249)	(386.922.503.348)
2. Finance Lease Assets	224	V.7	19.220.124.502	27.582.184.193
- Historical Cost	225		25.845.959.594	37.688.331.558
- Accumulated Depreciation and Amortisation	226		(6.625.835.092)	(10.106.147.365)
3. Intangible Assets	227	V.8	3.074.288.782	3.576.556.354
- Historical Cost	228		3.313.233.600	3.784.774.600
- Accumulated Depreciation and Amortisation	229		(238.944.818)	(208.218.246)
IV. Investment Property	240	V.9	15.158.098.052	18.543.933.260
- Historical Cost	241		17.292.413.436	20.678.248.644
- Accumulated Depreciation and Amortisation (*)	242		(2.134.315.384)	(2.134.315.384)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

V. Long-term Assets in Progress	250		9.001.562.600	9.001.562.600
1. Long-term Work in Progress	251	V.10	9.001.562.600	9.001.562.600
2. Construction in Progress	252		-	-
VI. Long-term Financial Investments	260		68.458.869.064	68.458.869.064
2. Investments in Associates and Joint Ventures	262	V.11.1	66.000.000.000	65.860.579.064
3. Equity Investments in Other Entities	263	V.11.2	7.970.790.000	7.970.790.000
4. Provision for Losses on Long-term Investments in Other Entities (*)	264	V.11.3	(5.511.920.936)	(5.372.500.000)
VII. Other Non-current Assets	270		7.224.626.346	7.508.864.870
1. Long-term Deferred Expenses	271	V.12	7.224.626.346	7.508.864.870
TOTAL ASSETS (270=100+200)	280		1.083.314.484.347	1.166.932.203.750

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

Unit: VND

LIABILITIES AND EQUITY	Code	Notes	Ending Balance	Beginning Balance
C - LIABILITIES (300=310+330)	300		758.899.970.567	819.737.570.761
I. Current Liabilities	310		659.324.578.611	776.547.168.279
1. Short-term Trade Payables	311		107.329.721.725	113.940.271.144
2. Short-term Customer Advances	312		138.793.233.286	120.413.121.523
3. Dividends and Profit Distributions Payable	313		746.447.205	746.699.240
4. Taxes and Other Payables to the State	314	V.13.3	7.993.384.573	5.162.007.957
5. Employee Payables	315		5.658.229.653	5.801.793.436
6. Short-term Accrued Expenses	316	V.14	13.206.661.817	17.667.781.984
9. Short-term Deferred Revenue	319		2.093.543.206	1.831.227.341
10. Other Short-term Payables	320	V.15	6.676.666.777	4.108.924.636
11. Short-term Borrowings and Finance Lease Liabilities	321	V.16.1	376.826.466.002	506.875.116.651
12. Bonus and Welfare Fund	323	V.17g	224.367	224.367
II. Non-current Liabilities	330		99.575.391.956	43.190.402.482
7. Long-term Deferred Revenue	337		-	-
8. Other Long-term Payables	338		3.196.891.956	2.793.691.956
9. Long-term Borrowings and Finance Lease Liabilities	339	V.16.2	96.378.500.000	40.396.710.526
D- EQUITY (400=410+430)	400	V.17	324.414.513.780	347.194.632.989
I. Equity	410		324.414.513.780	347.194.632.989
1 Owners' Contributed Capital	411		287.470.170.000	287.470.170.000
2. Share Premium	412		30.000.000.000	30.000.000.000
8. Development Investment Fund	418		24.707.183.694	24.707.183.694
10. Retained Earnings	420		-17.794.447.085	4.985.856.973
12. Non-controlling Interests	429		31.607.171	31.422.322
TOTAL LIABILITIES AND EQUITY (440=300+400)	440		1.083.314.484.347	1.166.932.203.750

Hanoi, 28 July 2026

VIMECO JOINT STOCK COMPANY

Prepared by

Chief Accountant

Vo Thi Hai An

Tran Thi Hong



Dang Van Hieu

ENTITY - CONSOLIDATED STATEMENT OF PROFIT OR LOSS - Q2 2026

Item	Item Code	Notes	Current Period - Current Year	Current Period - Prior Year	Cumulative from the beginning of the year to the end of the current quarter (Current Year)	Cumulative from the beginning of the year to the end of the current quarter (Prior Year)
1. Revenue from Sales and Services	01	18	74.074.740.008	231.801.256.869	179.791.323.179	347.577.056.328
2. Revenue Deductions	02		0	0	0	0
3. Net Revenue from Sales and Services (10 = 01 - 02)	10	19	74.074.740.008	231.801.256.869	179.791.323.179	347.577.056.328
4. Cost of Goods Sold	11	20	98.502.341.634	213.982.762.886	185.122.969.018	309.223.258.065
5. Gross Profit from Sales and Services(20=10-11)	20		-24.427.601.626	17.818.493.983	-5.331.645.839	38.353.798.263
6. Gain/Loss on Sale or Disposal of Investment Property	21	21	2.936.587.640		2.936.587.640	0
7. Finance Income	22	22	569.367.732	1.005.603.986	1.403.335.868	1.790.860.373
8. Finance Costs	23	23	9.033.473.970	10.121.495.234	17.699.884.082	20.386.904.012
- Including: Borrowing Costs	24		9.033.473.970	10.121.495.234	17.699.884.082	20.386.904.012
9. Selling Expenses	25		0	0	0	0
10. General and Administrative Expenses	26	24	9.486.598.899	11.014.813.203	21.448.609.550	21.446.369.203
11. Share of Profit/Loss in Joint Ventures and Associates	27		0	0	0	0
12. Operating Profit{30=20+(21-22)+24-(25+26)}	30		-39.441.719.123	-2.312.210.468	-40.140.215.963	-1.688.614.579
13. Other Income	31	25	16.646.116.982	5.325.557.846	17.562.261.579	5.325.557.846
14. Other Expenses	32	26	202.006.912	156.648.125	202.164.825	156.669.903
15. Other Profit(40=31-32)	40		16.444.110.070	5.168.909.721	17.360.096.754	5.168.887.943
16. Profit Before Tax(50=30+40)	50		-22.997.609.053	2.856.699.253	-22.780.119.209	3.480.273.364
17. Current Corporate Income Tax Expense	51		-54.589.621	2.472.899.029	0	2.570.803.324
18. Deferred Corporate Income Tax Expense	52		0	0	0	0
19. Profit After Tax(60=50-51-52)	60		-22.943.019.432	383.800.224	-22.780.119.209	909.470.040
19.1 Profit After Tax Attributable to Owners of the Parent	61		-22.943.342.581	369.736.054	-22.780.304.058	895.068.129
19.2 Profit After Tax Attributable to Non-controlling Interests	62	27	323.149	14.064.170	184.849	14.401.911
20. Basic Earnings per Share(*)	70	28	-798		-792	34
21. Diluted Earnings per Share	71					

