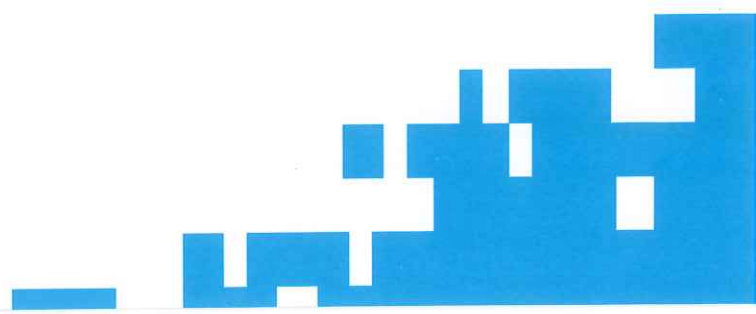


**LAM DONG INVESTMENT
AND HYDRAULIC CONSTRUCTION
JOINT STOCK COMPANY**

REVIEWED SEPARATE FINANCIAL STATEMENTS
For the six-month period ended 30 June 2026



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MANAGEMENT'S REPORT

Management of Lam Dong Investment and Hydraulic Construction Joint Stock Company (hereinafter referred to as "the Company") hereby presents its report and the reviewed separate financial statements of the Company for the six-month period ended 30 June 2026.

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY COMMITTEE AND MANAGEMENT

Members of the Board of Directors during the period and on the date of this report include:

<u>Full name</u>	<u>Position</u>
Mr. Le Dinh Hien	Chairperson
Mr. Tran Viet Thang	Non-executive Vice Chairperson
Ms. Ngo Thu Huong	Non-executive member
Mr. Nong Vuong Hung	Independent member
Mr. Nguyen Chi Hieu	Non-executive member – appointed on 19 Apr. 2026
Ms. Lam Boi Ngoc	Independent member – resigned on 19 Apr. 2026

Members of the Supervisory Committee during the period and on the date of this report include:

<u>Full name</u>	<u>Position</u>
Ms. Nguyen Thi Lan Huong	Head – appointed on 19 Apr. 2026
Mr. Le Huy Sau	Head – resigned on 19 Apr. 2026
Mr. Nguyen Viet Ha	Member – appointed on 19 Apr. 2026
Ms. Hoang Thi Lua	Member – resigned on 19 Apr. 2026
Mr. Dan Thanh	Member – appointed on 19 Apr. 2026
Ms. Nguyen Thi Lien	Member – resigned on 19 Apr. 2026

Members of management during the period and on the date of this report include:

<u>Full name</u>	<u>Position</u>
Mr. Le Van Quy	General Director
Mr. Tran Dai Hien	Vice General Director
Mr. Pham Van Hoan	Vice General Director – appointed on 23 Apr. 2026
Mr. Nguyen Van Son	Vice General Director – resigned on 01 May 2026
Ms. Nguyen Thi Thu Huong	Chief Accountant

Independent member of Board of Directors during the year and on the date of this report include:

<u>Full name</u>	<u>Position</u>
Mr. Hau Van Tuan	Finance Director cum Head of Internal Audit

AUDITOR

The accompanying separate financial statements were reviewed by RSM Vietnam Auditing & Consulting Company Limited, a member firm of RSM International.

MANAGEMENT'S REPORT (CONTINUED)

RESPONSIBILITY OF MANAGEMENT

The Company's management is responsible for preparing the separate financial statements of each period which give a true and fair view of the financial position of the Company and the results of its operations and its cash flows. In preparing these separate financial statements, management 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 departures that need to be disclosed and explained in the separate financial statements.
- Prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement the internal control system effectively for a fair preparation and presentation of the separate financial statements so as to mitigate error or fraud.

Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and ensure that the separate financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam. Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirms that the Company has complied with the above requirements in preparing these separate financial statements.

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying separate financial statements give a true and fair view of the financial position of the Company as at 30 June 2026 and the results of its operations and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing accounting regulations in Vietnam.

