

**MECHANICAL ENGINEERING
SERVICE JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

No. 76/TB-CDCT

*Re: Announcement of 2026 interim
financial statements*

Hanoi, August 11, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: - State Securities Commission;
- Hanoi Stock Exchange.

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Mechanical Engineering Service Joint Stock Company shall disclose information on the 2026 interim financial statements to the State Securities Commission and the Hanoi Stock Exchange as follows:

1. Organization name: **Mechanical Engineering Service Joint Stock Company**

• Stock code: **MES**

• Address: 8th Floor, Tower A, Sky Tower Building, 88 Lang Ha, Lang Ward, Hanoi City

• Contact phone number: 024 39331768/3933225 - Fax: 024 39332225

• Email: mescjsc@gmail.com Website: mesc.com.vn

2. Disclosed information content:

• 2026 interim financial statements

☒ Separate financial statements (Listing Organization does not have subsidiaries and the superior accounting unit has affiliated units);

☐ Consolidated financial statements (Listing Organization has subsidiaries);

☐ Consolidated financial statements (Listing Organization has its own accounting unit and accounting apparatus).

- Cases that require explanation:

+ The auditing organization gave an opinion that was not an unqualified opinion on the financial statements (for the 2026 audited interim financial statements):

☒ Yes

☐ No

Explanatory statement in case of yes:

☒ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for the 2026 audited interim financial statements):

☐ Yes

☐ No

Explanatory statement in case of yes:

☐ Yes

☐ No



+ Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period report of the previous year:

☒ Yes ☐ No

Explanatory statement in case of yes:

☒ Yes ☐ No

+ Profit after tax in the reporting period was a loss, changing from profit in the same period of the previous year to loss in this period or vice versa:

☒ Yes ☐ No

Explanatory statement in case of yes:

☒ Yes ☐ No

This information was published on the company's website on August 11, 2026 at the link:
<http://mesc.com.vn>.

Attached documents:

- 2026 interim financial statements
- Explanation of the auditor's qualified opinion
- Explanation statement on after-tax profit changing by more than 10% compared to the 2025 interim financial statements

Organization's representative
Legal representative/Authorized person
**CHAIRMAN OF THE BOARD OF
MANAGEMENT**



Cao Tiên Dung



REVIEWED INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

**MECHANICAL ENGINEERING SERVICE JOINT
STOCK COMPANY**



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REPORT OF THE BOARD OF MANAGEMENT

For the six-month period ended 30 June 2026

The Board of Management of Mechanical Engineering Service Joint Stock Company (hereinafter referred to as "the Company") has the honor of submitting this Report together with the reviewed interim Financial Statements for the six-month period ended 30 June 2026.

1. General information about the Company

Establishment:

Mechanical Engineering Service Joint Stock Company (hereinafter referred to as "the Company"), formerly known as Mechanical Engineering Service One Member Co., Ltd., was equitized and transformed into Mechanical Engineering Service Joint Stock Company under Decision No. 1366/QĐ-UBND dated 18 March 2016 of the Hanoi People's Committee and operates under the Business Registration Certificate No. 0100106190 dated 4 April 2016 granted by the Hanoi Authority for Planning and Investment.

According to the 12th amended Business Registration Certificate dated 19 October 2022, the Company's charter capital is VND 186,000,000,000 (One hundred and eighty-six billion Vietnamese Dong).

Form of ownership

The Company is a joint stock company incorporated and operating in accordance with the Enterprise Law of Vietnam.

The Company's business activities:

Construction and services.

English name: MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY

Abbreviation: MESC „JSC

Securities code: MES (UpCom)

Head office: 8th Floor, Tower A, Sky Tower Building, 88 Lang Ha, Lang Ward, Hanoi

2. Financial position and operating results

The Company's financial position and the results of its operation are presented in the accompanying Financial Statements.

3. Members of the Board of Directors, Board of Supervisors, and Board of Management

Members of the Board of Directors, Board of Supervisors and Board of Management during the period and to the date of the Financial Statements are:

Board of Directors

Mr.	Cao Tien Dung	Chairman
Mr.	Tran Minh Cuong	Member
Mr.	To Huu Chung	Member

Board of Supervisors

Mr.	Tran Minh Duc	Head of the Board of Supervisors
Ms.	Nguyen Thi Minh Giang	Member
Mr.	Ngo Trong Tuan	Member

Board of Management

Mr.	Cao Tien Dung	Chairman of the Board of Directors – In charge of executive management
Mr.	To Huu Chung	Deputy General Director
Mr.	Tran Minh Cuong	Deputy General Director
Ms.	Nguyen Thi Van Ha	Chief Accountant

Legal representative of the Company during the period and to the date of the Financial Statements is:

Mr.	Cao Tien Dung	Chairman
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REPORT OF THE BOARD OF MANAGEMENT

For the six-month period ended 30 June 2026

4. Independent Auditor

Branch of MOORE AISC Auditing and Informatic Services Company Limited has been appointed as an independent auditor for the six-month period ended 30 June 2026.

5. Commitment of the Board of Management

The Board of Management is responsible for the preparation of the Financial Statements, which give a true and fair view of the financial position of the Company as at 30 June 2026, the results of its operation and the cash flows for the six-month period ended 30 June 2026. In order to prepare these Financial Statements, the Board of Management has considered and complied with the following matters:

- Selecting appropriate accounting policies and applying them consistently;
- Making judgments and estimates that are reasonable and prudent;
- Preparing the Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue as a going concern.
- Disclosing the identities of its related parties and all related party relationships and transactions.

The Board of Management is responsible for establishing and maintaining an appropriate accounting system to reflect, with reasonable accuracy at any time, the financial position of the Company and to ensure that the Financial Statements are prepared in accordance with Vietnamese Accounting Standards and the Vietnamese Accounting System. The Board of Management is also responsible for safeguarding the Company's assets and for establishing and maintaining appropriate internal controls to prevent and detect fraud and errors. The Board of Management confirms that, as at the date of these Financial Statements, it is not aware of any fraud or suspected fraud that could have a material effect on the Financial Statements involving the Board of Management, member units, or individuals with significant roles in the internal control system.

6. Approval of the Financial Statements

The Board of Management hereby approves the accompanying Financial Statements, which give a true and fair view, in all material respects, of the financial position of the Company as at 30 June 2026 and of its results of operations and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and the relevant statutory requirements applicable to the preparation and presentation of Financial Statements.

The Financial Statements of the Company have been prepared in accordance with Vietnamese Accounting Standards and the Vietnamese Accounting System.

Hanoi, 11 August 2026

On behalf of the Board of Management,



Cao Tien Dung

Chairman of the Board of Directors

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION**To :****SHAREHOLDERS, BOARD OF DIRECTORS AND BOARD OF MANAGEMENT****MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY**

We have reviewed the accompanying Interim Financial Statements of Mechanical Engineering Service Joint Stock Company as prepared on August 2026 from pages 05 to 39, which comprise the Interim Statement of Financial Position as at 30 June 2026, the Interim Income Statement, the Interim Cash Flow Statement for the 6-month period then ended and Notes to the Interim Financial Statements.

Responsibility of the Board of Management

The Board of Management of Mechanical Engineering Service Joint Stock Company is responsible for the preparation and fair presentation of the Interim Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing regulations applicable to the preparation and presentation of the Interim Financial Statements and also for the internal control which the Board of Management considers necessary for the preparation and fair presentation of the Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

Our responsibility is to express a conclusion on the Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim financial information performed by the Independent Auditor of the Entity.

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

Basis for qualified conclusion

We were unable to obtain balance confirmations for trade receivables amounting to VND 5,860,409,772 as at 30 June 2026 (VND 7,233,744,736 as at 1 January 2026); prepayments to suppliers amounting to VND 1,091,720,142 as at 30 June 2026 (VND 1,108,655,275 as at 1 January 2026); trade payables amounting to VND 2,608,038,179 as at 30 June 2026 (VND 2,641,829,412 as at 1 January 2026); and advances from customers amounting to VND 216,089,487 as at 30 June 2026 (VND 1,522,637,087 as at 1 January 2026). Alternative audit procedures also did not provide us with sufficient appropriate audit evidence to conclude on the existence and completeness of these balances in the Interim Financial Statements for the six-month period ended 30 June 2026.

As at 30 June 2026, the Company had not reassessed the recoverability and net realisable value of slow-moving inventories with no movements during the period, include: raw materials (balance of VND 138,412,400, with no provision made); finished products (balance of VND 109,995,491, with a provision of VND 15,315,491 made); work in progress (balance of VND 602,737,993, with no provision made); and merchandise (balance of VND 2,200,906,224, with a provision of VND 91,760,497 made). We were unable to obtain sufficient appropriate audit evidence in respect of the above matter and, accordingly, were unable to determine the effects of this matter on the Company's Interim Financial Statements for the six-month period ended 30 June 2026.

Other tangible fixed assets comprise perennial trees with a historical cost of VND 651,085,030, for which the Company has not provided depreciation. Based on the documentation currently available at the Company, we were unable to obtain sufficient appropriate audit evidence regarding the historical cost of these fixed assets or the estimated amount of depreciation that should have been provided. Accordingly, we were unable to determine the effects of this matter on the Company's Interim Financial Statements for the six-month accounting period ended 30 June 2026.

Basis for qualified conclusion (continued)

As at 30 June 2026, the Company recorded a receivable from Indochina Resources Development Joint Stock Company under Joint Venture Agreement No. 08/2011/HD-HTDT dated 5 April 2011 in relation to the cooperation in investment, construction, management, operation and business of the Ecological Complex, Commercial Services and Sports Project in Ta Thanh Oai Commune, Thanh Tri District, Hanoi City, with an outstanding balance of VND 21,050,429,167, together with project-related costs of VND 8,385,132,356, which were recorded under other short-term receivables. On 30 May 2026, the People's Committee of Dai Thanh Commune issued Notice No. 387/TB-UBND regarding the recovery of the land area of the above-mentioned project. We were unable to obtain documentation relating to the compensation and support plan for the recovered land area and the costs incurred in connection with the project. As of the date of this report, no decision on the aforementioned compensation and support plan had been issued. Accordingly, we were unable to conclude on the rights and obligations relating to the receivable from Indochina Resources Development Joint Stock Company, the recoverability of the costs incurred in implementing the above-mentioned project, or the consequential effects on other items in the Financial Statements.

During the accounting period, the Company did not recognise depreciation expense of VND 137,780,450 relating to the vacant area at 88 Lang Ha, which had been brought into use. Instead, this amount was temporarily recorded under other receivables. The non-recognition of this depreciation expense in the income statement is not in compliance with the prevailing Vietnamese Accounting Standards. Had this depreciation expense been fully recognised, profit after tax for the period would have decreased by approximately VND 137,780,450.

Qualified conclusion

Except for the adjustments to the interim financial statements that we might have become aware of had the circumstances described in the "Basis for Qualified Conclusion" paragraph not existed, based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements do not present fairly, in all material respects, the financial position of the Company as at 30 June 2026, and its financial performance and cash flows for the six-month accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime and relevant statutory requirements relating to the preparation and presentation of Interim Financial Statements.