Prepared by

Chief Accountant

General Director

CÔNG TY CỔ PHẦN VIMECO

M.S.D.N. 1010338571

THÀNH PHỐ HÀ NỘI

Vo Thi Hai An

Tran Thi Hong

Dang Van Hieu

CONSOLIDATED STATEMENT OF CASH FLOWS*(Indirect Method)*

for the period from 01/01/2026 to 30/06/2026

Unit: VND

		Year-to-date to the end of this period	
Item	Code	Current Year	Prior Year
I. Cash Flows from Operating Activities			
1. Profit Before Tax	01	-22.780.119.209	3.466.275.270
2. Adjustments for			
Depreciation of Fixed Assets and Investment			
Property	02	16.996.683.734	13.871.732.218
Provisions	03	-	(1.098.131.001)
Foreign Exchange Gains/Losses from Revaluation			
of Foreign-currency Monetary Items	04	-	-
Gains/Losses from Investing and Financing			
Activities	05	(916.143.956)	(6.767.513.058)
Borrowing Costs	06	17.699.884.082	20.386.904.012
Other Adjustments			
3. Profit from Operations Before Changes in	08	11.000.304.651	29.859.267.441
Increase/(Decrease) in Receivables	09	(34.736.142.277)	119.003.393.302
Increase/(Decrease) in Inventories	10	29.894.568.785	4.156.441.444
Increase/(Decrease) in Payables (excluding interest			
payable and corporate income tax payable)	11	14.441.160.047	(144.218.051.149)
Increase/(Decrease) in Deferred Expenses	12	170.248.761	2.930.990.636
Increase/(Decrease) in Trading Securities	13	-	-
Borrowing Costs Paid	14	(17.549.417.948)	(20.509.037.697)
Corporate Income Tax Paid	15	-	(5.335.881.296)
Other Cash Receipts from Operating Activities	16	-	-
Other Cash Payments for Operating Activities	17	-	-
Net Cash Flows from Operating Activities	20	3.220.722.019	(14.112.877.319)
II. Cash Flows from Investing Activities			
Cash Payments for Acquisition and Construction			
of Fixed Assets and Other Long-term Assets	21		(1.276.955.393)
Cash Receipts from Disposal of Fixed Assets and			
Other Long-term Assets	22	2.320.000.000	5.691.144.780
Cash Payments for Loans Granted and Purchases			
of Debt Instruments of Other Entities	23	-	-
Cash Receipts from Collection of Loans and Sale			
of Debt Instruments of Other Entities	24	-	46.812.797.157
Cash Payments for Equity Investments in Other			
Entities	25	-	(66.000.000.000)
Cash Receipts from Recovery of Equity			
Investments in Other Entities	26	-	-
Interest, Dividend and Profit Distribution Receipts	27	1.737.506.567	2.753.644.287
Net Cash Flows from Investing Activities	30	4.057.506.567	(12.019.369.169)

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect Method)

for the period from 01/01/2026 to 30/06/2026

Unit: VND

Item	Code	Year-to-date to the end of this period	
		Current Year	Prior Year
III. Cash Flows from Financing Activities			
Cash Receipts from Share Issuance and Capital			
1. Contributions from Owners	31	-	-
Cash Payments to Repay Owners' Contributions			
2. and Repurchase Issued Shares	32	-	-
3. Cash Proceeds from Borrowings	33	279.935.793.857	462.601.970.871
4. Repayment of Borrowing Principal	34	(349.534.373.782)	(444.779.143.654)
5. Payments of Finance Lease Liabilities	35	(3.468.281.250)	(4.179.562.500)
6. Dividends and Profit Distributions Paid to Owners	36	(252.035)	(821.090)
Net Cash Flows from Financing Activities	40	(73.067.113.210)	13.642.443.627
Net Increase/(Decrease) in Cash and Cash			
Equivalents (50=20+30+40)	50	(65.788.884.624)	(12.489.802.861)
Cash and Cash Equivalents at the Beginning of			
the Period	60	109.240.850.097	104.987.831.098
Effect of Changes in Foreign Exchange Rates	61	-	-
Cash and Cash Equivalents at the End of the			
Period (70+60+61)	70	43.451.965.473	92.498.028.237

Hanoi, 28 July 2026

VIMECO JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director

Vo Thi Hai An

Tran Thi Hong

Dang Van Hieu



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***I. OPERATING CHARACTERISTICS****1. Form of Capital Ownership**

VIMECO Joint Stock Company, trading as VIMECO JOINT STOCK COMPANY (the "Company"), was formerly the Construction Machinery and Erection Company, established under Decision No. 179/BXD-TCLĐ dated 24/03/1997 of the Minister of Construction. On 06/12/2002, the Construction Machinery and Erection Company was converted into Construction Machinery Erection and Construction Joint Stock Company under Decision No. 1485/QĐ-BXD dated 07/11/2002 of the Minister of Construction and Joint Stock Company Business Registration Certificate No. 0103001651 issued by the Hanoi Department of Planning and Investment, initially registered on 06 December 2002.

