



LICOGI 14 JOINT STOCK COMPANY

REVIEWED INTERIM FINANCIAL STATEMENTS
For the period from 01 January 2026 to 30 June 2026

August 2026

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REPORT OF MANAGEMENT

Management of LICOGI 14 Joint Stock Company ("the Company") presents this report together with the Company's reviewed interim financial statements for the period from 01 January 2026 to 30 June 2026.

Board of Directors, Board of Management and Board of Supervision of the Company

Members of the Board of Directors, Board of Management and Board of Supervision of the Company during the period and to the date of this report include:

Board of Directors

Mr. Pham Gia Ly	Chairman
Mr. Pham Hung Cuong	Member
Mr. Nguyen Anh Dung	Member
Mr. Hoang Hang Hai	Member
Mr. Nguyen Van Tuan	Member

Board of Management

Mr. Lai Xuan Hung	General Director
Mr. Hoang Hang Hai	Deputy General Director
Mr. Pham Hung Cuong	Deputy General Director
Mr. Vuong Duc Vu	Deputy General Director
Mr. Pham Hung Son	Deputy General Director

Board of Supervision

Ms. Vu Thi Van Nga	Chief Supervisor
Mr. Hoang Nhu Thai	Member
Mr. Pham Hong Quan	Member

Responsibility of the Board of Management

Board of Management is responsible for preparing the interim financial statements for the period from 01 January 2026 to 30 June 2026, which give a true and fair view of the financial position, business results and cash flows of the Company for the period. In preparing the interim financial statements, the Board of Management is required to:

- Comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and the relevant statutory requirements applicable to the preparation and presentation of the interim financial statements;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material misstated applications which need to be disclosed and explained in the interim financial statements;
- Design and implement an effective internal control system for the purpose of properly preparation and presentation of the interim financial statements to minimize errors and frauds; and
- Prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

REPORT OF MANAGEMENT (CONTINUED)

The Board of Management is responsible for ensuring that accounting books are properly recorded to disclose the financial position of the Company reasonably at any time and the interim financial statements are prepared and presented in compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and the relevant statutory requirements. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable methods to prevent and detect fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing and presenting the interim financial statements.

For and on behalf of the Board of Management,



Lai Xuan Hung
General Director
Phu Tho, 17 August 2026

No.: 68/2026/SX-AVHN-TC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders, Board of Directors, Board of Management
LICOGI 14 Joint Stock Company**

We have reviewed the accompanying interim financial statements of LICOGI 14 Joint Stock Company ("the Company"), which were prepared as at 17 August 2026, from pages 05 to 37, comprising the statement of financial position as at 30 June 2026, the income statement, the cash flow statement for the period from 01 January 2026 to 30 June 2026 and the notes thereto.

Management's Responsibility

Management is responsible for the preparation and fair presentation of the Company's interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting, and for such internal control as management determines is necessary to enable the preparation and fair presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagement 2410 - "Review of Interim Financial Information Performed by the Independent Auditor of the Entity".

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

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of the Company as at 30 June 2026, its financial performance and cash flows for the period from 01 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to interim financial reporting.



Do Duong Tung

Director

Audit Practicing Registration

Certificate No. 2904-2024-055-1

For and on behalf of

AN VIET AUDITING CO., LTD - HANOI BRANCH

Hanoi, 17 August 2026

LICOGI 14 JOINT STOCK COMPANY
(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)
FORM B01a - DN
INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Currency: VND

ITEMS	Codes	Notes	Closing balance	Opening balance
A - CURRENT ASSETS	100		478,363,325,908	523,631,388,804
I- Cash and cash equivalents	110	5	43,308,906,961	79,303,268,273
1. Cash	111		33,307,605,591	41,189,864,163
2. Cash equivalents	112		10,001,301,370	38,113,404,110
II- Short-term financial investments	120		128,873,921,649	161,948,221,046
1. Trading securities	121	12.1	86,585,377,924	86,945,795,789
2. Provision for devaluation of trading securities	122	12.2	(25,003,782,304)	(15,263,243,789)
3. Short-term held-to-maturity investments	123	12.3	67,292,326,029	90,265,669,046
III- Short-term receivables	130		65,658,301,434	82,660,360,866
1. Short-term trade receivables	131	6	7,593,917,570	24,340,208,820
2. Short-term advances to suppliers	132	7	14,780,022,978	6,993,282,756
5. Other short-term receivables	135	8.1	43,284,360,886	51,326,869,290
IV- Inventories	140	9	239,434,593,698	199,323,855,826
1. Inventories	141		239,434,593,698	199,323,855,826
V- Other current assets	160		1,087,602,166	395,682,793
1. Short-term prepayments	161	10.1	597,590,441	3,399,611
2. Valued added tax deductibles	162		162,747,777	39,909,200
3. Taxes and other receivables from the State budget	163	18.2	327,263,948	352,373,982
B- NON-CURRENT ASSETS	200		114,458,683,400	115,766,225,831
I- Long-term receivables	210		906,000,000	906,000,000
5. Other long-term receivables	215	8.2	906,000,000	906,000,000
II- Fixed assets	220		26,961,080,101	28,986,132,921
1. Tangible fixed assets	221	13	26,961,080,101	28,984,153,921
- Cost	222		101,545,551,532	101,489,431,162
- Accumulated depreciation	223		(74,584,471,431)	(72,505,277,241)
3. Intangible fixed assets	227	14	-	1,979,000
- Cost	228		156,020,000	156,020,000
- Accumulated amortisation	229		(156,020,000)	(154,041,000)
IV- Investment properties	240	15	23,483,638,285	23,809,171,969
- Cost	241		27,344,829,481	27,344,829,481
- Accumulated depreciation	242		(3,861,191,196)	(3,535,657,512)
V- Long-term assets in progress	250		6,804,215,902	5,701,420,448
2. Long-term construction in progress	252	11	6,804,215,902	5,701,420,448
VI- Long-term investments	260		56,100,000,000	56,100,000,000
2. Investments in joint-ventures, associates	262	12.4	56,100,000,000	56,100,000,000
VII- Other long-term assets	270		203,749,112	263,500,493
1. Long-term prepayments	271	10.2	203,749,112	263,500,493
TOTAL ASSETS (280 = 100 + 200)	280		592,822,009,308	639,397,614,635

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Currency: VND

ITEMS	Codes	Notes	Closing balance	Opening balance
C- LIABILITIES	300		144,001,401,830	192,199,151,549
I- Current liabilities	310		142,151,401,830	190,433,551,549
1. Short-term trade payable	311	16	2,176,656,598	10,336,523,287
2. Short-term advances from customers	312	17	38,140,644,200	62,404,928,200
4. Short-term taxes and other payables to the State budget	314	18.1	1,274,597,494	3,869,802,004
6. Short-term accrued expenses	316	19	93,300	413,000
9. Short-term unearned revenue	319	20	22,169,896,085	22,679,481,632
10. Other current payables	320	21	44,467,827,059	57,231,417,864
11. Short-term loans and obligations under finance leases	321	22.1	13,655,618,182	12,622,031,200
13. Bonus and welfare funds	323		20,266,068,912	21,288,954,362
II- Long-term liabilities	330		1,850,000,000	1,765,600,000
9. Long-term loans and obligations under finance leases	339	22.2	1,850,000,000	1,765,600,000
D- EQUITY	400	23	448,820,607,478	447,198,463,086
1. Owners' contributed capital	411		308,595,150,000	308,595,150,000
- Ordinary shares with voting rights	411a		308,595,150,000	308,595,150,000
5. Treasury shares	415		(2,000,000)	(2,000,000)
8. Investment and development fund	418		46,365,698,712	46,365,698,712
10. Undistributed earnings	420		93,861,758,766	92,239,614,374
- Undistributed earnings accumulated to the prior year end	420a		92,239,614,374	70,108,260,418
- Undistributed earnings of the current year	420b		1,622,144,392	22,131,353,956
TOTAL RESOURCES (440=300+400)	440		592,822,009,308	639,397,614,635

Approved, 17 August 2026

Preparer

Chief Accountant

General Director



Nguyen Thi Bich Thao



Nguyen Thi Thanh Nga



Lai Xuan Hung

LICOGI 14 JOINT STOCK COMPANY

(The notes set out on pages 09 to 37 are an integral part of these interim financial statements) **FORM B02a - DN**

INTERIM INCOME STATEMENT
For the period from 01 January 2026 to 30 June 2026

Currency: VND

ITEMS	Codes	Notes	Current period	Previous period
1. Revenue from goods sold and services rendered	01	24	42,496,064,636	47,614,829,093
2. Deductions	02	24	-	-
3. Net revenue from goods sold and services rendered (10=01-02)	10	24	42,496,064,636	47,614,829,093
4. Cost of sales	11	25	26,405,148,162	22,786,969,908
5. Gross profit from goods sold and services rendered (20=10-11)	20		16,090,916,474	24,827,859,185
6. Profit/(loss) from sales, disposals of investment properties	21		-	-
7. Financial income	22	26	4,745,442,237	4,378,569,655
8. Financial expenses	23	27	12,571,798,581	(2,069,765,886)
- In which: Borrowing costs	24		513,867,520	556,906,744
9. Selling expenses	25	28.1	2,460,100,945	10,312,238,229
10. General and administrative expenses	26	28.2	3,769,457,474	3,594,173,385
11. Operating profit/(loss) {30=20+(21-22)-(25+26)}	30		2,035,001,711	17,369,783,112
12. Other income	31		-	-
13. Other expenses	32	29	230,963	139,080,416
14. Profit/(loss) from other activities (40=31-32)	40		(230,963)	(139,080,416)
15. Accounting profit/(loss) before tax (50=30+40)	50		2,034,770,748	17,230,702,696
16. Current corporate income tax expense	51	31	412,626,356	3,973,198,515
17. Deferred tax expense/(income)	52	32	-	(260,695,195)
18. Net profit/(loss) after tax (60=50-51-52)	60		1,622,144,392	13,518,199,376

