

VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION
REVIEWED INTERIM FINANCIAL STATEMENTS
For the period ended 30/06/2026

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STATEMENT OF THE BOARD OF GENERAL DIRECTOR

The Board of Directors of Vietnam Industrial Construction Corporation presents this report together with the Company's Interim Financial Statements for the period ended 30 June, 2026.

THE CORPORATION

Vietnam Industrial Construction Corporation (hereinafter referred to as "the Corporation"), formerly a state-owned enterprise under Ministry of Industry (currently Ministry of Industry and Trade), was established according to Decision No. 63/1998/QĐ-BCN dated 22/09/1998 of the Minister of Industry. The Corporation officially transitioned to operating as a joint-stock company under Decision No. 1437/QĐ-TTg dated 10/08/2010 issued by the Prime Minister approving the equitization plan for the Corporation.

The Corporation operates under the Certificate of Business Registration No. 0100779365 granted by the Hanoi Department of Planning and Investment for the first time on 21/10/1998, and changed for the 8th time on 22/04/2026 by the Business Registration and Corporate Finance Division of the Hanoi Department of Finance to update the administrative boundaries.

The Corporation's Charter capital under the Certificate of Business Registration changed for the 8th time on 22/04/2026 is VND 550,000,000,000 (*In words: Five hundred and fifty billion dong*).

Foreign name: Vietnam Industrial Construction Corporation. Abbreviation: VINAINCON.

The Corporation's stock is currently traded on the Unlisted Public Company Market at Hanoi Stock Exchange with stock code: VVN.

The Corporation's registered office is located at VINAINCON Building, No. 5 Lang Ha Street, O Cho Dua Ward, Hanoi, Vietnam.

BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS

Members of Boards of Management, Supervisors and General Directors who held the Corporation during the period and at the date of this report are as follows:

Board of Management

Mrs. Nguyen Thi Khanh Hang	Chairman (Appointed from 23/06/2026) (Members as of 23 June 2026)
Mr. Tran Anh Tan	Chairman (Dismissed from 23/06/2026)
Mr. Nguyen Truong Son	Independent member (Dismissed from 23/06/2026)
Mr. Do Chi Nguyen	Member (Re-appointed from 23/06/2026)
Mr. Vuong Kha Hai	Member (Re-appointed from 23/06/2026)
Mr. Nguyen The Phuong	Member (Appointed from 23/06/2026)
Mr. Chu The Hoang	Member (Appointed from 23/06/2026)

Board of Supervisors

Mrs. Nguyen Thi Thu Nga	Head of the Board (Re-appointed from 23/06/2026)
Mr. Nguyen Ngoc Cuong	Member (Re-appointed from 23/06/2026)
Mr. Pham Hung	Member (Dismissed from 23/06/2026)
Mrs. Duong Hoai Trang	Member (Appointed from 23/06/2026)

Board of General Directors

Mr. Do Chi Nguyen	General Director
Mrs. Tran Thi Minh	Deputy General Director
Mr. Nguyen The Phuong	Deputy General Director
Mr. Vuong Kha Hai	Deputy General Director

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

SUBSEQUENT EVENTS

According to the Board of General Directors, in all material respects, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Corporation which would require adjustments to or disclosures to be made in the interim financial statements for the period ended as at 30/06/2026.

AUDITORS

The Company's interim financial statements for the period ended as at 30/06/2026 have been reviewed by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

THE BOARD OF GENERAL DIRECTORS RESPONSIBILITY

The Corporation's Board of General Directors is responsible for preparing the Interim financial statements, which give a true and fair view of the financial position of the Company as at 30/06/2026 as well as of its income and Interim cash flows statements for the period ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of financial statements. In preparing these financial statements, the Board of General Directors is required to:

- 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 departures disclosed and explained in the interim financial statements;
- Design, implement and maintain an effective system of internal control for the purpose of properly preparing and presenting the Interim Financial Statements, in order to limit errors and frauds;
- Prepare the Interim financial statements on the going concern basis unless it is inappropriate to presume that the Corporation will continue in business.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Corporation and to ensure that the interim financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the Interim financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Corporation has complied with the above requirements in preparing the Interim financial statements.

For and on behalf of the Board of General Directors,



Do Chi Nguyen
General Director
Hanoi, August 24, 2026

Head Office in Hanoi:

8th floor, VG Building, No. 235 Nguyen Trai Str.,
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No.: 390/2026/BCSX-CPA VIETNAM-NV2

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

**To: Boards of Management, Supervisors and General Directors
Vietnam Industrial Construction Corporation**

We have reviewed the accompanying interim financial statements of Vietnam Industrial Construction Corporation, which were prepared on 24/08/2026, from page 05 to page 41, including the interim statement of financial position as at 30/06/2026, and the Interim Income Statement, and Interim Cash flows Statement for the period ended and Notes to the interim financial statements.

Responsibility of the Board of General Directors

The Corporation's Board of General Directors is responsible for the true and fair preparation and presentation of these interim financial statements in compliance with Vietnamese Accounting Standards, Vietnamese Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements, and for the internal control as the Board of General Directors determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the interim financial statements based on our review. We have conducted our review engagement in accordance with the Vietnamese Standard on Review Engagements No. 2410 - Review of Interim financial information performed by the independent auditor of the Corporation.

A review of interim financial information consists primarily of making inquiries, primarily of persons responsible for financial and accounting matters, applying analytical procedures, and performing 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.

Conclusion of Auditors

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 Corporation as at 30/06/2026 the interim results of its operations and its interim cash flows for the accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory regulations governing the preparation and presentation of interim financial statements.



Nguyễn Thị Mai Hoa
Deputy General Director

Certificate of registration of auditing practice:

No. 2326-2023-137-1

Authorised paper 08/2026/UQ-CPA VIETNAM dated 02/01/2026 of Chairman

Thay mặt và đại diện

For and on behalf of

CPA VIETNAM AUDITING COMPANY LIMITED

A member firm of INPACT

Hanoi, August 24, 2026

INTERIM STATEMENT OF FINANCIAL POSITION
 As at June 30, 2026

ASSETS	Code	Note	30/06/2026	01/01/2026
			VND	(Re-stated amount) VND
A - CURRENT ASSETS (100=110+130+140+150+160)	100		950,254,831,316	912,243,551,663
I. Cash and cash equivalents	110	5.1	2,486,890,761	8,297,700,476
1. Cash	111		2,486,890,761	8,297,700,476
III. Short- term receivables	130		767,051,454,797	764,849,008,294
1. Short-term receivables from customers	131	5.2	144,002,223,132	165,661,097,165
2. Prepayments to sellers in short-term	132	5.3	109,343,059,966	115,480,760,093
5. Other short-term receivables	135	5.4	607,215,434,494	577,216,413,831
6. Short-term allowances for doubtful debts	136	5.5	(93,509,262,795)	(93,509,262,795)
IV. Inventories	140	5.6	169,485,998,513	129,939,185,940
1. Inventories	141		182,355,526,032	142,808,713,459
2 Allowances for devaluation of inventories	149		(12,869,527,519)	(12,869,527,519)
VI. Other current assets	160		11,230,487,245	9,157,656,953
2. Deductible value added tax	162		6,801,513,385	5,265,547,615
3. Tax and other receivables from government budget	163	5.14	4,428,973,860	3,892,109,338
			-	-
B - LONG-TERM ASSETS (200=220+260+270)	200		318,175,480,621	318,443,490,359
II. Fixed assets	220		1,213,044,110	1,468,867,383
1. Tangible fixed assets	221	5.7	1,213,044,110	1,468,867,383
- Historical costs	222		31,507,114,473	31,507,114,473
- Accumulated depreciation	223		(30,294,070,363)	(30,038,247,090)
3. Intangible fixed assets	227	5.8	-	-
- Historical costs	228		1,013,925,557	1,013,925,557
- Accumulated amortization	229		(1,013,925,557)	(1,013,925,557)
VI. Long-term investments	260	5.9	303,306,272,174	303,306,272,174
1. Investments in subsidiaries	261		473,305,672,855	473,305,672,855
2. Investments in joint ventures and associates	262		54,263,592,152	54,263,592,152
3. Investments in equity of other entities	263		28,883,043,675	28,883,043,675
4. Allowances for long-term investments	264		(253,146,036,508)	(253,146,036,508)
VII. Other Long-term assets	270		13,656,164,337	13,668,350,802
1. Long-term deferred expenses	271	5.10	13,656,164,337	13,668,350,802
TOTAL ASSETS (270 = 100+200)	270		1,268,430,311,937	1,230,687,042,022