During its operations, the Company has obtained 17 amendments to its Enterprise Registration Certificate from the Hanoi Department of Planning and Investment, the 17th of which, dated 1 September 2025, changed the address of the Company's head office.

The Company has a Ho Chi Minh City branch at 47 Dien Bien Phu Street, Tan Dinh Ward, Ho Chi Minh City.

The Company's shares are listed on the Hanoi Securities Trading Center under stock code VMC.

2. Business Areas

The Company operates in construction and installation, real estate business, industrial production and preschool education.

3. Principal Business Activities

- Construction investment consultancy: formulation and management of construction investment projects; construction surveys; supervision of construction and installation, quality inspection of works and testing; bidding consultancy; consultancy on transfer of new technology and automation equipment.
- Real estate business: real estate trading and services; leasing of offices, hotels and apartments; management, maintenance and operation of technical infrastructure, urban areas, apartment buildings and offices.
- Construction and installation: site levelling, ground improvement, construction of technical infrastructure for urban and industrial zones, water supply and drainage works, water and wastewater treatment, power lines and substations up to 220kV; installation of fire prevention and firefighting systems; construction of civil, industrial, transport (all classes of roads, airports, ports, wharves and bridges), postal, dyke, embankment, irrigation and hydropower works.
- Extraction, production, processing and trading of construction materials, including sand, stone, gravel, bricks, roof tiles, cement, glass, roofing sheets, asphalt and other materials for construction and interior/exterior finishing; precast concrete structures, ready-mix concrete, supplies, machinery and equipment, technology lines and transport vehicles.
- Fabrication, installation, maintenance, repair and leasing of technological equipment lines and steel structures for civil works, industrial works, power lines and substations.
- Import and export trading of construction materials, supplies, machinery, equipment, technology lines and transport vehicles.
- Freight forwarding and cargo transportation services.
- Education and training for workers in mechanical engineering, equipment repair, construction, residential and industrial electrical works, air-conditioning and ventilation equipment, lifts and low-voltage electrical systems; foreign language training; and preschool education (subject to approval by competent State authorities).

Address: Lot E9, Pham Hung Road, Trung Hoa Ward, Cau Giay District, Hanoi

Tel: 024 37 848 204

Fax: 04 37 848 202

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***4. Corporate Structure***** Subsidiary:**

VIMECO International Education System Joint Stock Company (the "Company") was established and operates under Enterprise Registration Certificate No. 0109974057 issued by the Hanoi Department of Planning and Investment, initially on 22 April 2022 and amended for the third time on 16 June 2025 to change the legal representative.

Charter Capital: VND 12,030,000,000 (twelve billion thirty million Vietnamese dong)

Address: Floors 2 and 3, CT2 Building, Vimeco Apartment Complex, No. 4 Nguyen Chanh Street, Yen Hoa Ward, Hanoi, Vietnam

Tel: (84) 024 22250930

The parent company's ownership interest and voting rights are 99.75%.

*** Associate**

Vinaconex Bac Ninh Joint Stock Company is headquartered on Floor 2, Lot E9, Pham Hung Road, Yen Hoa Ward, Hanoi. The principal business activity of this associate is real estate.

The Company's ownership interest in this associate is 22%; its voting rights and economic interest are equivalent to its ownership interest.

II. FINANCIAL YEAR AND ACCOUNTING CURRENCY**1. Annual Accounting Period**

The Company's annual accounting period begins on 01 January and ends on 31 December each year.

2. Accounting Currency

The accounting currency is Vietnamese dong ("VND"). The Financial Statements are prepared under the historical cost convention in accordance with Law on Accounting No. 03/2003/QH11 dated 17 June 2003 and Vietnamese Accounting Standard No. 01 - General Standard.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM**1. Applicable Accounting System**

The Company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99"). The preparation and presentation of consolidated financial statements comply with Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202"), as amended and supplemented by Circular No. 43/2026/TT-BTC dated 20 April 2026 ("Circular 43"), together with related guidance issued by the Ministry of Finance for the preparation and presentation of interim consolidated financial statements.

2. Statement of Compliance with Accounting Standards and System

The Company's Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards and the prevailing Vietnamese Accounting System.

3. Accounting System Applied

The Company uses a computerised accounting system with ANA 7.0 accounting software.

IV. SIGNIFICANT ACCOUNTING POLICIES**1. Basis of Preparation of the Consolidated Financial Statements**

The consolidated financial statements of VIMECO Joint Stock Company are prepared by consolidating the financial statements of joint stock companies over which the Company exercises control, prepared as at 31 December each year. All transactions and balances between the subsidiaries and the Parent Company are eliminated on consolidation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026*

Non-controlling interests in the net assets of consolidated subsidiaries are presented separately from equity attributable to the Company's shareholders. Non-controlling interests comprise the value of those interests at the initial business combination date and their share of movements in total equity since that date.

2. Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term investments that are highly liquid, readily convertible into known amounts of cash and subject to an insignificant risk of changes in value.