Approved, 17 August 2026

Preparer

Chief Accountant

General Director



Nguyen Thi Bich Thao



Nguyen Thi Thanh Nga



Lai Xuan Hung

INTERIM STATEMENT OF CASH FLOWS

(Indirect method)

For the period from 01 January 2026 to 30 June 2026

Currency: VND

ITEMS	Codes	Notes	Current period	Previous period
I. Cash flows from operating activities				
1. Profit before tax	01		2,034,770,748	17,230,702,696
2. Adjustments for:				
- Depreciation and amortization of fixed assets and investment properties	02		2,406,706,874	2,327,735,778
- Provisions	03		9,740,538,515	(3,477,003,380)
- (Profits)/losses from investing activities	05		(3,441,114,057)	(2,920,149,386)
- Interest expenses	06		513,867,520	556,906,744
3. Operating profit before changes in working capital	08		11,254,769,600	13,718,192,452
- (Increase)/decrease in receivables	09		16,904,330,889	11,160,611,260
- (Increase)/decrease in inventories	10		(40,105,633,202)	(2,153,869,945)
- Increase/(decrease) in payables (not including accrued interest and corporate income tax payable)	11		(57,639,226,822)	9,781,974,081
- (Increase)/decrease in prepayments	12		(534,439,449)	496,164,937
- (Increase)/decrease in trading securities	13		360,417,865	(15,402,937,670)
- Interest paid	14		(513,867,520)	(556,906,744)
- Corporate income tax paid	15		(3,577,285,781)	(6,944,898,688)
- Other cash inflows from operating activities	16		-	46,225,475
- Other cash outflows from operating activities	17		11,488,149,546	-
Net cash flows from operating activities	20		(62,362,784,874)	10,144,555,158
II. Cash flows from investing activities				
1. Payments for purchases and construction of fixed assets and other long-term assets	21		(1,207,796,494)	-
3. Payments for loans granted, purchases of debt instruments of other entities	23		(71,000,000,000)	(99,000,000,000)
4. Proceeds from collection of loans, sales of debt instruments of other entities	24		94,400,000,000	38,000,000,000
7. Interest and dividends received	27		3,058,233,074	2,492,051,991
Net cash flows from investing activities	30		25,250,436,580	(58,507,948,009)
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		7,584,458,182	10,299,153,999
4. Repayments of borrowings	34		(6,466,471,200)	(17,871,044,242)
Net cash flows from financing activities	40		1,117,986,982	(7,571,890,243)
Net increase/(decrease) in cash and cash equivalents (50=20+30+40)	50		(35,994,361,312)	(55,935,283,094)
Cash and cash equivalents at the beginning of the period	60		79,303,268,273	99,711,911,571
Effect of foreign exchange differences	61		-	-
Cash and cash equivalents at the end of the period (70=50+60+61)	70	5	43,308,906,961	43,776,628,477

Preparer

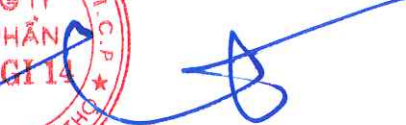
Chief Accountant

Approved, 17 August 2026

General Director


 Nguyen Thi Bich Thao


 Nguyen Thi Thanh Nga


 Lai Xuan Hung

NOTES TO THE INTERIM FINANCIAL STATEMENTS

FORM B09a - DN

*(The notes on pages 09 to 37 are an integral part of these interim financial statements)***1. GENERAL INFORMATION****1.1. Structure of ownership**

LICOGI 14 Joint Stock Company, formerly known as Engineering and Construction Company No. 14, was established under Decision No. 055A/BXD-TCLD dated 02 January 1996 of the Ministry of Construction. Mechanical and Construction Company No.14 was transformed into LICOGI 14 Joint Stock Company under Decision No. 1453/QĐ-BXD dated 18 July 2005 of the Ministry of Construction and operated under the Business Registration Certificate No. 1803000339 issued by the Department of Planning and Investment of Phu Tho province on 12 September 2005. The latest amendment (16th) of the Business Registration Certificate was issued on 23 May 2023.

As at 30 June 2026, the Company's charter capital is VND308,595,150,000 divided into 30,859,515 shares with par value of VND 10,000/share.

The Company's head office is located at: No. 2068, Hung Vuong Avenue, Nong Trang Ward, Phu Tho Province.

1.2. Business field: Construction, commercial and real estate business.**1.3. Business activity**

- Build all kinds of houses. Details: Construction of civil works;
- Prepare surface. Details: Leveling, digging, loading, and unloading soil and rock;
- Construction of railways and road projects. Details: Construction of traffic;
- Installation of electrical systems. Details: Installation of power lines and transformer stations up to 35KV;
- Construct other civil engineering works, public works, complete construction works;
- Real estate business, owner-owned or leased land use rights. Details: Investment and business development of houses, new urban areas, industrial clusters;
- Producing, transmitting, and distributing electricity. Details: Investment in small and medium hydropower projects (including hydropower and thermal power);
- Producing concrete and products from cement and plaster. Details: Production and sales of reinforced concrete sewer pipes, Block bricks and other materials;
- Exploitation of stone, sand, gravel, and clay. Details: Exploiting, processing stones of all kinds, exploiting sand, gravel, exploiting clay;

1.4. Normal production and business cycle: The Company's normal production and business cycle is not explicitly defined and is therefore defaulted to 12 months.**1.5. Characteristics of the Company's business activities in the fiscal period that affect the financial statements:** There are no material factors affecting the Company's interim financial statements.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

FORM B09a - DN

(The notes on pages 09 to 37 are an integral part of these interim financial statements)

1.6 Company's structure:

Unit	Address	Major business field
A The affiliated units do the same bookkeeping		
1 Hanoi Branch	M Floor, N01B Building – Golden Land, No. 275 Nguyen Trai Street, Thanh Xuan Ward, Hanoi City	Construction of other civil engineering works
2 Construction Investment LICOGI 14.2 Branch	Floor 3 rd , No. 2068 Hung Vuong Avenue, Nong Trang ward, Phu Tho province	Construction of houses of all kinds. Details: Construction of civil works
3 Lao Cai Branch	Km 36, Coc Sam 5 village, Xuan Quang commune, Lao Cai province	Construction of public works
4 Traffic Construction LICOGI 14.8 Branch	Group 1, Yen Binh Commune, Lao Cai province	Construction of railways and road projects
B Associates		
1 LFI Real Estate and Financial Investment Joint Stock Company	No. 2068 Hung Vuong Avenue, Nong Trang ward, Phu Tho province	Wholesale of construction materials, installation equipment

1.7. The number of employees of the Company at the end of the accounting period: The number of employees of the Company as at 30 June 2026 was 95 persons (as at 01 January 2026 was 105 persons).

1.8. Disclosure of information comparability in the financial statements: comparable.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

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

These interim financial statements are prepared for the period from 01 January 2026 to 30 June 2026.

The currency unit used in accounting period is Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The interim financial statements are expressed in Vietnamese Dong (VND) and prepared under the accounting principles in conformity with the Vietnamese Corporate Accounting System issued in pursuance of Circular No. 99/2025/TT-BTC dated 27/10/2025, Vietnamese Accounting Standards, and the relevant statutory requirements applicable to financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies adopted by the Company in the preparation of the interim financial statements, are as follows:

4.1. Basis of preparation of the interim financial statements

The interim financial statements are prepared on the accrual basis (except for information related to cash flows).

The Company's interim financial statements are prepared on the basis of the summary interim financial statements of the Company's Office and the interim financial statements of the Branches after clearing the balance of internal liabilities, revenues and expenses.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

FORM B09a - DN

*(The notes on pages 09 to 37 are an integral part of these interim financial statements)***4.2. Cash and cash equivalents**

Cash represents all available amounts of the Company as at the end of the accounting period, including cash and demand deposits in bank.

Cash equivalents reflect short-term investments with a recovery period not exceeding 3 months from the investment date which are easily convertible into a specified amount of cash and without risk in conversion into cash at the reporting time, is recognized in accordance with Vietnamese Accounting Standard No. 24 - Cash flow statement.

4.3. Financial investments**Trading securities**

Reflects the value of securities and other financial instruments held for trading purposes at the reporting time (holding for the purpose of waiting for price appreciation to sell for profit).