Emphasis of Matter

We draw attention to Note VIII.1 to the Interim Financial Statements, which describes that the Company is reviewing the procedures relating to the exchange of an office building with an area of 1,124 m² situated on 281 m² of land leased with annual rental payments at No. 4 Tran Hung Dao Street, in connection with the plan for rearrangement and disposal of State-owned houses and land of Mechanical and Electrical Engineering Company Limited and the equitisation plan of Mechanical and Electrical Engineering Company Limited, to ensure compliance with applicable laws and regulations. We also draw attention to Note V.9 to the Interim Financial Statements, according to which the Company is recording site clearance costs of VND 17,607,916,631, which have been finalised and approved by the Hanoi Department of Finance. These costs comprise expenditures incurred in connection with compensation for crops to local farmers and site clearance of the land area relating to the Waste Treatment Plant Construction Project. Accordingly, the Company has not recognized depreciation for this item. On 30 May 2026, the People's Committee of Dai Thanh Commune issued Notice No. 387/TB-UBND regarding the recovery of the land area of the aforementioned project. The Company is currently working with the competent authorities to determine the appropriate treatment of the above-mentioned site clearance costs approved by the Hanoi Department of Finance.

Our qualified conclusion is not modified in respect of these matters.

Hanoi, 14 August 2026

Branch of MOORE AISC Auditing and Informatic Services Company Limited



NGUYEN THANH TUNG

DEPUTY DIRECTOR

Audit Practicing Registration Certificate No. 4981-2024-005-1

Issued by the Ministry of Finance of Vietnam

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Code	Notes	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		36,539,839,408	36,350,545,086
I. Cash and Cash equivalents	110	V.1	629,127,976	940,573,327
1. Cash	111		629,127,976	940,573,327
II. Short-term financial investments	120	V.2	21,261,999,281	20,892,189,051
2. Held-to-maturity investments	123		21,261,999,281	20,892,189,051
III. Short-term receivables	130		11,352,593,666	10,733,539,160
1. Short-term trade receivables	131	V.3	8,206,724,126	7,548,487,076
2. Short-term prepayments to suppliers	132	V.4	1,624,811,375	1,624,811,375
3. Other short-term receivables	135	V.5	9,941,610,927	9,980,793,471
4. Provision for short-term doubtful receivables	136	V.6	(8,420,552,762)	(8,420,552,762)
IV. Inventories	140	V.7	3,001,449,215	3,429,006,031
1. Inventories	141		3,108,525,203	3,536,082,019
2. Provision for decline in value of inventories	142		(107,075,988)	(107,075,988)
V. Other current assets	160		294,669,270	355,237,517
1. Deductible value added tax	162		121,452,160	182,020,407
2. Taxes and other receivables from the State	163	V.13	173,217,110	173,217,110
B. LONG-TERM ASSETS	200		131,708,449,152	132,122,406,858
I. Long-term receivables	210		21,556,274,213	21,469,957,335
1. Other long-term receivables	215	V.5	21,556,274,213	21,469,957,335
II. Fixed assets	220		63,396,240,525	63,912,449,523
1. Tangible fixed assets	221	V.9	49,960,263,525	50,476,472,523
- Cost	222		66,389,972,363	66,389,972,363
- Accumulated depreciation	223		(16,429,708,838)	(15,913,499,840)
2. Intangible fixed assets	227	V.10	13,435,977,000	13,435,977,000
- Cost	228		13,435,977,000	13,435,977,000
- Accumulated amortization	229		-	-
III. Long-term financial investments	260	V.2	46,740,000,000	46,740,000,000
1. Equity investments in other entities	263		46,740,000,000	46,740,000,000
IV. Other non-current assets	270		15,934,414	-
1. Long-term prepaid expenses	271	V.8	15,934,414	-
TOTAL ASSETS (100+200)	280		168,248,288,560	168,472,951,944

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

RESOURCES	Code	Notes	30/06/2026	01/01/2026
C. LIABILITIES	300		5,006,934,780	5,268,110,462
I. Current liabilities	310		4,493,104,380	4,909,480,062
1. Short-term trade payables	311	V.11	2,608,038,179	2,871,513,861
2. Short-term advances from customers	312	V.12	1,522,637,087	1,522,637,087
3. Payables to employees	315	V.14	-	152,900,000
4. Other short-term payables	320	V.15	345,050,803	345,050,803
5. Bonus and welfare fund	323	V.16	17,378,311	17,378,311
II. Non-current liabilities	330		513,830,400	358,630,400
1. Other long-term payables	338	V.15	513,830,400	358,630,400
D. OWNERS' EQUITY	400	V.17	163,241,353,780	163,204,841,482
1. Contributed capital	411		186,000,000,000	186,000,000,000
Ordinary shares with voting rights	411a		186,000,000,000	186,000,000,000
2. Undistributed profit after tax	420		(22,758,646,220)	(22,795,158,518)
Undistributed profit after tax accumulated to the end of the previous period	420a		(22,795,158,518)	(23,031,624,645)
Undistributed profit after tax of the current period	420b		36,512,298	236,466,127
TOTAL RESOURCES (300+400) *	440		168,248,288,560	168,472,951,944

Hanoi, 11 August 2026

LEGAL REPRESENTATIVE

Preparer

Chief Accountant

Chairman







Tran Phuong Lan

Nguyen Thi Van Ha

Cao Tien Dung

INTERIM INCOME STATEMENT

For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	The first 6 months of 2026	The first 6 months of 2025
Revenue from sales of goods and rendering of				
1. services	01	VI.1	1,616,296,842	985,819,671
2. Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of				
3. services	10		1,616,296,842	985,819,671
(10 = 01 - 02)				
4. Cost of goods sold	11	VI.2	1,195,512,982	503,083,377
Gross profit from sales of goods and rendering of				
5. services	20		420,783,860	482,736,294
(20 = 10 - 11)				
6. Gain/(loss) from the sale and disposal of investment property	21		-	-
7. Financial income	22	VI.3	1,046,158,986	894,592,571
8. Financial expenses	23	VI.4	177,149	-
<i>In which: Interest expense</i>	24		-	-
9. Selling expenses	25	VI.5	273,014,741	138,728,944
10. General and administrative expenses	26	VI.6	1,182,238,658	1,490,912,302
11. Net profit from operating activities	30		11,512,298	(252,312,381)
(30 = 20 + 21+ 22 - (23 + 25 + 26))				
12. Other income	31	VI.7	25,000,000	25,000,030
13. Other expenses	32	VI.8	-	131,217
14. Other profit	40		25,000,000	24,868,813
(40 = 31 - 32)				
15. Total accounting profit before tax	50		36,512,298	(227,443,568)
(50 = 30 + 40)				
16. Current Corporate income tax expense	51	VI.10	-	-
17. Profit after Corporate income tax	60		36,512,298	(227,443,568)
(60 = 50 - 51 - 52)				
18. Basic earnings per share	70	VI.11	2	(12)

Hanoi, 11 August 2026

LEGAL REPRESENTATIVE

Preparer

Chief Accountant

Chairman

Tran

Thi Van Ha



Tran Phuong Lan

Nguyen Thi Van Ha

Cao Tien Dung

INTERIM CASH FLOW STATEMENT

(Under indirect method)

For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	The first 6 months of 2026	The first 6 months of 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		36,512,298	(227,443,568)
2. Adjustments for:				
Depreciation of fixed assets and investment property	02		516,208,998	565,354,572
Gains/losses from foreign exchange differences upon revaluation of monetary items in foreign currencies	04		177,149	(1,473,024)
Gains/losses from investing activities	05		(1,045,820,680)	(892,541,239)
3. Profit from operating activities before changes in working capital	08		(492,922,235)	(556,103,259)
Increase (-), decrease (+) in receivables	09		(644,803,137)	(100,940,181)
Increase (-), decrease (+) in inventories	10		427,556,816	(1,929,000)
Increase (+), decrease (-) in payables (excluding interest payable and corporate income tax payable)	11		(261,175,682)	(420,357,182)
Increase (-), decrease (+) in prepaid expenses	12		(15,934,414)	-
Net cash flows from operating activities	20		(987,278,652)	(1,079,329,622)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Loans to other entities and payments for purchases of debts instruments of other entities	23		(1,712,112,466)	(9,318,876,453)
2. Collections from borrowers and proceeds from sales of debt instruments of other entities	24		1,443,404,970	10,087,543,115
3. Interest, dividends and distributed profits received	27		944,717,946	855,121,658
Net cash flows from investing activities	30		676,010,450	1,623,788,320
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Net cash flows from financing activities	40		-	-
Net cash flows during the period (20+ 30 + 40)	50		(311,268,202)	544,458,698
Cash and cash equivalents at the beginning of the period	60		940,573,327	874,199,042
Effect of exchange rate fluctuations	61		(177,149)	1,473,024
Cash and cash equivalents at the end of the period (50+60+61)	70	V.1	629,127,976	1,420,130,764

Hanoi, 11 August 2026

LEGAL REPRESENTATIVE

Preparer

Chief Accountant

Chairman





Tran Phuong Lan

Nguyen Thi Van Ha

Cao Tien Dung

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS**I.1. General Information about the Company**

Mechanical Engineering Service Joint Stock Company (hereinafter referred to as "the Company"), formerly known as Mechanical Engineering Service One Member Co., Ltd., was equitized and transformed into Mechanical Engineering Service Joint Stock Company under Decision No. 1366/QĐ-UBND dated 18 March 2016 of the Hanoi People's Committee and operates under the Business Registration Certificate No. 0100106190 dated 4 April 2016 granted by the Hanoi Authority for Planning and Investment.

According to the 12th amended Business Registration Certificate dated 19 October 2022, the Company's charter capital is VND 186,000,000,000 (One hundred and eighty-six billion Vietnamese Dong).

English name:	MECHANICAL ENGINEERING SERVICE JOINT STOCK COMPANY
Abbreviation:	MESC .,JSC
Securities code:	MES (UpCom)
Head office:	8th Floor, Tower A, Sky Tower Building, 88 Lang Ha, Lang Ward, Hanoi

I.2. Form of ownership

The Company is a joint stock company incorporated and operating in accordance with the Enterprise Law of Vietnam.

I.3. Business activities

Construction and services.

I.4. Principal business lines

The Company's principal business activities are:

- Construction of public works;
- Landscape care and maintenance services. Details: Planting, caring for, nurturing, protecting, cutting down, relocating urban trees;
- Trading in real estates, land use rights of owners, users or lessees. Detail: Real estate business;
- Comprehensive support services. Details: Public services directly serving the urban public such as management, exploitation, and maintenance of urban technical infrastructure systems. Environmental sanitation and protection of ecological environment. Management of parks, trees. Urban lighting, water supply, drainage. Management of apartment buildings, management and operation of urban public lighting systems.

I.5. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning from 01 January and ending on 31 December.

I.6. Characteristics of the Company's operations during the accounting period that affect the Financial Statements

None

I.7. Number of employees at the end of the period

Total number of employees as at 30 June 2026: 18 employees (as at 31 December 2025: 17 employees).

I.8. Statement on the comparability of information presented in the Financial Statements

During the period, certain items presented in the current period's Financial Statements are not fully comparable with those of the previous period. The Company has made necessary adjustments to ensure the consistency and appropriateness of the information presented. The comparative figures for the previous period have been restated to reflect the above-mentioned changes, thereby ensuring consistency and comparability of the periods presented in Note "Comparative Information".

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***I.9. Application of the going concern basis in the preparation of the Financial Statements**

The Financial Statements have been prepared on the assumption that the Company will continue as a going concern in the foreseeable future. The Board of Management has assessed the Company's ability to continue as a going concern based on the information available as at the end of the accounting period and concluded that the application of the going concern basis is appropriate. The Board of Management has not identified any material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern.