Foreign-currency monetary balances are translated at actual transaction exchange rates. At the financial year-end, foreign-currency balances are retranslated using the average interbank foreign-exchange transaction rates announced by the State Bank of Vietnam at the reporting date.

3. Inventories

The cost of inventories is determined as follows:

- * Raw materials comprise purchase costs and other directly attributable costs incurred in bringing inventories to their present location and condition.

- * Work in progress comprises direct materials, labour and other directly attributable costs.

Inventory issues are measured using the weighted-average method and accounted for using the perpetual inventory system.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

An allowance for inventory obsolescence is recognised for each inventory item whose cost exceeds its net realisable value. Changes in the required allowance balance at the financial year-end are recognised in cost of goods sold.

4. Property, Plant and Equipment

Property, plant and equipment are initially recognised at historical cost and presented in the balance sheet at historical cost, accumulated depreciation and net carrying amount.

Recognition and depreciation of property, plant and equipment are performed in accordance with Vietnamese Accounting Standard No. 03 - Tangible Fixed Assets, Decision No. 15/2006/QĐ-BTC dated 20 March 2006 of the Minister of Finance and Circular No. 45/2003/TT-BTC on the management, use and depreciation of fixed assets.

The cost of acquired property, plant and equipment comprises the purchase price (net of trade discounts or rebates), taxes and directly attributable costs of bringing the asset to the location and condition necessary for it to operate as intended.

Subsequent expenditure on property, plant and equipment is capitalised when it is probable that future economic benefits will flow to the Company. Expenditure that does not meet this criterion is recognised in profit or loss for the period.

The cost of self-constructed property, plant and equipment includes actual construction costs and costs of installation and trial operation.

Subsequent expenditure on property, plant and equipment is capitalised when it is probable that future economic benefits will flow to the Company. Expenditure that does not meet this criterion is recognised in profit or loss for the period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026*

The Company depreciates property, plant and equipment using the straight-line method. Such assets are classified into groups of similar nature and use in the Company's operations as follows:

<u>Class of Fixed Assets</u>	<u>Depreciation Period (Years)</u>
Buildings and Structures	05 - 25
Machinery and Equipment	03 - 15
Transportation and Transmission Equipment	06 - 10
Office Equipment	3,5 - 05
Other Assets	3,5 - 05

5. Finance Lease Assets

A lease is classified as a finance lease when substantially all risks and rewards incidental to ownership are transferred to the lessee.

Finance lease assets are stated at historical cost less accumulated depreciation.

The cost of a finance lease asset is the lower of the fair value of the leased asset at lease inception and the present value of minimum lease payments.

Finance lease assets are depreciated on a straight-line basis over their estimated useful lives. If ownership is not reasonably certain to transfer to the Company at the end of the lease term, the asset is depreciated over the shorter of the lease term and its estimated useful life. Depreciation periods for finance lease assets are as follows:

<u>Class of Fixed Assets</u>	<u>Depreciation Period (Years)</u>
Machinery and Equipment	15
Transportation and Transmission Equipment	10

6. Intangible Assets

Intangible assets are stated at historical cost less accumulated amortisation.

The cost of intangible assets comprises all expenditure incurred by the Company to acquire the asset up to the time it is ready for use. Subsequent expenditure related to intangible assets is recognised as an expense in the year incurred unless it relates to a specific intangible asset and increases the economic benefits from that asset.

On disposal of an intangible asset, its historical cost and accumulated amortisation are derecognised and the resulting gain or loss is recognised in income or expenses for the year.

The Company's intangible asset is land-use rights. The cost of land-use rights comprises all actual expenditure directly attributable to the land, including payments for the rights and registration fees. Land-use rights are amortised on a straight-line basis over the term stated in the land-use-right certificate (19 years).

7. Investment Property

Investment property comprises land-use rights, buildings, parts of buildings or infrastructure owned by the Company and held to earn rentals or for capital appreciation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026*

Investment property held for capital appreciation is not depreciated. Where there is objective evidence that such property has declined below market value and the decline can be reliably measured, its historical cost is reduced and the impairment loss is recognised in cost of goods sold.

8. Construction in Progress

Construction in progress comprises directly attributable expenditure, including eligible borrowing costs under the Company's accounting policies, on assets under construction, machinery and equipment under installation for production, rental and management purposes, and fixed-asset repairs in progress. These assets are carried at cost and are not depreciated.

9. Financial Investments

Investments in equity instruments of other entities comprise investments where the Company does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are initially recognised at cost, including purchase price or capital contribution plus directly attributable investment costs. Dividends relating to periods before acquisition reduce the carrying amount of the investment; dividends relating to periods after acquisition are recognised as finance income. Dividends received in shares are monitored only by the increase in number of shares and no value is recognised for the shares received.

Allowances for impairment of investments in equity instruments of other entities are made as follows:

- For investments whose fair value cannot be determined at the reporting date, an allowance is made based on the investee's losses. The allowance equals the difference between the investors' actual contributed capital and the investee's actual equity at the financial year-end, multiplied by the Company's percentage of actually contributed charter capital in that entity.

Changes in the required allowance for impairment of investments in equity instruments of other entities at the financial year-end are recognised in finance costs.

10. Borrowing Costs

The Company's short-term and long-term borrowings are recognised based on contracts, loan agreements, receipts, payment vouchers and bank documents.

Borrowing costs are recognised in finance costs. Borrowing costs directly attributable to construction investment or production of qualifying assets in progress are capitalised as part of the cost of those assets when the conditions in Vietnamese Accounting Standard No. 16 - Borrowing Costs are met.