Trading securities are recorded in the accounting books at cost. The historical cost of trading securities is determined according to the fair value of the payments at the time the transaction occurs plus expenses related to the transaction of trading securities, including the purchase price plus other expenses, purchases (if any) such as brokerage, transaction, information provision, taxes, fees, and banking fees.

The time to recognize trading securities is the time when the Company has ownership, specifically as follows:

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

Dividends of periods before trading securities are purchased are recorded as a decrease in investment value. Dividends distributed for the period after the date of purchase of trading securities are recognized in financial income, especially dividends received in shares due to joint stock companies using share premium, funds belonging to the Company and undistributed profit after tax to issue more shares (share dividend), the Company only tracks the number of additional shares in the notes to the financial statements, not recording the value of shares received, revenue from financial activities and value of investment in joint stock companies are recognized.

Provision for devaluation of trading securities is the larger difference between their original prices and their market values made in.

When liquidating, transferring, and selling trading securities (calculated for each type of securities), the cost price of trading securities is determined according to the weighted average method.

Held-to-maturity investments

Reflects investments that the Company has the intention and ability to hold to maturity with the remaining term not exceeding 12 months (short-term) and more than 12 months (long-term) from the reporting date (other than trading securities), including: term deposits in bank.

The Company classifies held-to-maturity investments as long-term or short-term based on the remaining term from the reporting date.

Investments in other companies**Investments in associate**

Reflects investments in which the Company holds directly or indirectly from 20% to less than 50% of the investee's voting rights without other agreement.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**FORM B09a - DN***(The notes on pages 09 to 37 are an integral part of these interim financial statements)***4.4. Receivables**

Receivables are monitored in detail according to the original term, the remaining term at the reporting time, receivable parties, original currency, and other factors according to the Company's management requirement. Receivables are classified as trade receivables and other receivables according to the following principles:

- Trade receivables include trade receivables arising from buy - sell transactions;
- Internal receivables include receivables between superior units and subordinate units without legal entity status for dependent accounting;
- Other receivables include non-commercial receivables, not related to purchase and sale transactions, including advances and other receivables.

The Company bases the remaining term at the reporting time of receivables to classify it as long-term or short-term.

Receivables recorded do not exceed their recoverable amount.

4.5. Inventories

Inventories are determined at their cost, in cases where their cost is greater than their net realizable value, the inventories are determined at their net realizable value. Cost of inventory includes: Purchase cost, processing cost and other directly related costs incurred to have inventory in place and in its current state. For finished goods, real estate under construction and work in progress of a construction contract, the cost includes land use fees, construction and infrastructure development costs, direct expenses, and other relevant general expenses. Net realizable value is determined by the estimated selling price minus the estimated costs to complete and the estimated costs required to consume them.

Inventories are determined on monthly weighted average basis.

Inventories are recorded according to the regular declaration method.

Work in progress is gathered for each unfinished work or revenue is not recognized in proportion to the volume of work in progress at the end of the period.

4.6. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Tangible fixed asset cost is determined at cost.

Historical cost of a tangible fixed asset formed from acquisition and construction is the total cost that the Company has to pay for the fixed asset up to the time the asset is put into ready-for-use state.

Costs incurred after the initial recognition are recognized as an increase in the cost of the asset if they improve the present state relative to the original standard state of the asset, such as:

- Changing parts of tangible fixed assets increases their useful life, or increases their usable capacity; or
- Improving the part of tangible fixed assets significantly increases the quality of manufactured products; or
- Applying new production technology process reduces the operating costs of assets compared to before.

Costs incurred to repair or maintain the purpose of restoring or maintaining the economic viability of the property in the original standard operating state, which does not satisfy one of the above conditions, recognized in production and business costs in the period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**FORM B09a - DN***(The notes on pages 09 to 37 are an integral part of these interim financial statements)***4.6. Tangible fixed assets and depreciation (continued)**

Tangible fixed assets are depreciated using the straight-line method, the depreciation is calculated at cost divided (:) by the estimated useful lives. The time for calculating the specific depreciation of the assets are as follows:

	Years
Buildings and structures	10 – 25
Machinery and equipment	03 – 10
Means of transportation	06 – 10
Office equipment	03 – 05

4.7. Intangible fixed assets and amortization

Intangible fixed assets are stated at cost less accumulated amortization. Intangible fixed asset cost is determined at cost.

Historical cost of an intangible fixed asset formed from acquisition and construction is the total cost that the Company has to pay for the fixed asset up to the time the asset is put into ready-for-use state.

Costs related to intangible fixed assets arising after initial recognition are recognized as production and business costs in the period, unless the following two conditions are satisfied, they are recorded as an increase in historical cost of intangible fixed assets:

- Costs incurred are likely to cause intangible fixed assets to generate more economic benefits in the future than originally assessed;
- Costs are determined with certainty and tied to a specific intangible fixed assets.

The Company's intangible fixed asset is the right to use land leased before the effective date of Land Law 2003 that has paid land rent for the entire lease period. Land use rights are amortized on a straight-line basis over the lease period (19 years).

4.8. Investment property

Investment property includes land use rights and Company-owned infrastructure used for the purposes of rental income.

Investment property held to earn rental is stated at cost less accumulated amortization. Historical cost of investment property is the total cost or cash equivalent paid by an enterprise or the fair value of other amounts exchanged to acquire investment property up to the time of purchase or complete construction of investment properties.

Costs related to investment property that arise after initial recognition are recognized as expenses unless these costs are likely to cause the investment property to generate economic benefits in the future. An increase in cost is recorded for a hybrid more than the originally assessed performance level.

Depreciation is computed on a straight-line basis over the estimated useful lives of investment rental property. The estimated useful lives are as follows:

- Land use rights and commercial service kiosks in Minh Phuong urban area: 45.25 years.

4.9. Construction in progress

Construction in progress is recognized at cost, reflecting related costs (including related interest expenses in accordance with the Company's accounting policy) on assets. In the process of construction, machinery and equipment are being installed for production, rental, and management purposes as well as expenses related to the repair of fixed assets in progress. Depreciation of these assets is the same as for other assets, starting when the asset is ready for use.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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*(The notes on pages 09 to 37 are an integral part of these interim financial statements)***4.10. Prepayments**

Prepayments are recognized according to the actual arising, including: tools and supplies used, repair costs for fixed assets, non-deductible input VAT on rental of commercial kiosks in the Minh Phuong urban area and land use rights with term awaiting allocation.

Tools and supplies used are amortized to income on a straight-line basis no more than 36 months from the date of issuance.

Overhaul of fixed assets is amortized to the income statement on a straight-line basis for a period not exceeding 36 months from the date of occurrence.

Non-deductible input VAT on commercial kiosks for rent Minh Phuong urban area is amortized to the income statement on the straight-line basis over the lease term.

Land use rights with term are amortized to income result on a straight-line basis over the lease term.

The Company bases on the contractual prepayment period of each expense to classify short-term or long-term prepayments and does not reclassify at the reporting time.

4.11. Account payable

The payable liabilities are tracked in detail according to the original term, the remaining term at the reporting time, the payables, the original currency, and other factors according to the Company's management requirements. Payables are classified as trade payables and other payables according to the principle:

- Trade payables comprise trade payables arising from sale - purchase transactions;
- Other payables include non-commercial payables, not related to the purchase, sale or supply of goods and services, including: union fees and other payables.

The Company bases the remaining term at the reporting time of the liabilities to classify it as long-term or short-term. The liabilities are recorded at no less than the obligation to pay. When there is evidence that a loss is likely, the Company recognizes a liability immediately on a prudent principle.

4.12. Accrued expenses

Accrued expenses are recognized by the properly estimated cost of goods and services used during the period due to without or insufficient documents, accounting records, including securities trading fees.

4.13. Loans

The loans are monitored detailed for each loan object, loan agreement, and loan asset; for the term of loan. The loans with the remaining term more than 12 months from the reporting date are presented as long-term loans and finance lease liabilities. The due loans within the next 12 months from the reporting date are presented as short-term loans.

4.14. Borrowing costs

Borrowing costs are recognized as production and business costs in the period when incurred.

4.15. Unearned revenue

Unearned revenue includes prepaid revenue from prepaid customer amounts for one or more accounting periods of commercial service kiosks in Minh Phuong urban area.

Periodically, the Company calculates, identifies, and carries the unrealized revenue and the revenue in the period in accordance with the lease period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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*(The notes on pages 09 to 37 are an integral part of these interim financial statements)***4.16. Equity**

Equity of the owner at the statement of financial position date reflects the contributed capital of internal and external shareholders, is recognized according to the actual contributed capital of the equity contributors, calculated at par value of issued shares.

Treasury shares are recorded at their actual repurchase cost, including the purchase price and related acquisition expenses, and are presented as a deduction from shareholders' equity.

Share premium is recognized according to the difference between the actual issue price and par value of the shares upon the initial issue, additional issue, or treasury stock reissue.

Funds and profit after tax are appropriated and distributed according to the resolutions of the General Meeting of Shareholders or temporarily appropriated according to the Company's Charter and additional/adjusted according to the resolutions of the General Meeting of Shareholders.