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at June 30, 2026

LIABILITIES AND OWNERS' EQUITY	Code	Note	30/06/2026	01/01/2026
			VND	(Re-stated amount) VND
C- LIABILITIES (300=310+330)	300		529,278,700,929	491,947,276,400
I. Short-term liabilities	310		515,847,480,929	478,516,056,400
1. Short-term trade payables	311	5.11	99,648,070,454	122,568,225,274
2. Short-term prepayments from customers	312	5.12	143,595,593,467	97,536,768,780
3. Dividends and profit payables	313	5.13	347,187,533	347,187,533
4. Short-term Taxes and other payables to State budget	314	5.14	1,730,114,242	1,596,536,664
5. Payables to employees	315		13,522,017,581	14,636,374,691
6. Short-term accrued expenses	316	5.15	61,644,044,561	59,536,806,362
10. Other short-term payments	320	5.16	22,574,064,574	20,453,317,098
11. Short-term borrowings and finance lease liabilities	321	5.17	154,723,223,169	144,713,101,184
12. Short-term provisions	322		324,698,875	1,016,772,341
13. Bonus and welfare funds	323		17,738,466,473	16,110,966,473
II. Long-term liabilities	330		13,431,220,000	13,431,220,000
8. Other long-term payables	338	5.16	13,431,220,000	13,431,220,000
D- OWNERS' EQUITY	400	5.18	739,151,611,008	738,739,765,622
1. Contributed capital	411		550,000,000,000	550,000,000,000
- Ordinary shares with voting rights	411a		550,000,000,000	550,000,000,000
7. Exchange rate differences	417		(96,149,352)	(96,149,352)
8. Development and investment funds	418		1,273,000,000	1,273,000,000
10. Undistributed profit after tax	420		187,974,760,360	187,562,914,974
- Undistributed profit after tax brought forward	420a		183,867,914,974	182,067,799,668
- Undistributed profit after tax for the current year	420b		4,106,845,386	5,495,115,306
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		1,268,430,311,937	1,230,687,042,022

Preparer

Nguyen Thi Bich Hanh

Chief Accountant

Dang Quang Cuong

Ha Noi, August 24, 2026
General Director



Do Chi Nguyen

INTERIM INCOME STATEMENT
For the period ended June 30, 2026

ITEMS	Code	Note	For the period ended 30/06/2026	For the period ended 30/06/2025
			VND	VND
1. Revenues from sales and services rendered	01	6.1	124,767,375,783	202,241,412,131
2. Revenue deductions	02		-	-
3. Net revenues from sales and services rendered (10 = 01-02)	10		124,767,375,783	202,241,412,131
4. Cost of goods	11	6.2	123,514,220,475	195,788,201,344
5. Gross revenues from sales and services rendered (20 = 10-11)	20		1,253,155,308	6,453,210,787
Gain/(loss) on sale and disposal of investment properties	21		-	-
6. Financial income	22	6.3	24,344,650,807	19,676,158,387
7. Financial expenses	23	6.4	6,874,668,358	6,462,906,330
<i>In which: interest expenses</i>	24		6,874,668,358	6,346,124,679
8. Selling expenses	26		-	-
9. General administrative expenses	27	6.5	15,640,050,779	16,947,428,517
10. Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}	30		3,083,086,978	2,719,034,327
11. Other income	31	6.6	1,110,454,545	1,099,173,873
12. Other expenses	32	6.6	86,696,137	4,043,228
13. Other profits (40 = 31-32)	40		1,023,758,408	1,095,130,645
14. Total net profit before tax (50 = 30+40)	50		4,106,845,386	3,814,164,972
15. Current corporate income tax expenses	51	6.7	-	-
16. Deferred corporate income tax expenses	52		-	-
17. Profits after corporate income tax (60 = 50-51-52)	60		4,106,845,386	3,814,164,972

Preparer



Nguyen Thi Bich Hanh

Chief Accountant



Dang Quang Cuong

Hanoi, August 24, 2026
General Director



Do Chi Nguyen

INTERIM CASH FLOW STATEMENT

(Indirect method)

For the period ended June 30, 2026

ITEMS	Code	Note	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
I. Net cash flows from operating activities				
1. Profit before tax	01		4,106,845,386	3,814,164,972
2. Adjustments for			-	-
- Depreciation of fixed assets and investment properties	02		255,823,273	379,551,837
- Provisions	03		(692,073,466)	(228,031,500)
- Gains (losses) on investing activities	05		(24,333,401,148)	(19,676,158,387)
- Interest expenses	06		6,874,668,358	6,346,124,679
3. Operating profit before changes in working capital	08		(13,788,137,597)	(9,364,348,399)
- Increase (decrease) in receivables	09		13,759,696,453	(4,316,944,041)
- Increase (decrease) in inventories	10		(39,546,812,573)	(24,129,727,030)
- Increase (decrease) in payables	11		26,336,504,160	10,620,713,153
- (Increase) decrease deferred expenses	12		12,186,465	89,222,273
- Interest paid	14		(6,961,796,508)	(6,346,124,679)
- Other receipts from operating activities	16		136,500,000	-
- Other payments on operating activities	17		(2,067,500,000)	(3,577,123,409)
Net cash flows from operating activities	20		(22,119,359,600)	(37,024,332,132)
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		-	(85,454,545)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		-	1,400,000,000
7. Proceeds from interests, dividends and distributed profits	27		6,298,427,900	3,127,611,386
Net cash flows from investing activities	30		6,298,427,900	4,442,156,841
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		104,040,384,357	141,390,365,200
4. Repayment of financial principal	34		(94,030,262,372)	(134,696,558,943)
Net cash flows from financing activities	40		10,010,121,985	6,693,806,257
Net cash flows during the period (50 = 20+30+40)	50		(5,810,809,715)	(25,888,369,034)
Cash and cash equivalents at beginning of the period	60	5.1	8,297,700,476	43,646,024,251
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	5.1	2,486,890,761	17,757,655,217

Preparer

Nguyen Thi Bich Hanh

Chief Accountant

Dang Quang Cuong

Hanoi, August 24, 2026

General Director

Do Chi Nguyen



NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

1. CORPORATION INFORMATION

1.1 Structure of ownership

Vietnam Industrial Construction Corporation formerly a state-owned enterprise under Ministry of Industry (currently Ministry of Industry and Trade), was established according to Decision No. 63/1998/QĐ-BCN dated 22/09/1998 of the Minister of Industry. The Corporation officially transitioned to operating as a joint-stock company under Decision No. 1437/QĐ-TTg dated 10/08/2010 issued by the Prime Minister approving the equitization plan for the Corporation.

The Corporation operates under the Certificate of Business Registration No. 0100779365 granted by the Hanoi Department of Planning and Investment for the first time on 21/10/1998, and changed for the 8th time on 22/04/2026 by the Business Registration and Corporate Finance Division of the Hanoi Department of Finance to update the administrative boundaries.

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Foreign name: Vietnam Industrial Construction Corporation. Abbreviation: VINAINCON.

The Corporation's stock is currently traded on the Unlisted Public Company Market at Hanoi Stock Exchange with stock code: VVN.

The Corporation's registered office is located at VINAINCON Building, No. 5 Lang Ha Street, O Cho Dua Ward, Hanoi, Vietnam.

The total number of the Corporation's employees as at 30/06/2026 is 160 employees (As at 31/12/2025 is 151 employees).

1.2 Operating industries and principal activities

- Construction of various types of buildings; Other unclassified mining activities; Production of concrete and products from cement and gypsum; Cutting, shaping and finishing stone; Manufacturing metal components; Manufacturing metal containers, tanks, and storage devices; Forging, pressing, stamping, and rolling metal; refining metal powders; Manufacturing other unclassified metal products; Construction of public works; Installation of electrical systems;
- Other specialized construction activities; Wholesale of electronic equipment and components, and telecommunications; Inland water freight transport; Warehousing and storage of goods; Restaurants and mobile food services (excluding bar, karaoke, nightclub businesses); Beverage serving services (excluding bar businesses);
- Other support services for mining and quarrying; Manufacture of basic chemicals (excluding state-restricted chemicals); Production of building materials from clay; Machinery and equipment repair; Electrical repair; Construction of other civil engineering projects;
- Other specific business activities as specified in its Certificate of Business Registration./.

The principal activities of the Corporation during in the year: construction and installation of civil and industrial projects.

1.3 Normal operating cycle

The Corporation's normal operating cycle is 12 months.

For the construction and installation of civil and industrial projects, the normal operating cycle aligns with the construction period of the projects.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

1.4 Statement of information comparability on the financial statements

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime, which replaces the Corporate Accounting Regime promulgated under Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 issued by the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 01/01/2026.

The Corporation has applied the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC since 01/01/2026. In cases where the application of this Circular results in changes in the presentation of the financial statements, the Corporation will restate or reclassify the comparative figures in accordance with the applicable regulations. Accordingly, the accounting information and figures presented in the interim financial statements are comparable as they have been calculated and presented consistently.