11. Long-term Deferred Expenses

Tools and equipment comprise assets held for use in normal operations with a cost of less than VND 30 million per asset; therefore, they do not qualify for recognition as fixed assets under Circular No. 45/2013/TT-BTC dated 25/07/2013 of the Ministry of Finance on management, use and depreciation of fixed assets. Their cost is allocated on a straight-line basis over three years.

12. Accrued Expenses

Accrued expenses are recognised for estimated costs of operations for the period that have not yet been incurred because final settlement data from suppliers of goods and services are not yet available.

13. Equity

The Company's owners' investment capital is recognised at the actual capital contributed by the owners.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026*

Share premium is recognised as the excess of the actual issue price over the par value of shares issued.

14. Profit Distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and legal regulations have been approved by the General Meeting of Shareholders.

In determining profit distributions to shareholders, the Company considers non-cash items included in retained earnings that may affect cash flows and dividend-paying capacity, such as gains from revaluation of assets contributed as capital, monetary items, financial instruments and other non-cash items.

Dividends are recognised as a liability when approved by the General Meeting of Shareholders.

15. Revenue

The Company's revenue includes revenue from construction and installation works, sales of houses and infrastructure, production of ready-mix concrete, construction stone and fabricated steel structures, sales of products and goods such as machinery and equipment, equipment repair, steel fabrication and seals, as well as interest income from deposits and loans and dividend income.

As the Company's construction contracts provide for contractor payment based on completed work volume, construction revenue is measured by the value of work performed, as confirmed by the customer through acceptance and settlement and supported by issued VAT invoices, in accordance with Vietnamese Accounting Standard No. 15 - Construction Contracts.

Revenue from sales of houses and infrastructure is recognised after handover, contract settlement and issuance of an invoice accepted for payment by the customer, when the five revenue-recognition conditions in Vietnamese Accounting Standard No. 14 - Revenue and Other Income are met.

Revenue from industrial production, including concrete, stone and fabricated steel structures, is measured by the value of products delivered, as confirmed by acceptance, invoice issuance and customer acceptance for payment, when the five revenue-recognition conditions in Vietnamese Accounting Standard No. 14 - Revenue and Other Income are met.

Revenue from sales of goods and products is measured at the fair value of consideration received or receivable on an accrual basis and is recognised upon transfer of goods to customers, invoice issuance and customer acceptance for payment, when the five revenue-recognition conditions in Vietnamese Accounting Standard No. 14 - Revenue and Other Income are met.

Interest income from deposits and loans is recognised based on time elapsed and the actual interest rate for each period. Dividend income is recognised when the capital contributors become entitled to receive profit distributions, based on shareholder meeting minutes of the investee companies.

Deferred interest is presented as unearned revenue and recognised as finance income when the interest becomes due for collection.

16. Cost of Sales Recognition Principle

Cost of goods sold is recognised and accumulated based on the value and quantity of finished goods, merchandise and materials sold to customers, matching revenue recognised in the period.

Cost of services is recognised based on actual costs incurred to complete the services, matching revenue recognised in the period.

Construction contract costs are recognised using the following principle:

Cost of Sales for the Period = Opening Work in Progress + Production and Business Costs Incurred during the Period - Closing Work in Progress

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***17. Receivables and Payables**

Trade receivables are determined based on contracts and recognised according to sales invoices issued to customers.

Prepayments to suppliers are accounted for based on payment vouchers, bank documents and economic contracts.

Trade payables are determined based on contracts and goods-receipt notes and recognised according to suppliers' sales invoices.

Customer advances are recognised based on contracts, receipts and bank documents.

Allowances for doubtful receivables are provided based on payment terms under economic contracts.

Specific allowance rates are as follows:

+ 50% for receivables overdue by more than one year.

+ 70% for receivables overdue from two to three years.

+ 100% for receivables overdue by more than three years.

18. Short-term and Long-term Borrowings

Short-term and long-term borrowings are recognised based on receipts, bank documents, loan agreements and borrowing contracts. Borrowings with terms of one financial year or less are classified as short-term borrowings; those with terms exceeding one financial year are classified as long-term borrowings.

19. Tax Obligations*** Value Added Tax (VAT)**

The Company declares and calculates VAT in accordance with prevailing tax legislation.

*** Corporate Income Tax**

Corporate income tax expense comprises current income tax only and is calculated based on taxable income. Differences between taxable income and accounting profit arise from adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income and tax losses carried forward.

The Company's corporate income tax is determined based on prevailing tax regulations. These regulations may change from time to time, and the final tax determination depends on the examination by the competent tax authorities.

*** Other Taxes**

Other taxes and fees are declared and paid to local tax authorities in accordance with prevailing State regulations.

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION**1. Cash and Cash Equivalents**

	Ending Balance VND	Beginning Balance VND
Cash on Hand	2.060.353.126	3.774.907.279
Bank Deposits	5.391.612.347	62.365.942.818
Cash Equivalents	36.000.000.000	43.100.000.000
Total	43.451.965.473	109.240.850.097

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***2. Held-to-maturity Investments****Short-term**

	Ending Balance VND	Beginning Balance VND
Term Deposits from 6 to 13 Months	16.001.000.000	20.001.000.000
Total	16.001.000.000	20.001.000.000

3. Trade Receivables

	Ending Balance VND	Beginning Balance VND
Short-term Trade Receivables	265.353.529.640	294.591.177.024
Short-term Prepayments to Suppliers	150.344.588.749	117.177.985.030
Total	415.698.118.389	411.769.162.054