4.17. Revenue and other income

Sales of goods are recognized when the following conditions are also satisfied:

- The company has transferred most of the risks and benefits associated with the ownership of products and goods to customers;
- The Company no longer holds any control over the goods as the owner or control over the goods;
- The revenue can be measured reliably. When the contract provides that the buyer is entitled to return the purchased products and goods under specific conditions, the Company is only allowed to recognize revenue when such specific conditions cease to exist, and the buyer is not entitled to return products or goods (unless customers have the right to return goods in exchange for other goods or services);
- The Company has received or will receive the economic benefits from the sale;
- Costs related to sales transactions can be determined.

Revenue from sale of real estate under subdivision for sale of an irrevocable contract is recognized when the following conditions are also satisfied:

- The risks and benefits associated with the land use rights have been transferred to the purchasers;
- The revenue can be measured reliably;
- Expenses related to land sale transactions are determined;
- The Company has obtained or is likely to gain economic benefits from the sale of land plots.

Revenue from real estate lease and revenue from machine rental is recognized when the following conditions are satisfied:

- The revenue can be measured reliably;
- It is possible to obtain economic benefits from the service provision transaction;
- Completed work is identified on the statement of financial position date;
- Determining the costs incurred for the transaction and the cost to complete the transaction of providing that service.

Construction contract revenue: for a construction contract, the contractor is paid according to the value of the volume performed, when the performance of the construction contract is reliably determined and confirmed by the customer. Revenue and expenses related to the contract are recognized in proportion to the completed work confirmed by the customer in the period reflected on the invoice used.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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*(The notes on pages 09 to 37 are an integral part of these interim financial statements)***4.17 Revenue and other income (continued)**

Revenue from financial activities includes: Deposit interest, interest from securities trading activities. As follows:

- Deposit interest is determined reliably on the basis of deposit balance and actual interest rate in the period;
- Gains from trading securities activities are recognized according to the actual difference between the purchasing and selling prices of securities.

Other income reflects income arising from events or transactions that are separate from the Company's normal business activities, other than the revenues mentioned above.

4.18. Cost of goods sold

Cost of goods sold is recognized according to the actual arising in accordance with revenue, including: cost of products, goods, services, real estate sold in the period; real estate rental; cost of construction activities; loss of inventory value (after subtracting compensation, if any).

4.19. Financial expenses

Financial expenses include: borrowing costs; losses from securities trading activities; provision for devaluation of trading securities and other securities transaction fees such as selling fees, selling order transfer fees, custody fees, etc. As follows:

- Borrowing costs is recognized based on the loan amount and the actual interest rate in each period (excluding capitalized borrowing costs);
- Loss from securities trading activities is recognized according to the actual difference between the buying and selling prices of securities;
- Provision for devaluation of trading securities is made according to the regulations as presented in Note 4.3;
- Securities transaction fees are recognized at actual costs incurred.

4.20. Selling expenses, general and administrative expenses

Selling expenses reflect the actual costs incurred in the process of selling products, goods and providing services in the accounting period, including: salary expenses for sales staff; social insurance, health insurance, trade union funding, sales employee unemployment insurance, transportation costs, depreciation of fixed assets used for sales, business expenses for sales staff and others.

General and administrative expenses reflect the general management costs of the Company arising in the accounting period, including salary costs for employees of the enterprise management department (salary, wages, allowances ...); social insurance, health insurance, trade union funding, unemployment insurance of the enterprise manager; depreciation of fixed assets for corporate management; land rent, business license tax; provision for bad debts; outside services (electricity, water, telephone, fax, property insurance, fire ...); expenses in other money (reception,...).

4.21. Taxes

Corporate income tax includes current income tax.

Current income tax expense reflects corporate income tax payable incurred in the period and additional corporate income tax payable due to detection of non-material errors in previous period.

Current income tax income reflects payable corporate income tax, which was reduced due to detection of non-material errors in previous periods.

Taxable income may differ from the gross accounting profit before tax shown in the income statement because taxable income does not include taxable income or deductible expenses for other periods (including carryover losses, if any) and in addition does not include non-taxable or non-deductible items.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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*(The notes on pages 09 to 37 are an integral part of these interim financial statements)***4.21. Taxes (continued)**

The determination of taxes of the Company is based on the prevailing tax regulations. However, these regulations change from time to time and the determination of tax obligations is subject to the examination results of the tax authorities.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4.22. Financial instruments*Initial recognition*Financial assets

According to Circular No. 210/2009/TT-BTC dated 06/11/2009 of the Ministry of Finance, financial assets are appropriately classified, for disclosure purposes in financial statements, as financial assets recognized at fair value through income statement, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The Company determines and classifies these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are determined at cost plus transaction costs directly attributable to the acquisition of them. The Company's financial assets include cash and cash equivalents, held to maturity investments, trade and other receivables.

Financial liabilities

According to Circular No. 210/2009/TT-BTC dated 06/11/2009 of the Ministry of Finance, financial liabilities are classified appropriately, for the purposes of disclosures in financial statements, to be indebtedness. Financial payables are recognized at fair value through income

statement and financial liabilities are determined at amortized value. The Company determines and classifies these financial liabilities at the time of initial recognition.

At the time of initial recognition, financial liabilities are stated at cost plus direct transaction costs related to the issue of such financial liabilities. Financial liabilities of the Company comprise trade payables, accrued expenses, other payables, and loans.

Value after initial recognition

Currently, there are no regulations on re-valuation of financial instruments after initial recognition. Therefore, the post-acquisition value of a financial instrument is stated at its cost.

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is presented on the statement of financial position, if and only if, the Company has the legal right to offset the stated amounts. This recognition and is intended to offset on a net basis or acquire assets and settle liabilities at the same time.

4.23. Related parties

The parties are regarded as related parties of the Company if they have the ability to control or exercise significant influence over the Company in making financial and operating decisions or have the same key management personnel or jointly managed by another company.

Individuals with direct or indirect voting rights can impact significantly to the Company, including close family members of these individuals (parents, spouses, children, siblings).

Key managers have rights and responsibilities for planning, managing, and controlling the operations of the Company: The leaders, managers of the Company and members of the Company families of these individuals.

Firms where the individuals listed above hold, directly or indirectly, a significant portion of their voting rights or through which such person may have a significant influence on the Company, including businesses owned by leaders or major shareholders of the Company and businesses that share a key management member with the Company.

(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

5 CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
Cash on hand	7,446,166,169	2,083,284,791
Cash in banks (*)	25,861,439,422	39,106,579,372
Cash equivalents (**)	10,001,301,370	38,113,404,110
- Deposit principal	10,000,000,000	38,000,000,000
- Accrued interest	1,301,370	113,404,110
Total	43,308,906,961	79,303,268,273
(*) Demand deposits by individual banks for 10% or more of total demand deposits	25,861,439,422	39,106,579,372
Joint Stock Commercial Bank for Investment and Development of Vietnam	20,776,876,196	23,064,277,278
Vietnam Joint Stock Commercial Bank for Industry and Trade	5,042,765,566	15,742,033,912
Others	41,797,660	300,268,182

(**) The 01-month term deposit and accrued interest at the Joint Stock Commercial Bank for Investment and Development of Vietnam – Phu Tho Branch, with an interest rate of 4.75%/year.

6 RECEIVABLES FROM CUSTOMERS

	Closing balance VND		Opening balance VND	
	Book value	Provision	Book value	Provision
Short-term	7,593,917,570	-	24,340,208,820	-
Receivables from customers account for 10% or more of total customer receivables	7,051,173,824	-	22,017,389,074	-
Project Management Board for Investment and Construction of Traffic Works of Tuyen Quang Province	-	-	13,835,503,000	-
Department of Transport of Tuyen Quang province	5,768,838,824	-	6,492,140,074	-
Project Management Board for Investment and Construction of Traffic Works of Yen Bai Province	1,282,335,000	-	1,689,746,000	-
Others	542,743,746	-	2,322,819,746	-
Receivables from related parties (details by counterparty are presented in Note No. 34).	116,972,350	-	116,972,350	-

7 ADVANCES TO SUPPLIERS

	Closing balance VND	Opening balance VND
Short-term	14,780,022,978	6,993,282,756
Advances to suppliers account for 10% or more of total advances to LFI Real Estate and Financial Investment Joint Stock Company	11,689,484,891	5,578,466,736
Hiep Phu Company Limited	1,194,035,081	2,675,115,736
Nhat Minh Stone Manufacturing and Trading Joint Stock Company	7,415,449,810	-
Others	3,080,000,000	2,903,351,000
Advances to related parties (details by counterparty are presented in Note No. 34)	3,090,538,087	1,414,816,020
	1,780,556,181	2,675,115,736

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

8 OTHER RECEIVABLES

	Closing balance		Opening balance	
	VND		VND	
	Book value	Provision	Book value	Provision
8.1 Short-term	43,284,360,886	-	51,326,869,290	-
Other receivables	28,304,514,141	-	36,741,339,203	-
Advance compensation for ground clearance (*)	28,248,944,550	-	36,685,507,658	-
Social Insurance receivables	-	-	261,954	-
Others	55,569,591	-	55,569,591	-
Advances	14,979,846,745	-	14,585,530,087	-
Tuyen Quang - Phu Tho expressway project	600,136,576	-	600,136,576	-
Project of renovation and upgrading of National Highway 2C Tuyen Quang	3,446,955,696	-	3,826,955,696	-
An Binh Commune (Yen Bai Province) railway overpass project	1,513,925,318	-	1,442,767,260	-
Tuyen Quang - Ha Giang expressway project	4,084,129,678	-	4,094,093,969	-
Mu Cang Chai - Yen Bai road project connecting IC15	3,408,560,059	-	3,461,875,481	-
Others	1,926,139,418	-	1,159,701,105	-
8.2 Long-term	906,000,000	-	906,000,000	-
Collaterals, deposits	906,000,000	-	906,000,000	-

(*) Advance compensation for ground clearance for Nam Minh Phuong Urban Area Project (there was Decision No.2089/QD-UBND dated 22/07/2020 on the establishment of Compensation, support and resettlement Council of Viet Tri City People's Committee).