1.5 The Corporation structure

As at 30/06/2026, The Corporation has the following subsidiaries and associates:

No.	Unit	Place of establishment and operation	Principal activities	Ownership ratio	Voting Ratio	Benefit ratio
I	Subsidiaries					
1	Power Construction One member Limited Company No.2	Ho Chi Minh	Industrial production and construction of power projects	100%	100%	100%
2	Power Construction One member Limited Company No.4	Ha Noi	Industrial production and construction of power projects	100%	100%	100%
3	Chemical Construction Installation Company Limited	Ha Noi	Construction and installation contracting	100%	100%	100%
4	Ha Bac Mechanical & Chemical One member Limited Company	Bac Ninh	Production of mechanical products	100%	100%	100%
5	Quang Son Cement Company Limited	Thai Nguyen	Manufacture and sale of cement and clinker	100%	100%	100%
6	Construction & Industrial Production Joint Stock Company	Ha Noi	Construction and installation of works, and asset leasing	52.15%	52.15%	52.15%
7	Chemical Construction and Installation Mechanical Joint Stock Company	Hai Phong	Mechanical product manufacturing and construction contracting	71.42%	71.42%	71.42%
8	Thu Duc Centrifugal Concrete Joint Stock Company	Ho Chi Minh	Manufacture and sale of industrial concrete products	51.00%	51.00%	51.00%
9	Vietnam International Manpower Cooperation & Commercial Import - Export Joint Stock Company	Ha Noi	Labor export	51.00%	51.00%	51.00%
10	No.5 Construction Investment Joint Stock Company	Ho Chi Minh	Construction and installation of industrial and civil works, and trading of	51.00%	51.00%	51.00%
11	VINAINCON Investment & Mineral Joint Stock Company	Ha Noi	Investment and mining of minerals	51.00%	51.00%	51.00%
12	An Giang Centrifugal Concrete Joint Stock Company	An Giang	Manufacturing and trading of industrial concrete products	50.69%	50.69%	50.69%
13	VINAINCON Investment and Construction Corporation No.6	Ho Chi Minh	Construction and installation	51.00%	51.00%	51.00%

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

1.5 The Corporation structure (Continued)

As at 30/06/2026, The Corporation has the following subsidiaries and associates (Continued):

No.	Unit	Place of establishment and operation	Principal activities	Ownership ratio	Voting Ratio	Benefit ratio
II Joint ventures and Associates						
1	Hong Nam Mechanical Joint Stock Company	Ha Noi	Manufacturing of lifting, lowering and handling equipment	27.37%	27.37%	27.37%
2	Industrial Construction & Investment Joint Stock Company	Ha Noi	Construction and installation of works, and asset leasing	36.00%	36.00%	36.00%
3	Quang Son Limestone Exploiting Joint Stock Company	Thai nguyen	Limestone mining	25.00%	25.00%	25.00%
4	VINAINCON Engineering and Construction Joint Stock Company	Ha Noi	Construction of non-residential buildings	41.18%	41.18%	41.18%
5	VINAINCON Centrifugal Concrete Joint Stock Company	Hai Phong	Manufacture of concrete and products made from cement and gypsum	20.00%	20.00%	20.00%
6	VINAINCON Mechanical & Construction Joint Stock Company	Ha Noi	Construction of all types of buildings	27.99%	27.99%	27.99%
7	VINAINCON Engineering & Consulting Joint Stock Company (E & C)	Ha Noi	Construction and installation	20.70%	20.70%	20.70%
8	Construction & Mechanical Steel Structure Joint Stock Company	Ha Noi	Manufacture and installation of steel structures, and construction of industrial and civil works	23.11%	23.11%	23.11%

The dependent accounting units of the Parent Company – the Corporation include:

Name	Address	Status
Export-Import and Technical Supplies Service Center - Vietnam Industrial Construction Corporation	Vinaincon Building, No. 5 Lang Ha Street, O Cho Dua Ward, Hanoi, Vietnam	Temporary suspension
Vietnam Industrial Construction Corporation Southern Branch	No. 22 Ly Tu Trong Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	In operation
Vietnam Industrial Construction Corporation Branch in Cambodia	10EF6, st. 206 + 211, Sangkat Vealvong, Khan 7makara, Phnomphenh, Cambodia	In operation
Vietnam Industrial Construction Corporation Branch for Management, Procurement & Construction	Vinaincon Building, No. 5 Lang Ha Street, O Cho Dua Ward, Hanoi, Vietnam	In operation
Vietnam Industrial Construction Corporation Branch in Myanmar	No. 01, Building No. 23, Shwe Ohn Pin Housing 2, Yan Shin Road, Yankin Township, Yangon, Myanmar	In operation

1.6 Number of employees at the end of the accounting period

The total number of Corporation's employees as at 30/6/2026 is 212 employees (as at 31/12/2025 is 161 employees).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal year

The Corporation's fiscal year begins on 1st January and ends on 31st December of solar year.

The interim financial statements are prepared for the accounting period ending as at 30/06/2026.

2.2 Accounting currency

The accompanying interim financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Company applies the Vietnamese Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Minister of Finance.

3.2 Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Interim Financial Statements for the period ended 30/06/2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied by the Corporation in preparing the interim separate financial statements are as follows:

Basis of preparation of the Interim financial statements

The attached financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of separate financial statements.

The Corporation's interim separate financial statements are prepared by aggregating the interim financial statements of its dependent accounting units and the Corporation's Head Office. Transactions and balances between the Head Office and its dependent units, as well as among the dependent units, are eliminated when presenting the interim separate financial statements.

The accompanying financial statements are the Corporation's separate financial statements and therefore do not include the financial statements of its subsidiaries. Users of these separate financial statements should read them together with the Corporation's consolidated financial statements for the six-month period ended 30/06/2026 to obtain complete information about the Corporation's financial position, results of operations and cash flows for the period.

The accompanying separate financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdiction other than Vietnam.

Accounting estimates

The preparation of the financial statements in conformity with Vietnamese Accounting Standards, requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis for preparation of the converted financial statements of the dependent accounting entities

For the purpose of preparing the Corporation's Financial Statements: The Financial Statements of Myanmar Branch and Cambodia Branch, which are prepared in Myanmar Kyats (MMK) and US Dollars (USD) respectively, have been converted to Vietnam Dong (VND) according to the following principles:

- Assets and liabilities must be converted into Vietnam Dong at the actual exchange rate at the end of the period of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) at the reporting date.
- Exchange rate difference and asset revaluation difference are converted into Vietnam Dong at the actual exchange rate at the date of assessment;
- Undistributed after-tax profits, funds extracted from undistributed after-tax profits arising after the investment date are converted into Vietnam Dong by calculating according to the items of the income statement;
- Items in the income statement and the cash flow statement are translated into Vietnam Dong at the actual exchange rate at the time of transactions.

Exchange differences arising from the conversion of the financial statements prepared in foreign currencies into Vietnam Dong are recorded in the item "Exchange rate differences" - Code 417 in the Owners' Equity section of the Balance Sheet.

Actual exchange rates for foreign currency transactions arising during the period

- The actual exchange rate for foreign currency purchases and sales is the rate specified in the foreign currency purchase or sale agreement between the Corporation and the commercial bank;
- The exchange rate applied when recognizing receivables is the buying rate of the commercial bank designated by the Corporation for customers to make payments at the transaction date;
- The exchange rate applied when recognizing payables is the selling rate of the commercial bank with which the Corporation expects to transact at the transaction date.

Exchange rates applied when revaluing monetary items denominated in foreign currencies at the date of preparation of the separate financial statements:

- For foreign currency deposits, the average transfer buying and selling rate of the bank where the Corporation maintains its foreign currency account is applied;
- For other monetary items denominated in foreign currencies, the average transfer buying and selling rate of the commercial bank with which the Corporation regularly transacts at the date of preparation of the separate financial statements is applied. The Corporation does not retranslate part or all of foreign-currency-denominated receivables for which an allowance for doubtful debts has been provided.

All realized foreign exchange differences arising during the year and foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the period are recognized in the results of operations for the accounting period.

Cash

Cash comprises Cash on hand, bank deposits (demand deposits).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial investments

Investments in subsidiaries, joint ventures, associates and other investments

Investments in subsidiaries over which the Corporation has control, and investments in associates and joint ventures over which the Corporation has significant influence, are presented using the cost method in the separate financial statements.

Profit distributions received by the Corporation from the accumulated profits of subsidiaries arising after the Corporation obtained control are recognized in the Corporation's results of operations for the year. Other distributions are treated as a recovery of the investment and deducted from the carrying amount of the investment.

Profit distributions received by the Corporation from the accumulated profits of associates arising after the Corporation obtained significant influence are recognized in the Corporation's results of operations for the year. Other distributions are treated as a recovery of the investment and deducted from the carrying amount of the investment.

Investments in subsidiaries, joint ventures, associates and other investments are presented in the statement of financial position at cost less any provision for impairment, where applicable.

Other investments: Other investments are initially recognized at cost, comprising the purchase price and directly attributable acquisition costs. Subsequent to initial recognition, these investments are measured at cost less any provision for impairment.

Provision for investment impairment

Provision for impairment of investments in other entities and investments in equity instruments of other entities is recognized when there is objective evidence of impairment at the end of the accounting year.