4. Other Short-term Receivables

	Ending Balance VND	Beginning Balance VND
Receivables from Construction Teams	129.628.123.946	97.137.090.898
Deposit Interest Receivable	228.519.821	562.694.836
Receivables from Cao Xanh Ha Khanh Project	24.549.496.556	24.549.496.556
Other Receivables	9.088.836.836	10.438.508.927
Total	163.494.977.159	132.687.791.217

5. Inventories

	Ending Balance VND	Beginning Balance VND
Raw Materials	1.641.737.942	3.224.998.851
Tools and Equipment	1.472.481.087	1.362.745.299
Short-term Work in Progress	238.130.502.521	266.551.546.185
Cost of Inventories	241.244.721.550	271.139.290.335
Allowance for Inventory Obsolescence	-	-
Net Carrying Value of Inventories	241.244.721.550	271.139.290.335

VIMECO Joint Stock Company

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Tel: (84-024) 3784 8204 Fax: (84-024) 3784 8202

CONSOLIDATED FINANCIAL STATEMENTS
Form No. B 09 - DN
 (Issued under Circular No. 99/2025/TT-BTC)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the period from 01/01/2026 to 30/06/2026
 (continued)

6. Movements in Property, Plant and Equipment					Unit: VND	
Item	Buildings and Structures	Machinery and Equipment	Transportation Equipment	Management Equipment, Tools and Other Assets	Total	
Historical Cost						
Opening Balance	65.215.199.369	324.940.399.121	122.566.862.650	4.924.864.432	517.647.325.572	
Acquisitions during the Period	-	-	11.842.371.963	-	11.842.371.963	
Completed Construction Investment	96.499.185	-	-	-	96.499.185	
Decreases due to Parent Company Dives	-	-	-	-	-	
Disposal/Sale	-	(4.363.772.255)	(8.286.181.753)	-	(12.649.954.008)	
Transferred to Investment Property	-	-	-	-	-	
Closing Balance	65.311.698.554	320.576.626.866	126.123.052.860	4.924.864.432	516.936.242.712	
Accumulated Depreciation and Amortisation						
Opening Balance	45.660.715.837	234.836.866.777	101.619.838.053	4.805.082.681	386.922.503.348	
Depreciation for the Period	1.343.233.238	7.751.414.431	7.829.144.470	72.891.595	16.996.683.734	
Decreases due to Parent Company Dives	-	-	-	-	-	
Disposal/Sale	-	(3.148.603.080)	(8.286.181.753)	-	(11.434.784.833)	
Transferred to Investment Property	-	-	-	-	-	
Closing Balance	47.003.949.075	239.439.678.128	101.162.800.770	4.877.974.276	392.484.402.249	
Net Carrying Amount						
Opening Balance	19.554.483.532	90.103.532.344	20.947.024.597	119.781.751	130.724.822.224	
Closing Balance	18.307.749.479	81.136.948.738	24.960.252.090	46.890.156	124.451.840.463	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***7. Movements in Finance Lease Assets**

	Transportation Equipment	Machinery and Equipment	Total
	VND	VND	VND
Historical Cost			
Beginning Balance	11.842.371.964	25.845.959.594	37.688.331.558
Additions/Disposals during the Period	(11.842.371.964)	-	(11.842.371.964)
Closing Balance	-	25.845.959.594	25.845.959.594
Accumulated Depreciation and Amortisation			
Beginning Balance	4.342.203.056	5.763.944.308	10.106.147.365
Depreciation for the Period	493.432.165	861.890.784	1.355.322.949
Asset Sales during the Period	(4.835.635.221)		(4.835.635.221)
Closing Balance	-	6.625.835.092	6.625.835.092
Net Carrying Amount			
Beginning Balance	7.500.168.908	20.082.015.286	27.582.184.194
Closing Balance	-	19.220.124.502	19.220.124.502

8. Movements in Intangible Assets

	Land-use Rights	Total
	VND	VND
Historical Cost		
Beginning Balance	3.784.774.600	3.784.774.600
Additions during the Period	-	-
Sales during the Period	(471.541.000)	(471.541.000)
Closing Balance	3.313.233.600	3.313.233.600
Accumulated Depreciation and Amortisation		
Beginning Balance	208.218.246	208.218.246
Depreciation for the Period	53.113.029	53.113.029
Sales during the Period	(22.386.457)	(22.386.457)
Closing Balance	238.944.818	238.944.818
Net Carrying Amount		
Beginning Balance	3.621.155.632	3.621.155.632
Closing Balance	3.074.288.782	3.074.288.782

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the period from 01/01/2026 to 30/06/2026

9. Movements in Investment Property

	Leased Vocational School Area	Leased Offices	Apartments and Land-use Rights	Total
	VND	VND	VND	VND
Historical Cost				
Beginning Balance	1.274.826.950	859.488.434	18.543.933.260	20.678.248.644
Additions during the Period	-	-	-	-
Disposals during the Period	-	-	(3.385.835.208)	(3.385.835.208)
Closing Balance	1.274.826.950	859.488.434	15.158.098.052	17.292.413.436
Accumulated Depreciation and Amortisation				
Beginning Balance	1.274.826.950	859.488.434	-	2.134.315.384
Depreciation for the Period	-	-	-	-
Closing Balance	1.274.826.950	859.488.434	-	2.134.315.384
Net Carrying Amount				
Beginning Balance	-	-	18.543.933.260	18.543.933.260
Closing Balance	-	-	15.158.098.052	15.158.098.052

10. Long-term Work in Progress

	Ending Balance		Beginning Balance	
	Historical Cost	Recoverable Amount	Historical Cost	Recoverable Amount
	VND	VND	VND	VND
Site Levelling for the 1.7-ha Head Office Project	9.001.562.600	9.001.562.600	9.001.562.600	9.001.562.600
	9.001.562.600	9.001.562.600	9.001.562.600	9.001.562.600