9 INVENTORIES

	Closing balance		Opening balance	
	VND		VND	
	Book value	Provision	Book value	Provision
Raw materials	356,818,847	-	356,818,847	-
Tools and supplies	4,092,545	-	4,092,545	-
Work in progress - Property	209,480,647,614	-	168,795,687,140	-
Work in progress - Construction	29,593,034,692	-	30,167,257,294	-
Total	239,434,593,698	-	199,323,855,826	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

10 PREPAYMENTS

	Closing balance VND	Opening balance VND
10.1 Short-term	597,590,441	3,399,611
Leased land and infrastructure	587,289,970	-
Others	10,300,471	3,399,611
10.2 Long-term	203,749,112	263,500,493
Overhaul of machine and tools	80,031,533	136,307,137
VAT allocation of non-taxable revenue	119,467,768	120,088,955
Others	4,249,811	7,104,401

11 CONSTRUCTION IN PROGRESS

	Current period VND	Previous period VND
Opening balance	5,701,420,448	4,880,789,299
Increase	1,151,676,124	239,250,000
Construction in progress	1,151,676,124	239,250,000
Decrease	48,880,670	396,539,647
Transfer to prepayments	-	77,640,825
Others	48,880,670	318,898,822
Closing balance (*)	6,804,215,902	4,723,499,652

(*) Including

	Closing balance VND		Opening balance VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Restaurant in Minh Phuong urban area	3,667,207,400	3,667,207,400	3,589,342,300	3,589,342,300
Minh Phuong Center Point Commercial Center	3,137,008,502	3,137,008,502	2,112,078,148	2,112,078,148
Cộng	6,804,215,902	6,804,215,902	5,701,420,448	5,701,420,448

LICOGI 14 JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

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12 FINANCIAL INVESTMENTS

					Closing balance VND				Opening balance VND			
					Amount	Cost	Fair value (**)	Provision	Amount	Cost	Fair value (*)	Provision
12.1	Trading securities				4,479,309	86,585,377,924	61,609,176,300	(25,003,782,304)	4,590,569	86,945,795,789	71,682,552,000	(15,263,243,789)
	Shares				4,479,309	86,585,377,924	61,609,176,300	(25,003,782,304)	4,590,569	86,945,795,789	71,682,552,000	(15,263,243,789)
	In which:											
	Development Investment Construction Joint Stock Company (DIG shares)				1,500,094	33,432,638,060	18,676,170,300	(14,756,467,760)	1,446,094	32,557,213,510	24,222,074,500	(8,335,139,010)
	No Va Land Investment Group Corporation (NVL shares)				864,975	12,636,369,722	10,725,690,000	(1,910,679,722)	1,200,000	19,232,064,452	16,020,000,000	(3,212,064,452)
	Phat Dat Real Estate Development Corporation (PDR shares)				190,100	3,875,047,550	2,803,975,000	(1,071,072,550)	810,400	16,519,399,925	15,235,520,000	(1,283,879,925)
	VNDIRECT Securities Corporation (VND shares)				85,000	1,849,347,500	1,504,500,000	(344,847,500)	60,000	1,375,574,200	1,167,000,000	(208,574,200)
	Saigon Hanoi Commercial Joint Stock Bank (SHB shares)				219,600	3,800,977,895	2,975,580,000	(825,397,895)	160,000	2,893,115,695	2,616,000,000	(277,115,695)
	VIX Securities Joint Stock Company (VIX shares)				98,040	1,751,383,255	1,656,876,000	(94,507,255)	-	-	-	-
	Vietnam Commercial Joint Stock Export Import Bank (EIB shares)				70,000	1,927,675,750	1,470,000,000	(457,675,750)	70,000	1,927,675,750	1,491,000,000	(436,675,750)
	Ho Chi Minh City Infrastructure Investment Joint Stock Company (CII shares)				60,000	1,134,983,850	1,044,000,000	(90,983,850)	-	-	-	-
	Tien Phong Securities Corporation (ORS shares)				240,000	3,469,186,625	3,240,000,000	(229,186,625)	200,000	2,929,843,100	2,630,000,000	(299,843,100)
	Vietnam Ocean Shipping Joint Stock Company (VOS shares)				30,000	453,503,050	367,500,000	(86,003,050)	-	-	-	-
	Binh Son Refining and Petrochemical Joint Stock Company (BSR shares)				-	-	-	-	20,075	365,509,700	323,207,500	(42,302,200)
	Vietnam Prosperity Joint Stock Commercial Bank (VPB shares)				87,000	2,804,351,550	2,349,000,000	(455,351,550)	75,000	2,441,689,250	2,148,750,000	(292,939,250)
	LDG Investment Joint stock Company (LDG shares)				408,000	1,983,965,177	1,313,760,000	(670,205,177)	370,000	1,834,615,977	1,598,400,000	(236,215,977)
	Saigon - Hanoi Securities Joint Stock Company (SHS shares)				33,000	587,054,900	610,500,000	-	-	-	-	-

LICOGI 14 JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

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12 FINANCIAL INVESTMENT (CONTINUED)

12.1 Trading securities (continued)

	Closing balance VND				Opening balance VND			
	Amount	Cost	Fair value (**)	Provision	Amount	Cost	Fair value (**)	Provision
Lizen Joint Stock Company (LCG shares)	110,000	1,379,978,600	949,300,000	(430,678,600)	107,000	1,350,098,750	1,091,400,000	(258,698,750)
GELEX Group Joint Stock Company (GEX shares)	140,000	5,844,377,210	4,403,000,000	(1,441,377,210)	72,000	3,518,995,480	3,139,200,000	(379,795,480)
Vietnam Joint Stock Commercial Bank for Industry and Trade (CTG shares)	33,000	1,379,878,500	1,120,350,000	(259,528,500)	-	-	-	-
PetroVietNam Drilling & Well Service Corporation (PVD shares)	32,000	1,045,464,420	1,049,600,000	-	-	-	-	-
PetroVietnam Oil Corporation (OIL shares)	105,000	2,362,720,360	1,386,000,000	(976,720,360)	-	-	-	-
Petrovietnam Fertilizer and Chemicals Corporation (DPM shares)	50,000	1,459,858,400	1,150,000,000	(309,858,400)	-	-	-	-
PetroVietnam Transportation Corporation (PVT shares)	85,500	1,971,632,000	1,697,175,000	(274,457,000)	-	-	-	-
Masan Group Corporation (MSN shares)	5,000	376,626,250	360,500,000	(16,126,250)	-	-	-	-
The PAN Group Joint Stock Company (PAN shares)	33,000	1,058,357,300	755,700,000	(302,657,300)	-	-	-	-

(*) The fair value is determined on the basis of the closing prices of the above shares as of 31 December 2025 on the stock exchange.

(**) The fair value is determined on the basis of the closing prices of the above shares as of 30 June 2026 on the stock exchange.

12.2 Provision for devaluation of trading securities

Opening balance
Provision
Reversal of provision
Closing balance

Current period VND	Previous period VND
(15,263,243,789)	(18,481,878,570)
(11,752,164,095)	(3,852,746,260)
2,011,625,580	7,329,749,640
<u>(25,003,782,304)</u>	<u>(15,004,875,190)</u>

LICOGI 14 JOINT STOCK COMPANY
NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)
12 FINANCIAL INVESTMENT (CONTINUED)
12.3 Investments held to maturity

			Closing balance VND			Opening balance VND
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term	67,292,326,029	67,292,326,029	-	90,265,669,046	90,265,669,046	-
Term deposits						
Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch, with a term of 06 months, interest rate form 6%/year to 8%/year	33,708,438,357	33,708,438,357	-	23,219,764,384	23,219,764,384	-
- Deposit principal	33,000,000,000	33,000,000,000	-	23,000,000,000	23,000,000,000	-
- Accrued interest	708,438,357	708,438,357	-	219,764,384	219,764,384	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hai Ba Trung Branch, with a term of 06 months, interest rate form 6%/year to 8%/year	20,449,315,069	20,449,315,069	-	20,329,424,658	20,329,424,658	-
- Deposit principal	20,000,000,000	20,000,000,000	-	20,000,000,000	20,000,000,000	-
- Accrued interest	449,315,069	449,315,069	-	329,424,658	329,424,658	-
Vietnam Joint Stock Commercial Bank for Industry and Trade – Phu Tho Branch, with a term of 06 months, interest rate form 7.7%/year to 7.8%/year	10,063,410,959	10,063,410,959	-	38,627,340,275	38,627,340,275	-
- Deposit principal	10,000,000,000	10,000,000,000	-	38,400,000,000	38,400,000,000	-
- Accrued interest	63,410,959	63,410,959	-	227,340,275	227,340,275	-
Vietnam Joint Stock Commercial Bank for Industry and Trade – Hung Vuong Branch	-	-	-	8,089,139,729	8,089,139,729	-
- Deposit principal	-	-	-	8,000,000,000	8,000,000,000	-
- Accrued interest	-	-	-	89,139,729	89,139,729	-
Orient Commercial Joint Stock Bank - Phu Tho Branch, with a term of 06 months, interest rate form 7.4%/year	3,071,161,644	3,071,161,644	-	-	-	-
- Deposit principal	3,000,000,000	3,000,000,000	-	-	-	-
- Accrued interest	71,161,644	71,161,644	-	-	-	-