For and on behalf of management,



Le Van Quy
General Director

Lam Dong, 25 August 2026

RSM Vietnam

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Ho Chi Minh City, Vietnam

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No: 40/2026/SX-RSMHCM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders**
The Board of Directors
Management
LAM DONG INVESTMENT AND HYDRAULIC CONSTRUCTION JOINT STOCK COMPANY

We have reviewed the accompanying interim separate financial statements of Lam Dong Investment and Hydraulic Construction Joint Stock Company prepared on 25 August 2026 as set out from page 05 to page 39, which comprise the statement of financial position as at 30 June 2026, the income statement, the cash-flow statement for the six-month period then ended, and selected notes to the financial statements.

Management's Responsibility

Management is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim separate financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of the interim separate 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 these interim separate financial statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

(See the next page)

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view of the financial position of Lam Dong Investment and Hydraulic Construction Joint Stock Company as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of interim separate financial statements.

pp GENERAL DIRECTOR



Le Vo Thuy Linh
Audit Director

Audit Practice Registration Certificate:
3525-2026-026-1

*(Under the Power of Attorney No. 04/2025-26/UQ-RSM
dated 01 October 2025 by the General Director)*

RSM Vietnam Auditing & Consulting Company Limited

Ho Chi Minh City, 25 August 2026

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
A. CURRENT ASSETS	100		152,278,345,534	341,498,546,475
I. Cash and cash equivalents	110	5.1	46,092,089,823	231,836,633,256
1. Cash	111		27,092,089,823	19,836,633,256
2. Cash equivalents	112		19,000,000,000	212,000,000,000
II. Current financial investments	120		16,000,000,000	10,000,000,000
1. Held to maturity investments	123	5.2.1	16,000,000,000	10,000,000,000
III. Current account receivables	130		66,320,385,738	89,322,372,942
1. Trade receivables	131	5.3	32,244,684,011	54,122,016,541
2. Advances to suppliers	132	5.4	36,025,083,742	36,889,643,176
3. Other current receivables	135	5.5	866,817,985	1,126,913,225
4. Provision for doubtful debts	136	5.6	(2,816,200,000)	(2,816,200,000)
IV. Inventories	140		23,472,611,579	10,143,005,463
1. Inventories	141	5.7	23,472,611,579	10,143,005,463
V. Other current assets	160		393,258,394	196,534,814
1. Current prepayments	161		105,210,310	196,534,814
2. Tax and other receivables from the state	163	5.12	288,048,084	-
B. TÀI SẢN DÀI HẠN	200		336,557,931,278	153,322,988,673
I. Fixed assets	220		21,574,837,278	11,206,840,529
1. Tangible fixed assets	221	5.8	8,531,598,792	8,556,558,271
Cost	222		90,971,646,920	89,737,435,472
Accumulated depreciation	223		(82,440,048,128)	(81,180,877,201)
2. Intangible fixed assets	227	5.9	13,043,238,486	2,650,282,258
Cost	228		14,770,843,644	3,139,364,500
Accumulated amortisation	229		(1,727,605,158)	(489,082,242)
II. Non-current assets in progress	250		-	11,631,479,144
1. Construction in progress	252		-	11,631,479,144
III. Non-current financial investments	260		314,983,094,000	130,484,669,000
1. Investments in subsidiaries	261	5.2.2	314,983,094,000	130,484,669,000
TOTAL ASSETS (280 = 100 + 200)	280		488,836,276,812	494,821,535,148

(See the next page)

STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
C. LIABILITIES	300		193,529,141,888	201,249,274,095
I. Current liabilities	310		193,529,141,888	201,249,274,095
1. Trade payables	311	5.10	25,043,083,176	31,006,089,687
2. Advances from customers	312	5.11	154,420,770,634	129,801,223,181
3. Taxes and amounts payable to the state	314	5.12	395,817,602	2,271,046,514
4. Payables to employees	315	5.13	4,004,660,000	3,296,045,188
5. Accrued expenses	316	5.14	2,861,000,000	6,937,810,629
6. Other current payables	320	5.15	309,803,481	313,775,800
7. Current loans and obligations under finance	321		-	23,152,807,301
8. Current provisions	322	5.16	5,895,410,156	4,395,410,156
9. Bonus and welfare fund	323		598,596,839	75,065,639
D. OWNER'S EQUITY	400	5.17	295,307,134,924	293,572,261,053
1. Owner's contributed capital	411		288,000,000,000	144,000,000,000
Ordinary shares carrying voting rights	411a		288,000,000,000	144,000,000,000
2. Share premiums	412		2,161,167,540	9,052,708,180
3. Investment and development fund	418		2,811,093,513	2,811,093,513
4. Retained earnings	420		2,334,873,871	137,708,459,360
Beginning accumulated retained earnings	420a		-	15,840,445,522
Retained earnings of the current year	420b		2,334,873,871	121,868,013,838
TOTAL RESOURCES (440 = 300 + 400)	440		488,836,276,812	494,821,535,148