I.10. Significant events arising during the period

During the accounting period, the Company experienced significant events that had a material impact on its financial position, operating results, cash flows, or disclosures presented in the Financial Statements. Significant events include, but are not limited to, the following (if any):

On 30 May 2026, Dai Thanh Commune People's Committee issued Notice No. 387/TB-UBND regarding the land recovery for the implementation of the Hanoi International Sports Urban Area Investment and Construction Project (Component Sub-zone: A) in Dai Thanh Commune. The Company is coordinating with the relevant competent authorities to determine the compensation and support plan for the recovered land area and the related costs incurred by the Company in connection with the Ecological Complex, Commercial Services and Sports Facilities Project. Details of significant events are presented in the relevant notes to the Financial Statements.

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY**II.1. Financial year**

The Company's financial year begins on 1 January and ends on 31 December each year.

II.2. Accounting currency

The Company's accounting currency is Vietnam Dong (VND).

During the financial period, there was no change in the Company's accounting currency compared with the previous period.

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED**III.1. Accounting regime applied**

The Company applies Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99"), and other relevant regulations in the preparation and presentation of the Financial Statements.

III.2. Statement on compliance with accounting standards and accounting regime

The Company confirms that the Financial Statements have been prepared and presented in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant legal regulations. The Financial Statements present fairly the Company's financial position, results of operations, and cash flows.

IV. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS APPLIED**IV.1. Principles for translation of Financial Statements prepared in foreign currencies into Vietnam Dong**

The Company's Financial Statements are prepared in Vietnam Dong (VND); therefore, no translation of Financial Statements from foreign currencies into Vietnam Dong is required.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***IV.2. Types of foreign exchange rates applied in accounting**

Foreign currency transactions are translated using actual transaction exchange rates and book exchange rates, depending on the nature of the transactions and in accordance with Circular No. 99 and prevailing accounting standards. Tax obligations arising from foreign currency transactions are accounted for in accordance with applicable tax regulations.

Actual transaction exchange rate: The actual transaction exchange rate selected at the transaction date is the average of the bank's transfer buying and selling rates (or an approximate rate with a difference not exceeding +/-1% from the average of the bank's transfer buying and selling rates) of the commercial bank where the Company frequently conducts transactions. The use of an approximate exchange rate must ensure that it does not materially affect the Financial Statements.

Book exchange rate: The book exchange rate comprises the specific identification book rate and the weighted average book rate. The application of the specific identification book rate or the weighted average book rate depends on the characteristics of and management requirements for the Company's foreign currency-denominated monetary items.

Exchange rates applied for accounting for foreign exchange differences arising during the period

Foreign currency transactions are translated using the actual transaction exchange rate at the transaction date or the exchange rate specified in the contract (if any). Advances received and prepayments are recorded using the exchange rate at the settlement date. Monetary items, receivables, payables and owners' equity are recorded using the exchange rate at the transaction date and applied consistently to both debit and credit entries.

Exchange rates applied in revaluation of foreign currency-denominated monetary items

Foreign currency-denominated monetary items are items that will be recovered or settled in foreign currencies, including deposits; receivables (excluding receivables for which provisions have been made and the provisioned amounts are not revalued); and foreign currency payables (excluding prepayments and advances received, unless it is certain that they will be recovered or refunded in foreign currencies).

At the end of the accounting period, the Company revalues the balances of foreign currency-denominated monetary items using the actual transaction exchange rate at the date of preparation of the Financial Statements, which is the average of the bank's transfer buying and selling rates where the Company frequently conducts transactions. For foreign currency deposits, the revaluation exchange rate is determined based on the exchange rates of the bank where the Company maintains its accounts.

For monetary items classified as assets: applying the bank's buying exchange rate;

For monetary items classified as liabilities: applying the bank's selling exchange rate.

The exchange rates of Joint Stock Commercial Bank for Foreign Trade of Vietnam applied as at 30 June 2026 are as follows: buying rate of VND/USD: 26,106; selling rate of VND/USD: 26,466; buying rate of VND/EUR: 29,509.37; selling rate of VND/EUR: 30,766.16.

For monetary gold, the buying price announced by the State Bank of Vietnam or an authorized gold trading entity at the date of preparation of the Financial Statements is applied.

Foreign exchange differences arising from foreign currency transactions during the period are recognized as financial income or financial expenses. Foreign exchange differences arising from the revaluation of foreign currency-denominated monetary items at the end of the accounting period are determined by offsetting foreign exchange gains and losses and recognized in the results of operations.

The Company does not capitalize foreign exchange differences as part of the cost of assets under construction.

IV.3. Principles for recognition of cash

Cash comprises cash on hand and demand deposits.

Cash is recognized at its actual amount. Foreign currency-denominated cash is translated and revalued using the actual transaction exchange rates in accordance with the prevailing regulations.

Cash and cash equivalents with restricted use are not presented under this line item but are classified under Other current assets.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***IV.4. Accounting principles for financial investments****IV.4.1. Held-to-maturity investments**

Held-to-maturity investments comprise term deposits held for the purpose of earning interest. These investments do not include financial instruments held for trading purposes. At the end of the accounting period, held-to-maturity investments are classified as short-term or long-term assets based on their remaining term to maturity.

Held-to-maturity investments are initially recognized at cost (comprising the purchase price and directly attributable transaction costs), adjusted for any discounts, premiums or interest received in advance arising at the acquisition date. Subsequent to initial recognition, these investments are measured at amortized cost. Discounts and premiums are amortized to financial income using either the straight-line method or the effective interest method, with the selected method applied consistently to each category of investment.

Interest income is recognized as financial income on an accrual basis, based on the holding period and the effective interest rate. Interest received in advance is amortized over the relevant period, while interest received at maturity or periodically is recognized in the period in which it arises. Upon maturity or early liquidation, the difference between the proceeds and the carrying amount of the investment (after deducting any loss allowance and related costs) is recognized in the results of operations for the period.

At the date of preparation of the Financial Statements, if there are indicators or objective evidence that part or all of a held-to-maturity investment may not be recoverable, the Company makes a provision in accordance with the prevailing regulations. The provision is recognized as a financial expense for the period and presented as a provision for impairment of assets.

IV.4.2. Investments in other entities

Other investments reflect the existing value of and changes in investments other than investments in subsidiaries, joint ventures and associates. These investments comprise:

Equity investments in other entities: These represent investments in equity instruments over which the Company has neither control, joint control nor significant influence over the investee.

Other investments are initially recognized at cost, comprising the purchase price and directly attributable acquisition costs. Subsequent to initial recognition, these investments are stated at cost less any provision for impairment (if any). Dividends and profit distributions declared before the investment date are recognized as a reduction of the carrying amount of the investment, while those declared after the investment date are recognized as financial income. Upon disposal, the difference between the proceeds from disposal and the carrying amount of the investment is recognized as financial income or financial expenses for the period.

For long-term investments held by the Company (other than trading securities, investments in subsidiaries, joint ventures and associates), a provision for impairment is made as follows:

- For investments in listed shares or investments whose fair value can be measured reliably, the provision for impairment is determined based on the market value of the shares using the closing price as at the end of the accounting period.
- For investments whose fair value cannot be measured reliably at the reporting date, the provision for impairment is determined based on the investee's accumulated losses, asset impairment, or recoverability of invested capital.

IV.5. Accounting principles for receivables

Receivables represent the Company's rights to receive cash or other economic benefits from counterparties arising from transactions already performed. Receivables are initially recognized at their original amount and are monitored in detail by counterparty and maturity. At the end of the accounting period, receivables are presented at their original amount, net of any allowance for doubtful receivables.

Receivables are classified as current or non-current based on the nature of the receivables and whether they are expected to be collected within or after 12 months from the end of the accounting period.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***IV.5. Accounting principles for receivables (continued)**

The Company's receivables comprise:

Trade receivables represent amounts arising from revenue from services rendered and other transactions with customers, for which the right to receive payment depends solely on the passage of time. This line item also includes amounts receivable by construction contractors from project owners in respect of the volume of construction work completed.

Other receivables comprise receivables arising outside the Company's sales activities, provision of services and internal relationships, such as shortages of assets awaiting resolution, special consumption tax on imported goods, the Company's investments in business cooperation contracts (BCCs), dividends and profit distributions receivable in cash or non-monetary assets, compensation claims, payments made on behalf of other parties, collections made on behalf of other parties, and other receivables in accordance with applicable regulations. For other receivables that are material in value, the Company monitors and discloses detailed information on the nature of the transactions, amounts, dates arising, repayment/collection terms, overdue status (if any), and related terms and conditions in accordance with prevailing regulations.

Provision for doubtful receivables: The Company assesses the recoverability of receivables based on objective evidence, such as the overdue status of receivables, the financial capacity of debtors, and other indicators of credit impairment. A provision is made for overdue receivables or receivables that are not yet due but for which there is evidence indicating that part or all of the amounts may not be recoverable. The provision is determined based on the overdue period or the estimated unrecoverable amount of each receivable in accordance with prevailing regulations. The provision is recognized as a general and administrative expense for the period. Reversal of the provision is made when the required provision amount is lower than the existing provision balance recorded in the accounting books.

IV.6. Accounting principles for inventories

Inventories comprise assets purchased for production or for sale in the ordinary course of business, including raw materials, materials, tools and supplies, work in progress, finished products and merchandise.

Principles for recognition of inventories: Inventories are recognized at cost, comprising purchase costs, conversion costs, non-refundable taxes and other directly attributable costs incurred in bringing the inventories to their present location and condition, after deducting discounts and rebates. At the end of the accounting period, inventories are presented at the lower of cost and net realizable value.

Raw materials and materials are recognized at cost, comprising the purchase price and directly attributable costs incurred in bringing the materials to the Company's warehouse. Where raw materials and materials are purchased in foreign currencies, their cost is determined in accordance with prevailing regulations on foreign exchange differences. For raw materials and materials that are self-processed or outsourced for processing, cost comprises the actual costs incurred in relation to the processing activities. Raw materials and materials that are not owned by the Company (such as materials received for custody or processing) are not recognized as inventories but are monitored off-balance sheet and disclosed in the Financial Statements.

Tools and supplies are recognized at cost, comprising the purchase price and directly attributable costs incurred in bringing the tools and supplies to their location and condition ready for use. For tools and supplies of insignificant value, the Company recognizes the entire cost as an expense in the period when they are put into use. For tools and supplies of significant value, the cost is allocated over appropriate periods based on their useful life.

Inventory valuation method: The value of inventories is determined using the monthly weighted average cost method. This method is applied consistently across accounting periods.

Inventories are accounted for using the perpetual inventory method, whereby inventory receipts, issues and balances are recorded continuously and regularly in the accounting records.

Method of making Provision for decline in value of inventories: A Provision for decline in value of inventories is made when there is evidence that the net realizable value of inventories is lower than their cost. Net realizable value is determined based on the estimated selling price in the ordinary course of business, less estimated costs to complete the products and estimated costs necessary to make the sale. The provision is recognized in cost of goods sold for the period. The provision is made or reversed based on a comparison between the required provision amount and the existing provision balance recognized.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***IV.7. Principles for recognition and depreciation of fixed assets****IV.7.1. Recognition principles for tangible fixed assets**

Tangible fixed assets are assets with physical substance held by the Company for use in its production and business activities that simultaneously satisfy the recognition criteria prescribed by the prevailing regulations, including: it is probable that future economic benefits associated with the assets will flow to the Company; the cost of the assets can be measured reliably; the estimated useful life exceeds one year; and the assets meet the minimum value threshold prescribed by the prevailing regulations.

