

REVIEWED INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

DUA FAT GROUP JOINT STOCK COMPANY

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REPORT OF THE BOARD OF DIRECTORS AND GENERAL DIRECTOR

For the six-month period ended 30 June 2026

The Board of Directors and General Director 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:

Dua Fat Group Joint Stock Company was established and operates under the Business Registration Certificate for a Joint Stock Company No. 0104008162, initially issued on 29 June 2009 by the Business Registration Office of Hanoi Authority for Planning and Investment and the 14th amended Certificate was on 05 March 2026.

Form of ownership

Joint stock company.

The Company's business activities

Construction, services, trade.

English name: DUA FAT GROUP JOINT STOCK COMPANY

Abbreviation: DUA FAT GROUP., JSC

Securities code: DFF (UpCom)

Head office: No. 15, Row house 10, Xa La Urban Area, Ha Dong Ward, Hanoi, Vietnam

2. Financial position and results of its operation

The Company's financial position and results of operations during the period are presented in the accompanying Interim Financial Statements.

3. Members of the Board of Directors, Board of Supervisors, General Director and Chief Accountant

Members of the Board of Directors, Board of Supervisors, General Director and Chief Accountant during the period and to the date of the Financial Statements are:

Board of Directors

Mr.	Le Duy Hung	Chairman
Mr.	Nguyen Canh Trung	Member
Bà	Nguyen Thi Thuy Linh	Member

Ban Kiểm soát

Mr.	Tran Minh Duc	Head of the Board of Supervisors
Ms.	Tran Thi Tu Duyen	Member
Ms.	Le Thi Thu Loan	Member (Appointed on 30 June 2026)
Mr.	Nguyen Trong Hung	Member (Resigned on 30 June 2026)

General Director and Chief Accountant

Mr.	Do Quoc Phuong	General Director
Ms.	Nguyen Thu Hien	Chief Accountant

The legal representative of the Company during the period and to the date of the Interim Financial Statements is as follows:

Mr.	Le Duy Hung	Chairman
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REPORT OF THE BOARD OF DIRECTORS AND GENERAL DIRECTOR

For the six-month period ended 30 June 2026

4. Independent Auditor

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

5. Commitment of the Board of Directors and General Director

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

Selected appropriate accounting policies and applied them consistently;

Made judgments and estimates that are reasonable and prudent;

The financial statements are prepared on a going concern basis unless that basis is no longer appropriate.

Fully disclose the identities of the Company's related parties and all relationships and transactions involving such related parties.

The Board of Directors and General Director are responsible for establishing and maintaining an appropriate accounting system to faithfully and reasonably reflect the Company's financial position and to serve as the basis for preparing interim financial statements in compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System. The Board of Directors and General Director are also responsible for safeguarding assets and implementing necessary controls to prevent and detect fraud or errors. The Board of Directors and General Director confirm that, at the time of preparing the report, there is no information regarding fraud or suspected fraud that would have a material impact on the financial statements involving the Board of Directors and General Director, the management of member units, or individuals holding key roles in the internal control system.

6. Confirmation of financial statements

The Board of Directors and General Director hereby confirm that Interim Financial Statements, give and of a true and fair view, in all material respects, of the Company's financial position as at 30 June 2026, its results of operations and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant legal regulations governing the preparation and presentation of financial statements.

The Interim Financial Statements are prepared in accordance with Vietnamese Accounting Standards and System.

Hanoi, 14 August 2026

For and on behalf of the Board of Directors and General Director,



Le Duy Hung

Chairman of the Board of Directors

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

**TO: SHAREHOLDERS, BOARD OF DIRECTORS AND GENERAL DIRECTOR
DUA FAT GROUP JOINT STOCK COMPANY**

We have reviewed the accompanying Interim Financial Statements of Duafat Group Joint Stock Company (the "Company"), prepared on 14 August 2026, as set out from page 05 to page 46, which comprise the Interim Statement of Financial position as at 30 June 2026, the Interim Income Statement and the Interim Cash flow Statement for the six-month period then ended, and the Selected Notes to the Interim Financial Statements.

Responsibility of the Board of Directors and General Director

The Board of Directors and General Director of Duafat Group Joint Stock Company are 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 Directors and General Director 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 accompanying financial statements. However, because of the matter described in the "Basis for Disclaimer of Conclusion" paragraph, we were unable to obtain sufficient appropriate evidence to provide a basis for a conclusion on these financial statements.

Basis for Disclaimer of Conclusion

As at 30 June 2026, we had not obtained sufficient confirmations of the balances of the following accounts: trade receivables amounting to VND 195,729,380,926 (VND 192,997,286,036 as at 1 January 2026); prepayments to suppliers amounting to VND 32,683,572,540 (VND 46,281,221,238 as at 1 January 2026); trade payables amounting to VND 161,943,605,886 (VND 171,527,268,899 as at 1 January 2026); advances from customers amounting to VND 8,911,032,067 (VND 8,911,032,067 as at 1 January 2026); and borrowings and finance lease liabilities amounting to VND 61,901,768,537 (VND 80,075,627,722 as at 1 January 2026). Accordingly, we were unable to obtain sufficient appropriate evidence to provide a basis for a conclusion on these balances in the financial statements as at that date.

As disclosed in Note V.11 – Long-term assets in progress, borrowing costs incurred during the period were capitalised as construction in progress in respect of certain construction items/projects. We were unable to obtain sufficient documentation regarding the construction progress and the implementation status of the relevant project items during the period to support the capitalisation of borrowing costs as construction in progress. Accordingly, we were unable to reach a conclusion on the above matter.



Basis for Disclaimer of Conclusion (continued)

During the period, the Company reversed a provision for doubtful receivables amounting to VND 196,539,227,726. However, the Company did not provide sufficient appropriate evidence to support the above reversal and recorded a corresponding increase in retained earnings instead of recognising the reversal in the Interim Income Statement. In addition, as at 30 June 2026, the Company had not reassessed and estimated the provision for doubtful receivables in respect of certain long-outstanding and difficult-to-recover balances, including doubtful receivables for which provisions had been reversed during the period. Details of these long-outstanding and difficult-to-recover receivables are presented in Note V.5. We were unable to obtain sufficient appropriate evidence to assess the recoverability of these receivables, the amount of any additional provision required, and the possible effects thereof on other items in the Interim Financial Statements.

As at 30 June 2026, the Company's Financial Statements reflected current liabilities exceeding current assets by VND 523,570,011,104, accumulated losses of VND 1,248,908,986,479, resulting in negative equity of VND 448,908,986,479, total overdue and unpaid principal and interest on borrowings and finance lease liabilities of VND 1,466,062,659,239, and total doubtful debts with significant collection difficulties of VND 497,050,024,310. In addition, the Company's workforce decreased by 50% compared with the corresponding period and comprised only three employees (as at 31 December 2025, the number of employees had decreased by 85% compared with the corresponding period). These conditions indicate the existence of material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern. We were unable to obtain sufficient appropriate audit evidence to determine whether the use of the going concern basis of accounting in the preparation and presentation of the Company's Interim Financial Statements for the six-month period ended 30 June 2026 was appropriate.

Disclaimer of Conclusion

Because of the significance of the matters described in the "Basis for Disclaimer of Conclusion" paragraph, we were unable to obtain sufficient appropriate evidence to provide a basis for a conclusion on the Financial Statements. Accordingly, we do not express a conclusion on these financial statements.

Hanoi, 14 August 2026

Branch of MOORE AISC Auditing and Informatics Services Co., Ltd



Nguyen Thanh Tung

Deputy Director

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

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		1,737,593,172,101	2,060,501,348,054
I. Cash and cash equivalents	110	V.1	1,221,418,588	1,042,732,820
1. Cash	111		1,221,418,588	1,042,732,820
II. Short-term receivables	130		1,330,814,344,685	1,626,081,598,548
1. Short-term trade receivables	131	V.2	1,047,336,929,935	1,054,803,662,578
2. Short-term prepayments to suppliers	132	V.3	137,914,815,572	616,099,103,946
3. Other short-term receivables	135	V.4	180,572,893,593	184,818,655,600
4. Provision for doubtful short-term receivables	136	V.5	(35,010,294,415)	(229,639,823,576)
III. Inventories	140	V.6	405,547,368,365	433,346,215,820
1. Inventories	141		405,547,368,365	433,346,215,820
IV. Other current assets	160		10,040,463	30,800,866
1. Short-term deferred expenses	161	V.7	10,040,463	30,800,866
B. LONG-TERM ASSETS	200		525,894,920,663	645,236,789,520
I. Long-term receivables	210		2,263,568,488	2,263,568,488
1. Other long-term receivables	215	V.4	2,263,568,488	2,263,568,488
II. Fixed assets	220		411,217,744,877	450,859,161,491
1. Tangible fixed assets	221	V.8	381,727,679,244	410,681,921,335
- Cost	222		833,613,834,384	835,352,087,247
- Accumulated depreciation	223		(451,886,155,140)	(424,670,165,912)
2. Finance lease fixed assets	224	V.9	26,574,118,988	37,261,293,511
- Cost	225		36,259,595,959	49,455,218,855
- Accumulated depreciation	226		(9,685,476,971)	(12,193,925,344)
3. Intangible fixed assets	227	V.10	2,915,946,645	2,915,946,645
- Cost	228		11,299,505,004	11,299,505,004
- Accumulated amortization	229		(8,383,558,359)	(8,383,558,359)
III. Long-term assets in progress	250	V.11	107,751,974,773	183,398,535,699
1. Construction in progress	252		107,751,974,773	183,398,535,699
IV. Other long-term assets	270		4,661,632,525	8,715,523,842
1. Long-term deferred expenses	271	V.7	4,661,632,525	8,715,523,842
TOTAL ASSETS (100+200)	280		2,263,488,092,764	2,705,738,137,574