11. Equity Investments in Other Entities

11.1 Investment in Associates

	Ending Balance	Beginning Balance
	VND	VND
Vinaconex Bac Ninh Joint Stock Company	66.000.000.000	66.000.000.000
	66.000.000.000	66.000.000.000
Allowance for Decline in Value of Investments in Associates	-	(139.420.936)
Total Allowance for Investments in Associates	-	(139.420.936)

11.2 Equity Investments in Other Entities

	Ending Balance	Beginning Balance
	VND	VND
VIPACO Joint Stock Company	5.312.500.000	5.312.500.000
North Central Power Investment and Development Joint Stock Company	690.000.000	690.000.000
Yen Binh White Stone Joint Stock Company	60.000.000	60.000.000
Cotana Ecolife Urban Joint Stock Company	375.000.000	375.000.000
AGUSTIN Vietnam Elevator Joint Stock Company	1.533.290.000	1.533.290.000
Total	7.970.790.000	7.970.790.000

11.3 Allowance for Decline in Value of Long-term Investments - VIPACO Joint

	(5.312.500.000)	(5.312.500.000)
Allowance for Decline in Value of Long-term Investments - Yen Binh White	(60.000.000)	(60.000.000)
Net Carrying Amount of Equity Investments in Other Entities	2.598.290.000	2.598.290.000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the period from 01/01/2026 to 30/06/2026

12.	Deferred Expenses		Ending Balance	Beginning Balance
			VND	VND
	Opening Balance		7.537.738.526	11.817.847.273
	Additions during the Period		399.009.218	2.225.479.325
	Allocated during the Period		(569.257.979)	(6.505.588.072)
	Total		7.367.489.765	7.537.738.526
13.	Taxes and Other Receivables from/Payables to the State			
		Beginning Balance	Amount Payable	Amount Paid/Withheld
		VND	VND	VND
13.1	Deductible VAT	80.000	-	80.000
		80.000	-	80.000
		Beginning Balance	Amount Payable	Amount Paid/Withheld
		VND	VND	VND
13.2	Taxes and other receivables			
	Land Rent	117.015.278	117.015.278	-
		117.015.278	-	-
		Beginning Balance	Amount Payable	Amount Paid/Withheld
		VND	VND	VND
13.3	Taxes and Other Payables to the State			
	Value Added Tax	3.513.345.664	13.589.868.618	14.040.283.207
	Corporate Income Tax	1.072.091.271	-	1.072.091.271
	Personal Income Tax	576.571.022	503.828.992	775.255.885
	Natural Resources Tax and Environmental Fees	-	-	-
	Land Rent and Non-agricultural Land Use Tax	-	3.553.218.098	-
	Other Taxes	-	-	-
		5.162.007.957	17.646.915.708	14.815.539.092
14.	Accrued Expenses		Ending Balance	Beginning Balance
			VND	VND
	VIMECO Joint Stock Company			
	Accrued Costs for Contractors and Suppliers on Construction Projects		12.266.842.640	16.977.576.634
	Interest Payable and Other Costs		803.799.145	652.908.409
	VIMECO International Education System Joint		136.020.032	37.296.941
	Total		13.206.661.817	17.667.781.984
15.	Other Short-term Payables and Accruals		Ending Balance	Beginning Balance
			VND	VND
	Insurance and Trade Union Fee Payables		1.712.001.619	701.540.660
	Advances Payable		1.642.276.746	457.956.013
	Other Payables and Accruals		3.322.388.412	2.949.427.963
	Total		6.676.666.777	4.108.924.636

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***16. Borrowings and Finance Lease Liabilities**

16.1 Short-term Borrowings	Ending Balance	Movements during the Period		Beginning Balance
		Increase	Decrease	
	VND	VND	VND	VND
VietinBank - Thang Long Branch	63.978.409.387	61.603.283.826	64.892.963.050	67.268.088.611
BIDV - Ha Dong Branch	304.810.056.615	140.332.510.031	264.556.540.053	429.034.086.637
Other Individual Borrowings				1.000.000.000
Current Portion of Long-term Borr	8.038.000.000	-	1.534.941.403	9.572.941.403
Total	376.826.466.002	201.935.793.857	330.984.444.506	506.875.116.651

16.2 Long-term Borrowings from Banks and Other

	Ending Balance	Movements during the Period		Beginning Balance
		Increase	Decrease	
	VND	VND	VND	VND
VIMECO Joint Stock Company				
BIDV - Ha Dong Branch	6.956.000.000	-	2.084.870.679	9.040.870.679
BIDV-SUMI Finance Leasing Con	6.660.500.000	-	3.468.281.250	10.128.781.250
Other Organisations	90.800.000.000	78.000.000.000	18.000.000.000	30.800.000.000
Current Portion of Long-term Borr	(8.038.000.000)	-	(1.534.941.403)	(9.572.941.403)
Total	96.378.500.000	78.000.000.000	7.088.093.332	40.396.710.526

17. Equity**a) Reconciliation of Movements in Equity**

Đơn vị tính: VND

Item	Owners' Investment Capital	Share Premium + Development Investment Fund	Retained Earnings	Total
Opening Balance of the Prior Period	261.341.320.000	80.836.033.694	14.635.435.472	356.842.841.433
Share Issuance from Equity	26.128.850.000	-	-	26.128.850.000
Profit in the Prior Year	-	-	(9.649.578.499)	(9.649.578.499)
Appropriations to Funds	-	(26.128.850.000)	-	(26.128.850.000)
Non-controlling Interests		-		1.370.055
Opening Balance for the Current Pe	287.470.170.000	54.707.183.694	4.985.856.973	347.194.632.989
Increase/Decrease in the Current Year				-
Profit in the Current Year	-	-	-22.780.119.209	(22.780.119.209)
Remuneration of the Board c	-	-	-	-
Appropriations to Funds	-	-	-	-
Dividend Distribution	-	-	-	-
Closing Balance for the Current Per	287.470.170.000	54.707.183.694	(17.794.262.236)	324.414.513.780