For investees that are parent companies, the basis for determining the investment impairment provision is the consolidated financial statements of the investee.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

Inventories

Inventory is determined based on historical cost, in case the historical cost is higher than the net realizable value, it must be calculated based on the net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution.

The Corporation uses the perpetual inventory method and is calculated via the weighted average method.

The Corporation's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the historical cost of inventories.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Details are as follows:

	<u>Years</u>
Buildings, structures	14 - 25
Machinery and equipment	03 - 08
Motor vehicles	10
Office equipment and Others	03 - 08

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Intangible fixed assets and Amortization

Intangible fixed assets represent the value of computer software and are presented at historical cost minus accumulated amortization.

Historical costs of intangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

The intangible fixed assets are computer software that is amortized over a period of 05 years.

Deferred expenses

Deferred expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Corporation's deferred expenses include office rental expenses, tools and equipment expenses, repair expenses and other waiting-for-allocation expenses.

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 03 years.

Other expenses are allocated to expenses using the straight-line method for a period of no more than 03 years.

Payables

The account payables are monitored in detail by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, between the Corporation and the seller, an independent entity with the Corporation, including payables between the parent company and subsidiaries, joint venture companies, associates. These payables also include payables for import through trustees (in entrusted import transactions);
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.
- At the end of the period, the Corporation revalued foreign currency-denominated payables, which are monetary items denominated in foreign currencies, using the average of the bank's transfer buying and selling exchange rates at the commercial bank with which the Corporation regularly transacts.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Dividends and profit distribution

Dividends are recognized as liabilities when the Corporation's Board of Management, acting under authorization from the General Meeting of Shareholders, issues a dividend distribution notice and the Vietnam Securities Depository and Clearing Corporation announces the record date for dividend entitlement.

Borrowings and finance lease liabilities

Borrowings and finance lease liabilities include borrowings, financial leases from credit institutions and other organizations, individuals, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Corporation monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses related to the loan are recognized in the Income Statement when incurring except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Owners' equity

Capital is recorded according to the actual amounts invested by owners.

The Corporation's profit after tax is allocated for dividends to shareholders after being approved by the Shareholders' Council at the Annual General Meeting and setting up funds in accordance with the Corporation's Charter.

Revenue and other income

Construction contracts

For construction contracts stipulating that the Corporation is paid according to the value of the volume performed, when the results of executing a construction contract are reliably determined and confirmed by the customer, the revenue and expenses related to the contract are recognized in equivalent proportion to the completed work confirmed by the customer and reflected on the issued invoice.

When the results of executing a contract cannot be reliably estimated, and if there is a possibility for the Corporation to recover the costs incurred for the contract, then the contract revenue recognized is limited to the costs incurred that are likely to be recoverable. In such cases, no profit is recognized, even if the total costs of performing the contract may exceed the total revenue of the contract.

Revenue from services rendered

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It's probable that the economic benefits associated with the transaction will flow to the Corporation;
- (c) Identify the completed work as at the balance sheet date;
- (d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue and other income (Continued)

Revenue from interest and other income

The revenue is recognized when the Corporation can obtain economic benefits from the above activities and when it is reliably measured.

Cost of goods sold

The cost of goods sold and services rendered comprises the total costs incurred for services and investment properties, and the production costs of construction products during the year, recognized in accordance with the matching principle. Abnormal inventory costs are recognized immediately in the cost of goods sold.

Current corporate income tax expense

Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Corporation has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Earnings per share

Basic earnings per share is calculated by dividing net profit (loss) after tax for the year attributable to ordinary shareholders of the Corporation by the weighted average number of ordinary shares outstanding during the period.

Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of the relationship is focused more than its legal form.

Segment reporting

A segment is a distinguishable component of the Corporation that engages in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), and that is subject to risks and returns that are different from those of other business segments. The Board of Management considers the Corporation's principal business activity to be construction and installation within Vietnam. Accordingly, the Company does not present segment reporting by business segment or geographical segment as required by Vietnamese Accounting Standard No. 28 – Segment Reporting

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM STATEMENT OF FINANCIAL POSITION**5.1 Cash and cash equivalents**

	30/06/2026 VND	01/01/2026 VND
Cash on hand	285,676,244	404,723,546
Bank deposits	2,201,214,517	7,892,976,930
Total	2,486,890,761	8,297,700,476

(i) Details of bank deposits:

	30/06/2026 VND	01/01/2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam – Transaction Office Branch No. 1	159,904,833	1,771,994,186
Sai Gon - Ha Noi Commercial Joint Stock Bank	3,036,473	966,239,347
Joint Stock Commercial Bank for Investment and Development of Vietnam – Thong Nhat Branch	618,561,527	903,118,773
Others	1,419,711,684	4,251,624,624
Total	2,201,214,517	7,892,976,930

5.2 Receivables from customers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short - term	144,002,223,132	(49,899,725,820)	165,661,097,165	(49,899,725,820)
Thai Nguyen Iron And Steel Joint Stock Corporation - TISCO	27,191,055,200	(27,191,055,200)	27,191,055,200	(27,191,055,200)
Archi Reenco Hoa Binh Joint Stock Company	8,583,277,503	(3,213,239,321)	10,710,797,737	(3,213,239,321)
An Phuoc Joint Stock Company	25,933,695,321	-	27,180,380,462	-
Branch Of Southern Power Corporation - Southern Power Project Management Board	4,185,893,334	-	17,008,236,842	-
Power Construction No. 2 Company Limited	18,173,920,512	-	18,173,920,512	-
Others	59,934,381,262	(19,495,431,299)	65,396,706,412	(19,495,431,299)
Total	144,002,223,132	(49,899,725,820)	165,661,097,165	(49,899,725,820)

In which: Receivables are related parties*(Details in Note 7.1)*

	24,149,560,875	-	28,191,688,555	-
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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.3 Prepayments to suppliers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short - term	109,343,059,966	(28,999,474,676)	115,480,760,093	(28,999,474,676)
Construction Steel Structure Joint Stock Company	8,485,617,811	(8,485,617,811)	8,485,617,811	(8,485,617,811)
Vinaincon Centrifugal Concrete Joint Stock	4,712,579,331	(4,712,579,331)	4,712,579,331	(4,712,579,331)
Ha Bac Chemical Mechanical Limited Company	5,500,000,000	-	5,691,112,890	-
Construction Joint Stock Company 203	4,102,173,574	(4,102,173,574)	4,102,173,574	(4,102,173,574)
Dac Dao Construction Joint Stock Company	8,396,918,859	-	12,165,533,227	-
TDH15 Joint Stock Company	11,835,369,399	-	11,835,369,399	-
Others	66,310,400,992	(11,699,103,960)	68,488,373,861	(11,699,103,960)
Total	109,343,059,966	(28,999,474,676)	115,480,760,093	(28,999,474,676)
<i>In which: Prepayments from related parties (Details in Note 7.1)</i>	<i>21,811,319,620</i>	<i>-</i>	<i>22,002,432,510</i>	<i>-</i>

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.4 Other receivables

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	607,215,434,494	(14,610,062,299)	577,216,413,831	(14,610,062,299)
Deposits	35,425,858,668	-	27,706,261,314	-
Advanced	126,225,573	-	112,500,000	-
Other receivables	571,663,350,253	(14,610,062,299)	549,397,652,517	(14,610,062,299)
<i>Quang Son Cement Company Limited (i)</i>	515,865,728,928	-	505,177,490,634	-
<i>Chemical Construction and Installation Mechanical Joint Stock Company</i>	13,844,892,847	(11,230,081,846)	13,844,892,847	(11,230,081,846)
<i>Chemical Construction Installation Company Limited</i>	7,641,717,770	-	7,641,717,770	-
<i>Power Construction One member Limited Company No.2</i>	8,728,399,237	-	7,709,828,891	-
<i>Thu Duc Centrifugal Concrete Joint Stock Company</i>	4,071,191,000	-	5,286,453,900	-
<i>Others</i>	21,511,420,471	(3,379,980,453)	9,737,268,475	(3,379,980,453)
Total	607,215,434,494	(14,610,062,299)	577,216,413,831	(14,610,062,299)
<i>In which: Other receivables from related parties</i>	564,769,388,270	-	547,138,392,968	-

(i) Mainly comprises amounts paid by the Corporation on behalf of Quang Son Cement Company to settle the principal of its long-term loan from BNP Paribas Bank, interest on the loan for financing the Thai Nguyen Cement Plant project, and other support expenses.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.5 Allowances for doubtful debts