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

RESOURCES	Code	Notes	30/06/2026	01/01/2026
C. LIABILITIES	300		2,712,397,079,243	3,192,804,673,302
I. Current liabilities	310		2,261,163,183,205	2,722,785,579,104
1. Short-term trade payables	311	V.12	259,045,752,781	280,877,072,091
2. Short-term advances from customers	312	V.13	8,911,032,067	8,911,032,067
3. Taxes and other payables to the State	314	V.14	7,979,797,345	4,919,211,463
4. Payables to employees	315	V.15	202,656,660	74,882,750
5. Short-term accrued expenses	316	V.16	719,702,885,739	626,584,408,733
6. Other short-term payables	320	V.17	298,904,879,894	377,843,307,180
7. Short-term borrowings and finance lease liabilities	321	V.18	966,332,713,969	1,423,492,200,070
8. Bonus and welfare fund	323		83,464,750	83,464,750
II. Long-term liabilities	330		451,233,896,038	470,019,094,198
1. Other long-term payables	338	V.17	200,000,000	200,000,000
2. Long-term borrowings and finance lease liabilities	339	V.18	451,033,896,038	469,819,094,198
D. OWNERS' EQUITY	400	V.19	(448,908,986,479)	(487,066,535,728)
1. Owners' contributed capital	411		800,000,000,000	800,000,000,000
Common shares with voting rights	411a		800,000,000,000	800,000,000,000
2. Retained earnings	420		(1,248,908,986,479)	(1,287,066,535,728)
Retained earnings accumulated to the end of the previous period	420a		(1,094,468,622,644)	(562,169,469,197)
Retained earnings of the current period	420b		(154,440,363,835)	(724,897,066,531)
TOTAL RESOURCES (300+400)	440		2,263,488,092,764	2,705,738,137,574

Hanoi, 14 August 2026

LEGAL REPRESENTATIVE

Preparer

Chief Accountant

Chairman



Nguyen Thu Hien

Nguyen Thu Hien

Le Duy Hung

INTERIM INCOME STATEMENT

For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	The first six months of 2026	The first six months of 2025
1. Revenue from goods sold and services rendered	01	VI.1	85,989,363,175	118,681,133,058
2. Revenue deductions	02		-	-
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		85,989,363,175	118,681,133,058
4. Cost of goods sold	11	VI.2	61,603,838,160	172,718,585,768
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		24,385,525,015	(54,037,452,710)
6. Gain/loss on sale or disposal of investment properties	21		-	-
7. Finance income	22	VI.3	1,502,215	20,818,366
8. Finance costs	23	VI.4	83,694,720,234	296,703,536,825
<i>In which: Interest expense</i>	24		83,357,132,287	87,364,117,141
9. Selling expenses	25		-	-
10. General and administrative expenses	26	VI.5	4,945,046,990	3,385,263,242
11. Net profit from operating activities (30 = 20 + 21 + 22 - (23 + 25 + 26))	30		(64,252,739,994)	(354,105,434,411)
12. Other income	31	VI.6	2,979,953,512	12,174,046,221
13. Other expenses	32	VI.7	93,167,577,353	1,433,214,559
14. Other profit (40 = 31 - 32)	40		(90,187,623,841)	10,740,831,662
15. Total accounting profit before tax (50 = 30 + 40)	50		(154,440,363,835)	(343,364,602,749)
16. Current Corporate income tax expense	51	VI.9	-	-
17. Profit after Corporate income tax (60 = 50 - 51 - 52)	60		(154,440,363,835)	(343,364,602,749)
18. Basic earnings per share	70	VI.10	(1,931)	(4,292)

Hanoi, 14 August 2026

LEGAL REPRESENTATIVE

Preparer

Chief Accountant

Chairman





Nguyen Thu Hien

Nguyen Thu Hien

Le Duy Hung

INTERIM CASH FLOW STATEMENT

(Under indirect method)

For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	The first six months of 2026	The first six months of 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		(154,440,363,835)	(343,364,602,749)
2. Adjustments for:				
Depreciation of fixed assets and investment properties	02		30,362,288,956	36,746,295,427
Provisions	03		1,909,698,565	(1,214,695,301)
Gain/losses from foreign exchange differences upon revaluation of monetary items in foreign currencies	04		337,587,947	7,236,394,127
Gains/losses from investing activities	05		89,595,516,700	(12,154,918,227)
Interest expense	06	VI.4	83,357,132,287	87,364,117,141
3. Profit from operating activities before changes in working capital	08		51,121,860,620	(225,387,409,582)
Increase (-)/Decrease (+) in receivables	09		69,315,281,775	171,979,911,481
Increase (-)/Decrease (+) in inventories	10		27,798,847,455	48,727,711,662
Increase (+)/Decrease (-) in payables (Other than interest payables, corporate income tax payable)	11		(93,497,267,983)	34,038,563,043
Increase (-)/Decrease (+) in deferred expenses	12		4,074,651,720	3,244,643,578
Interest expense paid	14		(1,179,558)	1,098,934,407
Corporate income tax paid	15	V.14	(62,500,000)	-
Net cash flows from operating activities	20		58,749,694,029	33,702,354,589
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets and other long-term assets	21		-	(222,940,900,952)
2. Proceeds from liquidation and resale of fixed assets and other long-term assets	22		417,373,676,000	210,362,962,963
Net cash flows from investing activities	30		417,373,676,000	(12,577,937,989)

INTERIM CASH FLOW STATEMENT

(Under indirect method)

For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	The first six months of 2026	The first six months of 2025
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Repayment of borrowings principal	34	V.18	(469,885,218,877)	(19,319,236,951)
2. Repayment of finance leases principal	35	V.18	(6,059,465,384)	(4,801,380,210)
Net cash flows from financing activities	40		(475,944,684,261)	(24,120,617,161)
Net cash flows during the period(50 = 20 + 30 + 40)	50		178,685,768	(2,996,200,561)
Cash and cash equivalents at the beginning of the period	60		1,042,732,820	4,360,542,034
Cash and cash equivalents at the end of the period (70 = 50 + 60)	70	V.1	1,221,418,588	1,364,341,473

Hanoi, 14 August 2026

LEGAL REPRESENTATIVE

Preparer

Chief Accountant

Chairman



Nguyen Thu Hien

Nguyen Thu Hien

Le Duy Hung

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***I. BUSINESS HIGHLIGHTS****1. Company Information**

Dua Fat Group Joint Stock Company was established and operates under the Business Registration Certificate for a Joint Stock Company No. 0104008162, initially issued on 29 June 2009 by the Business Registration Office of Hanoi Authority for Planning and Investment and the 14th amended Certificate was on 05 March 2026.

English name: DUA FAT GROUP JOINT STOCK COMPANY
Abbreviation: DUA FAT GROUP., JSC
Securities code: DFF (UpCom)
Head office: No. 15, Row house 10, Xa La Urban Area, Ha Dong Ward, Hanoi, Vietnam

2. Form of ownership

Joint stock company.

3. Main business lines

Construction, services, trade.

4. Principal business lines

The Company's principal activities are:

- Construction of civil, industrial, transport and irrigation works;
- Buying, selling, and leasing of machinery, construction equipment, and vehicles;
- Wholesale of construction materials.

5. Normal operating cycle

For service and trading activities, it is less than 12 months, and for construction activities, it depends on the construction period of each project under the contract signed between the Company and the Investor.

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

The Company's outstanding receivables are concentrated among several major customers in relation to the Hoa Phat Dung Quat Port and Trung Nam Ca Na International Port projects. The project owners are currently facing funding difficulties due to the general economic downturn. Accordingly, the collection of receivables relating to these projects has also encountered difficulties.

In addition, pursuant to Resolution No. 260330/NQ-HĐQT of the Board of Directors dated 30 March 2026, the Chairman of the Board of Directors is responsible for directing and supervising the recovery of doubtful debts from Spile Foundation Joint Stock Company, Trung Anh Foundation Construction One Member Company Limited, VI Vietnam Construction Joint Stock Company, and costs incurred at the Ca Na General Seaport project that have not yet been accepted. As at 31 December 2026, the Board of Directors will reassess the status of recovery of these doubtful debts. For debts where no progress has been made in the recovery process, the Chairman of the Board of Directors will be responsible for reimbursing such debts, with the total reimbursement amount not exceeding the outstanding balances due from the aforementioned parties.

7. Total employees at the end of the accounting period:

Total number of employees as of 30 June 2026: 03 persons. (01 January 2026: 06 persons)

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***8. Disclosure of comparability of information in the Financial Statements**

During the six-month accounting period ended 30 June 2026, the Company transitioned the preparation and presentation of its financial statements from the accounting regime under Circular 200/2014/TT-BTC to that under Circular 99/2025/TT-BTC (issued on 27 October 2025, and effective from 01 January 2026). Due to differences in recognition, measurement, and presentation principles between the two accounting regimes, the Company has retrospectively adjusted comparative figures from the prior period to ensure consistency and comparability across periods. Material impacts of this transition have been reflected in the relevant line items of the financial statements and disclosed in the corresponding notes.

II. FINANCIAL YEAR AND REPORTING CURRENCY**1. Financial year**

The financial year of the Company begins on 01 January and ends on 31 December annually.

2. Reporting currency

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

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

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

The Company applies Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance (hereinafter referred to as "Circular 99"), and other relevant regulations in the preparation and presentation of the financial statements.

2. Disclosure of compliance with Vietnamese Accounting Standards and system

The Company asserts that the financial statements have been prepared and presented in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory requirements. The financial statements present fairly, in all material respects, the financial position, financial performance and cash flows of the Company.

IV. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND APPLICABLE LEGAL REQUIREMENTS**1. Types of exchange rates applied in accounting**

Foreign currency transactions are translated using the actual transaction exchange rates or book exchange rates, as appropriate to the nature of the transactions and in accordance with Circular 99 and the prevailing accounting standards. Tax obligations arising from foreign currency transactions are determined in accordance with applicable tax regulations.

Actual transaction exchange rate: The actual transaction exchange rate at the transaction date may be determined using the average telegraphic transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly conducts transactions (or an approximate exchange rate that does not deviate by more than +/- 1% from such average rate). The use of an approximate exchange rate must not have a material effect on the financial statements.