Approved by

Le Van Quy
General Director

Lam Dong, 25 August 2026

Prepared by

Nguyen Thi Thu Huong
Prepared by

INCOME STATEMENT

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Note	Current period	Previous period
1. Revenue	01	5.19	81,872,512,486	71,489,951,677
2. Net revenue	10		81,872,512,486	71,489,951,677
3. Cost of sales	11	5.20	76,371,475,973	55,432,152,074
4. Gross profit	20		5,501,036,513	16,057,799,603
5. Finance income	22	5.21	4,363,391,698	48,851,737,079
6. Finance expense	23	5.22	76,215,769	242,095,499
<i>Of which, interest expense</i>	24		33,854,386	123,006,164
7. Selling expense	25	5.23	1,500,000,000	-
8. General and administrative expense	26	5.24	8,803,729,081	7,381,574,387
9. Operating profit/(loss)	30		(515,516,639)	57,285,866,796
10. Other income	31	5.25	4,942,948,303	6,834,090,487
11. Other expense	32	5.26	1,489,670,538	480,443,888
12. Net other income/(loss)	40		3,453,277,765	6,353,646,599
13. Accounting profit/(loss) before tax	50		2,937,761,126	63,639,513,395
14. Current corporate income tax expense	51	5.28	602,887,255	11,467,226,474
15. Net profit/(loss) after tax	60		2,334,873,871	52,172,286,921

Approved by

Le Van Quy
General Director

Lam Dong, 25 August 2026

Prepared by



Nguyen Thi Thu Huong
Prepared by

CASH FLOW STATEMENT

(Indirect method)

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit before taxes	01		2,937,761,126	63,639,513,395
2. Adjustment for:				
Depreciation and amortisation	02	5.27	2,787,110,507	1,745,489,899
Provisions	03	5.23	1,500,000,000	-
Gains from investment and financing activities	05		(7,688,544,984)	(49,218,740,446)
Interest expense	06	5.22	33,854,386	123,006,164
3. Operating (loss)/profit before adjustments to working capital	08		(429,818,965)	16,289,269,012
(Decrease), increase in accounts receivable	09		23,968,800,230	(33,996,750,315)
(Increase), decrease in inventories	10		(13,329,606,116)	(8,584,694,701)
Decrease in accounts payable				
(excluding interest expense and CIT payable)	11		10,454,908,606	29,897,150,255
(Decrease), increase prepaid expenses	12		91,324,504	(205,095,743)
Interest paid	14		(33,854,386)	(123,006,164)
Corporate income tax paid	15		(1,478,804,726)	(10,409,948,635)
Other cash outflows from operating activities	17		(76,468,800)	(62,469,396)
Net cash from operating activities	20		19,166,480,347	(7,195,545,687)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(3,295,058,689)	(10,917,761,160)
2. Proceeds from disposals of fixed assets and other long-term assets	22		8,690,000,000	367,003,367
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(119,000,000,000)	(41,000,000,000)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		112,000,000,000	56,000,000,000
5. Investments in other entities	25	5.31	(184,498,425,000)	(200,000,000)
6. Proceeds from sales of investments in other entities	26		-	90,908,426,000
7. Interest and dividends received	27		4,345,267,210	8,817,853,647
Net cash from investing activities	30		(181,758,216,479)	103,975,521,854

(See the next page)

CASH FLOW STATEMENT (CONTINUED)

(Indirect method)