Tangible fixed assets are initially recognized at cost less accumulated depreciation. Cost comprises all expenditures incurred by the Company to acquire the assets up to the time they are ready for their intended use. Expenditures incurred after initial recognition are capitalized only when they are expected to generate additional future economic benefits from the continued use of the assets. All other expenditures that do not satisfy these criteria are recognized as expenses in the period in which they are incurred.

When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognized, and any resulting gain or loss on disposal is recognized as income or expense in the period.

Depending on the manner in which they are acquired, the cost of tangible fixed assets is determined as follows:

The cost of purchased tangible fixed assets comprises the purchase price, after deducting trade discounts and purchase discounts, non-refundable taxes, and directly attributable costs of bringing the assets to the location and condition necessary for them to operate in the manner intended by the Company, including site preparation, transportation, loading and unloading, installation, trial runs, and other directly attributable costs.

IV.7.2. Recognition principles for intangible fixed assets

Intangible fixed assets are assets without physical substance held by the Company for use in its production and business activities, the provision of services, or for lease, which satisfy the recognition criteria prescribed by the prevailing regulations.

Intangible fixed assets are initially recognized at cost less accumulated amortization. The cost of an intangible fixed asset comprises all expenditures incurred by the Company to acquire the asset up to the time it is in the condition necessary for it to operate in the manner intended by the Company. Expenditures incurred after initial recognition are recognized as expenses in the period in which they are incurred, unless they are expected to generate additional future economic benefits and can be measured reliably, in which case they are capitalized as part of the cost of the intangible fixed asset.

Expenditures incurred during the research phase are recognized as expenses in the period in which they are incurred. Expenditures incurred during the development phase are capitalized when they satisfy the recognition criteria for intangible fixed assets; otherwise, they are recognized as expenses in the period in which they are incurred. Where the research phase cannot be distinguished from the development phase, all such expenditures are recognized as expenses in the period in which they are incurred and are not retrospectively capitalized.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortization are derecognized, and the difference between the proceeds from disposal and the carrying amount of the asset is recognized as income or expense in the period.

Depending on the manner in which they are acquired, the cost of intangible fixed assets is determined as follows:

For intangible fixed assets comprising land use rights, the cost of the intangible fixed asset comprises the amount paid by the Company to obtain the lawful land use rights, including payments made to organizations or individuals for the transfer of the land use rights, compensation costs, site clearance costs, land leveling costs, registration fees, and other directly attributable costs, or is determined in accordance with the agreement among the capital-contributing parties. The determination of land use rights as intangible fixed assets is made in accordance with the relevant laws and regulations governing the management, use, and amortization of fixed assets.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***IV.7. Principles for recognition and depreciation of fixed assets (continued)****IV.7.3. Recognition principles for depreciation and amortization of fixed assets**

Fixed assets used in production and business activities or held for lease are depreciated or amortized in accordance with the prevailing regulations. Depreciation and amortization expenses are recognized in production and business expenses for the period.

The Company depreciates tangible fixed assets using the straight-line method in accordance with the prevailing regulations, under which the depreciable amount of an asset is allocated evenly over its estimated useful life. Depreciation expense is recognized in production and business expenses for the period.

The estimated useful lives of tangible fixed assets and investment properties held for lease are as follows:

Buildings and structures	5 - 50 years
Motor vehicles	6 - 10 years
Management equipment and tools	3 - 10 years

IV.8. Accounting principles for prepaid expenses**IV.8.1. Prepaid expenses**

Prepaid expenses comprise expenditures incurred to support production and business activities over multiple accounting periods, such as tools and equipment.

Prepaid expenses are allocated to production and business expenses on a straight-line basis over the estimated period during which the economic benefits of each prepaid expense are expected to be received. The allocation period is determined based on the nature of the expenditure, the contractual term, or the estimated useful life of the related asset, as follows:

The cost of tools, equipment and returnable packaging is allocated over their estimated useful lives.

IV.9. Accounting principles for liabilities

Liabilities are recognized when the Company has a present obligation arising from past transactions or events and the settlement of such obligation is expected to result in an outflow of the Company's economic resources. Liabilities are recognized when the obligations are likely to arise and their amounts can be measured reliably.

At the end of the accounting period, liabilities are classified as current or non-current based on their remaining maturities in accordance with the prevailing accounting standards and regulations.

Liabilities are monitored in detail by each creditor, settlement term, currency payable, and other factors based on the Company's management requirements, in accordance with the following principles:

Trade payables reflect the Company's payment obligations to suppliers of goods, services, and other related parties in accordance with contracts. These amounts are monitored in detail by each supplier, including prepayments to suppliers. Discounts and rebates, if any, are accounted for separately in accordance with the prevailing regulations.

Internal payables reflect payment obligations between the Company and its affiliated units, branches, or other internal units within the Company's organizational structure. These amounts are monitored in detail by each related entity and transaction content. At the end of the period, these balances are reconciled and offset against internal receivables, with any differences being resolved in accordance with the prevailing regulations.

Other payables reflect non-trade payables and liabilities that do not arise directly from the purchase of goods or provision of services, including social insurance, health insurance, unemployment insurance and trade union funding payable; surplus assets pending resolution; deposits received; deferred revenue; amounts collected on behalf of other parties; capital contributions received under business cooperation contracts ("BCC"); sponsored and donated assets subject to conditions; and other payables in accordance with the prevailing regulations. Differences in value arising from sale and leaseback transactions involving finance leases or operating leases are also included. These amounts are monitored in detail by each related party and the nature of the payable.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***IV.10. Employee benefits**

Employee benefits comprise salaries, wages, bonuses, mandatory insurance contributions, and other benefits that the Company is obliged to pay to employees in accordance with laws and regulations, employment contracts, collective labor agreements, or the Company's policies in exchange for services rendered by employees. Employee benefits are recognized as expenses in the period when employees have rendered services that give rise to the Company's present obligation. Unpaid employee benefits at the end of the accounting period are recognized as payables to employees or other related payables in accordance with the prevailing regulations.

Salaries, wages, and other payments of a salary nature payable to employees are recognized as expenses in the period based on the employees' working time or work performed in accordance with employment contracts and other relevant regulations of the Company.

Mandatory insurance contributions, including social insurance, health insurance, unemployment insurance, and other contributions payable in accordance with laws and regulations, are recognized as expenses in the period and recognized as payables until paid to the competent authorities.

Amounts deducted from employees' salaries in accordance with laws and regulations or agreements are recognized as payables to the relevant parties until paid.

Bonuses and other employee benefits, if any, are recognized when the Company has a present obligation arising from past events, it is probable that settlement of the obligation will result in an outflow of cash, and the amount of the obligation can be reliably measured.

IV.11. Accounting principles for accrued expenses

Accrued expenses reflect actual expenses incurred or expenses that are certain to arise related to production and business activities during the period but, as at the date of preparation of the Financial Statements, have not yet been fully supported by sufficient documentation, paid, or become due for payment. Such expenses are recognized based on the matching principle between revenue and expenses, ensuring that expenses are recognized in the appropriate accounting period in which they are incurred. The accrual of expenses must be based on reasonable and reliable estimates and calculated appropriately based on the estimated actual expenses expected to be incurred.

Accrued expenses include accrued interest expenses, employees' annual leave pay, planned production suspension costs, and other accrued expenses related to the Company's production and business activities, excluding provisions for liabilities.

IV.12. Accounting principles for deferred revenue

Deferred revenue reflects amounts received in advance by the Company that do not yet meet the criteria for immediate recognition as revenue in the period, including advance payments received from customers for one or more accounting periods for the lease of assets; interest received in advance from lending activities or investments in debt instruments; the difference between the selling price under deferred payment or installment payment arrangements and the cash selling price; and revenue relating to the value of goods, services, or amounts subject to discounts or rebates provided to customers under customer loyalty programs, which are required to be allocated appropriately over the relevant period or based on the extent to which the related obligations are fulfilled. Deferred revenue does not include advance payments received from buyers when the Company has not yet provided goods or services, or revenue that has not yet been collected in cash.

Deferred revenue is initially recognized at the amount actually received and allocated to revenue or other income over the appropriate accounting periods in accordance with the matching principle between revenue and expenses.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***IV.13. Accounting principles for owners' equity**

Owners' contributed capital is recognized based on the actual amount of capital contributed and not based on committed capital contributions or receivables from owners.

Owners' contributed capital comprises initial and additional capital contributions from owners; additions from undistributed profit after tax and owners' equity funds; the equity component of convertible bonds (the option to convert bonds into shares); non-refundable grants; and other amounts permitted by the competent authorities to be recognized as increases in owners' equity in accordance with the prevailing regulations.

Accounting principles for undistributed profit after tax

Undistributed profit after tax reflects the Company's operating results after corporate income tax and the appropriation of profit or treatment of losses in accordance with applicable laws and the Company's Charter.

The appropriation of profit is made based on the Company's undistributed profit after tax after taking into consideration its financial position, cash flows, and any restrictions imposed by applicable laws, the Company's Charter, and resolutions of the General Meeting of Shareholders.

When distributing profit, the Company considers the effects of non-monetary items that may affect its ability to pay dividends or distribute profits, including gains arising from the revaluation of assets contributed as capital, the revaluation of foreign currency monetary items, the revaluation of financial instruments, and other non-monetary items.

IV.14. Principles and methods of recognition of revenue and other income

Revenue from the rendering of services is recognized when all of the following four conditions are satisfied:

1. Revenue can be measured reliably. Where the contract provides the customer with the right to return the services purchased under specified conditions, revenue is recognized only when such conditions no longer exist and the customer no longer has the right to return the services rendered.
2. The Company has obtained or will obtain the economic benefits associated with the service transaction.
3. The stage of completion of the service transaction at the reporting date can be measured reliably.
4. The costs incurred for the service transaction and the costs to complete the transaction can be measured reliably.

Revenue from the rendering of services is recognized exclusive of indirect taxes payable, such as value-added tax (VAT), special consumption tax, export tax, environmental protection tax, and other similar taxes.

Where the amount of indirect taxes payable cannot be determined at the time revenue is recognized, revenue is initially recognized at the gross amount receivable and is subsequently reduced when the amount of indirect taxes payable is determined.

When preparing the Income Statement, revenue and revenue deductions are presented exclusive of indirect taxes, as such taxes do not constitute the Company's revenue.

Recognition of revenue from construction contracts: Revenue from construction contracts comprises the contract revenue specified in the contract, variations, incentive payments, claims, and other compensation, provided that it is probable that they will result in changes to contract revenue and can be measured reliably. Where the outcome of a construction contract cannot be estimated reliably, revenue is recognized only to the extent of contract costs that are probable to be recoverable. Contract costs incurred are recognized as expenses in the period in which they are incurred.

Recognition of revenue from construction contracts where settlement is based on the volume of work performed: Revenue and contract costs are recognized based on the volume of work completed and confirmed by the customer.

Recognition of revenue from operating leases: Where lease payments are received in advance for multiple accounting periods, revenue is allocated over the lease term. Where a contract comprises multiple components (such as sale, lease, financing, etc.), each component is accounted for separately, and revenue is recognized in accordance with the substance of the transaction.

Principles and methods for recognition of financial income

Financial income is recognized when both of the following conditions are satisfied: 1. It is probable that the Company will obtain the economic benefits associated with the transaction; 2. The amount of finance income can be measured reliably.

Financial income comprises interest income, royalties, dividends, profit distributions, gains from trading securities, gains from the disposal of investments in joint ventures, associates, subsidiaries, and other equity investments, foreign exchange gains, gains on the transfer of equity interests, and other financial income.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***IV.14. Principles and methods of recognition of revenue and other income (continued)**

Interest income is recognized on an accrual basis and is determined based on deposit account balances and the effective interest rate applicable to each period.