Book exchange rate: The book exchange rate comprises the specific identification book exchange rate or the weighted average book exchange rate. The application of either the specific identification book exchange rate or the weighted average book exchange rate depends on the nature and management requirements of the Company's monetary items denominated in foreign currencies.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***1. Types of exchange rates applied in accounting (continued)****Exchange rates applied in accounting for exchange differences arising during the period**

Foreign currency transactions are translated at the actual transaction exchange rates prevailing at the transaction dates or at the exchange rates stipulated in the relevant contracts, where applicable. Advances received and advances paid are recognised using the exchange rates prevailing at the dates of payment. Monetary items, receivables, payables and owners' equity are recognised using the exchange rates prevailing at the dates on which they arise, with such exchange rates applied consistently to both debit and credit entries.

Exchange rates applied in the revaluation of monetary items denominated in foreign currencies

Foreign currency monetary items are amounts receivable or payable in foreign currencies, including: foreign currency receivables (excluding the portion of receivables for which a provision has been made, as such provisioned portion is not revalued) and foreign currency payables (excluding advances paid and advances received, unless they are certain to be recovered or repaid in foreign currencies).

At the end of the accounting period, the Company revalues the balances of monetary items denominated in foreign currencies using the actual transaction exchange rates prevailing at the financial reporting date, being the average telegraphic transfer buying and selling exchange rates quoted by the bank with which the Company regularly conducts transactions. For foreign currency deposits, the exchange rates used for revaluation are those quoted by the banks at which the respective accounts are maintained.

2. Principles for recording cash and cash equivalents

Cash includes cash on hand, demand deposits.

3. 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.

The Company's receivables comprise:

Trade receivables represent amounts arising from revenue from the sale of products and goods, the rendering of services and other transactions with customers, for which the right to receive payment depends solely on the passage of time.

Other receivables comprise receivables arising outside the Company's sales activities, provision of services and internal relationships 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.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***4. Accounting principles for inventories**

Inventories comprise assets purchased for production or sale in the ordinary course of business, including goods in transit, 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 supplies are recognised at cost, comprising the purchase price and directly attributable costs incurred to bring them to the Company's warehouse. Where raw materials and supplies are purchased in foreign currencies, their cost is determined in accordance with the prevailing regulations on foreign exchange differences. For raw materials and supplies processed internally or outsourced for processing, cost includes the actual costs incurred in connection with the processing activities. Raw materials and supplies not owned by the Company, such as materials held on behalf of third parties or received for processing, are not recognised 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

Inventory accounting method: Inventories are accounted for using the perpetual inventory method, whereby receipts, issues and balances of inventories are recorded regularly and continuously 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.

5. Principles for recognition and depreciation of fixed assets**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 source of acquisition, the cost of tangible fixed assets is determined as follows:

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***5. Principles for recognition and depreciation of fixed assets (continued)**

The original cost of purchased tangible fixed assets comprises the purchase price after deducting trade discounts and rebates, non-refundable taxes incurred on acquisition, and directly attributable costs incurred to bring the assets to the location and condition necessary for them to be capable of operating in the manner intended by the Company, such as site preparation costs, transportation, loading and unloading, installation, trial-run costs and other related costs.

Where a fixed asset is purchased together with products, equipment, spare parts or other assets, the Company determines the cost of the principal fixed asset and the accompanying assets either by allocating the total purchase price based on the respective fair values of each asset at the acquisition date, or by recognising the accompanying assets separately at fair value and deducting such amount from the purchase price to determine the cost of the principal fixed asset, depending on the accounting treatment that best reflects the substance of the transaction and is applied consistently.

Where the accompanying assets are specialised equipment or spare parts that can only be used in conjunction with the principal fixed asset and have no independent use after the principal fixed asset is disposed of, sold or reaches the end of its useful life, such assets are not recognised separately. Instead, the Company maintains detailed records of their quantities and categories and discloses them in the Notes to the Financial Statements in accordance with applicable regulations.

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 depreciation. 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.

Research phase costs are recognised as expenses in the period in which they are incurred. Development phase costs are capitalised when the recognition criteria for intangible fixed assets are satisfied; otherwise, they are recognised as expenses in the period. Where the research phase cannot be distinguished from the development phase, all related costs are recognised as expenses and are not subsequently capitalised.

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.

Accounting policy for finance lease fixed assets

A finance lease is a lease under which substantially all the risks and rewards incidental to ownership of an asset are transferred from the lessor to the lessee. Legal ownership of the asset may or may not be transferred at the end of the lease term.

Finance lease fixed assets are recognised at cost less accumulated depreciation. Their cost is determined at the lower of the fair value of the leased asset and the present value of the minimum lease payments, plus any initial direct costs attributable to the lease transaction. Where input value-added tax ("VAT") is deductible, the present value of the minimum lease payments excludes VAT. Such present value is determined using the interest rate implicit in the lease or, if this cannot be readily determined, the lessee's incremental borrowing rate.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***5. Principles for recognition and depreciation of fixed assets (continued)****Accounting policy for construction in progress**

Construction in progress includes costs incurred in connection with capital investment projects, including the acquisition, construction, repair, maintenance, upgrade and renovation of fixed assets, as well as costs subject to investment finalisation. Construction activities may be carried out by contractors or by the Company itself. Where construction is undertaken by the Company, all costs incurred during the construction and repair process are recognised in accordance with prevailing regulations. Subsequent expenditures that increase the capacity or extend the useful life of fixed assets are capitalised as part of the cost of the related assets.

Only costs that are directly attributable and necessary to construction activities, and that are incurred during periods in which construction of the asset in progress is not abnormally interrupted, are capitalised as part of the cost of fixed assets or investment properties. Borrowing costs are capitalised when the recognition criteria under Vietnamese Accounting Standard No. 16 are satisfied. Foreign exchange differences arising during the construction and investment period are not capitalised.

Principles of accounting for depreciation of fixed assets, construction in progress

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 fixed assets using the straight-line method in accordance with applicable regulations, whereby the cost of the assets is allocated evenly over their useful lives. The depreciation periods are determined in accordance with the depreciation framework prescribed by the Ministry of Finance and the actual usage conditions of the Company.

The estimated useful lives of fixed assets are as follows:

Buildings and structures	10 - 25 years
Management equipment and tools	05 - 20 years
Means of transportation	06 - 10 years
Office equipment	02 - 10 years
Other assets	04 - 05 years
Management software	03 years

6. Accounting Principles for Deferred Expenses

Deferred expenses include expenses incurred for production and business activities over several periods, such as asset rental expenses, insurance, tools and supplies, returnable packaging, repair and maintenance expenses for fixed assets, goodwill and other expenses that do not qualify for recognition as fixed assets.

Deferred expenses are allocated to production and business expenses on a straight-line basis over the estimated period during which the economic benefits of each Deferred 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:

Expenses for infrastructure rental and operating leases of fixed assets already incurred (land use rights, factories, warehouses, offices, stores and other fixed assets) are allocated over the lease term.

Insurance expenses (including fire and explosion insurance, compulsory civil liability insurance for motor vehicle owners, motor vehicle insurance, property insurance, etc.) are allocated over the term of the respective insurance contracts.

Tools, supplies are allocated over their estimated useful lives.

Periodic repair and maintenance costs of fixed assets are allocated over the period up to the next scheduled repair or maintenance.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***7. 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.

Other payables comprise amounts payable that are not of a normal trade nature and do not arise directly from the purchase or sale of goods or the provision of services, including social insurance, health insurance, unemployment insurance and trade union fees payable; surplus assets pending resolution; deposits and collateral received; capital contributions received under business cooperation contracts ("BCC"); and other payables and obligations in accordance with applicable regulations. These amounts are monitored in detail by counterparty and nature of the payable.

8. Employee benefits

Employee benefits comprise salaries, wages, bonuses, compulsory insurance contributions and other benefits that the Company is obligated to provide to employees in accordance with applicable laws, employment contracts, collective labour agreements or the Company's internal regulations in exchange for services rendered by employees. Employee benefit expenses are recognised in the period in which the employees render the services giving rise to the Company's present obligation. Amounts unpaid as at the end of the accounting period are recognised as payables to employees or other related payables, as appropriate.

Salaries, wages and other salary-related amounts payable to employees are recognised as expenses in the period based on working time or the volume of work completed in accordance with employment contracts and the Company's relevant regulations.

Compulsory insurance contributions, including social insurance, health insurance, unemployment insurance and other statutory contributions, are recognised as expenses in the period in accordance with applicable laws and are recognised as payables until settlement with the relevant authorities.

Amounts deducted from employees' salaries in accordance with applicable laws or agreements are recognised as payables to the relevant parties until settled.

Bonuses and other employee benefits, if any, are recognised when the Company has a present obligation arising from past events, an outflow of resources is probable, and the amount of the obligation can be reliably measured.

9. 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.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***10. Principles for Recognition of Borrowings**

The Company's borrowings include short-term borrowings, long-term borrowings, bank borrowings, borrowings from related parties and other borrowings for the Company's production, business and investment activities. Borrowings are recognized at the actual amounts received and amounts remaining payable, excluding borrowing costs, and are monitored in detail by lender, loan agreement, borrowing term and loan currency.

Borrowings with remaining settlement periods of more than 12 months from the end of the accounting period are classified as long-term borrowings. Borrowings with remaining settlement periods of 12 months or less, or for which the Company does not have an unconditional right to defer settlement for at least 12 months from the end of the accounting period, are classified as short-term borrowings.

For finance lease liabilities, the liability is initially recognised at the lower of the present value of the minimum lease payments and the fair value of the leased asset.

11. Principles for Recognition of Borrowing Costs

Borrowing costs include interest and other costs directly attributable to the Company's borrowings, such as loan arrangement fees, guarantee fees, credit commitment fees, bond issuance costs and differences arising from foreign currency borrowings. Borrowing costs are recognized as finance costs in the period in which they are incurred, except for borrowing costs directly attributable to the construction or production of qualifying assets, which are capitalized as part of the cost of such assets when the conditions prescribed in Vietnamese Accounting Standard No. 16 – "Borrowing Costs" are satisfied.