For the six-month period ended 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Repayment of borrowings	34	5.30	(23,152,807,301)	(37,000,000,000)
2. Dividends paid	36		-	(14,400,000,000)
Net cash from financing activities	40		(23,152,807,301)	(51,400,000,000)
NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40)	50		(185,744,543,433)	45,379,976,167
Cash and cash equivalents at beginning of year	60	5.1	231,836,633,256	119,917,252,562
CASH AND CASH EQUIVALENTS AT END OF PERIOD (70 = 50+60+61)	70		46,092,089,823	165,297,228,729



Approved by

Le Van Quy
General Director

Lam Dong, 25 August 2026

Prepared by

Nguyen Thi Thu Huong
Prepared by

SELECTED NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. Structure of ownership

Lam Dong Investment and Hydraulic Construction Joint Stock Company (hereinafter referred to as "the Company") has been incorporated in accordance with Decision No. 82/2000/QD-UB dated 27 June 2000 issued by Lam Dong Province People's Committee; and has been incorporated the Business Registration Certificate No. 059247 dated 27 July 2000 issued by Lam Dong Province's Department of Finance and other amended certificates thereafter with the latest one No. 5800000424 dated 19 July 2026 to the increase in the Company's charter capital.

On 13 October 2010, the Company was formally licensed to trade securities on Hanoi Securities Trading Centre in accordance with the Share Listing Registration Certificate No. 04/GCN-SGDHN dated 07 January 2010 issued by the General Director of Hanoi Securities Trading Centre with the stock code as LHC.

The charter capital as stipulated in the Business Registration Certificate is VND 288,000,000,000.

The Company's registered head office is at No. 87 Phu Dong Thien Vuong Street, Lam Vien - Da Lat Ward, Lam Dong Province, Vietnam.

1.2. Business sector

Construction.

1.3. Operating industry and principal activities

According to the Business Registration Certificate, the Company is principally engaged in:

- Execution of the irrigational and traffic projects for civil and industrial construction, including water supply and sanitation systems;
- Manufacture and installation of machinery for the irrigational and traffic industries.

1.4. Normal operating cycle

The Company's normal operating cycle is carried out for a period of 12 months.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1.5. The Company's structure

As at 30 June 2026, the Company's subsidiaries were as follows:

Name	Operating industry	Address	Voting rights	Per cent capital	Per cent interest
Direct subsidiaries:					
Lam Dong Minerals and Building Materials Joint Stock Company	Mining minerals, producing, and trading construction materials.	No. 87 Phu Dong Thien Vuong, Lam Vien - Da Lat Ward, Lam Dong Province, Vietnam.	65.81%	65.81%	65.81%
40.10 Investment and Construction Joint Stock Company	Construction of irrigation works	201/58 Nguyen Xi Street, Binh Thanh Ward, Ho Chi Minh City, Vietnam.	72.08%	72.08%	72.08%
Indirect subsidiaries:					
Hiep Thinh Phat Limited Company	Exploitation of stone, sand, gravel, and clay	No. 87 Phu Dong Thien Vuong, Lam Vien - Da Lat Ward, Lam Dong Province, Vietnam.	100.00%	100.00%	65.81%
Hiep Thanh Brick Limited Company	Production of construction materials from clay	No 14, Hiep Thanh 1 hamlet, Gia Hiep Town, Lam Dong Province, Vietnam.	94.39%	94.39%	62.12%
LBM Dak Nong Company Limited	Production of concrete and products from cement and plaster	Thuan Nam hamlet Thuan An Commune Lam Dong Province Vietnam	100.00%	100.00%	65.81%
LBM Tan Phu Single Member Company Limited	Production of concrete and products from cement and plaster	No. 368, Phu Hop B Hamlet, Phu Lam Commune, Dong Nai Province, Vietnam.	100.00%	100.00%	65.81%
LBM Loc Son Single Member Company Limited	Producing and trading concrete	Loc Son Industrial Park, B'Lao Ward, Lam Dong Province, Vietnam.	100.00%	100.00%	65.81%

1.6. The number of employees

The number of employees as at 30 June 2026 was 155 (01 January 2026: 55).

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

2. FINANCIAL YEAR AND REPORTING AND FUNCTIONAL

2.1. Financial year

The Company's financial year is from 01 January to 31 December.