Dividends and profit distributions are recognized when the Company is entitled to receive the dividends or profit distributions arising from its equity investments. Dividends received in the form of shares are recognized only by recording the additional number of shares held, without recognizing the value of the shares received, or are recognized at par value.

Where an amount previously recognized as revenue is no longer recoverable, the amount that is considered uncollectible or whose collection is no longer probable shall be recognized as an expense in the period in which it is determined, rather than as a reduction of revenue.

IV.15. Accounting principles for cost of goods sold

Cost of goods sold reflects the cost of products, goods, services, biological assets (excluding perennial plants producing periodic products and working animals accounted for as fixed assets), and investment properties; the production cost of construction products sold during the period (for construction enterprises); costs related to investment property business activities; and other costs recognized in or deducted from cost of goods sold during the reporting period. Cost of goods sold is recognized when the related transaction arises or when it is reasonably certain that such costs will arise in the future, regardless of whether payment has been made. Cost of goods sold and revenue are recognized simultaneously in accordance with the matching principle. Costs exceeding normal consumption levels are recognized immediately in cost of goods sold in accordance with the prudence principle.

IV.16. Accounting principles for financial expenses

Financial expenses comprise costs and losses arising from financial activities, including borrowing costs that are not capitalized in accordance with the prevailing regulations; losses from the disposal of financial investments; securities trading transaction costs; provisions for impairment of financial investments; losses arising from the sale of foreign currencies; foreign exchange losses; and other financial expenses.

Financial expenses are recognized in detail by each type of expense when they are actually incurred during the period and can be measured reliably based on sufficient supporting evidence.

IV.17. Accounting principles for selling expenses and general and administrative expenses

Selling expenses: Selling expenses reflect the actual costs incurred during the process of selling the Company's products and goods and providing services. Selling expenses comprise sales staff costs; costs of materials and packaging; costs of tools and equipment; depreciation expenses of fixed assets used by the sales department; warranty costs for products, goods, and construction works; outsourced service costs (advertising, marketing, transportation, and sales commissions); and other cash expenses.

General and administrative expenses: General and administrative expenses reflect the general management costs of the entire Company. General and administrative expenses comprise management staff costs (salaries, salary-related contributions, and insurance contributions); office material costs; costs of tools and equipment; depreciation expenses of fixed assets used for management purposes; taxes, fees, and charges (including license tax and land rental expenses that do not qualify for capitalization); provision expenses for doubtful receivables; outsourced service costs; and other cash expenses incurred by the office department.

Recognition principles: Selling expenses and general and administrative expenses are recognized in the Income Statement based on the matching principle and the accrual basis at the time they are incurred, regardless of the actual timing of cash payments. Expenses that are not considered reasonable and valid deductible expenses under the Corporate Income Tax Law but are fully supported by invoices and accounting documents are still fully recognized as accounting expenses in the period and are excluded when determining taxable income for corporate income tax purposes.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***IV.18. Principles and methods for recognition of current corporate income tax expenses**

Corporate income tax expenses comprise current corporate income tax expenses and deferred corporate income tax expenses arising during the year, which are used as the basis for determining the Company's after-tax operating results for the current financial year.

Current corporate income tax represents the amount of corporate income tax payable (or refundable) determined based on taxable income and the applicable corporate income tax rate for the year. Taxable income is determined based on accounting profit after adjusting for differences in accordance with corporate income tax regulations, including non-deductible expenses, tax-exempt income or income not subject to tax, carried-forward losses in accordance with regulations, and other adjustments.

The Company's tax obligations are declared and determined based on the prevailing tax regulations. Due to differences that may arise in the application and interpretation of tax regulations, the Company's tax filings may be subject to examination and reassessment by tax authorities in accordance with applicable regulations. Any differences (if any) between the tax amounts recognized and the tax amounts determined by the tax authorities shall be recognized in the Financial Statements in the period in which official decisions or conclusions are issued by the tax authorities.

IV.19. Recognition principles for earnings per share

Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company after deducting the amount allocated to the Bonus and Welfare Fund during the period by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the Company (after adjusting for dividends on convertible preference shares) by the weighted average number of ordinary shares outstanding during the period and the weighted average number of ordinary shares that would be issued assuming that all dilutive potential ordinary shares are converted into ordinary shares.

IV.20. Related parties

In accordance with Vietnamese Accounting Standard No. 26 – The related party information of the Company is as follows:

- (i) Enterprises that directly or indirectly, through one or more intermediaries, control, are controlled by, or are under common control with the reporting enterprise (including parent companies, subsidiaries and fellow subsidiaries);
- (ii) Associates (as prescribed in Vietnamese Accounting Standard No. 07 – Accounting for Investments in Associates);
- (iii) Individuals who, directly or indirectly, hold voting rights in the reporting enterprise that give them significant influence over the enterprise, including close family members of such individuals. Close family members of an individual are those who may influence, or be influenced by, that individual in their dealings with the enterprise, including parents, spouses, children and siblings;
- (iv) Key management personnel who have the authority and responsibility for planning, directing, and controlling the activities of the reporting entity, including the Company's directors, management personnel, and close family members of these individuals;
- (v) Enterprises in which any of the individuals described in (iii) or (iv) directly or indirectly holds a significant voting interest or over which such individuals are able to exercise significant influence. This includes enterprises owned by directors or major shareholders of the reporting enterprise and enterprises that have a key member of management in common with the reporting enterprise.

In considering each related party relationship, attention shall be paid to the substance of the relationship rather than merely its legal form.

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

IV.21. Accounting Estimates

The preparation of the Financial Statements in compliance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory requirements relating to the preparation and presentation of the Financial Statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities and assets as at the end of the financial year, as well as the reported amounts of revenue and expenses during the financial year. Accounting estimates and assumptions are continually evaluated and are based on past experience and other factors, including expectations of future events that may have a material effect on the Company's Financial Statements and are considered reasonable by the Board of Management.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

V.1. Cash and cash equivalents

Cash and cash equivalents held by the Company without restrictions on use	30/06/2026	01/01/2026
Cash on hand	181,265,693	28,346,170
Demand deposits	447,862,283	912,227,157
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam – Hanoi Branch	129,270,262	258,219,635
+ Vietnam Maritime Commercial Joint Stock Bank – Dong Da Branch	314,927,500	650,484,047
+ Saigon – Hanoi Commercial Joint Stock Bank – Dong Do Branch	3,664,521	3,523,475
Total	629,127,976	940,573,327

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.2. Financial investments

V.2. a. Held-to-maturity investments

	30/06/2026			01/01/2026		
	Recoverable		Provision	Recoverable		Provision
	Cost	value		Cost	value	
V.2. a1. Held-to-maturity investments	21,261,999,281	21,261,999,281	-	20,892,189,051	20,892,189,051	-
<i>Term deposits</i>	<i>21,261,999,281</i>	<i>21,261,999,281</i>	<i>-</i>	<i>20,892,189,051</i>	<i>20,892,189,051</i>	<i>-</i>
<i>Vietnam Maritime Commercial Joint Stock Bank - Dong Da Branch</i>	<i>5,101,664,384</i>	<i>5,101,664,384</i>	<i>-</i>	<i>5,073,949,773</i>	<i>5,073,949,773</i>	<i>-</i>
<i>- Principal amount</i>	<i>5,000,000,000</i>	<i>5,000,000,000</i>	<i>-</i>	<i>5,000,000,000</i>	<i>5,000,000,000</i>	<i>-</i>
<i>- Accrued interest on term deposits</i>	<i>101,664,384</i>	<i>101,664,384</i>	<i>-</i>	<i>73,949,773</i>	<i>73,949,773</i>	<i>-</i>
<i>Saigon - Hanoi Commercial Joint Stock Bank - Dong Do Branch</i>	<i>16,160,334,897</i>	<i>16,160,334,897</i>	<i>-</i>	<i>15,818,239,278</i>	<i>15,818,239,278</i>	<i>-</i>
<i>- Principal amount</i>	<i>15,906,077,889</i>	<i>15,906,077,889</i>	<i>-</i>	<i>15,637,370,393</i>	<i>15,637,370,393</i>	<i>-</i>
<i>- Accrued interest on term deposits</i>	<i>254,257,008</i>	<i>254,257,008</i>	<i>-</i>	<i>180,868,885</i>	<i>180,868,885</i>	<i>-</i>
Total	21,261,999,281	21,261,999,281	-	20,892,189,051	20,892,189,051	-

V.2. a2. Explanation of movements in the period

Held-to-maturity investments increased by VND 369,810,230 during the period, mainly due to interest added to principal, accrued interest from automatically renewed deposit contracts, term deposit contracts with interest payouts scheduled for the third and fourth quarters.

V.2. a3. Credit risk disclosures

The Company may be exposed to credit risk relating to held-to-maturity investments if the deposit-taking parties fail to fulfill their payment obligations as committed. The Board of Management regularly monitors the financial condition of the issuers to assess the recoverability of these investments.

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.2. b. Equity investments in other entities

	30/06/2026		01/01/2026	
	Cost	Recoverable value (*)	Provision	Recoverable value (*)
V.2. b1. Equity investments in other entities	46,740,000,000			
- Tu Hiep Hong Ha Petroleum Joint Stock Company (1)	16,000,000,000		-	46,740,000,000
- Sai Dong Land Joint Stock Company (2)	30,740,000,000		-	16,000,000,000
Total	46,740,000,000		-	30,740,000,000
				46,740,000,000

(*) The Company has not determined the fair value of these financial investments as Vietnamese Accounting Standards and Vietnamese Enterprise Accounting Regime have not yet provided specific guidance on determining fair value.

V.2. b2. Status and operations of investments in other entities

(1) Tu Hiep Hong Ha Petroleum Joint Stock Company was established and operates under Business Registration Certificate No. 0102354784, first issued on 22 August 2007 by the Hanoi Department of Planning and Investment, and amended for the 17th time on 11 November 2024. Its principal business activities are the construction of residential areas, new urban areas, tourist areas, and entertainment areas. As at the date of preparation of the Financial Statements, the Company had invested VND 16,000,000,000 in Tu Hiep Hong Ha Petroleum Joint Stock Company, equivalent to 2.266% of its charter capital, and had fully contributed 100% of the committed capital. According to the Financial Statements as at the end of the financial period, Tu Hiep Hong Ha Petroleum Joint Stock Company was profitable and had positive accumulated profit after tax.

(2) Sai Dong Land Joint Stock Company was established and operates under Business Registration Certificate No. 0106894004, first issued on 6 July 2015 by the Hanoi Department of Planning and Investment and amended for the 6th time on 5 June 2025. Its principal business activities are real estate business, civil construction, and entertainment services. During the period, the Company received dividends from Sai Dong Land Joint Stock Company for the year 2025 in accordance with Resolution No. 02/2026/QĐ-GMS of the General Meeting of Shareholders, amounting to VND 307,400,000. As at the date of preparation of the Financial Statements, the Company had invested VND 30,740,000,000 in Sai Dong Land Joint Stock Company, representing 15.37% of its charter capital, and had contributed 100% of the committed capital. According to the Financial Statements as at the end of the financial period, Sai Dong Land Joint Stock Company was profitable and had positive accumulated profit after tax.