12. 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.

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.

13. 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 recognition for construction contracts: Construction contract revenue comprises the initial amount of revenue agreed in the contract; variations resulting in increases or decreases in revenue; incentive payments; claims; and other payments, to the extent that it is probable that they will result in a change in revenue and can be measured reliably. Where the outcome of a construction contract cannot be estimated reliably, revenue is recognised only to the extent of contract costs incurred that are probable to be recoverable, while the related costs are recognised as expenses in the period in which they are incurred.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***13. Principles and methods of recognition of revenue and other income (continued)**

Revenue recognition for operating leases: For operating lease arrangements where lease payments are received in advance for multiple periods, revenue is recognised on a systematic basis over the lease term. Where a contract contains multiple components (such as sale, lease, financing or other components), each component is accounted for separately and revenue is recognised in accordance with the substance of the respective transaction.

Principles and methods for recognition of finance income

Finance 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.

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.

14. Accounting principles for cost of goods sold

Cost of goods sold reflects the cost of products, goods, services, biological assets 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.

15. Accounting principles for finance costs

Finance costs comprise expenses and losses arising from financing activities, including borrowing costs that are not eligible for capitalisation in accordance with applicable regulations, foreign exchange losses, and other financial expenses.

Finance costs are recognised separately by nature when actually incurred during the period and can be reliably measured based on sufficient supporting evidence.

16. Accounting principles for administrative 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 principle: Selling and administrative expenses are recognised in the Income Statement on the matching and accrual bases when incurred, regardless of the timing of the actual cash payment. Expenses that are not regarded as deductible for corporate income tax purposes under the applicable corporate income tax regulations but are supported by sufficient invoices and accounting documents are nevertheless fully recognised as accounting expenses in the period and are adjusted when determining taxable income for corporate income tax purposes.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***17. Accounting policy for sale and disposal of fixed assets**

The Company derecognises an asset when control of the asset is transferred to the transferee or when the asset is liquidated, dismantled or abandoned.

For fixed assets, proceeds from disposal or sale are recognised as other income, while the carrying amount of the asset and related costs are recognised as other expenses.

For sale and leaseback transactions, the Company considers the economic substance of the transaction, applying the principle of substance over form, in determining the appropriate recognition of revenue, expenses and related obligations in accordance with prevailing regulations.

18. Principles and methods for recognition of current corporate income tax expenses

Corporate income tax expense comprises current corporate income tax expense incurred during the year, which is taken into account in determining the Company's profit after tax 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.

19. Principles and methods for recognition of 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 appropriated 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 adjustment for dividends on convertible preference shares, by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued upon conversion of all dilutive potential ordinary shares into ordinary shares.

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, 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 authority and responsibility for planning, directing and controlling the activities of the reporting enterprise, including directors and management personnel of the Company and close family members of such 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 possible related party relationship, attention is directed to the substance of the relationship and not merely its legal form.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

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

1. Cash and cash equivalents

	30/06/2026	01/01/2026
Cash on hand	287,735,431	388,619,842
Demand deposits	933,683,157	654,112,978
<i>Tien Phong Commercial Joint Stock Bank – Son Tay Branch</i>	753,146,223	508,868,862
<i>Other banks</i>	180,536,934	145,244,116
Total	1,221,418,588	1,042,732,820

2. Trade receivables

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
a. Short-term trade receivables	1,047,336,929,935	(35,010,294,415)	1,054,803,662,578	(229,639,823,576)
<i>Trung Nam Ca Na International Port Joint Stock Company</i>	180,543,624,896	-	180,543,624,896	-
<i>Trading, Service and Tourism Joint Stock Company</i>	131,811,596,215	-	150,987,288,019	-
<i>Le Dong One Member Company Limited</i>	147,006,683,535	-	155,678,956,035	(77,839,478,018)
<i>Kim Tan Port Joint Stock Company</i>	62,355,594,336	-	37,253,188,476	-
<i>Hoa Phat Dung Quat Steel Joint Stock Company</i>	62,299,477,498	-	97,282,420,885	-
<i>Logistics Le Gia Joint Stock Company</i>	84,366,192,736	-	60,587,295,116	(21,539,669,061)
<i>Spile Fundamental Joint Stock Company (*)</i>	42,834,243,753	-	42,834,243,753	(29,983,970,627)
<i>VI Viet Nam Construction Joint Stock Company (*)</i>	12,514,867,295	-	12,514,867,295	-
<i>Trung Anh Foundation Construction One Member Limited Liability Company (*)</i>	23,915,632,394	-	23,915,632,394	(11,957,816,197)
<i>Others</i>	299,689,017,277	(35,010,294,415)	293,206,145,709	(88,318,889,673)
Total	1,047,336,929,935	(35,010,294,415)	1,054,803,662,578	(229,639,823,576)

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

2. Trade receivables (continued)**b. Trade receivables from related parties**

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
<i>Le Dong One Member Company Limited</i>	147,006,683,535	-	155,678,956,035	(77,839,478,018)
<i>Spile Fundamental Joint Stock Company (*)</i>	42,834,243,753	-	42,834,243,753	(29,983,970,627)
Total	189,840,927,288	-	198,513,199,788	(107,823,448,645)

(*) Pursuant to Resolution No. 260330/NQ-HĐQT of the Board of Directors dated 30 March 2026, the Chairman of the Board of Directors is responsible for directing and supervising the recovery of doubtful debts from the following companies: Spile Foundation Joint Stock Company, Trung Anh Foundation Construction One Member Company Limited, VI Vietnam Construction Joint Stock Company, as well as costs incurred at the Ca Na General Seaport project that have not yet been accepted. As at 31 December 2026, the Board of Directors will reassess the recoverability of these doubtful debts. For debts where no progress has been made in the recovery process, the Chairman of the Board of Directors is responsible for reimbursing such debts, with the total reimbursement amount not exceeding the outstanding balances due from the aforementioned parties.

3. Prepayments to suppliers

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
a. Short-term prepayments to suppliers	137,914,815,572	-	616,099,103,946	-
<i>TVL Make Mechanical and Trading Limited Company (i)</i>	-	-	474,820,676,000	-
<i>189 One Member Limited Liability Company (ii)</i>	55,796,067,436	-	55,796,067,436	-
<i>Long Hai One Member Limited Liability Company (iii)</i>	30,000,000,000	-	30,000,000,000	-
<i>TMD Import Export Company Limited (iv)</i>	21,381,360,000	-	21,381,360,000	-
<i>Others</i>	30,737,388,136	-	34,101,000,510	-
Total	137,914,815,572	-	616,099,103,946	-

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

3. Prepayments to suppliers (continued)**b. Prepayments to related-party suppliers**

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
<i>Spile Fundamental Joint Stock Company</i>	1,602,136,613	-	1,602,136,613	-
Total	1,602,136,613	-	1,602,136,613	-

(i) Advances to suppliers for the investment in the JACKUP 90M offshore jack-up rig. The rig is currently being completed for leasing under Contract No. 0108/2025/HĐTTB-DFP-DF. During the period, the Company transferred this project item. Details are presented in Note V.11.

(ii) Advances to suppliers for the investment in the JACKUP JB40-01 offshore jack-up rig. The rig is currently being completed for leasing under Contract No. 0108/2025/HĐTTB-DFP-DF, which is expected to be implemented in 2026.

(iii) Advances to suppliers for implementation of the Ninh Binh Port Project.

(iv) Advances to suppliers for investment in lifting equipment for six pontoons.

4. Other receivables

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
a. Other short-term receivables	180,572,893,593	-	184,818,655,600	-
Mr. Le Duy Hung (*)	172,962,104,301	-	172,962,104,301	-
Borrowings interest	3,894,054,794	-	7,461,178,082	-
VAT on financial leasing	3,267,346,638	-	3,713,187,090	-
Advances	163,385,941	-	44,465,715	-
Deposits and collateral	-	-	293,713,980	-
Others	286,001,919	-	344,006,432	-
b. Other long-term receivables	2,263,568,488	-	2,263,568,488	-
Deposits and collateral	2,263,568,488	-	2,263,568,488	-
Total	182,836,462,081	-	187,082,224,088	-

(*) This represents the value of the investment in the Trung Nam Ca Na project that has remained unaccepted by the project owner for an extended period due to the project owner's financial difficulties. Pursuant to Resolution No. 260330/NQ-HĐQT of the Board of Directors dated 30 March 2026, Mr. Le Duy Hung is responsible for directing and supervising the recovery of the remaining value of the project. As at 31 December 2026, the Company will reassess the status of acceptance with the project owner and the recovery of the related receivables. If there is no progress in the acceptance process or in the recovery of the receivables, Mr. Le Duy Hung will be responsible for reimbursing the relevant amounts.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.5. Bad debts

Items	30/06/2026			01/01/2026		
	Original amount	Provision	Overdue period	Original amount	Provision	Overdue period
a. Bad debts - Trade receivables	497,050,024,310	35,010,294,415		708,381,371,139	229,639,823,576	
Trade receivables	497,050,024,310	35,010,294,415		708,381,371,139	229,639,823,576	
Trung Nam Ca Na International Port Joint Stock Company	180,543,624,896	(*)	Above 3 years	180,543,624,896	(*)	Above 3 years
Trading, Service and Tourism Joint Stock Company	131,811,596,215	(*)	Above 3 years	150,987,288,019	(*)	Above 3 years
SERENITY Investment Joint Stock Company	20,512,823,609	-	Above 3 years	20,512,823,609	-	Above 2 years under 3 years
Civil Engineering Construction Corporation No. 1 – Joint Stock Company	11,727,678,909	6,140,358,881	Above 3 years	11,727,678,909	-	Above 3 years
Le Dong One Member Company Limited	-	-	-	155,678,956,035	77,839,478,018	Above 1 years under 2 years
Trung Nam Construction and Engineering Corporation	23,002,715,409	-	Above 3 years	23,002,715,409	-	Above 3 years
Others	129,451,585,272	28,869,935,534		165,928,284,262	151,800,345,559	
Total	497,050,024,310	35,010,294,415		708,381,371,139	229,639,823,576	