2.2. Reporting and functional currency

The Company maintains its accounting records in VND.

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

3.1. Accounting system

Effective from the 2026 financial year, the Company has adopted the Vietnamese Corporate Accounting System under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance ("Circular 200") guiding the corporate accounting system.

3.2. Statement of compliance with Vietnamese accounting standards, Vietnamese corporate accounting system

The accompanying separate financial statements, expressed in Vietnamese Dong ("VND"), are prepared under the historical cost convention, and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

3.3. Basis of preparation of the interim separate financial statement

The interim separate financial statements for the six-month accounting period ended 30 June 2026 have been prepared in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular 99, and prevailing accounting regulations in Vietnam.

These interim separate financial statements do not include all the disclosures required for annual financial statements and should therefore be read in conjunction with the Company's [separate] financial statements for the financial year ended 31 December 2025.

In preparing these interim separate financial statements, the Company has focused on presenting significant transactions and events occurring during the reporting period.

3.4. Forms of accounting records

The form of accounting records applied in the Company is the General Journal.

4. ACCOUNTING POLICIES

The accounting policies applied during the period are consistent with those adopted in the preceding period.

4.1. Critical accounting judgements, estimates and assumption

The preparation of the separate financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses.

Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events that management believes are reasonable under the circumstances. Actual results may differ from these estimates.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Significant accounting estimates are used in the following areas:

- Allowance for doubtful accounts;
- Provision for inventory obsolescence and decline in value, provision for construction warranty;
- Useful lives of fixed assets;

5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE STATEMENT OF FINANCIAL POSITION, THE INCOME STATEMENT, AND THE CASH FLOW STATEMENT

5.1. Cash and cash equivalents

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	116,570,705	262,447,293
Cash at banks	26,975,519,118	19,574,185,963
Cash equivalents	19,000,000,000	212,000,000,000
Total	46,092,089,823	231,836,633,256

Cash at banks are detailed as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam – Lam Dong Branch	11,328,925,510	19,505,351,448
Military Commercial Joint Stock Bank – MB Ben Thanh	15,570,990,887	-
SSI Securities Corporation	64,225,028	56,973,333
Vietnam Joint Stock Commercial Bank for Industry and Trade – Lam Dong Branch	11,377,693	11,861,182
Total	26,975,519,118	19,574,185,963

Cash equivalents are detailed as follows:

	Term	Interest	As at 30 Jun. 2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam – Lam Dong Branch	1 month	4.75%	19,000,000,000

LAM DONG INVESTMENT AND HYDRAULIC CONSTRUCTION JOINT STOCK COMPANY

Address: No. 87 Phu Dong Thien Vuong, Lam Vien - Da Lat Ward, Lam Dong Province, Vietnam.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**5.2. Financial investments****5.2.1. Held to maturity investments are analysed as follows:**

	As at 30 Jun. 2026			As at 01 Jan. 2026		
	VND			VND		
	Cost	Recoverable amount	Provisions	Cost	Recoverable amount	Provisions
Term deposits:	9,000,000,000	9,000,000,000	-	-	-	-
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam – Lam Dong Branch (*)</i>	<i>9,000,000,000</i>	<i>9,000,000,000</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Loans to related parties:	7,000,000,000	7,000,000,000	-	10,000,000,000	10,000,000,000	-
<i>40.10 Investment and Construction Joint Stock Company – Refer to Note 6.4 (**)</i>	<i>7,000,000,000</i>	<i>7,000,000,000</i>	<i>-</i>	<i>10,000,000,000</i>	<i>10,000,000,000</i>	<i>-</i>
Total	16,000,000,000	16,000,000,000	-	10,000,000,000	10,000,000,000	-

(*) This represents a 6-month term deposit with BIDV, bearing interest at a rate of 8.00% per year as at 30 June 2026.