12.4 Invest capital in other entities

Invest capital in other entities				Closing balance VND			Opening balance VND
				Provision	Cost	Fair value	Provision
	Cost	Fair value					
Investments in Joint ventures and associates	56,100,000,000	(*)		-	56,100,000,000	(*)	-
Details of investments in associates of the Company at the beginning of the period are as follows:							
Entities	Ownership rate (%)	Voting right rate (%)	Benefit rate (%)	Capital (VND)	Cost (VND)	Fair value (VND)	Provision (VND)
LFI Real Estate and Financial Investment Joint Stock Company	48.57%	48.57%	48.57%	404,250,000,000	56,100,000,000	(*)	-
Total					56,100,000,000	-	

LICOGI 14 JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

12 FINANCIAL INVESTMENT (CONTINUED)

12.4 Invest capital in other entities (continued)

Details of investments in associates and Joint ventures of the Company as at the end of the period are as follows:

Entities	Ownership rate (%)	Voting right rate (%)	Benefit rate (%)	Capital (VND)	Cost (VND)	Fair value (VND)	Provision (VND)
LFI Real Estate and Financial Investment Joint Stock Company	48.57%	48.57%	48.57%	404,250,000,000	56,100,000,000	(*)	-
Total					56,100,000,000	-	-

(*) The Company has not determined the fair value of the investment in associates to disclose in the summary financial statements because there is no quoted market price for these financial instruments and the standard Vietnamese accounting and the Vietnamese corporate accounting regime do not currently have guidance on how to calculate fair value using valuation techniques. The fair value of these financial instruments may differ from the carrying amount.

LICOGI 14 JOINT STOCK COMPANY
NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
FORM B09a - DN
(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)
13 TANGIBLE FIXED ASSETS

	Buildings and structures VND	Machinery and equipment VND	Means of transportation VND	Office equipment VND	Total VND
HISTORICAL COST					
Opening balance	7,166,795,616	59,694,558,084	34,503,863,826	124,213,636	101,489,431,162
Increase	-	56,120,370	-	-	56,120,370
Purchasing	-	56,120,370	-	-	56,120,370
Decrease	-	-	-	-	-
Closing balance	7,166,795,616	59,750,678,454	34,503,863,826	124,213,636	101,545,551,532
ACCUMULATED DEPRECIATION					
Opening balance	6,473,704,617	44,150,271,116	21,757,087,872	124,213,636	72,505,277,241
Increase	49,290,000	1,047,896,020	982,008,170	-	2,079,194,190
Charge for the period	49,290,000	1,047,896,020	982,008,170	-	2,079,194,190
Decrease	-	-	-	-	-
Closing balance	6,522,994,617	45,198,167,136	22,739,096,042	124,213,636	74,584,471,431
NET BOOK VALUE					
Opening balance	693,090,999	15,544,286,968	12,746,775,954	-	28,984,153,921
Closing balance	643,800,999	14,552,511,318	11,764,767,784	-	26,961,080,101

Cost of fully depreciated tangible fixed assets but still in use as at 30 June 2026 is VND55,100,236,951 (at 01 January 2026 is VND55,100,236,951).

The net book value of the fixed assets used as collateral, pledge or mortgage as at 31 December 2025 is VND22,364,644,114 (at 01 January 2026 is VND21,673,840,735).

LICOGI 14 JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

14 INTANGIBLE FIXED ASSETS

Intangible fixed assets are the land use rights. Details are as follows:

	Historical cost VND	Accumulated depreciation VND	Net book value VND
Opening balance	156,020,000	154,041,000	1,979,000
Increase	-	1,979,000	
Closing balance	156,020,000	156,020,000	-

Cost of fully depreciated intangible fixed assets but still in use as at 30 June 2026 is VND156,020,000.

15 INVESTMENT PROPERTY

Opening balance VND	Increase VND	Decrease VND	Closing balance VND
------------------------	-----------------	-----------------	------------------------

INVESTMENT PROPERTY HELD FOR RENTAL

Historical cost	27,344,829,481	-	27,344,829,481
Housing and land use rights	27,344,829,481	-	27,344,829,481
Accumulated depreciation	3,535,657,512	-	3,861,191,196
Housing and land use rights	3,535,657,512	-	3,861,191,196
Net book value	23,809,171,969		23,483,638,285
Housing and land use rights	23,809,171,969		23,483,638,285

16 PAYABLES TO SUPPLIERS

Closing balance VND	Opening balance VND
------------------------	------------------------

Short-term

Payables to suppliers account for 10% or more of total paybles to suppliers

<i>Phu Tho Construction Quality Inspection Center</i>	2,176,656,598	10,336,523,287
<i>Thinh Cuong Joint Stock Company</i>	1,058,021,159	8,224,478,939
<i>Thuong Long Joint Stock Company</i>	239,050,600	239,050,600
<i>Bac Son Phu Tho Investment and Construction Company Limited</i>	399,415,753	399,415,753
<i>Hiep Phu Company Limited</i>	419,554,600	-
<i>Others</i>	206	1,173,266,006
	-	6,412,746,580
Account payable to related parties (details by counterparty are presented in Note No. 34)	1,118,635,439	2,112,044,348
	246,384,143	1,106,398,143

17 ADVANCES BY CUSTOMERS

Closing balance VND	Opening balance VND
------------------------	------------------------

Short-term

Customers pay for construction contracts in advance

<i>Project Management Board for Investment and Construction of Traffic Works of Tuyen Quang Province</i>	38,140,644,200	62,404,928,200
<i>Project Management Board for Investment and Construction of Traffic Works of Yen Bai Province</i>	38,140,644,200	62,404,928,200
<i>Project Management Board for Investment and Construction of Traffic Works of Yen Bai Province</i>	3,513,832,100	28,581,316,100
<i>Project Management Board No. 1 for Construction Investment Projects of Tuyen Quang Province</i>	30,886,098,000	29,898,638,000
	3,740,714,100	3,924,974,100

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

18 TAXES AND PAYABLE TO STATE TREASURY

	Opening balance VND	Incurred VND	Paid VND	Closing balance VND
Short-term				
Output value added tax	259,752,642	1,983,011,212	2,570,027,802	(327,263,948)
Corporate income tax	3,577,285,781	412,626,356	3,577,285,781	412,626,356
Personal income tax	32,763,581	71,297,523	64,295,924	39,765,180
Housing tax, land rental	(352,373,982)	1,174,579,940	-	822,205,958
Other taxes	-	69,252,957	69,252,957	-
payables	-	230,963	230,963	-
Total	3,517,428,022	3,710,998,951	6,281,093,427	947,333,546
<i>In which:</i>				
18.1 Payable	3,869,802,004			1,274,597,494
18.2 Receivable	352,373,982			327,263,948

19 ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
Short-term	93,300	413,000
Securities trading fees	93,300	413,000

20 UNEARNED REVENUE

	Closing balance VND	Opening balance VND
Short-term	22,169,896,085	22,679,481,632
Revenue received in advance of kiot rental for commercial services in Minh Phuong urban area	22,169,896,085	22,679,481,632

21 OTHER PAYABLES

	Closing balance VND	Opening balance VND
Short-term	44,467,827,059	57,231,417,864
Union funds	83,132,072	40,116,837
Other payables	44,384,694,987	57,191,301,027
Site clearance support for Nam Minh Phuong urban area project (*)	38,256,234,898	50,524,236,078
Support opening intersections to Minh Phuong urban area (*)	921,313,000	921,313,000
Funding for completing the planning of ecological urban area of Phu Ninh district (*)	606,513,813	849,547,629
Funding for planning the project of high-end eco-resort housing combined with Phuong Mao Lake and Da Mai Waterfall experience tourism in Thanh Son and Thanh Thuy districts (**)	3,000,000,000	3,000,000,000
Others	1,600,633,276	1,896,204,320

(*) These supporting funds are extracted from undistributed profit after tax according to the Resolution of Annual General Meeting of Shareholders 2020 of LICOGI 14 Joint Stock Company dated 30/06/2020 with the total amount of VND61,579,402,168. The total remaining unused funds as at 30/06/2026 are VND39,784,061,711

(**) This supporting fund is extracted from undistributed profit after tax according to the Resolution of Annual General Meeting of Shareholders 2024 of LICOGI 14 Joint Stock Company dated 26/04/2024 with the total amount of VND3,000,000,000. The total remaining unused fund as at 30/06/2026 is VND3,000,000,000.