(*) As at the reporting date, these receivables were overdue and considered difficult to recover. The Company has not made a provision for doubtful receivables in respect of these balances as it has not yet been able to assess their recoverability.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.5. b. Movements in provision for impairment of trading securities				
Provision for doubtful receivables in respect of the following balances	01/01/2026	Provision made	Reversal of provision	Other increases (decreases)
				30/06/2026
Short-term trade receivables	229,639,823,576	-	(196,539,227,726)	35,010,294,415
Total	229,639,823,576	-	(196,539,227,726)	35,010,294,415

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***6. Inventories**

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
Raw materials	605,787,615	-	605,787,615	-
Work in progress	390,740,431,106	-	418,539,278,561	-
Merchandise	14,201,149,644	-	14,201,149,644	-
Total	405,547,368,365	-	433,346,215,820	-

7. Deferred expenses

	30/06/2026	01/01/2026
a. Short-term deferred expenses	10,040,463	30,800,866
Insurance expenses	9,145,455	26,609,191
Others	895,008	4,191,675
b. Long-term deferred expenses	4,661,632,525	8,715,523,842
Tools and supplies issued for use	4,547,818,627	8,580,344,829
Others	113,813,898	135,179,013
Total	4,671,672,988	8,746,324,708

DUA FAT GROUP JOINT STOCK COMPANY

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

8. Increases/ Decreases in Tangible fixed assets					
Items	Buildings and structures	Management equipment and tools	Means of transportation	Management fixed assets	Other tangible fixed assets
Total					
Original cost					
Opening balance	43,578,859,955	748,641,147,342	27,295,767,411	1,995,210,454	13,841,102,085
Sales, disposals	-	(258,181,818)	-	-	(1,480,071,045)
Closing balance	43,578,859,955	748,382,965,524	27,295,767,411	1,995,210,454	12,361,031,040
Accumulated depreciation					
Opening balance	11,472,047,003	381,532,659,123	16,024,569,642	1,915,505,565	13,725,384,579
Depreciated for the period	871,577,200	26,881,122,850	1,131,487,207	32,204,292	37,850,542
Sales, disposals	-	(258,181,818)	-	-	(1,480,071,045)
Closing balance	12,343,624,203	408,155,600,155	17,156,056,849	1,947,709,857	12,283,164,076
Net book value					
Opening balance	32,106,812,952	367,108,488,219	11,271,197,769	79,704,889	115,717,506
Closing balance	31,235,235,752	340,227,365,369	10,139,710,562	47,500,597	77,866,964

* The carrying amount of tangible fixed assets pledged or mortgaged as collateral for borrowings: VND 353,497,725,224.

* The cost of tangible fixed assets that have been fully depreciated but are still in use as at the end of the period: VND 57,387,398,830.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

9. Finance lease fixed assets

Items	Machinery, equipment	Total
Original cost		
Opening balance	49,455,218,855	49,455,218,855
Return of finance lease fixed assets	(13,195,622,896)	(13,195,622,896)
Closing balance	36,259,595,959	36,259,595,959
Accumulated depreciation		
Opening balance	12,193,925,344	12,193,925,344
Depreciated for the period	1,408,046,865	1,408,046,865
Return of finance lease fixed assets	(3,916,495,238)	(3,916,495,238)
Closing balance	9,685,476,971	9,685,476,971
Net book value		
Opening balance	37,261,293,511	37,261,293,511
Closing balance	26,574,118,988	26,574,118,988

10. Intangible fixed assets

Items	Land use right	Computer software	Total
Original cost			
Opening balance	2,915,946,645	8,383,558,359	11,299,505,004
Closing balance	2,915,946,645	8,383,558,359	11,299,505,004
Accumulated depreciation			
Opening balance	-	8,383,558,359	8,383,558,359
Closing balance	-	8,383,558,359	8,383,558,359
Net book value			
Opening balance	2,915,946,645	-	2,915,946,645
Closing balance	2,915,946,645	-	2,915,946,645

* The carrying amount of intangible fixed assets used as collateral for borrowings as at the end of the period: VND 0.

* The cost of intangible fixed assets that have been fully amortised but are still in use as at the end of the period: VND 8,383,558,359.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

11. Long-term assets in progress

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
Construction in progress	107,751,974,773	-	183,398,535,699	-
Purchases	75,763,713,176	-	153,092,880,637	-
<i>JACKUP 90M self-elevating offshore platform (i)</i>	-	-	86,103,209,401	-
<i>JACKUP JB40-01 self-elevating offshore platform (ii)</i>	55,905,789,852	-	48,967,727,355	-
<i>Lifting equipment for 06 Ponton (iii)</i>	18,446,340,698	-	16,781,205,699	-
<i>Other assets</i>	1,411,582,626	-	1,240,738,182	-
Construction in progress	31,365,749,734	-	29,683,143,199	-
<i>Ninh Binh Port project (iv)</i>	31,365,749,734	-	29,683,143,199	-
Periodic repairs and maintenance	622,511,863	-	622,511,863	-
<i>Repair costs for 6 pontons</i>	622,511,863	-	622,511,863	-
Total	107,751,974,773	-	183,398,535,699	-

(i) During the period, the Company entered into a tripartite agreement with DFP Marine Technology Development Joint Stock Company ("DFP") (the transferee) and TVL Trading and Mechanical Manufacturing Company Limited ("TVL") (the shipbuilder) to transfer the project in its existing condition to DFP for continued performance of the contract. The transfer was approved under Resolution No. 260330.02/NQ-HĐQT of the Board of Directors dated 30 March 2026. Following the transaction:

- + The Company's advance to TVL amounting to VND 474,820,676,000 was transferred to DFP, and the Company derecognised the corresponding advance to supplier balance with TVL from its accounting records.
- + The Company is entitled to receive VND 474,820,676,000 from DFP, equal to the amount previously advanced by the Company to the construction contractor for performance of the contract. As at 30 June 2026, the Company had received VND 416,783,676,000 from DFP, and the outstanding receivable from DFP in relation to this transaction amounted to VND 58,037,000,000.
- + The Company transferred the entire balance of construction in progress costs, comprising capitalised borrowing costs, amounting to VND 86,103,209,401, to other expenses during the period.

(ii) Total borrowing costs capitalised as construction in progress during the period amounted to VND 6,938,062,497 (cumulative borrowing costs capitalised amounted to VND 54,359,752,911).

(iii) Total borrowing costs capitalised as construction in progress during the period amounted to VND 1,665,134,999 (cumulative borrowing costs capitalised amounted to VND 13,046,340,698).

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

11. Long-term assets in progress (continued)

(iv) The Company was granted the initial Investment Registration Certificate for Project No. 7728488826 by the People's Committee of Ninh Binh Province on 29 December 2020. The Company was leased land by the Department of Natural Resources and Environment of Ninh Binh Province under Land Lease Contract No. 21 dated 29 April 2021, with the lease term expiring on 23 July 2063:

+ Project name: Investment Project for Construction of a Port and Yard System for Cargo Handling, Shipbuilding and Ship Repair.

+ Project objectives: To expand the scale and scope of business in line with the Company's development orientation, create additional employment and increase contributions to the local State budget.

+ Project location: The alluvial area along the Day River, corresponding to the section from Km0+127 to Km1+526 of Binh Minh II Dyke, Dinh Hoa Commune, Ninh Binh Province.

+ Total investment capital: VND 179,401,000,000, comprising own capital of VND 49,401,000,000 and borrowings of VND 130,000,000,000.

+ Total borrowing costs capitalised as construction in progress during the period amounted to VND 1,665,134,999 (cumulative borrowing costs capitalised amounted to VND 11,704,192,212).

12. Trade payables**a. Short-term trade payables**

SANWOAT

TCE Service and Equipment Joint Stock Company

T&C Investment Cooperation Trading Company Limited

HPDP Construction and Trading Co., Ltd

Hong Ha Shipbuilding One Member Limited Liability Company

Minh Tuan Construction Investment and Trading Company Limited

Others

Total

	30/06/2026	01/01/2026
	259,045,752,781	280,877,072,091
	100,388,793,318	100,051,205,371
	24,131,552,188	24,131,552,188
	18,869,558,451	18,869,558,451
	-	1,934,810,379
	13,287,748,000	13,702,487,000
	12,992,402,600	12,992,402,600
	89,375,698,224	109,195,056,102
	259,045,752,781	280,877,072,091

b. Trade payables to related parties

Le Dong One Member Company Limited

Total

	30/06/2026	01/01/2026
	108,918,000	108,918,000
	108,918,000	217,836,000

13. Advances from customers**Short-term advances from customers**

SCG Construction Group Joint Stock Company

Vietnam Project Management and Construction Investment Joint Stock Company

Others

Total

	30/06/2026	01/01/2026
	8,911,032,067	8,911,032,067
	3,995,033,310	3,995,033,310
	2,500,000,000	2,500,000,000
	2,415,998,757	2,415,998,757
	8,911,032,067	8,911,032,067

14. Taxes and other payables to the State

Items

01/01/2026

Payables during
the periodPaid during the
period

30/06/2026

Short-term

Value added tax

Corporate income tax

Personal income tax

Fees, charges and other
payables**Total**

	1,982,093,542	2,639,725,839	384,878,404	4,236,940,977
	2,926,950,868	878,405,500	62,500,000	3,742,856,368
	10,167,053	4,744,746	14,911,799	-
	-	179,567,000	179,567,000	-
	4,919,211,463	3,702,443,085	641,857,203	7,979,797,345

The Notes to the Financial Statements form an integral part of this Financial Statement.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

14. Taxes and other payables to the State (continued)**Basis of determination and applicable tax rates**

Value added tax ("VAT"): The credit method is applied, with prevailing VAT rates generally ranging from 8% to 10% in accordance with applicable regulations.

Corporate income tax is determined based on taxable income at the standard tax rate of 20%.

Personal income tax is withheld, declared and paid by the Company on behalf of its employees in accordance with prevailing tax regulations.