(**) Details of the loan receivables exceeding 10% of the total loan receivables are as follows:

▪ 40.10 Investment and Construction Joint Stock Company ("L40.10"):

Loan term: 12 months
Interest rate: 5.90%
Mortgage: None

As of the date of the financial statements, the Company has certain held-to-maturity investments presented in Note 5.2.1 that accrue contractual interest. However, due to the uncertain recoverability of the principal and/or interest of these investments, in accordance with the prudence principle, the Company has not recognized the corresponding interest income for the period.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.2.2. Investments in subsidiaries are analysed as follows:

	As at 30 Jun. 2026			As at 01 Jan. 2026		
	VND			VND		
	Cost	Recoverable amount	Provisions	Cost	Recoverable amount	Provisions
Lam Dong Minerals and Building Materials JSC (*)	284,419,394,000	967,439,369,400	-	110,775,469,000	484,154,000,000	-
40.10 Investment and Construction JSC (**)	30,563,700,000	(**)	-	19,709,200,000	(**)	-
Total	314,983,094,000	967,439,369,400	-	130,484,669,000	484,154,000,000	-

The fair value of investments is determined as follows:

(*) For listed company: based on quoted market prices at the reporting date;

(**) For unlisted company: the Company has not determined their fair values because reliable valuation bases are not available.

Accordingly, the carrying amounts of these investments may differ from their fair values.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.3. Current trade receivables

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Amount	Provisions	Amount	Provisions
Trade receivables from related parties – Refer to Note 6.4	5,498,639,341	-	33,789,599,541	-
Trade receivables greater than or equal to 10% of total:				
Ho Chi Minh City Urban Infrastructure Construction Investment Project Management Board	11,764,453,971	-	-	-
Don Duong Regional Construction Investment Project Management Board	6,605,089,523	-	4,646,920,000	-
Other customers	8,376,501,176	(2,816,200,000)	15,685,497,000	(2,816,200,000)
Total	32,244,684,011	(2,816,200,000)	54,122,016,541	(2,816,200,000)

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.4. Current advances to suppliers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Advances to related parties – Refer to Note 6.4	10,998,553,000	13,669,007,777
Advances to suppliers greater than or equal to 10% of total:		
Trong Tin Company Limited (a)	9,987,868,270	9,022,129,270
126 Construction Investment & Trading JSC (b)	6,301,764,421	4,752,174,421
Other suppliers	8,736,898,051	9,446,331,708
Total	36,025,083,742	36,889,643,176

(a) Current advances to Trong Tin Lam Dong Company Limited related to the Ta Hoet, Dinh An Project under Contract No. 866/2021/HĐXL-ĐTXDCT dated 20 December 2021. The project has not yet commenced due to pending site clearance procedures with the relevant competent authorities. And advances related to the Dong Thanh Water Reservoir Project, Lam Ha, under Contract No. 222/HD-TCXD_HCN Dong Thanh dated 27 December 2022. The project is currently suspended due to complex geological conditions in the area, which exceed the capacity of the relevant provincial-level authorities to address.

(b) Current advances to 126 Construction Investment & Trading JSC related to Package 4, Suoi Cai, Binh Duong according to Contract No. 01/HĐTP/LHC-126/G4 dated 07 September 2025.

5.5. Current other receivables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Provisions	Amount	Provisions
Receivables from employees	866,817,985	-	969,818,195	-
Other receivables	-	-	157,095,030	-
Total	866,817,985	-	1,126,913,225	-

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.6. Doubtful debts

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue trade receivables or overdue amounts loaned and other receivables not yet due but uncollectible	2,816,200,000	-	2,816,200,000	-

The provisions for doubtful debts are recognised based on available evidence as of the reporting date, including:

- The aging of individual receivable balances;
- Actual recoverability of outstanding amounts; and
- The financial condition of customers.