	30/06/2026 (VND)				01/01/2026 (VND)			
	Original cost	Recoverable amount	Allowances	Overdue Period	Original cost	Recoverable amount	Allowances	Overdue Period
- Receivables from customers	55,269,764,002	5,370,038,182	(49,899,725,820)		57,397,284,236	7,497,558,416	(49,899,725,820)	
Thai Nguyen Iron And Steel Joint Stock Company - TISCO	27,191,055,200	-	(27,191,055,200)	Over 03 years	27,191,055,200	-	(27,191,055,200)	Over 03 years
Archí Reenco Hoa Binh Joint Stock Company	8,583,277,503	5,370,038,182	(3,213,239,321)	Over 03 years	10,710,797,737	7,497,558,416	(3,213,239,321)	Over 03 years
Hoang Son Of Civil And Industry Construction Company Limited	8,899,267,173	-	(8,899,267,173)		8,899,267,173	-	(8,899,267,173)	
Others	10,596,164,126	-	(10,596,164,126)	Over 03 years	10,596,164,126	-	(10,596,164,126)	Over 03 years
- Repayments to suppliers	28,999,474,676	-	(28,999,474,676)		28,999,474,676	-	(28,999,474,676)	
Dong Anh Construction Investment Joint Stock Company	3,022,433,220	-	(3,022,433,220)	Over 03 years	3,022,433,220	-	(3,022,433,220)	Over 03 years
Construction Joint Stock Company 203	4,102,173,574	-	(4,102,173,574)	Over 03 years	4,102,173,574	-	(4,102,173,574)	Over 03 years
Vinaincon Centrifugal Concrete Joint Stock Company	4,712,579,331	-	(4,712,579,331)	Over 03 years	4,712,579,331	-	(4,712,579,331)	Over 03 years
Vinaincon Centrifugal Concrete Joint Stock Company	8,485,617,811	-	(8,485,617,811)	Over 03 years	8,485,617,811	-	(8,485,617,811)	Over 03 years
Others	8,676,670,740	-	(8,676,670,740)	Over 03 years	8,676,670,740	-	(8,676,670,740)	Over 03 years
Other receivables	18,812,688,062	4,202,625,763	(14,610,062,299)		18,812,688,062	4,202,625,763	(14,610,062,299)	
Chemical Construction and Installation Mechanical Joint Stock Company	13,844,892,847	2,614,811,001	(11,230,081,846)	Over 03 years	13,844,892,847	2,614,811,001	(11,230,081,846)	Over 03 years
Others	4,967,795,215	1,587,814,762	(3,379,980,453)	Over 03 years	4,967,795,215	1,587,814,762	(3,379,980,453)	Over 03 years
Total	103,081,926,740	9,572,663,945	(93,509,262,795)		105,209,446,974	11,700,184,179	(93,509,262,795)	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.6 Inventories

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Raw materials	16,495,670,152	(313,403,692)	7,548,436,486	(313,403,692)
Tools and supplies	892,878,005	-	-	-
Work in progress	164,966,977,875	(12,556,123,827)	135,260,276,973	(12,556,123,827)
Total	182,355,526,032	(12,869,527,519)	142,808,713,459	(12,869,527,519)

The details of work-in-process production and business costs:

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Thai Nguyen Iron and Steel Plant - Phase 2	11,836,428,088	(11,829,205,869)	11,836,428,088	(11,829,205,869)
KN Cam Ranh – Phase 21, Phase 22	10,682,540,667	-	10,654,461,074	-
Ben Thanh – Tham Luong Metro Line No. 2 Project	13,475,607,039			
Hiep Phuoc LNG Gas Power Plant	29,055,471,653	-	28,341,855,256	-
KN Cam Ranh - 432 Apartment - Maroc	32,127,071,634	-	20,282,663,147	-
Others	67,789,858,795	(726,917,958)	52,679,177,028	(726,917,958)
Total	164,966,977,876	(12,556,123,827)	135,260,276,973	(12,556,123,827)

VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION

Vinaincon Building, No. 5 Lang Ha Street, O Cho Dua Ward,
Hanoi, Vietnam

Form B09a - DN
Issued under Circular No 99/2025/TT- BTC
October 27, 2025 of the Ministry of Finance

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.7 Tangible fixed assets

Unit: VND

HISTORY COST

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
As at 01/01/2026	20,631,022,733	564,248,918	9,545,884,304	765,958,518	31,507,114,473
Purchase	-	-	-	-	-
As at 30/6/2026	20,631,022,733	564,248,918	9,545,884,304	765,958,518	31,507,114,473

ACCUMULATED DEPRECIATION

As at 01/01/2026	20,631,022,733	410,004,544	8,333,838,177	663,381,636	30,038,247,090
Depreciation	-	26,269,518	201,176,873	28,376,882	255,823,273
As at 30/6/2026	20,631,022,733	436,274,062	8,535,015,050	691,758,518	30,294,070,363

NET BOOK VALUE

As at 01/01/2026	-	154,244,374	1,212,046,127	102,576,882	1,468,867,383
As at 30/6/2026	-	127,974,856	1,010,869,254	74,200,009	1,213,044,110

Net book value of tangible fixed assets used to secure bank borrowings as at 30/06/2026 is VND 0 (as at 01/01/2026 is VND 0).

History cost of tangible fixed assets which are fully depreciated but still in use as at 30/06/2026 is VND 29,889,413,148 (As at 01/01/2026 is VND 27,560,205,239).

List of tangible fixed assets existing during the period with a value representing 10% or more of total tangible fixed assets:

No.	Asset Name	As at 30/06/2026		As at 01/01/2026	
		Accumulated depreciation	Net book Value	Accumulated depreciation	Net book Value
1	VINAINCON Headquarters, No. 5 Lang Ha	18,020,531,895 (18,020,531,895)	-	18,020,531,895 (18,020,531,895)	-
	Total	18,020,531,895 (18,020,531,895)	-	18,020,531,895 (18,020,531,895)	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.8 Intangible fixed assets*Unit: VND*

	Office equipment	Network System	Total
HISTORY COST			
As at 01/01/2026	778,925,557	235,000,000	1,013,925,557
Purchase	-	-	-
As at 30/06/2026	778,925,557	235,000,000	1,013,925,557
ACCUMULATED AMORTIZATION			
As at 01/01/2026	778,925,557	235,000,000	1,013,925,557
Amortization	-	-	-
As at 30/06/2026	778,925,557	235,000,000	1,013,925,557
NET BOOK VALUE			
As at 01/01/2026	-	-	-
As at 30/06/2026	-	-	-

History cost of intangible fixed assets which are fully amortized but still in use as at 30/06/2026 is VND 1,013,925,557 (As at 01/01/2026 is VND 1,013,925,557).

List of intangible fixed assets existing during the period with a value representing 10% or more of total intangible fixed assets:

No.	Asset Name	As at 30/06/2026			As at 01/01/2026		
		Historical costs	Accumulated amortization	Net book Value	Historical costs	Accumulated amortization	Net book Value
1	LAN System at the Corporation	235,000,000	(235,000,000)	-	235,000,000	(235,000,000)	-
2	BKAV OFFICE Electronic Software	299,600,000	(299,600,000)	-	299,600,000	(299,600,000)	-
3	Human Resources Management Software	124,830,000	(124,830,000)	-	124,830,000	(124,830,000)	-
4	Inventory Management Software	112,330,000	(112,330,000)	-	112,330,000	(112,330,000)	-
Total		771,760,000	(771,760,000)	-	771,760,000	(771,760,000)	-

VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION

Vinaincon Building, No. 5 Lang Ha Street, O Cho Dua Ward,
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For the period ended June 30, 2026

5.9 Financial investments

	Rate		30/06/2026 (VND)			01/01/2026 (VND)		
	Ownership ratio	Voting rights	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
Investment in Subsidiaries								
Power Construction One member Limited Company No.2	100.00%	100.00%	473,305,672,855	240,891,350,086	-232,414,622,769	473,305,672,855	240,891,050,086	-232,414,622,769
Power Construction One member Limited Company No.4	100.00%	100.00%	90,000,000,000	90,000,000,000	-	90,000,000,000	90,000,000,000	-
Ha Bac Mechanical & Chemical One member Limited Company	100.00%	100.00%	10,000,000,000	-	(10,000,000,000)	10,000,000,000	-	(10,000,000,000)
Quang Son Cement Company Limited	100.00%	100.00%	200,000,000,000	-	(200,000,000,000)	200,000,000,000	-	(200,000,000,000)
Construction & Industrial Production Joint Stock Company	52.15%	52.15%	24,386,208,045	9,429,140,481	(14,957,067,564)	24,386,208,045	9,429,140,481	(14,957,067,564)
Chemical Construction and Installation Mechanical Joint Stock Company	71.42%	71.42%	4,024,058,696	-	(4,024,058,696)	4,024,058,696	-	(4,024,058,696)
Thu Duc Centrifugal Concrete Joint Stock Company	51.00%	51.00%	38,035,530,934	38,035,530,934	-	38,035,530,934	38,035,530,934	-
Vietnam International Manpower Cooperation & Commercial Import - Export Joint Stock Company	51.00%	51.00%	2,792,888,482	2,187,055,866	(605,832,616)	2,792,888,482	2,187,055,866	(605,832,616)
No.5 Construction Investment Joint Stock Company	51.00%	51.00%	12,201,283,784	12,201,283,784	-	12,201,283,784	12,201,283,784	-
VINAINCON Investment & Mineral Joint Stock Company	51.00%	51.00%	4,547,145,641	3,738,519,926	(808,625,715)	4,547,145,641	3,738,519,926	(808,625,715)
An Giang Centrifugal Concrete Joint Stock Company	50.69%	50.69%	15,278,557,273	15,278,557,273	-	15,278,557,273	15,278,557,273	-
VINAINCON Investment and Construction Corporation No.6	51.00%	51.00%	2,040,000,000	20,961,822	(2,019,038,178)	2,040,000,000	20,961,822	(2,019,038,178)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.9 Financial investments (Continued)