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026*

b) Details of Owners' Investment Capital	Ending Balance	Beginning Balance
	VND	VND
Capital Contributed by Vietnam Construction and Import-Export Joint Stock	14.374.800.000	14.374.800.000
Capital Contributions from Other Shareholders	273.095.370.000	273.095.370.000
Total	287.470.170.000	287.470.170.000

c) Capital Transactions with Owners and Dividend/Profit Distributions

	Ending Balance	Beginning Balance
	VND	VND
Owners' Investment Capital	-	-
Opening Contributed Capital	287.470.170.000	261.341.320.000
Increase in Contributed Capital during the Year	-	26.128.850.000
Decrease in Contributed Capital during the Year	-	-
Closing Contributed Capital	287.470.170.000	287.470.170.000
Dividends and Profit Distributions Made	-	26.128.850.000

d) Dividends

Dividends declared after the end of the annual accounting period:	0%	10%
- Dividends Declared on Common Shares:	0%	10%
- Dividends Declared on Preference Shares:		

e) Shares

	Ending Balance	Beginning Balance
	VND	VND
Number of Shares Sold to the Public	28.747.017	28.747.017
- Common Shares	28.747.017	28.747.017
- Preference Shares	-	-
Number of Shares Repurchased	-	-
- Common Shares	-	-
- Preference Shares	-	-
Number of Shares Outstanding	28.747.017	28.747.017
- Common Shares	28.747.017	28.747.017
- Preference Shares	-	-

- Par Value of Outstanding Shares: VND 10,000

g) Bonus and Welfare Fund

	Ending Balance	Additions during the Period	Disposals during the Period	Beginning Balance
Bonus and Welfare Fund	224.367	-	-	224.367
Total	224.367	0	0	224.367

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***VI. Supplementary Information for Items Presented in the Statement of Profit or Loss**

18. Revenue from Sales and Services	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Revenue from Services Rendered	21.255.558.518	18.741.829.148
Construction Contract Revenue	138.195.974.938	257.200.550.614
Industrial Production Revenue	20.339.789.723	71.634.676.566
Total	179.791.323.179	347.577.056.328

19. Net Revenue from Sales and Services	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Net Revenue from Sales and Services	21.255.558.518	18.741.829.148
Net Revenue from Construction Contracts	138.195.974.938	257.200.550.614
Net Revenue from Industrial Production	20.339.789.723	71.634.676.566
Total	179.791.323.179	347.577.056.328
Revenue Deductions	-	-
Net Revenue from Sales and Services	179.791.323.179	347.577.056.328

20. Cost of Goods Sold	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Cost of Goods Sold and Services Rendered	12.537.414.288	9.282.332.885
Cost of Construction Contracts	130.471.798.320	238.836.627.119
Cost of Industrial Production	42.113.756.410	61.104.298.061
Total	185.122.969.018	309.223.258.065

21. Sale/Disposal of Investment Property	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Proceeds from Disposal of Investment Property	6.771.636.823	-
Carrying Amount of Investment Property	3.835.049.183	-
Profit on Disposal of Investment Property	2.936.587.640	-

22. Finance Income	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Interest on Bank Deposits and Security Deposits	899.635.868	1.528.660.373
Dividend Income and Securities Investment Income	503.700.000	262.200.000
Total	1.403.335.868	1.790.860.373

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026*

23. Finance Costs	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Borrowing Costs	17.699.884.082	20.386.904.012
Other Finance Costs	-	-
Total	17.699.884.082	20.386.904.012
24. General and Administrative Expenses	Year-to-date to the end of this period	
	Current Period	Prior Period
	VND	VND
Management Staff Costs	13.308.603.429	13.479.609.598
Management Materials and Office Supplies Costs	1.395.006.256	1.241.048.726
Depreciation Expense	1.486.019.017	1.287.441.275
Taxes, Fees and Charges	8.038.265	8.040.000
Provision Expense	-	(1.098.131.000)
Other Cash Expenses	5.250.942.583	6.528.360.604
Total	21.448.609.550	21.446.369.203
25. Other Income	Year-to-date to the end of this period	
	Current Period	Prior Period
	VND	VND
Disposal of Fixed Assets	916.143.956	5.323.356.400
Other Income	16.646.117.623	2.201.446
Total	17.562.261.579	5.325.557.846
26. Other Expenses	Year-to-date to the end of this period	
	Current Period	Prior Period
	VND	VND
Other Expenses	202.164.825	156.669.903
Total	202.164.825	156.669.903
27. Non-controlling Interests	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Business Capital	30.000.000	30.000.000
Retained Earnings	1.607.171	456.083
Total	31.607.171	30.456.083

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***28. Basic Earnings per Share**

	Current Period VND	Prior Period VND
Accounting Profit After Corporate Income Tax	-22.780.304.058	895.068.129
+ Profit or Loss Attributable to Common Shareholders	-22.780.304.058	895.068.129
+ Weighted-average Common Shares Outstanding during the Period	28.747.017	26.134.132
+ Basic Earnings per Share	-792	34

Hanoi, 28 July 2026

VIMECO JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director



Vo Thi Hai An



Tran Thi Hong



Dang Van Hieu