Overdue trade receivables and overdue amounts loaned are analysed by debtor as follows:

	As at 30 Jun. 2026			As at 01 Jan. 2026		
	VND			VND		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
Traffic Trade and Project Joint Stock Company	2,816,200,000	-	Over 5 years	2,816,200,000	-	Over 5 years

5.7. Inventories

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Cost	Provisions	Cost	Provisions
Raw material	3,770,722,095	-	202,704,411	-
Merchandise	14,948,687	-	-	-
Work in progress (*)	18,539,621,826	-	8,792,982,081	-
Finished goods	1,147,318,971	-	1,147,318,971	-
Total	23,472,611,579	-	10,143,005,463	-

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

(*) Work in progress inventories are detailed as follows:

	Current period VND	Previous period VND
Project Dong Thanh Reservoir, Lam Ha (**)	5,952,945,829	6,029,002,059
Project Package XL- 4 Rach Dua Project	6,110,706,042	-
Project Package 4: Dredging and Reinforcement of Suoi Cai, Ho Chi Minh City	2,025,000,000	-
Project Ta Hoet Reservoir, Dinh An (**)	1,421,318,706	1,421,318,706
Project Package 13 Tay Ninh - Phase 2	1,255,734,474	-
Others construction	1,773,916,775	1,342,661,316
Total	18,539,621,826	8,792,982,081

(**) The status of the projects has not changed significantly:

- The Dong Thanh Reservoir: suspended due to complex geological issues that exceed the capacity of provincial-level specialized agencies to resolve.
- The Ta Hoet Reservoir: suspended due to unresolved site clearance procedures under the authority of relevant government agencies.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.8. Tangible fixed assets

	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
Cost:				
As at 01 Jan. 2026	78,601,886,650	10,768,594,277	366,954,545	89,737,435,472
Purchase	2,546,129,630	5,579,081,818	-	8,125,211,448
Disposals	(2,266,000,000)	(4,625,000,000)	-	(6,891,000,000)
Reclassification	(24,379,008,911)	24,519,008,911	(140,000,000)	-
As at 30 Jun. 2026	54,503,007,369	36,241,685,006	226,954,545	90,971,646,920
Accumulated depreciation:				
As at 01 Jan. 2026	73,791,062,787	7,249,747,637	140,066,777	81,180,877,201
Depreciation	695,874,512	814,553,985	38,159,094	1,548,587,591
Disposals	(110,666,664)	(178,750,000)	-	(289,416,664)
Reclassification	(24,483,180,959)	24,519,008,911	(35,827,952)	-
As at 30 Jun. 2026	49,893,089,676	32,404,560,533	142,397,919	82,440,048,128
Net book value:				
As at 01 Jan. 2026	4,810,823,863	3,518,846,640	226,887,768	8,556,558,271
As at 30 Jun. 2026	4,609,917,693	3,837,124,473	84,556,626	8,531,598,792

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 77,396,384,561.

No individual item represented more than 10% of the total value of tangible fixed assets.

No individual disposal item represented more than 10% of the total value of tangible fixed assets.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.9. Intangible fixed assets

	Land use rights VND	Computer software VND	Total VND
Cost:			
As at 01 Jan. 2026	3,015,000,000	124,364,500	3,139,364,500
Internally generated	-	11,631,479,144	11,631,479,144
As at 30 Jun. 2026	3,015,000,000	11,755,843,644	14,770,843,644
Accumulated amortisation:			
As at 01 Jan. 2026	364,717,742	124,364,500	489,082,242
Amortisation	75,375,000	1,163,147,916	1,238,522,916
As at 30 Jun. 2026	440,092,742	1,287,512,416	1,727,605,158
Net book value:			
As at 01 Jan. 2026	2,650,282,258	-	2,650,282,258
As at 30 Jun. 2026	2,574,907,258	10,468,331,228	13,043,238,486

The historical cost of intangible fixed assets fully amortised but still in use totalled VND 124,364,500.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Details of intangible fixed assets in existence during the period are as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND	Remaining useful life
Land use rights:				
Lot No. 102, map sheet No. 37, Cat Tien 3 Commune, Lam Dong Province	3,015,000,000	440,092,742	2,574,907,258	Until 15/10/2043
Computer software:				
Enterprise Resource Planning (ERP) software	11,631,479,144	1,163,147,916	10,468,331,228	54 months
Other assets	124,364,500	124,364,500	-	-
As at 30 Jun. 2026	14,770,843,644	1,727,605,158	13,043,238,486	