LICOGI 14 JOINT STOCK COMPANY
NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

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22 LOANS AND FINANCIAL LEASE LIABILITIES

				Closing balance VND		Opening balance VND
				13,655,618,182		12,622,031,200
				13,655,618,182		12,622,031,200
				1,850,000,000		1,765,600,000
				1,850,000,000		1,765,600,000
	Closing balance VND		During the period VND	Opening balance VND		
	Value	Repayment capacity		Value	Repayment capacity	
22.1 Short-term						
Loans						
22.2 Long-term						
Loans						
Loans						
Short-term loans	11,584,458,182	11,584,458,182	18,949,633,611	14,795,086,629	7,429,911,200	7,429,911,200
Bank loans	11,564,740,353	11,564,740,353	7,564,740,353	3,429,911,200	7,429,911,200	7,429,911,200
Vietnam Joint Stock Commercial Bank for Industry and Trade – Phu Tho Branch (*)	11,564,740,353	11,564,740,353	7,564,740,353	3,429,911,200	7,429,911,200	7,429,911,200
Advance payment for securities sales	19,717,829	19,717,829	11,384,893,258	11,365,175,429	-	-
Bank for Investment and Development of Vietnam Securities Limited Company	19,717,829	19,717,829	11,384,893,258	11,365,175,429	-	-
Long-term debt matures	2,071,160,000	2,071,160,000	905,000,000	4,025,960,000	5,192,120,000	5,192,120,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch (**)	2,071,160,000	2,071,160,000	905,000,000	4,025,960,000	5,192,120,000	5,192,120,000
Long-term loans	1,850,000,000	1,850,000,000	989,400,000	905,000,000	1,765,600,000	1,765,600,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch (**)	1,850,000,000	1,850,000,000	989,400,000	905,000,000	1,765,600,000	1,765,600,000
Total	15,505,618,182	15,505,618,182	20,844,033,611	19,726,046,629	14,387,631,200	14,387,631,200

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

22 LOANS AND FINANCIAL LEASE LIABILITIES (CONTINUED)

- (*) Loan under the One-time Loan Agreement No. 635/2024-HĐCVTL/NHCT240-LICOGI14 dated 29/11/2024 between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Phu Tho Branch:
- Credit limit: VND80,000,000,000;
- Purpose: Construction of the section from Km48+680 to Km51+118.58 under Package No. 21: Construction of the section from Km43+00 to Km55+00 of the Tuyen Quang – Ha Giang Expressway Project (Phase 1), passing through Tuyen Quang Province in accordance with Construction Contract No. 21/2023/HĐ-XL dated 06/10/2023 signed between the Tuyen Quang Province Traffic Construction Investment Project Management Board and the consortium of 68 Trading Construction and Service Joint Stock Company – Phuc Thanh An Company Limited – Hiep Phu Company Limited and Construction Contract No. 1205/2023/HĐKT/68-Licogi14 dated 05/12/2023 signed between LICOGI14 Joint Stock Company and 68 Trading Construction and Service Joint Stock Company;
- Disbursement period: From 29/11/2024 to 13/05/2026;
- Loan term: 12 months from the day following the date of the first disbursement;
- Interest: Determined in each specified Loan Acknowledgement and is valid from the time of disbursement until an interest rate adjustment is made;
- Collateral: The right to claim receivables and to benefit from the proceeds thereof and the Company's right to allocation and use arising from: Construction Contract No. 21/2023/HĐ-XL dated 06/10/2023 and any amendments and supplements thereto (if any) signed between the Tuyen Quang Province Traffic Construction Investment Project Management Board and the consortium of 68 Trading Construction and Service Joint Stock Company – Phuc Thanh An Company Limited – Hiep Phu Company Limited; and Economic Contract No. 1205/2023/HĐKT/68-Licogi14 dated 05/12/2023 and any amendments and supplements thereto (if any) signed between the Company and 68 Trading Construction and Service Joint Stock Company.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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*(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)***22 LOANS AND FINANCIAL LEASE LIABILITIES (CONTINUED)****(**)** Loans between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch, details are as follows:

- Loan under credit contract No. 02/2021/399127/HĐTD dated 08/11/2021 signed between the Company with Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch:

Credit limit: VND2,821,600,000

Purpose: Purchase of construction machinery and equipment (including 02 vibrating rollers) to serve production and business needs.

Interest: 7.9%/year is fixed during the first 2 years, in subsequent years, it is adjusted every 6 months at the time of adjustment.

Loan term: 60 months

Collateral: The loan is secured by a system of 04 vibrating rollers, 01 crawler excavator, 01 wheel excavator with a total value of VND12,308,000,000 according to the property mortgage contract No. 01/2021/399127/HĐBĐ dated 22/12/2021.

- Loan under credit contract No. 02/2022/399127/HĐTD dated 04/08/2022 signed between the Company with Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch:

Credit limit: VND4,779,000,000

Purpose: Purchase of 05 CNHTC brand trucks

Interest: 7.5%/year is fixed during the first 1 years, in subsequent years, it is adjusted every 6 months at the time of adjustment.

Loan term: 48 months from the date of first disbursement.

Collateral: The loan is secured by a system of 05 100% new V7G6x4 square dump trucks.

- Loan under credit contract No. 01/2023/399127/HĐTD dated 31/07/2023 signed between the Company with Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Tho Branch:

Credit limit: VND7,400,000,000

Purpose: Purchase of crawler excavators, vibratory rollers, cars.

Loan term: 60 months

Interest: 8.7%/month and then adjusted every 6 months according to the Bank's interest rate announcement at the time of adjustment.

Collateral: The loan is secured by 02 crawler excavators, 01 vibratory roller, 01 car according to the property mortgage contract No. 01/2023/399127/HĐBĐ dated 31/08/2023 and the property mortgage contract No. 02/2023/399127/HĐBĐ dated 17/10/2023.

LICOGI 14 JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

23 OWNERS' CONTRIBUTED CAPITAL

CHANGES IN OWNERS'S EQUITY

Currency: VND

	Share capital	Treasury shares	Investment and development fund	Undistributed profit after tax	Total
Opening balance of the previous period	308,595,150,000	(2,000,000)	45,507,351,873	71,824,954,096	425,925,455,969
Increase during the previous period	-	-	-	13,518,199,376	13,518,199,376
Net profit for the previous period	-	-	-	13,518,199,376	13,518,199,376
Decrease during the previous period	-	-	-	-	-
Closing balance of the previous period	308,595,150,000	(2,000,000)	45,507,351,873	85,343,153,472	439,443,655,345
Opening balance of the current period	308,595,150,000	(2,000,000)	46,365,698,712	92,239,614,374	447,198,463,086
Increase during the current period	-	-	-	1,622,144,392	1,622,144,392
Net profit for the current period	-	-	-	1,622,144,392	1,622,144,392
Decrease during the current period	-	-	-	-	-
Closing balance of the current period	308,595,150,000	(2,000,000)	46,365,698,712	93,861,758,766	448,820,607,478

DETAILS OF THE OWNERS' CONTRIBUTIONS

	Closing balance VND		Opening balance VND	
	Shares	Rate	Shares	Rate
State contributed capital (LICOGI Corporation - JSC)	5,706,010	18.49%	5,706,010	18.49%
Mr. Pham Gia Ly	2,553,071	8.27%	2,553,071	8.27%
Other shareholders' capital	22,600,434	73.24%	22,600,434	73.24%
Total	30,859,515	100.00%	30,859,515	100.00%

(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

23 OWNERS' CONTRIBUTED CAPITAL (CONTINUED)**CAPITAL TRANSACTIONS WITH OWNERS AND SHAREHOLDERS, DISTRIBUTION OF PROFIT**

	Current period VND	Previous period VND
a. Owners' contributed capital		
Opening balance	308,595,150,000	308,595,150,000
Increase	-	-
Decrease	-	-
Closing balance	308,595,150,000	308,595,150,000
b. Undistributed profit after tax		
	Current period VND	Previous period VND
Opening balance	92,239,614,374	71,824,954,096
Increase	1,622,144,392	13,518,199,376
Profits during the period	1,622,144,392	13,518,199,376
Closing balance	93,861,758,766	85,343,153,472
c. Share	Closing balance Share	Opening balance Share
Number of shares registered	30,859,515	30,859,515
Number of shares issued	30,859,515	30,859,515
Common shares	30,859,515	30,859,515
Number of shares redeemed (treasury shares)	200	200
Common shares	200	200
Number of shares in circulation	30,859,315	30,859,315
Common shares	30,859,315	30,859,315
Par value of outstanding shares (VND/share)	10,000	10,000

24 REVENUE

	Current period VND	Previous period VND
Revenue from sales of goods and provision of services	42,496,064,636	47,614,829,093
Sales of real estate	12,154,333,636	28,076,148,176
Revenue from real estate rental	564,131,002	509,585,547
Revenue from construction contracts	29,777,599,998	19,029,095,370
Deductions	-	-
Net revenue from sales of goods and provision of service	42,496,064,636	47,614,829,093