Other taxes, fees and charges: These are determined and declared in accordance with the relevant laws and regulations applicable from time to time.

15. Payables to employees

Monthly salaries payable

Total

30/06/2026	01/01/2026
202,656,660	74,882,750
202,656,660	74,882,750

16. Accrued expenses**Short-term**

Accrued interest expenses

Total

30/06/2026	01/01/2026
719,702,885,739	626,584,408,733
719,702,885,739	626,584,408,733
719,702,885,739	626,584,408,733

17. Other payables**a. Short-term**

Trade Union fee

Social insurance

Health insurance

Unemployment insurance

Other payables and obligations

*Mr Le Duy Hung (i)**Others***b. Long-term**

Long-term deposits and collateral received

Total

30/06/2026	01/01/2026
298,904,879,894	377,843,307,180
165,711,829	164,478,329
6,433,016,628	6,428,152,366
1,755,000	169,082,003
780,000	115,381,932
292,303,616,437	370,966,212,550
291,700,000,000	370,800,000,000
603,616,437	166,212,550
200,000,000	200,000,000
200,000,000	200,000,000
299,104,879,894	378,043,307,180

(i) The payables to shareholders represent amounts corresponding to the cash proceeds received from the forced sale of pledged shares at the price of VND 15,000 per share, as approved by the General Meeting of Shareholders under Resolution No. 270610/2025/BBH-ĐHĐCĐ dated 27 June 2025. The balance as at 30 June 2026 represents the outstanding amounts that remain unpaid to the relevant shareholders in respect of the above obligation.

DUA FAT GROUP JOINT STOCK COMPANY

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

Unit: VND

For the six-month period ended 30 June 2026

V.18. Borrowings and finance lease liabilities

Items	During the period		01/01/2026
	Increase	Decrease	
30/06/2026	18,785,198,160	475,944,684,261	1,423,492,200,070
a. Short-term borrowings	966,332,713,969	413,848,154,061	883,333,372,938
- Short-term borrowings	160,492,119,402	100,000,000	160,592,119,402
Vietnam Bank for Agriculture and Rural Development - Tay Ho Branch (1)	46,623,997,445	-	46,623,997,445
Prosperity and Growth Commercial Joint Stock Bank - Ha Noi Branch (2)	86,098,567,095	456,190,553,700	542,289,120,795
Saigon - Hanoi Commercial Joint Stock Bank - Thang Long Branch (3)	112,133,470,119	13,194,665,177	125,328,135,296
Tien Phong Commercial Joint Stock Bank - West Hanoi Branch (4)	8,500,000,000	-	8,500,000,000
Trung Nam Construction Investment Joint Stock Company (5)	215,037,315,209	398,931,160	215,038,384,049
- Long-term borrowings and liabilities due	57,738,525,200	-	57,738,525,200
Prosperity and Growth Commercial Joint Stock Bank - Ha Noi Branch (6)	23,350,123,742	-	23,350,123,742
Saigon - Hanoi Commercial Joint Stock Bank - Thang Long Branch (7)	3,164,302,113	398,931,160	2,765,370,953
Tien Phong Commercial Joint Stock Bank - West Hanoi Branch (8)	3,990,446,664	400,000,000	4,390,446,664
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (9)	22,280,188,675	-	22,280,188,675
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch (10)	104,513,728,815	-	104,513,728,815
Vietnam Bank for Agriculture and Rural Development - Tay Ho Branch (11)	29,723,297,562	18,386,267,000	17,396,495,946
- Long-term finance lease liabilities due	2,830,564,246	-	2,830,564,246
Vietcombank Financial Leasing Company Limited (12)	26,892,733,316	6,059,465,384	14,565,931,700
Finance leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade (13)	307,723,947,137	-	307,723,947,137
- Ordinary bonds	-	-	-

DUA FAT GROUP JOINT STOCK COMPANY

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

Unit: VND

For the six-month period ended 30 June 2026

V.18. Borrowings and finance lease liabilities (continued)			
b. Long-term borrowings			
- Long-term borrowings			
Prosperity and Growth Commercial Joint Stock Bank - Ha Noi Branch (6)	451,033,896,038	-	18,785,198,160
Saigon - Hanoi Commercial Joint Stock Bank - Thang Long Branch (7)	449,635,613,738	-	398,931,160
Tien Phong Commercial Joint Stock Bank - West Hanoi Branch (8)	20,121,596,850	-	-
Vietnam Bank for Agriculture and Rural Development - Tay Ho Branch (11)	379,243,276,000	-	-
	367,861,105	-	398,931,160
	49,902,879,783	-	-
	1,398,282,300	-	18,386,267,000
- Long-term finance lease liabilities			
Finance leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade (13)	1,398,282,300	-	18,386,267,000
Total	1,417,366,610,007	18,785,198,160	1,893,311,294,268

1. Ordinary bonds

	30/06/2026	01/01/2026
Bond issuance at par value	307,723,947,137	307,723,947,137
Bao Viet Securities Joint Stock Company (i)	307,723,947,137	307,723,947,137
Total	307,723,947,137	307,723,947,137

Detailed information related to Ordinary bonds: including 2 batches of bonds issued. Specifically:

A bond tranche with a face value of VND 150,000,000,000 was privately placed at par through Bao Viet Securities Joint Stock Company as the issuing agent, with a term of 18 months and a fixed interest rate of 11.75% per annum. The maturity date was 31 March 2023. The proceeds were intended to be used for the purchase of materials and equipment for construction and business operations, and for payments to subcontractors. The outstanding balance as at 30 June 2026 was VND 7,723,947,137. The bond tranche had been extended with the bondholders to 15 January 2024; however, no further extension has been agreed as at the reporting date.

A bond tranche with a face value of VND 300,000,000,000 was privately placed at par through Bao Viet Securities Joint Stock Company as the issuing agent, with a term of 36 months and a fixed interest rate of 10.5% per annum. The maturity date was 31 December 2024. The proceeds were intended to finance the Company's investment programmes and projects, including but not limited to the Ninh Binh Port Project, and the acquisition of fixed assets. The outstanding balance as at 30 June 2026 was VND 300,000,000,000. As at the reporting date, this bond tranche had not been extended with the bondholders.

DUA FAT GROUP JOINT STOCK COMPANY

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

Unit: VND

For the six-month period ended 30 June 2026

V.18. Borrowings and finance lease liabilities (continued)

- Secured assets:

Bond code DFFH2123001:

- + Contract No. 29/HDTCCP dated 13 June 2022 relating to the pledge of 13,200,000 shares of Dua Fat Group Joint Stock Company owned by Mr. Le Duy Hung;
- + Contract No. 30/HDTCCP dated 13 June 2022 relating to the pledge of 6,800,000 shares of Dua Fat Group Joint Stock Company owned by Mr. Le Van Thinh;
- + Contract No. 31/HDTCCP dated 13 June 2022 relating to the pledge of 5,080,000 shares of Dua Fat Group Joint Stock Company owned by Ms. Tran Thi Hong Nhung.

Nhưng.

Bond code DFFH2124002:

- + Collateral 1: A minimum of 20,923,100 shares of Dua Fat Group Joint Stock Company, with a par value of VND 10,000 per share;
- + Collateral 2: consists of machinery, equipment, etc., that will be formed in the future from the capital raised through bond issuance and other capital sources as specifically stipulated in the future asset mortgage contract.

All shares pledged as collateral for bond code DFFH2123001 have been fully liquidated under forced sale conditions.

2. Banks borrowings

2. Banks borrowings				
Lenders	Lenders	Form of collateral	Balance at	
			30/06/2026	01/01/2026
Short-term banks borrowings				
(1) Vietnam Bank for Agriculture and Rural Development - Tay Ho Branch (*)	Under each loan agreement	Fixed assets	160,492,119,402	160,592,119,402
(2) Prosperity and Growth Commercial Joint Stock Bank - Ha Noi Branch (**)	Under each loan agreement	Fixed assets	46,623,997,445	46,623,997,445
(3) Saigon – Hanoi Commercial Joint Stock Bank – Thang Long Branch (*)	Under each loan agreement	Fixed assets	86,098,567,095	542,289,120,795
(4) Tien Phong Commercial Joint Stock Bank – West Hanoi Branch (*)	Under each loan agreement	Fixed assets	112,133,470,119	125,328,135,296
(5) Trung Nam Construction Investment Joint Stock Company (***)	12% / year	Unsecured	8,500,000,000	8,500,000,000
			413,848,154,061	883,333,372,938

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.18. Borrowings and finance lease liabilities (continued)

Lenders	Borrowing terms	Lenders	Form of collateral	Balance at	
				30/06/2026	01/01/2026
b. Long-term bank borrowings					
<i>Prosperity and Growth Commercial Joint Stock Bank - Ha Noi Branch (*****)</i>					
(6)	2023-2027	Floating rate	Fixed assets	77,860,122,050	77,860,122,050
<i>Saigon – Hanoi Commercial Joint Stock Bank – Thang Long Branch (****)</i>					
(7)	2022-2032	Floating rate	Fixed assets	402,593,399,742	402,593,399,742
<i>Tien Phong Commercial Joint Stock Bank – West Hanoi Branch (****)</i>					
(8)	2023-2028	Floating rate	Fixed assets	3,532,163,218	3,532,163,218
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch</i>					
(9)	2023-2026	Floating rate	Fixed assets	3,990,446,664	4,390,446,664
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long Branch</i>					
(10)	2021-2026	Floating rate	Fixed assets	22,280,188,675	22,280,188,675
<i>Vietnam Bank for Agriculture and Rural Development – Tay Ho Branch (*)</i>					
(11)	2022-2027	Floating rate	Fixed assets	154,416,608,598	154,416,608,598

In which:

Loan payable within 12 months

Loan payable after 12 months

215,037,315,209
449,635,613,738

215,038,384,049
450,034,544,898

DUA FAT GROUP JOINT STOCK COMPANY

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

Unit: VND

For the six-month period ended 30 June 2026

V.18. Borrowings and finance lease liabilities (continued)

Disclosure of borrowings

(*) The above short-term borrowings have been approved by the respective banks for restructuring of their repayment schedules based on requests submitted by Duafat Group Joint Stock Company.