	Rate		30/06/2026 (VND)			01/01/2026 (VND)		
	Ownership ratio	Voting rights	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
Investment in Joint Venture Company			54,263,592,152	45,454,325,474	(8,809,266,678)	54,263,592,152	45,454,325,474	(8,809,266,678)
Hong Nam Mechanical Joint Stock Company	27.37%	27.37%	6,634,922,757	6,634,922,757	-	6,634,922,757	6,634,922,757	-
Industrial Construction & Investment Joint Stock Company	36.00%	36.00%	14,300,768,318	14,300,768,318	-	14,300,768,318	14,300,768,318	-
Quang Son Limestone Exploiting Joint Stock Company	25.00%	25.00%	2,730,001,416	1,930,865,746	(799,135,670)	2,730,001,416	1,930,865,746	(799,135,670)
VINAICON Engineering and Construction Joint Stock Company	41.18%	41.18%	742,806,389	742,806,389	-	742,806,389	742,806,389	-
VINAICON Centrifugal Concrete Joint Stock Company	20.00%	20.00%	8,010,131,008	-	(8,010,131,008)	8,010,131,008	-	(8,010,131,008)
Construction & Mechanical Steel Structure Joint Stock Company	27.99%	27.99%	2,428,000,000	2,428,000,000	-	2,428,000,000	2,428,000,000	-
VINAICON Engineering & Consulting Joint Stock Company	20.70%	20.70%	6,208,620,000	6,208,620,000	-	6,208,620,000	6,208,620,000	-
Construction & Mechanical Steel Structure Joint Stock Company	23.11%	23.11%	13,208,342,264	13,208,342,264	-	13,208,342,264	13,208,342,264	-
Other long-term investments			28,883,043,675	16,960,896,614	(11,922,147,061)	28,883,043,675	16,960,896,614	(11,922,147,061)
Southern Installation Construction Joint Stock Company	8.57%	8.57%	779,612,900	93,205,537	(686,407,363)	779,612,900	93,205,537	(686,407,363)
Investment and Industrial Manufacturing Joint Stock Company	8.45%	8.45%	4,123,185,470	4,123,185,470	-	4,123,185,470	4,123,185,470	-
Industrial Construction Joint Stock Company	1.60%	1.60%	10,032,000,000	-	(10,032,000,000)	10,032,000,000	-	(10,032,000,000)
Industrial And Civil Designing & Consulting Joint Stock Company	7.48%	7.48%	899,972,230	899,972,230	-	899,972,230	899,972,230	-
Song Cong Package Joint Stock Company	18.99%	18.99%	2,100,925,000	897,185,302	(1,203,739,698)	2,100,925,000	897,185,302	(1,203,739,698)
Thang Long Industry - Construction - Trading Joint Stock Company	10.35%	10.35%	2,086,292,176	2,086,292,176	-	2,086,292,176	2,086,292,176	-
Vinacomin-Power Holding Corporation	0.08%	0.08%	8,861,055,899	8,861,055,899	-	8,861,055,899	8,861,055,899	-
Total			556,452,308,682	303,306,272,174	(253,146,036,508)	556,452,308,682	303,306,272,174	(253,146,036,508)

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For the period ended June 30, 2026

5.10 Deferred expenses

	30/06/2026 VND	01/01/2026 VND
Long-term	13,656,164,337	13,668,350,802
Tools, equipment	105,346,014	267,130,802
Land use rights value payable under the equitization plan (i)	13,401,220,000	13,401,220,000
Others	149,598,323	-
Total	13,656,164,337	13,668,350,802

(i): The land use right at No. 5 Lang Ha must be paid according to the approved equitization plan of the Corporation by the Prime Minister. At the reporting date, the Corporation has not yet been granted the Certificate of Land Use Right, so this amount is currently recorded as a prepaid expense corresponding to another payable (see Note 5.16 for details).

5.11 Trade payables

	30/06/2026 VND	01/01/2026 VND
Short-term	99,648,070,454	122,568,225,274
Maksteel Industrial Equipment Joint Stock Company	7,047,655,000	7,047,655,000
Nnb Vietnam Company Limited	6,534,966,405	6,534,966,405
Power Construction No. 2 Company Limited	20,406,364,898	20,406,364,898
Others	65,659,084,151	88,579,238,971
Total	99,648,070,454	122,568,225,274

In which:

*Trade payables are related parties
(Details in Note 7.1)*

30,467,145,203 35,083,957,397

5.12 Prepayments from customers

	30/06/2026 VND	01/01/2026 VND
	143,595,593,467	97,536,768,780
Urban Railway Management Board	21,254,382,971	23,754,330,732
Hai Linh Company Limited	13,730,278,337	13,730,278,337
Van Thanh Construction Investment Company Limited	30,145,873,844	25,910,704,269
Thuan Phat Mineral Investment and Exploitation Company Limited	9,763,863,128	13,447,590,785
Entiz Construction Joint Stock Company	32,617,465,070	-
Olympia Industrial Construction Limited	18,808,005,412	3,308,005,412
Liability Company		
Others	17,275,724,705	17,385,859,245
Total	143,595,593,467	97,536,768,780

In which:

*Prepayments from customers are related parties
(Details in Note 7.1)*

8,955,861,916 8,963,211,916

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.13 Dividends and profits payables

	30/06/2026 VND	01/01/2026 VND
Dividends and profit payables	347,187,533	347,187,533
Total	347,187,533	347,187,533

5.14 Taxes payables and receivables from the State Budget

	01/01/2026 VND	Additions VND	Paid VND	30/06/2026 VND
Payables	1,596,536,664	299,439,972	165,862,394	1,730,114,242
<i>Short - term</i>	<i>1,596,536,664</i>	<i>299,439,972</i>	<i>165,862,394</i>	<i>1,730,114,242</i>
VAT	-	141,614,002	-	141,614,002
Personal income tax	54,642,065	157,825,970	165,862,394	46,605,641
Fee, charges and other payables	1,541,894,599	-	-	1,541,894,599
Receivables	3,892,109,338	7,992,920	544,857,442	4,428,973,860
<i>Short - term</i>	<i>3,892,109,338</i>	<i>7,992,920</i>	<i>544,857,442</i>	<i>4,428,973,860</i>
VAT	2,280,804,816	-	544,857,442	2,825,662,258
Corporate income tax	825,000,000	-	-	825,000,000
Personal income tax	281,918,507	7,992,920	-	273,925,587
Fee, charges and other payables	504,386,015	-	-	504,386,015

5.15 Accrued expenses

	30/06/2026 VND	01/01/2026 VND
Short-term	61,644,044,561	59,536,806,362
Advance calculation of project costs	60,089,052,455	58,195,133,678
- <i>Upgrading the protection control system of TBA 500KV in Central region</i>	5,311,786,009	7,115,879,465
- <i>KN Paradise Cam Ranh Resort and Entertainment Complex Project (Phase 9,10,11,15,20,21,22)</i>	22,382,260,932	9,817,551,065
- <i>Tan Vu 2 110kV Substation Project</i>	-	15,238,482,011
- <i>Other projects and constructions</i>	32,395,005,514	26,023,221,137
Accrued interest expense	926,754	88,054,904
Others	1,554,065,352	1,253,617,780
Total	61,644,044,561	59,536,806,362

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5.16 Other payables

	30/06/2026 VND	01/01/2026 VND
Short-term	22,574,064,574	20,453,317,098
Trade Union fees	476,016,164	456,404,521
Social insurance	578,470,485	16,889,720
Health insurance	11,970,945	-
Unemployment insurance	7,175,140	-
Short-term deposits received	-	110,000,000
Others	21,500,431,840	19,870,022,857
<i>Chemical Construction Installation Company Limited (i)</i>	<i>8,955,861,916</i>	<i>8,955,861,916</i>
<i>Interest payable to investors from the initial share offering</i>	<i>1,370,075,452</i>	<i>1,370,075,452</i>
<i>Borrowings to employees</i>	<i>3,422,264,548</i>	<i>3,422,264,548</i>
<i>Others</i>	<i>7,752,229,924</i>	<i>6,121,820,941</i>
Long-term	13,431,220,000	13,431,220,000
Long-term deposits received	30,000,000	30,000,000
Others	13,401,220,000	13,401,220,000
<i>Land use rights payable under the equitization plan (ii)</i>	<i>13,401,220,000</i>	<i>13,401,220,000</i>
Total	36,005,284,574	33,884,537,098

(ii) The value of land use rights at No. 5 Lang Ha - Ba Dinh - Hanoi must be paid according to the equitization plan (see Note 5.10 for details).

VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION

Vinaincon Building, No. 5 Lang Ha Street, O Cho Dua Ward,

Hanoi, Vietnam

Form B09a - DNIssued under Circular No 99/2025/TT- BTC
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For the period ended June 30, 2026

5.17 Borrowings and finance lease liabilities

	30/06/2026	Increase	Decrease	Unit: VND
	VND	VND	VND	01/06/2026
Short-term	154,723,223,169	104,040,384,357	94,030,262,372	144,713,101,184
Borrowings	154,723,223,169	104,040,384,357	94,030,262,372	144,713,101,184
Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Center 1 Branch (i)	154,723,223,169	104,040,384,357	94,030,262,372	144,713,101,184
Total	154,723,223,169	104,040,384,357	94,030,262,372	144,713,101,184

(i) Credit Limit Agreement No. 01/2025/534/HĐTD dated October 31, 2025. Maximum credit limit of VND 600 billion; of which outstanding loans, outstanding Letters of Credit (L/C), and payment guarantees at any given time shall not exceed VND 200 billion. By December 31, 2025, the outstanding balance of short-term loans, issued payment guarantees, and opened L/Cs shall not exceed VND 180 billion. Purpose of loan: supplementing working capital, opening L/Cs, and guarantees for production and business activities. Credit term until October 31, 2026. Collateral: Land and property at the address: Vinaincon Building, No. 5 Lang Ha Street, O Cho Dua Ward, Hanoi City.

VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION
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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.13 Owners' equity		Unit: VND				
a. Changes of owners' equity		Share capital	The exchange rate differences	Development and Investment Fund	Retained profits	Total
As at 01/01/2025		550,000,000,000	(17,718,180)	-	187,097,799,668	737,080,081,488
Profit in the previous year		-	-	-	5,495,115,306	5,495,115,306
Appropriation to the Development Investment Fund		-	-	1,273,000,000	(1,273,000,000)	-
Appropriation for the Executive Management Bonus		-	-	-	(206,000,000)	(206,000,000)
Appropriation to the Bonus and Welfare Fund		-	-	-	(3,551,000,000)	(3,551,000,000)
Foreign exchange translation difference		-	(78,431,172)	-	-	(78,431,172)
As at 01/01/2026		550,000,000,000	(96,149,352)	1,273,000,000	187,562,914,974	738,739,765,622
Profit in the this period		-	-	-	4,106,845,386	4,106,845,386
Appropriation to the Bonus and Welfare Fund (i)		-	-	-	(3,695,000,000)	(3,695,000,000)
As at 30/6/2026		550,000,000,000	(96,149,352)	1,273,000,000	187,974,760,360	739,151,611,008

(i) Resolution No. 01/2026/NQ-DHĐCĐ dated 23/06/2026 approved the profit distribution plan for 2025, including an allocation of VND 3,695,000,000 to the welfare and reward fund.

b. Details of owners' equity

	30/06/2026	01/01/2026
	VND	VND
State Capital Contribution (represented by SCIC)	455,125,000,000	455,125,000,000
Others	94,875,000,000	94,875,000,000
Total	550,000,000,000	550,000,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.21 Owners' equity (Continued)

c. Capital transactions with shareholders and appropriation of profits and dividends

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Shareholders' capital		
Opening balance	550,000,000,000	550,000,000,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	550,000,000,000	550,000,000,000

d. Shares

	30/06/2026 Shares	01/01/2026 Shares
Quantity of registered shares	55.000.000	55.000.000
Quantity of issued shares	55.000.000	55.000.000
Common shares	55.000.000	55.000.000
Purchased shares	-	-
Outstanding shares	55.000.000	55.000.000
Common shares	55.000.000	55.000.000
Par value of outstanding shares (VND/share)	10.000	10.000

5.22 Off-balance sheet items in the interim financial position statement

a. Foreign currencies

	30/06/2026	01/01/2026
Foreign currencies		
USD	4,255.02	4,268.22
MMK	106,978,055	106,978,055

b. Company's assets pledged or mortgaged as collateral:

Fixed assets:

Asset	Items	Historical costs (VND)	Net book value (VND)	Pledgee	Purpose of Security	Term
VINAINCON Headquarters, No. 5 Lang Ha	Tangible fixed assets	18,020,531,895	-	Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Center 1 Branch	Short-term Borrowings	At 31/10/2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Revenue from sales of goods	124,767,375,783	202,200,503,040
Others	-	40,909,091
Total	124,767,375,783	202,241,412,131

In which:

*Revenue from related parties
 (Details in Note 7.1)*

5,082,633,964 37,632,494,520

6.2 Cost of goods sold

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Cost of construction services	123,514,220,475	195,788,201,344
Total	123,514,220,475	195,788,201,344

6.3 Financial income

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Interest income from deposits	7,474,771,947	5,569,268,130
Dividends received	16,869,878,860	14,106,890,257
Total	24,344,650,807	19,676,158,387

In which:

*Financial income with related parties:
 (Details in Note 7.1)*

23,704,371,948 19,326,337,601

6.4 Financial expense

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Interest expenses	6,874,668,358	6,346,124,679
Others	-	116,781,651
Total	6,874,668,358	6,346,124,679

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

6.5 Selling expenses and General administrative expenses

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Employee expenses	10,702,273,415	13,863,584,276
Materials expenses	190,793,764	163,331,448
Amortization and Depreciation expenses	237,577,819	350,790,733
Charges and fee	1,413,885,556	128,004,125
(Reversal)/Increase in allowances for doubtful debts	-	(11,424,500)
Outsourcing expenses	1,404,604,184	977,846,930
Other cash expense	1,690,916,041	1,475,295,505
Total	15,640,050,779	16,947,428,517

6.6 Other income/ Other expenses

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Other income		
Income from asset revaluation	1,094,090,909	1,082,290,909
Others	16,363,636	16,882,964
Total	1,110,454,545	1,099,173,873
Other expenses		
Tax penalties and late payment	2,445,296	-
Others	84,250,841	4,043,228
Total	86,696,137	4,043,228
Other profits	1,023,758,408	1,095,130,645

6.7 Current corporate income tax expense

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Total net profit before tax	4,106,845,386	3,814,164,972
Increase	-	-
Decrease	16,869,878,860	14,106,890,257
<i>Dividends and profit distributions</i>	<i>16,869,878,860</i>	<i>14,106,890,257</i>
Taxable income	(12,763,033,474)	(10,292,725,285)
<i>Corporate Income Tax rate</i>	<i>20%</i>	<i>20%</i>
Current corporate income tax expense	-	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

6.8 Production and business expenses by factors

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Raw material expenses	84,342,547,191	72,728,643,183
Employee expenses	28,231,845,375	29,864,972,275
Amortization and Depreciation expenses	255,823,273	379,551,837
Outsourcing expenses	16,514,380,942	236,463,618,921
Other cash expenses	9,809,674,473	4,990,990,862
Other profits	139,154,271,254	344,427,777,078

7. OTHER INFORMATION

7.1 Information of related parties

List of the Corporation's related parties:

<u>Related Parties</u>	<u>Relationship</u>
Other related parties are subsidiaries and associates, as presented in Section 1.4 Corporate Structure of the Consolidated Financial Statements Notes	The Corporation has control and significant influence
Members of the Administrative Council, Board of Supervisors, Board of General Directors, other managers and close individuals in the families of these members	Significant influence

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

7.1 Information of related parties (Continued)

Income of the Boards of Management, Supervisors, General Directors and others

Related parties	Nature of transactions	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Administrative Council, Board of Supervisors, Board of General Directors and Chief Accountant	Salary and remuneration	1,240,019,000	1,388,563,000

Details:

Details:

		For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Full name	Title		
Salaries and remunerations of the Board of Management		460,272,000	456,060,000
Ms. Nguyen Thi Khanh Hang	Chairman of the Board of Management (Appointed from 23/06/2026)	145,254,000	145,254,000
	Members (as of 23 June 2026)		
Mr. Tran Anh Tan	Chairman of the Board of Management (Dismissed from 23/06/2026)	219,018,000	214,806,000
Mr. Nguyen Truong Son	Member (Dismissed from 23/06/2026)	48,000,000	48,000,000
Mr. Do Chi Nguyen	Member (Re-appointed from 23/06/2026)	24,000,000	24,000,000
Mr. Vuong Kha Hai	Member (Re-appointed from 23/06/2026)	24,000,000	24,000,000
Mr. Nguyen The Phuong	Member (Appointed from 23/06/2026)	-	-
Mr. Chu The Hoang	Member (Appointed from 23/06/2026)	-	-
Salary of Board of General Directors		640,355,000	634,999,000
Mr. Do Chi nguyen	General Director	207,126,000	205,624,000
Mr. Nguyen The Phuong	Deputy General Director	137,144,000	138,004,000
Mrs. Tran Thi Minh	Deputy General Director	154,869,000	153,367,000
Mr. Vuong Kha Hai	Deputy General Director	141,216,000	138,004,000
Chief Accountant Salary		139,392,000	142,102,000
Mr. Dang Quang Cuong	Chief Accountant	139,392,000	142,102,000
Remuneration of the Supervisory Board		157,959,000	155,402,000
Ms. Nguyen Thi Thu Nga	Head of the Board (Appointed from 23/06/2026)	133,959,000	131,402,000
Mr. Nguyen Ngoc Cuong	Member (Re-appointed from 23/06/2026)	12,000,000	12,000,000
Mr. Pham Hung	Member (Dismissed from 23/06/2026)	12,000,000	12,000,000
Ms. Duong Hoai Trang	Member (Dismissed from 23/06/2026)	-	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