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.3. Trade receivables

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
V.3. a. Short-term trade receivables	8,206,724,126	(7,285,214,762)	7,548,487,076	(7,285,214,762)
<i>Civil Engineering Construction Corporation No.8</i>	<i>1,690,837,405</i>	<i>(1,690,837,405)</i>	<i>1,690,837,405</i>	<i>(1,690,837,405)</i>
<i>Long Bien District Construction Investment Project Management Board</i>	<i>1,289,373,000</i>	<i>(1,289,373,000)</i>	<i>1,289,373,000</i>	<i>(1,289,373,000)</i>
<i>Contrexim No. 8 Investment and Construction Joint Stock Company</i>	<i>942,621,200</i>	<i>(942,621,200)</i>	<i>942,621,200</i>	<i>(942,621,200)</i>
<i>Others</i>	<i>4,283,892,521</i>	<i>(3,362,383,157)</i>	<i>3,625,655,471</i>	<i>(3,362,383,157)</i>
Total	8,206,724,126	(7,285,214,762)	7,548,487,076	(7,285,214,762)

V.3. b. Other disclosures on trade receivables

The recognition and reversal of provisions for doubtful receivables are made based on the aging of receivables, customers' payment capacity, and the assessment of the Board of Management as at the date of preparation of the Financial Statements. The Board of Management regularly reviews the status of receivables and their recoverability to make appropriate provisions or reversals of provisions in accordance with prevailing regulations.

V.4. Prepayments to suppliers

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
V.4. a. Short-term prepayments to suppliers	1,624,811,375	(354,321,375)	1,624,811,375	(354,321,375)
<i>HTK Thien Minh Joint Stock Company</i>	<i>400,000,000</i>	<i>-</i>	<i>400,000,000</i>	<i>-</i>
<i>Thang Loi Joint Stock Company</i>	<i>328,000,000</i>	<i>-</i>	<i>328,000,000</i>	<i>-</i>
<i>New Wealth Electric Mechanism Trading Joint Stock Company</i>	<i>237,000,000</i>	<i>-</i>	<i>220,843,900</i>	<i>-</i>
<i>Lam Vien Vietnam Joint Stock Company</i>	<i>211,521,000</i>	<i>(211,521,000)</i>	<i>211,521,000</i>	<i>(211,521,000)</i>
<i>An Binh Trading and Construction Architecture Joint Stock Company</i>	<i>100,000,000</i>	<i>-</i>	<i>28,706,751</i>	<i>-</i>
<i>Others</i>	<i>348,290,375</i>	<i>(142,800,375)</i>	<i>435,739,724</i>	<i>(142,800,375)</i>
Total	1,624,811,375	(354,321,375)	1,624,811,375	(354,321,375)

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.4. b. Other disclosures on prepayments to suppliers

The Board of Management assesses that prepayments to suppliers are expected to be recovered and fully settled through the receipt of goods and services in accordance with the contracts. The Company regularly monitors the progress of contract performance and the suppliers' ability to refund the prepayments to assess appropriate impairment losses, if any.

Certain prepayments are in the process of being settled under the contracts and will be settled when suppliers complete their obligations to deliver goods or provide services in accordance with the agreements.

Certain prepayments arising from prior years are currently under reconciliation and settlement with suppliers.

The Company is reviewing the legal documentation and contractual performance obligations related to these outstanding prepayments.

Certain prepayments to suppliers show signs of delayed performance or potential recovery risks due to suppliers' financial difficulties or delays in project implementation. The Company is assessing the recoverability of these prepayments and making appropriate provisions in accordance with prevailing regulations, where necessary.

V.5. Other receivables

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
V.5. a. Other short-term receivables	9,941,610,927	(781,016,625)	9,980,793,471	(781,016,625)
Receivables from equitization	203,634,789	-	203,634,789	-
Advances	322,343,830	-	668,397,510	-
Other receivables	9,415,632,308	(781,016,625)	9,108,761,172	(781,016,625)
Receivables from Project Management Board (i)	6,095,935,282	-	6,095,935,282	-
Security guards at the Waste Treatment Plant (ii)	2,289,197,074	-	2,120,106,388	-
Receivables from employee advances (iii)	781,016,625	(781,016,625)	781,016,625	(781,016,625)
Non-deductible VAT	87,728,447	-	87,728,447	-
Receivables from employees' social insurance	23,974,430	-	23,974,430	-
Depreciation of vacant area at 88 Lang Ha (vi)	137,780,450	-	-	-
V.5. b. Other long-term receivables	21,556,274,213	-	21,469,957,335	-
Indochina Resources Development Joint Stock Company (iv)	21,050,429,167	-	21,050,429,167	-
Song Hong Joint Stock Company (v)	505,845,046	-	419,528,168	-
Total	31,497,885,140	(781,016,625)	31,450,750,806	(781,016,625)

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***V.5. c. Other disclosures on other receivables****Interest receivables**

Interest receivables mainly arise from term deposits. The Board of Management assesses that interest receivables are fully recoverable in accordance with the agreed terms.

Other receivables

(i), (ii): Costs related to the implementation of the Project on the land located in Ta Thanh Oai Commune, Thanh Tri District, Hanoi City. Previously, this land was part of the Waste Treatment Plant Construction Project, for which the Company was the investor. In 2013, the City approved the proposal to study and prepare the "Investment Project for an Ecological Urban Area, Commercial Services and Sports Complex". All related costs incurred will be accumulated and allocated to the parties when the Project on this land is approved for implementation by the competent authorities. On 30 May 2026, Dai Thanh Commune People's Committee issued Notice No. 387/TB-UBND regarding the recovery of the land area of the aforementioned Project. The Company is coordinating with competent authorities to determine the compensation and support plan for the recovered land area and the costs incurred by the Company in implementing the Project.

(iii): These represent advances to former employees, including:

- The advance to Mr. Pham Thanh Son: An amount of VND 560,340,000 arose in 2002 when Mr. Cao Van Son (the Company's Director) entered into a land purchase agreement with Mr. Nguyen Huu Bang using an advance payment made by Mr. Pham Thanh Son, an employee of the Company. Mr. Pham Thanh Son left the Company in 2005. This receivable balance was transferred between Mr. Cao Van Son, Director of Mechanical and Electrical Construction Company, and Mr. Nguyen Quoc Dam, Director of Mechanical and Electrical Construction One Member Limited Liability Company, during the Company's conversion and handover process in 2005. In November 2017, Mr. Nguyen Quoc Dam retired, and this receivable balance remained unresolved. This receivable balance is currently considered unlikely to be recovered.

- The advance receivable from Mr. Nguyen Tien Thanh amounting to VND 83,676,625 arose in 2005 when Mr. Nguyen Tien Thanh was an employee of the Brick Factory. In October 2007, Mr. Nguyen Tien Thanh voluntarily resigned from the Company after being disciplined by the Company for collecting outstanding amounts from customers for brick purchases but failing to remit such amounts to the Company. This receivable balance is currently unrecoverable.

(iv) The receivable under Joint Venture Contract No. 08/2011/HĐ-HTĐT dated 5 April 2011 regarding cooperation in investment, construction, management, operation, and business activities of the Ecological Complex, Commercial Services and Sports Project in Ta Thanh Oai Commune, Thanh Tri District, Hanoi City. This receivable was recorded as an increase in State capital at the corresponding value in accordance with Decision No. 3468/QĐ-UBND dated 24 July 2015 issued by the Hanoi People's Committee approving the enterprise value and equitization plan of Mechanical and Electrical Construction One Member Limited Liability Company. On 4 April 2023, Indochina Resources Development Joint Stock Company issued a written confirmation that, upon approval of the Project by the competent authorities, Indochina Resources Development Joint Stock Company would be approved as a member participating in the implementation of the Project and committed to paying all costs as agreed under the Investment Cooperation Contract.

(v) Land rental expenses paid on behalf of Song Hong Joint Stock Company.

(vi) Depreciation expenses for the remaining vacant area on the 8th Floor, Tower A, Sky Tower Building, 88 Lang Ha. This area was exchanged with Song Hong Joint Stock Company; however, the exchange arrangement is currently being comprehensively reviewed in accordance with the conclusion of the Hanoi People's Committee (see Note VIII.1).

Provision

The recognition and reversal of provisions for doubtful other receivables are made based on the aging of receivables, customers' payment capacity, and the assessment of the Board of Management as at the date of preparation of the Financial Statements. The Board of Management regularly reviews the status of other receivables and their recoverability to determine appropriate provisions or reversals in accordance with prevailing regulations.

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

Items	30/06/2026		01/01/2026	
	Original principal amount	Recoverable amount	Overdue period	Original principal amount
V.6. Bad debts				
V.6. a. Bad debts – Short-term receivables	8,420,552,762	-		8,420,552,762
<i>Short-term trade receivables</i>	7,285,214,762	-		7,285,214,762
Construction Enterprise No. 60 –				
Construction and Installation	472,037,400	-	Over 3 years	472,037,400
Company No. 665				
Construction Investment 808 Joint				
Stock Company	628,878,915	-	Over 3 years	628,878,915
Contrexim No. 8 Investment and				
Construction Joint Stock Company	942,621,200	-	Over 3 years	942,621,200
Civil Engineering Construction				
Corporation No.8	1,690,837,405	-	Over 3 years	1,690,837,405
Long Bien District Construction				
Investment Project Management	1,289,373,000	-	Over 3 years	1,289,373,000
Board				
Others	2,261,466,842	-	Over 3 years	2,261,466,842
Prepayments to suppliers	354,321,375	-		354,321,375
Lam Vien Vietnam Joint Stock				
Company	211,521,000	-	Over 3 years	211,521,000
GAISEN Vietnam Joint Stock				
Company	50,000,000	-	Over 3 years	50,000,000
Quang Long Development Trading				
Company Limited	92,800,375	-	Over 3 years	92,800,375
Other receivables	781,016,625	-		781,016,625
Mr. Pham Thanh Son	560,340,000	-	Over 3 years	560,340,000
Mr. Pham Minh Nam	137,000,000	-	Over 3 years	137,000,000
Mr. Nguyen Tien Thanh	83,676,625	-	Over 3 years	83,676,625
Total	8,420,552,762	-		8,420,552,762

These Notes form an integral part of the Financial Statements.

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.6. b. Movements in provision for doubtful receivables

Provision for doubtful receivables for the following items:

	01/01/2026	Provision	Reversal of provision	Other increases (decreases) adjustments	30/06/2026
Short-term trade receivables	7,285,214,762	-	-	-	7,285,214,762
Short-term prepayments to suppliers	354,321,375	-	-	-	354,321,375
Other short-term receivables	781,016,625	-	-	-	781,016,625
Total	8,420,552,762	-	-	-	8,420,552,762

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.7. Inventories

	30/06/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Raw materials, materials	138,412,400	-	138,412,400	-
Tools and supplies	-	-	14,342,593	-
Work in progress	659,211,088	-	1,072,425,311	-
Finished products	109,995,491	(15,315,491)	109,995,491	(15,315,491)
Merchandise	2,200,906,224	(91,760,497)	2,200,906,224	(91,760,497)
Total	3,108,525,203	(107,075,988)	3,536,082,019	(107,075,988)

V.7. a. Basis for allocation of raw materials and materials

Raw materials and materials issued for use are allocated to each cost/construction project/product based on standard consumption rates, actual quantities consumed, or other allocation bases appropriate to the Company's production and business operations.

The Company allocates raw materials and materials on a reasonable and consistent basis from one accounting period to another, in accordance with the nature of their use and the operating characteristics of each department, product, or construction project.