(**) This loan was sold by Prosperity and Growth Commercial Joint Stock Bank (PGBank) (formerly Petrolimex Group Commercial Joint Stock Bank) to Vietnam Asset Management Company (VAMC) under Debt Purchase and Sale Agreement No. 642/2023/MBN.VAMC-PGBANK. However, PGBank remains authorised to manage this loan.

(***) This loan was disbursed under Loan Agreement No. 2511/025/HDVT/TCKT/TNG-DUAFAT dated 25 November 2025, with a term of six months and an interest rate of 12% per annum.

(****) The above long-term borrowings have been approved by the respective banks for restructuring of their repayment schedules based on requests submitted by Duafat Group Joint Stock Company.

(*****) This loan was sold by Prosperity and Growth Commercial Joint Stock Bank (PGBank) (formerly Petrolimex Group Commercial Joint Stock Bank) to Vietnam Asset Management Company (VAMC) under Debt Purchase and Sale Agreement No. 642/2023/MBN.VAMC-PGBANK. However, PGBank remains authorised to manage this loan.

3. Finance lease liabilities

Finance lessor	Assets type	Total principal amount outstanding	Borrowing terms	Interest rate	Balance at	
					30/06/2026	01/01/2026

2,830,564,246 2,830,564,246

(12) Vietcombank Financial Leasing Company Limited (*)

No 127.21.05/CTTC dated 22/06/2021	Sunward SWDM25 bored pile drilling machine	27,475,000,000	36 months	Floating rate	2,830,564,246	2,830,564,246
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DUA FAT GROUP JOINT STOCK COMPANY

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

Unit: VND

For the six-month period ended 30 June 2026

V.18. Borrowings and finance lease liabilities (continued)

Finance lessor	Assets type	Total principal amount outstanding	Borrowing terms	Interest rate	Balance at	
					30/06/2026	01/01/2026
Finance leasing Company Limited - Vietnam Joint Stock Commercial Bank for Industry and Trade (**)						
No. 01.114/2021/TSC-CTTC dated 28/09/2021	01 Hitachi Crawler Crane Model KH180-2	1,920,000,000	36 months	Floating rate	661,320,466	660,580,000
No. 01.051/2020/TSC-CTTC dated 04/06/2020	02 Hitachi crawler cranes model CX1000	10,000,000,000	60 months	Floating rate	-	577,796,671
No. 01.073/2022/TSC-CTTC dated 28/6/2022	8 crawler cranes	32,832,000,000	48 months	Floating rate	16,366,486,081	18,102,731,261
No. 01.084/2022/TSC-CTTC + Annex 01 dated 19/9/2022	02 Hongyan brand tractor trucks	1,717,500,000	48 months	Floating rate	358,499,954	1,255,527,000
No. 01.085/2022/TSC-CTTC dated 29/7/2022	02 Doosung brand truck trailers	1,531,200,000	48 months	Floating rate	346,357,827	1,112,820,000
No. 01.086/2022/TSC - CTTC dated 10/8/2022	10 Sany SCC600A-5 crawler cranes	41,250,003,300	60 months	Floating rate	6,025,351,288	8,019,428,686
No. 01.093/2022/TSC-CTTC dated 29/7/2022	02 Kobelco 7065-2 and 7080 crawler cranes	6,223,200,000	48 months	Floating rate	4,533,000,000	4,621,597,382
					31,121,579,862	37,181,045,246

In which:

Loan payable within 12 months
Loan payable after 12 months

29,723,297,562
1,398,282,300

17,396,495,946
19,784,549,300

DUA FAT GROUP JOINT STOCK COMPANY

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

Unit: VND

For the six-month period ended 30 June 2026

V.18. Borrowings and finance lease liabilities (continued)

(*) All finance lease assets were disposed of under Contract No. 127.24.06/CTTC-HĐMB dated 11 December 2024.

(**) All of the above finance lease liabilities have been restructured in accordance with the relevant contract appendices and revised repayment schedules. Certain finance lease assets were disposed of during the period, as detailed below:

Type of assets	Contract No.	Liquidation contract
02 Hitachi crawler cranes model CX1000	No. 01.051/2020/TSC-CTTC dated 04/06/2020	No. 1610/2025/HĐMB dated 16/10/2025
08 Sany SCC600A-5 crawler cranes	No. 01.086/2022/TSC-CTTC dated 10/8/2022	No. 1610/2025/HĐMB dated 16/10/2025
02 Sany SCC600A-5 crawler cranes	No. 01.086/2022/TSC-CTTC dated 10/8/2022	No. 0508/2025/HĐMB-VTBL-KT dated 05/8/2025
02 ZOOMLION ZCC800H brand crawler cranes	No. 01.063/2020/TSC-CTTC dated 25/06/2020	No. 426/2025/HĐMB dated 24/11/2025

4. Overdue unpaid borrowings and finance lease liabilities

Items	Principal	Interest	Principal	Interest
				01/01/2026
Borrowings	416,175,594,270		206,083,054,175	
Finance lease liabilities	22,460,232,093		17,350,071,151	
Ordinary bonds	307,723,947,137		307,723,947,137	
Total	746,359,773,500	719,702,885,739	531,157,072,463	626,584,408,733

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

19. Owners' equity

a. Comparison table for changes in Owners' equity

Items	Owners' contributed capital	Retained earnings	Total
Balance as at 01/01/2025	800,000,000,000	(562,169,469,197)	237,830,530,803
Profit for the period	-	(343,364,602,749)	(343,364,602,749)
Balance as at 30/06/2025	800,000,000,000	(905,534,071,946)	(105,534,071,946)
Balance as at 01/01/2026	800,000,000,000	(1,287,066,535,728)	(487,066,535,728)
Profit for the period	-	(154,440,363,835)	(154,440,363,835)
Other increases (*)	-	196,539,227,726	196,539,227,726
Other decreases	-	(3,941,314,642)	(3,941,314,642)
Balance as at 30/06/2026	800,000,000,000	(1,248,908,986,479)	(448,908,986,479)

(*) Reversal of provisions for doubtful receivables recognised in prior years.

b. Owners' contributed capital in detail	Contribution ratio	30/06/2026	01/01/2026
Mr. Le Duy Hung	12.25%	98,000,000,000	98,000,000,000
Other shareholders	87.75%	702,000,000,000	702,000,000,000
Total	100.00%	800,000,000,000	800,000,000,000

c. Capital transactions with owners and distribution of dividends and profits

	The first six months of 2026	The first six months of 2025
Owners' contributed capital		
Contributed capital at the beginning of the period	800,000,000,000	800,000,000,000
Increase during the period	-	-
Decrease during the period	-	-
Contributed capital at the end of the period	800,000,000,000	800,000,000,000

d. Shares

	30/06/2026	01/01/2026
Number of registered shares	80,000,000	80,000,000
Number of shares issued to the public	80,000,000	80,000,000
Common shares	80,000,000	80,000,000
Number of shares outstanding	80,000,000	80,000,000
Common shares	80,000,000	80,000,000
Par value of outstanding shares: VND/share.	10,000	10,000

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INTERIM SEPARATE INCOME STATEMENT**1. Revenue from goods sold and services rendered**

	The first six months of 2026	The first six months of 2025
Revenue from construction services	13,121,796,045	91,322,791,158
Revenue from asset leasing	72,867,567,130	24,899,524,234
Other revenue	-	2,458,817,666
Total	85,989,363,175	118,681,133,058

2. Cost of goods sold

	The first six months of 2026	The first six months of 2025
Cost of construction contracts	26,177,590,768	160,358,010,984
Cost of asset leasing	35,426,247,392	10,929,564,019
Others	-	1,431,010,765
Total	61,603,838,160	172,718,585,768

3. Finance income

	The first six months of 2026	The first six months of 2025
Interest on deposits	1,502,215	3,259,304
Other finance income	-	17,559,062
Total	1,502,215	20,818,366

4. Finance costs

	The first six months of 2026	The first six months of 2025
Interest expense	83,357,132,287	87,364,117,141
Foreign exchange losses at the end of the period	337,587,947	7,236,394,127
Provision for diminution in value of financial investments	-	5,100,751
Difference arising from the sale price of shares upon forced sale of pledged shares	-	202,097,924,806
Total	83,694,720,234	296,703,536,825

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

5. General and administrative expenses

	The first six months of 2026	The first six months of 2025
Labor cost	553,555,130	1,527,281,865
Raw materials	66,091,256	68,351,484
Fixed asset depreciation	1,752,074,648	1,515,839,187
Taxes, fees, charges	-	3,000,000
Provision/(reversal of provision)	1,909,698,565	(1,219,796,052)
External services	13,888,889	166,103,932
Other costs in cash	649,738,502	1,324,482,826
Total	4,945,046,990	3,385,263,242

6. Other income

	The first six months of 2026	The first six months of 2025
Gain on disposal of fixed assets	-	12,154,918,227
Gain on disposal of tools and equipment	2,827,552,903	-
Other income	152,400,609	19,127,994
Total	2,979,953,512	12,174,046,221

7. Other expenses

	The first six months of 2026	The first six months of 2025
Loss on transfer of the JB90 Project	86,103,209,401	-
Loss on disposal of fixed assets	3,492,307,299	-
Penalties	2,854,563,608	1,431,018,422
Interest and additional insurance contributions payable	181,991,327	-
Other expenses	535,505,718	2,196,137
Total	93,167,577,353	1,433,214,559

8. Business costs by factors

	The first six months of 2026	The first six months of 2025
Raw materials	4,112,664,760	4,497,853,293
Labor cost	553,555,130	2,928,710,342
Fixed asset depreciation	30,362,288,956	36,746,295,427
External services	1,566,845,409	82,693,160,789
Other costs in cash	244,984,875	1,258,831,049
Total	36,840,339,130	128,124,850,900

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

9. Current corporate income tax expense

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

	The first six months of 2026	The first six months of 2025
1. Total accounting profit before corporate income tax	(154,440,363,835)	(343,364,602,749)
2. Adjustments to increase total profit before corporate income tax	299,567,000	1,431,018,422
2.1. Adjustments to increase total profit before corporate income tax	299,567,000	1,431,018,422
Non-deductible expenses for corporate income tax purposes	299,567,000	1,431,018,422
3. Taxable income in accordance with the Corporate Income Tax Law (3 = 1 + 2)	(154,140,796,835)	(341,933,584,327)
Taxable income from business operations	(154,140,796,835)	(341,933,584,327)
4. Assessable income	-	-
5. Corporate income tax from business operations	-	-
6. Total corporate income tax	-	-
10. Basic earnings per share		
	The first six months of 2026	The first six months of 2025
Accounting profit after corporate income tax	(154,440,363,835)	(343,364,602,749)
Adjustments increasing/ (decreasing) profit	-	-
Profit attributable to ordinary shareholders	(154,440,363,835)	(343,364,602,749)
Weighted average number of ordinary shares outstanding during the period	80,000,000	80,000,000
Basic earnings per share	(1,931)	(4,292)

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the six-month period ended 30 June 2026**Unit: VND***VII. FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES**

The Company is exposed to financial risks arising from its business and investment activities, including market risk, credit risk and liquidity risk. The General Director regularly monitors these risks and implements appropriate risk management measures to mitigate their potential adverse effects.