7.1 Information of related parties (Continued)

Transactions with related parties

Related parties	Relations	Nature of transaction	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Sales of goods			5,082,633,964	37,632,494,520
Vinaincon Engineering and Construction Joint Stock Company (Vinaincon E&C)	Associate	Office rental	-	651,600,000
Vinaincon 6 Investment and Construction Corporation	Subsidiary	Office rental	-	149,672,724
Power Construction No. 2 Company Limited	Subsidiary	Construction and Installation	-	36,831,221,796
Thuduc Centrifugal Concrete Joint Stock Company	Subsidiary	Construction and Installation	5,082,633,964	-
Purchase of goods			6,162,229,667	52,887,514,203
Power Construction No. 2 Company Limited	Subsidiary	Construction and Installation	-	36,291,108,112
No. 5 Construction Investment Joint Stock Company	Subsidiary	Construction and Installation	6,109,221,824	16,596,406,091
		Office rental	53,007,843	-
Financial income			23,704,371,948	19,326,337,601
An Giang Centrifugal Concrete Joint Stock Company	Subsidiary	Dividends	6,186,132,000	5,412,865,500
Thuduc Centrifugal Concrete Joint Stock Company	Subsidiary	Dividends	3,271,191,000	2,289,833,700
Power Construction No. 2 Company Limited	Subsidiary	Dividends	1,018,570,346	650,402,894
Power Construction No. 4 Company Limited	Subsidiary	Dividends	4,020,266,714	3,619,485,163
Quang Son Cement Company Limited	Subsidiary	Interest income from loans	7,463,522,288	5,484,888,344
Comess Steel Structure Construction Joint Stock Company	Associate	Dividends	1,248,000,000	1,248,000,000
VINAINCON Engineering & Consulting Joint Stock Company	Associate	Dividends	496,689,600	620,862,000
Others			79,160,760	29,351,099,403
Quang Son Cement Company Limited	Subsidiary	Bank loan principal paid on behalf	-	28,550,000,000
Quang Son Cement Company Limited	Subsidiary	Others	79,160,760	520,722,643
Quang Son Cement Company Limited	Subsidiary	Remittance of salaries for seconded staff	-	280,376,760

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
 For the period ended June 30, 2026

7.1 Information of related parties (Continued)

Related party balances

Related parties	Relations	30/06/2026	01/01/2026
		VND	VND
Receivables from customers		24,149,560,875	28,191,688,555
VINAINCON Centrifugal Concrete Joint Stock Company	Associate	362,971,270	362,971,270
Power Construction No. 2 Company Limited	Subsidiary	18,173,920,512	20,656,439,185
Power Construction One member Limited Company No.4	Subsidiary	5,612,669,093	7,172,278,100
Repayments to suppliers		21,811,319,620	22,002,432,510
VINAINCON Centrifugal Concrete Joint Stock Company	Associate	4,712,579,331	4,712,579,331
Construction & Mechanical Steel Structure Joint Stock Company	Associate	8,485,617,811	8,485,617,811
Ha Bac Mechanical & Chemical One member Limited Company	Subsidiary	5,500,000,000	5,691,112,890
No. 5 Construction Investment Joint Stock Company	Subsidiary	1,955,111,395	1,955,111,395
VINAINCON Centrifugal Concrete Joint Stock Company	Associate	1,158,011,083	1,158,011,083

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
 For the period ended June 30, 2026

7.1 Information of related parties (Continued)

Related party balances (Continued)

Related parties	Relations	30/06/2026	01/01/2026
		VND	VND
Other receivables		564,769,388,270	547,138,392,968
Quang Son Cement Company Limited	Subsidiary	515,865,728,928	504,598,089,114
Chemical Construction Installation One member Limited Company	Subsidiary	7,641,717,770	7,641,717,770
Vietnam International Manpower Cooperation & Commercial Import - Export Joint Stock Company	Subsidiary	173,100,000	173,100,000
VINAINCON Investment & Mineral Joint Stock Company	Subsidiary	161,566,205	161,566,205
Power Construction One member Limited Company No.2	Subsidiary	8,728,399,237	7,709,828,891
Power Construction One member Limited Company No.4	Subsidiary	4,020,266,714	-
Construction & Industrial Production Joint Stock Company	Subsidiary	627,090,984	627,090,984
No.5 Construction Investment Joint Stock Company	Subsidiary	688,500,000	690,000,000
Chemical Construction and Installation Mechanical Joint Stock Company	Subsidiary	13,844,892,847	13,844,892,847
Thu Duc Centrifugal Concrete Joint Stock Company	Subsidiary	4,071,191,000	5,286,453,900
Ha Bac Mechanical & Chemical One member Limited Company	Subsidiary	2,394,906,623	2,435,731,909
VINAINCON Centrifugal Concrete Joint Stock Company	Associate	498,250,586	507,961,572
Industrial Construction & Investment Joint Stock Company	Associate	432,000,000	432,000,000
Construction and Steel Structure Joint Stock Company	Associate	1,248,000,000	-
Quang Son Limestone Exploiting Joint Stock Company	Associate	575,000,000	575,000,000
VINAINCON Mechanical & Construction Joint Stock Company	Associate	466,097,346	466,097,346
Hong Nam Mechanical Joint Stock Company	Associate	187,914,830	187,914,830
VINAINCON Engineering & Consulting Joint Stock Company	Associate	3,144,765,200	1,800,947,600

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the period ended June 30, 2026

7.1 Information of related parties (Continued)

Related party balances (Continued)

Related parties	Relations	30/06/2026 VND	01/01/2026 VND
Trade payables		30,467,145,203	35,083,957,397
Industrial Construction & Investment Joint Stock Company	Associate	5,805,779	5,805,779
VINAINCON Engineering & Consulting Joint Stock Company	Associate	330,527,101	330,527,101
Chemical Construction and Installation Mechanical JSC	Subsidiary	2,614,811,001	2,614,811,001
Thu Duc Centrifugal Concrete Joint Stock Company	Subsidiary	901,742,619	5,190,987,300
Power Construction One member Limited Company No.2	Subsidiary	20,406,364,898	20,406,364,898
No.5 Construction Investment Joint Stock Company	Subsidiary	6,207,893,805	6,535,461,318
Prepayments from customers	Subsidiary	8,955,861,916	8,963,211,916
Chemical Construction Installation One member Limited Company	Subsidiary	8,955,861,916	8,955,861,916
VINAINCON Engineering & Consulting Joint Stock Company	Associate	-	7,350,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

7.2 Comparative figures

The comparative information presented in the Interim Separate Statement of Financial Position and the related notes has been derived from the Company's financial statements for the year ended at 31/12/2025, which were audited by CPA VIETNAM Auditing Company Limited – A member of the International Accounting Firm INPACT.

The comparative information presented in the Interim Separate Statement of Income, the Interim Statement of Cash Flows, and the related notes has been taken from the Company's interim financial statements for the accounting period ended 30/06/2025, which were reviewed by CPA VIETNAM Auditing Company Limited -A member of the International Accounting Firm of INPACT.

The Corporation has applied the guidance under Circular No. 99/2025/TT-BTC from 01/01/2026. To ensure comparability of the information presented in the interim aggregated statement of financial position, the Corporation has re-presented or reclassified certain items in the aggregated statement of financial position for the financial year ended 31/12/2025 as follows:

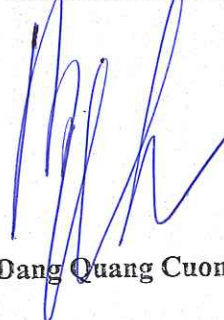
		As at 01/01/2026 (Re-stated amount) VND	As at 31/12/2025 (Amount stated) VND	Differences VND
	Code			
Dividends and profit payables	313	347,187,533	-	347,187,533
Other short-term payments	320	20,453,317,098	20,800,504,631	(347,187,533)

Preparer



Nguyen Thi Bich Hanh

Chief Accountant



Dang Quang Cuong

Hanoi, August 24, 2026

General Director



Do Chi Nguyen