V.7. b. Carrying amount of obsolete, slow-moving, damaged, or impaired inventories that are not saleable:

	01/01/2026	30/06/2026
Raw materials and materials	138,412,400	138,412,400
Work in progress	602,737,993	602,737,993
Finished goods	109,995,491	109,995,491
Merchandise	2,200,906,224	2,200,906,224
Total	3,052,052,108	3,052,052,108

As at the reporting date, the Company had certain slow-moving inventories, primarily due to reduced market demand, changes in technical specifications, and changes in its production and business plans. The Company is reviewing these inventories for disposal or alternative use and has recognized a Provision for decline in value of inventories, where appropriate, in accordance with the prevailing regulations.

Certain work in progress has remained outstanding for extended periods and has not yet been finalized due to difficulties encountered by the Company with project owners in the acceptance and final settlement process. The Company is assessing the recoverability of these work in progress balances to determine whether a provision should be recognized, if necessary.

V.8. Prepaid expenses

	30/06/2026	01/01/2026
a. Long-term prepaid expenses	15,934,414	-
Tools and supplies issued for use	15,934,414	-
Total	15,934,414	-

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.9. Movements in tangible fixed assets

Items	Buildings and structures	Motor vehicles	Management fixed assets	Other tangible fixed assets	Total
Original cost					
Opening balance	62,269,514,534	3,271,455,998	197,916,801	651,085,030	66,389,972,363
Closing balance	62,269,514,534	3,271,455,998	197,916,801	651,085,030	66,389,972,363
Accumulated depreciation					
Opening balance	12,476,201,115	3,271,455,998	165,842,727	-	15,913,499,840
Depreciation during the period	508,190,478	-	8,018,520	-	516,208,998
Closing balance	12,984,391,593	3,271,455,998	173,861,247	-	16,429,708,838
Net book value					
Opening balance	49,793,313,419	-	32,074,074	651,085,030	50,476,472,523
Closing balance	49,285,122,941	-	24,055,554	651,085,030	49,960,263,525

- Original cost of tangible fixed assets fully depreciated but still in use at the end of the period: VND 5,410,896,628.

- Of which, the site clearance costs of VND 17,607,916,631 were finalized by the Hanoi Department of Finance. These represent costs incurred in relation to compensation for crops to local farmers and site clearance for the land area of the Waste Treatment Plant Project. Currently, the Waste Treatment Plant Project was suspended pursuant to Document No. 756/UBND-KH&DT dated 7 February 2007 issued by the Hanoi People's Committee, and the Company is in the process of proposing a policy to change the land use purpose to establish a new investment project in accordance with Thanh Tri District's master plan at a scale of 1/5,000 approved by the Hanoi People's Committee on 29 June 2009. Therefore, the Company has not recognized depreciation for this asset. On 30 May 2026, the People's Committee of Dai Thanh Commune issued Notice No. 387/TB-UBND regarding the recovery of the land area of the aforementioned project. The Company is working with competent authorities to determine the appropriate treatment plan for the aforementioned site clearance costs finalized by the Hanoi Department of Finance.

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.10. Movements in intangible fixed assets

The Company's intangible asset represents the ownership rights to 1,000 m² of future office floor area, with a carrying amount of VND 13,435,977,000, pursuant to Business Cooperation Contract No. 27/2015/HTKD/CD-ĐXMB&MS dated 31 March 2015 for the implementation of the Mixed-use Complex Project (comprising high-rise residential buildings combined with commercial and service facilities, low-rise residential buildings, and a kindergarten) located on Sai Dong Street, Viet Hung Ward, Long Bien District, Hanoi. This asset represents the rights that the Company will manage and use in the future upon the implementation of the Business Cooperation Contract and was recognized as an increase in State capital at the corresponding value in accordance with Decision No. 3468/QĐ-UBND dated 24 July 2015 issued by the People's Committee of Hanoi approving the enterprise valuation and the equitization plan of Mechanical Engineering Service One Member Limited Liability Company.

V.11. Trade payables

	30/06/2026	01/01/2026
V.11. a. Short-term trade payables	2,608,038,179	2,871,513,861
Minh Khoi Production and Landscape Service Joint Stock Company	870,704,852	870,704,852
Xuan Vinh Co., Ltd	713,021,900	713,021,900
Others	1,024,311,427	1,287,787,109
Total	2,608,038,179	2,871,513,861

V.12. Advances from customers

	30/06/2026	01/01/2026
V.12. a. Short-term advances from customers	1,522,637,087	1,522,637,087
68 Trading Construction and Service Joint Stock Company	1,306,547,600	1,306,547,600
Others	216,089,487	216,089,487
Total	1,522,637,087	1,522,637,087

V.13. Taxes and receivables from and payables to the State**V.13. 1. Taxes and payables to the State**

Items	01/01/2026	Payables during the period	Paid during the period	30/06/2026
Short-term	-	86,316,878	86,316,878	-
Land rental	-	86,316,878	86,316,878	-
Total	-	86,316,878	86,316,878	-

V.13. 2. Taxes and receivables

Items	01/01/2026	Increase during the period	Received/offset during the period	30/06/2026
Short-term	173,217,110	-	-	173,217,110
Overpaid corporate income tax	8,183,852	-	-	8,183,852
Overpaid personal income tax	165,033,258	-	-	165,033,258
Total	173,217,110	-	-	173,217,110

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.13. Taxes and receivables from and payables to the State (continued)

As at the end of the accounting period, taxes and receivables from and payables to the State are classified as short-term or long-term based on their expected recovery period or the remaining term of the related settlement obligations in accordance with the applicable tax regulations and relevant agreements (if any).

The Board of Management believes that the Company's tax declarations and fulfillment of its tax obligations are in accordance with the prevailing tax regulations. However, the application of tax laws is subject to the interpretation of the competent regulatory authorities from time to time. Accordingly, the final tax liabilities upon tax finalization may differ from the amounts currently recognized in the Financial Statements.

Basis for determination of taxes and applicable tax rates

Value-added tax: The Company applies the deduction method. The applicable VAT rates are as follows:

- VAT rate applicable to landscape maintenance activities: Not subject to VAT.
- Value added tax rate for real estate leasing activities: 10%
- Value added tax rate for construction repair and other activities: 8%; 10%

Corporate income tax (CIT): Corporate income tax is determined based on taxable income at the tax rate of 15%.

Land rental: Financial obligations relating to land, including land use fees, land rental, non-agricultural land use tax, and related fees and charges, are determined in accordance with the prevailing land legislation and tax regulations.

V.14. Payables to employees

13th-month salary payable

Total

	30/06/2026	01/01/2026
13th-month salary payable	-	152,900,000
Total	-	152,900,000

V.15. Other payables

	30/06/2026	01/01/2026
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V.15. a. Other short-term payables

Other payables

Insurance reimbursement payable

Overpaid personal income tax

	345,050,803	345,050,803
Other payables	345,050,803	345,050,803
Insurance reimbursement payable	152,470,275	152,470,275
Overpaid personal income tax	192,580,528	192,580,528

V.15. b. Other long-term payables

Long-term deposits received

I.Q Entertainment Joint Stock Company

JECC Vietnam Company Limited

Shinhan Life Vietnam Insurance Company Limited

Others

Total

	513,830,400	358,630,400
Long-term deposits received	513,830,400	358,630,400
I.Q Entertainment Joint Stock Company	265,000,000	59,800,000
JECC Vietnam Company Limited	66,830,400	66,830,400
Shinhan Life Vietnam Insurance Company Limited	90,000,000	90,000,000
Others	92,000,000	142,000,000
Total	858,881,203	703,681,203

V.16. Bonus and welfare fund

Opening balance

Closing balance

	The first 6 months of 2026	The first 6 months of 2025
Opening balance	17,378,311	17,378,311
Closing balance	17,378,311	17,378,311

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.17. Owners' equity

V.17. 1. Reconciliation of changes in owners' equity

Items	Owners' contributed capital	Undistributed profit after tax	Total
Previous period opening balance	186,000,000,000	(23,031,624,645)	162,968,375,355
Profit	-	(227,443,568)	(227,443,568)
Previous period closing balance	186,000,000,000	(23,259,068,213)	162,740,931,787
Current period opening balance	186,000,000,000	(22,795,158,518)	163,204,841,482
Profit	-	36,512,298	36,512,298
Current period closing balance	186,000,000,000	(22,758,646,220)	163,241,353,780

V.17. 2. Details of owners' contributed capital

	Ownership interest (%)	30/06/2026	01/01/2026
State capital	98.9%	183,938,000,000	183,938,000,000
Other shareholders	1.1%	2,062,000,000	2,062,000,000
Total	100.00%	186,000,000,000	186,000,000,000

V.17. 3. Capital transactions with owners and dividend and profit distributions

Owners' contributed capital

Opening balance

186,000,000,000 186,000,000,000

Closing balance

186,000,000,000 186,000,000,000

V.17. 4. Shares

	30/06/2026	01/01/2026
Shares	18,600,000	18,600,000
Number of shares registered for issuance	18,600,000	18,600,000
Ordinary shares	18,600,000	18,600,000
Number of outstanding shares	18,600,000	18,600,000
Ordinary shares	18,600,000	18,600,000
Par value of outstanding shares: VND per share	10,000	10,000

V.18. Off-balance sheet items

V.18. a. Foreign currencies

	30/06/2026	01/01/2026
	Value	Value
USD	743.87 USD	750.47 USD
EUR	235.79 EUR	240.9 EUR

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

VI.1. Total revenue from sales of goods and rendering of services

	The first 6 months of 2026	The first 6 months of 2025
Revenue from rendering of services	1,616,296,842	985,819,671
Total	1,616,296,842	985,819,671

VI.2. Cost of goods sold

	The first 6 months of 2026	The first 6 months of 2025
Cost of services rendered	1,195,512,982	503,083,377
Total	1,195,512,982	503,083,377

VI.3. Financial income

	The first 6 months of 2026	The first 6 months of 2025
Interest income from term and demand deposits	738,758,986	432,019,547
Dividends and profits distributed in cash	307,400,000	461,100,000
Foreign exchange gains arising from revaluation of monetary items denominated in foreign currencies	-	1,473,024
Total	1,046,158,986	894,592,571

VI.4. Financial expenses

	The first 6 months of 2026	The first 6 months of 2025
Foreign exchange losses arising from the revaluation of monetary items denominated in foreign currencies	177,149	-
Total	177,149	-

VI.5. Selling expenses

	The first 6 months of 2026	The first 6 months of 2025
Staff costs	200,686,053	119,050,946
External services	72,328,688	19,677,998
Total	273,014,741	138,728,944

VI.6. General and administrative expenses

	The first 6 months of 2026	The first 6 months of 2025
Management staff	486,744,352	569,339,751
Office supplies	9,205,905	29,103,064
Fixed assets depreciation	105,342,926	122,197,612
Taxes, fees and charges	-	3,000,000
External services	285,070,018	530,860,013
Other cash expenses	295,875,457	236,411,862
Total	1,182,238,658	1,490,912,302

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

VI.7. Other income

	The first 6 months of 2026	The first 6 months of 2025
Others	25,000,000	25,000,030
Total	25,000,000	25,000,030

VI.8. Other expenses

	The first 6 months of 2026	The first 6 months of 2025
Penalties	-	127,898
Others	-	3,319
Total	-	131,217

VI.9. Production and business costs by cost element

	The first 6 months of 2026	The first 6 months of 2025
Raw materials and materials	333,803,329	29,103,064
Labor costs	687,430,405	688,390,697
Fixed assets depreciation	375,755,708	344,137,388
External services	544,687,259	831,681,612
Other cash expenses	295,875,457	239,411,862
Total	2,237,552,158	2,132,724,623

VI.10. Current corporate income tax expense

Corporate income tax payable for the period is estimated as follows:

	The first 6 months of 2026	The first 6 months of 2025
1. Total accounting profit before corporate income tax	36,512,298	(227,443,568)
2. Adjustments increasing/(decreasing) total profit before corporate income tax (2.1+2.2)	(307,222,851)	(462,441,807)
2.1. Adjustments increasing total profit before corporate income tax	177,149	131,217
<i>Non-deductible expenses when determining taxable income</i>	-	131,217
<i>Foreign exchange losses arising from period-end revaluation of monetary items</i>	177,149	-
2.2. Adjustments decreasing total profit before corporate income tax	(307,400,000)	(462,573,024)
<i>Dividends and profits received</i>	(307,400,000)	(461,100,000)
<i>Foreign exchange gains arising from period-end revaluation of monetary items</i>	-	(1,473,024)
3. Taxable income under the Law on Corporate Income Tax (3=1+2)	(270,710,553)	(689,885,375)
3.1. Taxable income from production and business activities	(270,710,553)	(689,885,375)
4. Corporate income tax from production and business activities at the tax rate of 15%	-	-
5. Current corporate income tax expense	-	-
6. Total corporate income tax expense	-	-

(*) Corporate income tax expense for the financial year is estimated based on taxable income and may be subject to adjustments depending on the tax authorities' inspection results.