1. Market risk

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

Interest rate risk

Interest rate risk arises primarily from the Company's interest-bearing borrowings and deposits. The Company manages this risk by monitoring market interest rate movements, maintaining an appropriate capital structure and ensuring adequate liquidity.

Credit risk

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

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 primarily relates to timing mismatches between cash inflows from financial assets and the settlement of liabilities. The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and regularly monitoring cash flows and capital utilisation plans to ensure that financial obligations can be met as they fall due.

The General Director considers that the Company has sufficient access to funding sources and is able to maintain its existing credit facilities to meet its working capital requirements and future payment obligations.

VIII. OTHER INFORMATION**1. Other financial information**

During 2024 and 2025, Bao Viet Securities Joint Stock Company carried out forced sales of shares owned by Mr. Le Duy Hung – Chairman of the Company's Board of Directors – and his related parties, pursuant to share pledge agreements under which such shares were pledged as collateral for the Company's bond issuances, in order to settle debt obligations to bondholders. In connection with these transactions, a total of 40,080,000 shares were sold, generating proceeds of VND 73,588,543,740, resulting in a corresponding additional loss of VND 527,611,456,260 borne by the Company. Details of the outstanding payable balance as at the end of the period and cash payments made during the period in relation to the above transactions are presented in Notes V.17 and VIII.2.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

2. Transactions and balances with related parties

Related parties	Relationship
Members of the Board of Directors, Board of Management	Key management personnel
Mr. Le Van Thinh	Younger brother of Mr. Le Duy Hung - Chairman of the Board of Directors
Ms. Tran Thi Hong Nhung	Wife of Mr. Le Duy Hung - Chairman of the Board of Directors
Le Dong One Member Company Limited	Director of Le Dong Company is the brother-in-law of Chairman of the Board of Directors of Dua Fat Company
Spile Fundamental Joint Stock Company	Same Board Member

In addition to the information with related parties as presented in the above notes, the Company also has transactions arising during the year and balances at the beginning and end of the accounting period with related parties as follows:

a. Remuneration of the Company's key management personnel

Related parties	Position	Nature of remuneration	The first six months of 2026	The first six months of 2025
Mr. Le Duy Hung	Chairman	Remuneration, salaries and bonuses	217,930,587	199,140,910
Mr. Do Quoc Phuong	General Director	Salaries, bonuses	146,683,276	133,322,728
Ms. Nguyen Thu Hien	Chief Accountant	Salaries, bonuses	107,594,070	35,126,240

b. Transactions and balances with related parties

Transactions during the year	The first six months of 2026	The first six months of 2025
1. Offsetting of receivables and payables	346,727,500	-
Le Dong One Member Company Limited	346,727,500	-
2. Cash receipts from rendering of services	9,019,000,000	-
Le Dong One Member Company Limited	9,019,000,000	-
3. Compensation payable to shareholders for shares subject to forced sale	-	212,090,169,604
Mr. Le Duy Hung	-	63,477,478,358
Mr. Le Van Thinh – younger brother of Mr. Le Duy Hung	-	85,753,296,561
Ms. Tran Thi Hong Nhung – wife of Mr. Le Duy Hung	-	62,859,394,685
4. Payment of compensation to shareholders	79,100,000,000	173,200,000,000
Mr. Le Duy Hung	79,100,000,000	21,000,000,000
Mr. Le Van Thinh – younger brother of Mr. Le Duy Hung		76,000,000,000
Ms. Tran Thi Hong Nhung – wife of Mr. Le Duy Hung		76,200,000,000
5. Advances	30,000,000	-
Mr. Do Quoc Phuong	30,000,000	-
6. Reimbursement of advances	30,000,000	-
Mr. Do Quoc Phuong	30,000,000	-
7. Advances for settlement of debt obligations relating to shares subject to forced sale	2,000,000,000	-
Mr. Le Duy Hung	2,000,000,000	-

The Notes to the Financial Statements form an integral part of this Financial Statement.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

b. Transactions and balances with related parties (continued)

Balance at the end of the financial year	30/06/2026	01/01/2026
1. Trade receivables	189,840,927,288	198,513,199,788
Le Dong One Member Company Limited	147,006,683,535	155,678,956,035
Spile Fundamental Joint Stock Company	42,834,243,753	42,834,243,753
2. Prepayments to suppliers	1,602,136,613	1,602,136,613
Spile Fundamental Joint Stock Company	1,602,136,613	1,602,136,613
3. Other receivables	172,962,104,301	172,962,104,301
Mr. Le Duy Hung	172,962,104,301	172,962,104,301
4. Trade payables	108,918,000	108,918,000
Le Dong One Member Company Limited	108,918,000	108,918,000
5. Other payables	291,700,000,000	370,800,000,000
Mr. Le Duy Hung	291,700,000,000	370,800,000,000

3. Comparative information**a. Presentation of comparative figures at the beginning of the year**

The comparative figures presented in the interim statement of financial position are derived from the balance sheet as at 31 December 2025, which was audited by the Branch of MOORE AISC Auditing and Informatics Services Company Limited. The comparative figures presented in the interim statement of income and the interim statement of cash flows are derived from the interim financial statements for the six-month period from 1 January 2025 to 30 June 2025, which were reviewed by the Branch of MOORE AISC Auditing and Informatics Services Company Limited.

b. Retrospective application of changes in accounting policies***Adoption of the new accounting regime***

As disclosed in Note III.1, with effect 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 Directors and General Director has assessed the impact of the adoption of Circular No. 99/2025/TT-BTC on the Company's financial statements. The principal changes relate to the classification, presentation and disclosure of certain items in the financial statements. The adoption of this Circular did not have a material impact on the Company's financial position, operating results or cash flows.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

3. Comparative information (continued)

The effects of the application of the new regulations on the comparative figures in the Separate Financial Statements are as follows:

Items	Item code under Circular No. 200/2014/TT-BTC	01/01/2026 Presented	Item code under Circular No. 99/2025/TT-BTC	01/01/2026 Re-presented
In the Statement of Financial Position				
Other short-term receivables	136	184,818,655,600	135	184,818,655,600
Provision for doubtful short-term receivables	137	(229,639,823,576)	136	(229,639,823,576)
Short-term deferred expenses	151	30,800,866	161	30,800,866
Other long-term receivables	216	2,263,568,488	215	2,263,568,488
Construction in progress	242	183,398,535,699	252	183,398,535,699
Long-term deferred expenses	261	8,715,523,842	271	8,715,523,842
Short-term Taxes and other payables to the State	313	4,919,211,463	314	4,919,211,463
Short-term Payables to employees	314	74,882,750	315	74,882,750
Short-term accrued expenses	315	626,584,408,733	316	626,584,408,733
Other short-term payables	319	377,843,307,180	320	377,843,307,180
Short-term borrowings and finance lease liabilities	320	1,423,492,200,070	321	1,423,492,200,070
Bonus and welfare fund	322	83,464,750	323	83,464,750
Other long-term payables	337	200,000,000	338	200,000,000
Long-term borrowings and finance lease liabilities	338	469,819,094,198	339	469,819,094,198
Retained earnings accumulated to the end of the previous period	421a	(562,169,469,197)	420a	(562,169,469,197)
Retained earnings of the current period	421b	(724,897,066,531)	420b	(724,897,066,531)

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

3. Comparative information (continued)

Items	Item code under Circular No. 200/2014/TT-BTC	01/01/2026 Presented	Item code under Circular No. 99/2025/TT-BTC	01/01/2026 Re-presented
In the Income Statement				
Financial income	21	20,818,366	22	20,818,366
Financial expenses	22	296,703,536,825	23	296,703,536,825
<i>In which: Interest expense</i>	23	87,364,117,141	24	87,364,117,141

4. Going concern information:

As at 30 June 2026, the Company's financial statements reflected current liabilities exceeding current assets by VND 523,570,011,104, accumulated losses of VND 1,248,908,986,479 (resulting in negative equity of VND 448,908,986,479), total overdue principal and interest on borrowings and finance lease liabilities of VND 1,466,062,659,239, and total doubtful debts with significant collection difficulties of VND 497,050,024,310. In addition, the Company's workforce decreased by 50% compared with the corresponding period and comprised only three employees (as at 31 December 2025, the number of employees had decreased by 85% compared with the corresponding period). These conditions indicate the existence of material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern. We were unable to obtain sufficient appropriate audit evidence to determine whether the use of the going concern basis of accounting in the preparation and presentation of the Company's financial statements for the six-month period then ended 30 June 2026 is appropriate.

Hanoi, 14 August 2026

LEGAL REPRESENTATIVEPreparer 

Chief Accountant



Nguyen Thu Hien



Nguyen Thu Hien



Chairman



Le Duy Hung