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

25 COST OF GOODS SOLD

	Current period VND	Previous period VND
Real estate	844,120,001	4,460,621,936
Real estate rental	388,490,354	490,037,332
Construction contracts	25,172,537,807	17,836,310,640
Total	26,405,148,162	22,786,969,908

26 FINANCIAL INCOME

	Current period VND	Previous period VND
Interest income	3,398,890,057	3,126,207,060
Interest income from trading securities	1,331,551,240	1,244,060,595
Others	15,000,940	8,302,000
Total	4,745,442,237	4,378,569,655

27 FINANCIAL EXPENSES

	Current period VND	Previous period VND
Borrowing costs	513,867,520	556,906,744
Loss due to liquidation of financial investments	2,282,771,185	830,387,660
Provision for devaluation of trading securities	9,740,538,515	(3,477,003,380)
Securities transaction fees	34,621,361	19,943,090
Total	12,571,798,581	(2,069,765,886)

28 SELLING, GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Previous period VND
28.1 Selling expenses	2,460,100,945	10,312,238,229
Details of expenses account for 10% or more of the total selling expenses	2,459,478,007	10,311,615,291
<i>Selling expenses of Minh Phuong urban area project</i>	2,459,478,007	10,311,615,291
Others	622,938	622,938
28.2 General and administration expenses	3,769,457,474	3,594,173,385
Details of expenses account for 10% or more of the total general and administration expenses	2,126,589,313	1,881,855,551
<i>Salary expenses and salary deductions</i>	2,126,589,313	1,881,855,551
Others	1,642,868,161	1,712,317,834

29 OTHER EXPENSES

	Current period VND	Previous period VND
Administrative fines	-	30,000,000
Late payment of taxes	230,963	109,080,416
Total	230,963	139,080,416

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

30 PRODUCTION AND BUSINESS EXPENSES BY FACTORS

	Current period VND	Previous period VND
Cost of raw materials	17,118,282,290	19,606,911,230
Labor costs	8,654,215,329	8,644,092,596
Depreciation expense	2,406,706,874	2,327,735,778
Cost of hired services	4,619,092,313	2,527,984,875
Other costs	39,947,147,647	5,764,208,866
Total	72,745,444,453	38,870,933,345

31 CURRENT CORPORATE INCOME TAX EXPENSE

	Real estate business	Other business activities	Total
Accounting profit before tax (1)	7,484,011,819	(5,449,241,071)	2,034,770,748
Adjustment terms increase and decrease accounting profit			
Adjustment terms increase (2)	-	424,550,018	424,550,018
Tax arrears, late payment interest, insurance and administrative fines	-	461,926	461,926
Remuneration of non-executive Administrative Council's members	-	105,600,000	105,600,000
Others		318,488,092	318,488,092
Adjustment terms decrease (3)	-	-	-
Prior year loss carried forward (4)	-	-	-
Total taxable profit (5)=(1)+(2)-(3)+(4)	7,484,011,819	(5,024,691,053)	2,459,320,766
Corporate income tax rate (6)			20%
Current income tax expense (7)=(5)*(6)			491,864,153
Adjustment of prior years' income tax expense to current income tax expense (8)			(79,237,797)
Current corporate income tax expense (9)=(7)+(8)	-	-	412,626,356

32 DEFERRED CORPORATE INCOME TAX EXPENSE/(INCOME)

	Current period VND	Previous period VND
Deferred corporate income tax expense/(income) arising from temporary differences that are deducted from the advance payment by the buyer to purchase the land plot of Minh Phuong urban area project but not handed over at the end of the accounting period	-	(260,695,195)
Total	-	(260,695,195)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

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(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

33 FINANCIAL INSTRUMENTS

Types of financial instruments

Details of major accounting policies and methods applied by the Company (including criteria for recognition, bases for determining values and bases for recognition of incomes and expenses) for each types of financial assets, financial liabilities and equity instruments are presented in Note 4.22.

	Book value Closing balance VND	Book value Opening balance VND
Financial assets		
Cash and cash equivalents	43,308,906,961	79,303,268,273
Investments held to maturity	67,292,326,029	90,265,669,046
Receivables from customers	7,593,917,570	24,340,208,820
Other receivables	29,210,514,141	37,647,339,203
Total	147,405,664,701	231,556,485,342
Financial liabilities		
Payable to suppliers	2,176,656,598	10,336,523,287
Accrued expenses	93,300	413,000
Other payables	44,467,827,059	57,231,417,864
Loan and finance lease debt	15,505,618,182	14,387,631,200
Total	62,150,195,139	81,955,985,351

The Company presents and discloses financial instruments in accordance with the provisions of Circular No.210/2009/TT-BTC dated 06/11/2009 of the Ministry of Finance. This Circular guides the application of international accounting standards on financial statement presentation and disclosure to financial instruments, but does not provide specific guidance for assessment and recognition of financial instruments according to fair value. The Company has presented fair value of financial instruments in accordance with guidance on notes to the financial statements of Circular No.99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance at some explanation above.

34 INFORMATION RELATED PARTIES

Income of Board of Directors, Board of Management and Board of Supervision

Full name	Position	Current period VND	Previous period VND
Board of Directors, Board of Management			
Mr. Pham Gia Ly	Chairman	385,500,000	335,500,000
Mr. Pham Hung Cuong	Member/Deputy General Director	215,528,601	191,207,745
Mr. Nguyen Anh Dung	Member	67,100,000	64,900,000
Mr. Hoang Hang Hai	Member/Deputy General Director	76,800,000	65,600,000
Mr. Nguyen Van Tuan	Member	67,100,000	64,900,000
Mr. Lai Xuan Hung	General Director	234,871,500	173,588,364
Mr. Bui Tien Sy	Deputy General Director (dismissed on 03/12/2025)	-	120,836,481
Mr. Vuong Duc Vu	Deputy General Director	171,768,607	135,549,477
Mr. Pham Hung Son	Deputy General Director	139,753,500	-
Board of Supervision			
Ms. Vu Thi Van Nga	Chief Supervisor	67,200,000	54,600,000
Mr. Hoang Nhu Thai	Member	33,000,000	33,000,000
Mr. Pham Hong Quan	Member	44,400,000	33,800,000
Total		1,503,022,208	1,273,482,067

LICOGI 14 JOINT STOCK COMPANY

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

FORM B09a - DN

(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

34 INFORMATION RELATED PARTIES (CONTINUED)

Transactions with related parties

	Relationship	Current period VND	Previous period VND
Purchase of goods and services		1,646,658,242	3,719,303,472
LFI Real Estate and Financial Investment Joint Stock Company	Associate	1,386,872,131	3,719,303,472
LICOGI Consulting Joint Stock Company	Same major shareholder (LICOGI Corporation - JSC)	259,786,111	-

Balances with related parties

		Closing balance VND	Opening balance VND
Receivables from customers		116,972,350	116,972,350
Short-term		116,972,350	116,972,350
LFI Real Estate and Financial Investment Joint Stock Company	Associate	116,972,350	116,972,350
Advances to suppliers		1,780,556,181	2,675,115,736
Short-term		1,780,556,181	2,675,115,736
LFI Real Estate and Financial Investment Joint Stock Company	Associate	1,194,035,081	2,675,115,736
LICOGI Consulting Joint Stock Company	Same major shareholder (LICOGI Corporation - JSC)	586,521,100	-
Payables to suppliers		246,384,143	1,106,398,143
Short-term		246,384,143	1,106,398,143
LICOGI Consulting Joint Stock Company	Same major shareholder (LICOGI Corporation - JSC)	-	860,014,000
LICOGI 13 Joint Stock Company	Same major shareholder (LICOGI Corporation - JSC)	174,290,208	174,290,208
LICOGI 10 Joint Stock Company	Same major shareholder (LICOGI Corporation - JSC)	72,093,935	72,093,935

(The notes set out on pages 09 to 37 are an integral part of these interim financial statements)

35 COMPARATIVE FIGURES

The comparative figures of the statement of financial position are the financial statements for the fiscal year ended 31 December 2025 audited by An Viet Auditing Company Limited - Hanoi Branch. The comparative figures of the interim income statement and interim statement of cash flow are extracted from the interim financial statements for the period from 01 January 2025 to 30 June 2025 reviewed by An Viet Auditing Company Limited - Hanoi Branch.

Certain items in the statement of financial position have been reclassified in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, as detailed below:

		Figures before adjustment VND	Adjustments VND	Figures after adjustment VND
<i>Statement of Financial Position</i>				
	Codes			
Cash equivalents	112	38,000,000,000	113,404,110	38,113,404,110
Short-term held-to-maturity investments	123	89,400,000,000	865,669,046	90,265,669,046
Other short-term receivables	135	52,305,942,446	(979,073,156)	51,326,869,290

Approved, 17 August 2026

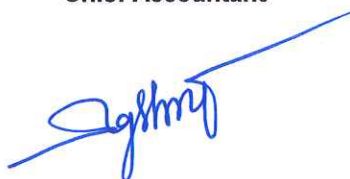
Preparer

Chief Accountant

General Director



Nguyen Thi Bich Thao



Nguyen Thi Thanh Nga




Lai Xuan Hung