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

VI.11. Basic earnings per share

	The first 6 months of 2026	The first 6 months of 2025
Accounting profit after corporate income tax	36,512,298	(227,443,568)
Profit attributable to ordinary shareholders	36,512,298	(227,443,568)
Weighted average number of ordinary shares outstanding during the period	18,600,000	18,600,000
Basic earnings per share	2	(12)

The weighted average number of ordinary shares outstanding during the period is calculated as follows:

	The first 6 months of 2026	The first 6 months of 2025
Ordinary shares outstanding at the beginning of the period	18,600,000	18,600,000
Weighted average number of ordinary shares outstanding during the period	18,600,000	18,600,000

VII. FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES

The Company is exposed to financial risks arising from its operating and investing activities, including market risk, credit risk, and liquidity risk. The Board of Management regularly monitors and applies appropriate risk management measures to mitigate the adverse impacts of these risks.

VII.1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices.

1.1. Interest rate risk

Interest rate risk primarily arises from the Company's interest-bearing deposits. The Company manages this risk by monitoring movements in market interest rates, balancing its capital structure, and maintaining appropriate liquidity.

1.2. Foreign currency risk

Foreign currency risk arises from the Company's foreign currency-denominated transactions and balances. Fluctuations in foreign exchange rates may affect the value of monetary items and the Company's operating results. The Company manages foreign currency risk by monitoring movements in foreign exchange rates, balancing foreign currency receipts and payments, and controlling foreign currency-denominated items to mitigate the impact of exchange rate fluctuations on its operations.

As at the end of the accounting period, the Company did not use derivative financial instruments to hedge foreign currency risk.

1.3. Stock price risk

Listed and unlisted shares held by the Company are exposed to market risks arising from the uncertainty of the future value of stock investments. The Company manages stock price risk by establishing investment limits. The Board of Directors also reviews and approves investment decisions in shares.

1.4. Property risk

The Company determined the following risks related to its real estate investment portfolio: (i) development project costs may increase if there are delays in the planning process. The Company hires consultants who specialize in specific planning requirements within the project scope to mitigate risks that may arise during the planning process; (ii) the risk of the fair value of the real estate portfolio due to market and buyer fundamentals.

SELECTED NOTES TO THE FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***VII.2. Credit risk**

Credit risk arises from the possibility that customers, counterparties, or financial institutions may fail to fully fulfill their payment obligations as committed. The Company manages this risk by assessing customers' financial capacity, regularly monitoring receivables, and maintaining deposits with reputable credit institutions.

VII.3. Liquidity risk

Liquidity risk arises when the Company does not have sufficient financial resources to meet its payment obligations as they fall due. This risk mainly relates to timing mismatches between cash inflows from financial assets and payment obligations arising from liabilities. The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and regularly monitoring cash flows and capital utilization plans to ensure its ability to meet financial obligations as they fall due.

The Board of Management assesses that the Company has sufficient access to funding sources and can maintain its existing credit limits to meet future working capital requirements and payment obligations.

VII.4. Legal and compliance risk:

The Company manages legal and compliance risks by regularly updating applicable laws and regulations, reviewing compliance with relevant requirements, and implementing appropriate control measures to mitigate arising risks.

VIII. OTHER INFORMATION**VIII.1. Contingent liabilities, commitments, and other financial information**

According to Notice No. 610/TB-VP issued by the Hanoi People's Committee, it was requested that: Mechanical Engineering Service Joint Stock Company and Song Hong Joint Stock Company are required to conduct a comprehensive review of the management and use of the land area at No. 4 Tran Hung Dao Street, including the following matters: (1) Review procedures related to the swap of an office building with an area of 1,124m² on a leased land area of 281m² at No. 4 Tran Hung Dao, paid annually, for the plan to rearrange and handle state-owned houses and land of the Mechanical Engineering Service One Member Company Limited and the plan to equitize the Mechanical Engineering Service Company Limited, ensuring compliance with the law. (2) The implementation of swap contracts, cooperation contracts including continued implementation, termination, liquidation, and agreements on rights and obligations of parties) which has been described under Decision No. 3468/QĐ-UBND dated 24/7/2015 of the City People's Committee on approving the enterprise value and equitization plan of the Mechanical Engineering Service One Member Company Limited and the demarcation of the common path at the land plot at No. 4 Tran Hung Dao according to the conclusion of the City Inspectorate in the case the land use right certificate of the 281 m² land plot belongs to Mechanical Engineering Service One Member Company Limited, shall be implemented following the notification of the State Audit Office's conclusion. Accordingly, the Company is reviewing the procedures related to the swapping office buildings with Song Hong Joint Stock Company to comply with legal regulations.

VIII.2. Events occurred after the balance sheet date

There are no material events occurring after the end of the first six-month accounting period ended 30 June 2026 up to the date of approval of these Notes that require adjustments to the amounts or disclosures in the Company's Financial Statements.

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

VIII.3. Transactions and balances with related parties

Details of the definition of related parties are presented in Note IV.20.

Details of the principal related parties and the nature of their relationships with the Company are as follows:
Individuals serving on the Board of Directors, the Board of Supervisors, the Board of Management, the Chief Accountant, and their close family members comprise:

- Mr. Cao Tien Dung – Chairman of the Board of Directors – In charge of executive management
- Mr. Tran Minh Cuong – Member of the Board of Directors
- Mr. To Huu Chung – Member of the Board of Directors
- Mr. Tran Minh Duc – Head of the Board of Supervisors
- Mrs. Nguyen Thi Minh Giang – Member of the Board of Supervisors
- Mr. Ngo Trong Tuan – Member of the Board of Supervisors
- Mrs. Nguyen Thi Van Ha – Chief Accountant

The Board of Management confirms that it has fully disclosed the identities of the Company's related parties and all related party relationships and transactions known to the Company. The Company undertakes to comply with the regulations on determining related party transaction prices on an arm's length basis.

VIII.3. a. Income of key management personnel of the Company

Key management personnel include members of the Board of Directors, the Board of Supervisors, and members of the Management (Deputy General Directors and Chief Accountant). Related parties of key management personnel are their close family members.

Related party	Position	Nature of income	The first 6 months of 2026	The first 6 months of 2025
1. Board of Directors, Board of Supervisors, and Board of Management			353,718,090	245,878,637
Cao Tien Dung	Chairman of the Board of Directors – In charge of executive management	Remuneration, salaries and bonuses	79,351,000	52,977,273
Tran Minh Cuong	Member of the Board of Directors and Deputy General Director	Remuneration, salaries and bonuses	72,804,363	45,913,636
To Huu Chung	Member of the Board of Directors and Deputy General Director	Remuneration, salaries and bonuses	58,118,181	45,913,636
Tran Minh Duc	Head of the Board of Supervisors	Remuneration, salaries and bonuses	56,761,364	36,784,091
Nguyen Thi Minh Giang	Member of the Board of Supervisors	Remuneration, salaries and bonuses	39,810,000	30,510,000
Ngo Trong Tuan	Member of the Board of Supervisors	Remuneration, salaries and bonuses	46,873,182	33,780,001
2. Chief Accountant			66,869,454	48,757,090
Nguyen Thi Van Ha	Chief Accountant	Salaries and bonuses	66,869,454	48,757,090

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

VIII.4. Comparative information

VIII.4. 1. Presentation of opening comparative figures

The comparative figures presented in the Interim Statement of Financial Position are derived from the audited Financial Statements for the year ended 31 December 2025, audited by the Branch of MOORE AISC Auditing and Informatics Services Company Limited. The comparative figures presented in the Interim Income Statement and the Interim Statement of Cash Flows are derived from the reviewed Interim Financial Statements for the accounting period from 1 January 2025 to 30 June 2025, reviewed by the Branch of MOORE AISC Auditing and Informatics Services Company Limited.

VIII.4. 2. Retrospective application of changes in accounting policies

2.a. Adoption of new accounting regulations

As presented in Note III.1, from 1 January 2026, the Company has adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Corporate Accounting Regime. The Board of Management has assessed the impacts of the adoption of Circular No. 99/2025/TT-BTC on the Company's Financial Statements. The main changes relate to the classification, presentation and disclosure of certain items in the Financial Statements. The adoption of this Circular does not result in any material impact on the Company's financial position, operating results and cash flows.

2.b. Impact of the adoption of the new accounting regulations

The impact of the adoption of the new accounting regime on the comparative figures in the Financial Statements is as follows:

In the Statement of Financial Position

Items	Code under Circular No. 200/2014/TT-BTC	01/01/2026	Code under Circular No. 99/2025/TT-BTC	01/01/2026 Restated
Held-to-maturity investments	123	20,637,370,393	123	20,892,189,051
Other short-term receivables	136	10,235,612,129	135	9,980,793,471
Provision for doubtful short-term receivables	137	(8,420,552,762)	136	(8,420,552,762)
Provision for decline in value of inventories	149	(107,075,988)	142	(107,075,988)
Deductible value-added tax	152	182,020,407	162	182,020,407
Taxes and other receivables from the State	153	173,217,110	163	173,217,110
Other long-term receivables	216	21,469,957,335	215	21,469,957,335
Equity investments in other entities	253	46,740,000,000	263	46,740,000,000
Payables to employees	314	152,900,000	315	152,900,000
Other short-term payables	319	345,050,803	320	345,050,803
Bonus and welfare fund	322	17,378,311	323	17,378,311
Other long-term payables	337	358,630,400	338	358,630,400
Undistributed profit after tax	421	(22,795,158,518)	420	(22,795,158,518)
Undistributed profit after tax accumulated to the end of the previous period	421a	(23,031,624,645)	420a	(23,031,624,645)
Undistributed profit after tax of the current period	421b	236,466,127	420b	236,466,127

SELECTED NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

2.b. Impact of the adoption of the new accounting regulations (continued)

In the Income Statement

Items	Code under Circular No. 200/2014/TT-BTC	The first 6 months of 2026	Code under Circular No. 99/2025/TT-BTC	The first 6 months of 2025 Restated
Financial income	21	894,592,571	22	894,592,571
Financial expenses	22	-	23	-

VIII.5. Going concern information: The Company will continue its operations in the foreseeable future.

Hanoi, 11 August 2026

LEGAL REPRESENTATIVE

Preparer

Chief Accountant

Chairman

[Signature]

[Signature]



Tran Phuong Lan

Nguyen Thi Van Ha

Cao Tien Dung