5.10. Current trade payables

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Amount	Payable amount
Trade payables to related parties – Refer to Note 6.4	3,819,842,690	3,819,842,690	1,459,837,304	1,459,837,304
Trade payables greater than 10% of total balance:				
Son Thanh An Investment Construction JSC	11,764,453,971	11,764,453,971	-	-
Vinci Vina Construction JSC	2,894,201,194	2,894,201,194	3,648,779,545	3,648,779,545
Other suppliers	6,564,585,321	6,564,585,321	25,897,472,838	25,897,472,838
Total	25,043,083,176	25,043,083,176	31,006,089,687	31,006,089,687

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.11. Current advances from customers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Advances from customers to related parties – Refer to Note 6.4	18,782,869,105	-
Advances from customers greater than 10% of total balance:		
Construction Investment Project Management Unit No. 1 (a)	92,354,272,942	93,336,271,020
Lam Ha Regional Construction Investment Project Management Board (b)	21,600,000,000	21,600,000,000
Other customers	21,683,628,587	14,864,952,161
Total	154,420,770,634	129,801,223,181

(a) Advances from Construction Investment Project Management Unit No. 1 related to the Ta Hoet, Dinh An project, according to Contract No. 866/2021/HDXL-DTXDCT dated 20 December 2021, this project cannot start yet due to the issue of land clearance from the competent authority. And the construction of Da Lay, Da Si reservoir canal system project, Lam Dong Province, according to Contract No. 75/2025/HĐXD dated 15 December 2025.

(b) Advances from Lam Ha Regional Construction Investment Project Management Board related to Dong Thanh canal systems in Lam Ha, according to Contract No. 272/HD-TCXD dated 27 December 2022. This construction project is temporarily halted due to geological issues in the area that exceed the handling capacity of the provincial specialized agency.

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.12. Taxes and amounts receivable from/payable to the state budget

	As at 30 Jun. 2026		Movements in the period		As at 01 Jan. 2026	
	VND		VND		VND	
	Receivable	Payable	Paid	Payable	Receivable	Payable
Value added tax	288,048,084	-	780,000,000	(285,034,238)	-	776,986,154
Corporate income tax	-	304,103,526	1,478,804,726	602,887,255	-	1,180,020,997
Personal income tax	-	91,714,076	1,003,114,800	780,789,513	-	314,039,363
Natural resource tax	-	-	1,179,875,542	1,179,875,542	-	-
Environmental tax	-	-	702,951,568	702,951,568	-	-
Total	288,048,084	395,817,602	5,144,746,636	2,981,469,640	-	2,271,046,514

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.13. Payables to employees

This represents the salary expense for June 2026 and the annual bonus accrued as at 30 June 2026.

5.14. Current accrued expenses

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Accrued expense of Ka Zam Reservoir Project	1,800,000,000	4,444,152,000
Accrued expenses for Package 4 Dak Long Thuong Project	1,061,000,000	-
Accrued other expenses	-	2,493,658,629
Total	2,861,000,000	6,937,810,629

5.15. Current other payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Trade union dues	294,233,027	257,060,059
Other payables	15,570,454	56,715,741
Total	309,803,481	313,775,800

5.16. Current provisions

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Construction warranty provision for the Ka Zam – Don Duong reservoir project	1,519,698,066	504,823,180
Construction warranty provision for the Dong Thanh – Lam Ha reservoir project	1,225,017,218	1,177,694,796
Construction warranty provision for others construction	3,150,694,872	2,712,892,180
Total	5,895,410,156	4,395,410,156

(See the next page)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.17. Owner's equity

5.17.1. Changes in owner's equity

	Items of owners' equity				Total VND
	Owner's contributed capital VND	Capital surplus VND	Other contributed capital VND	Retained earnings and other funds VND	
As at 01 Jan. 2025	144,000,000,000	9,052,708,180	2,811,093,513	30,240,445,522	186,104,247,215
First six months of previous year's profits	-	-	-	52,172,286,921	52,172,286,921
Dividends declared from profit payments by cash for the second period of 2024 under Notice No. 28/2025 dated 18 February 2025 of the Board of Directors.	-	-	-	(14,400,000,000)	(14,400,000,000)
As at 30 Jun. 2025	144,000,000,000	9,052,708,180	2,811,093,513	68,012,732,443	223,876,534,136
Last six months of previous year's profits	-	-	-	69,695,726,917	69,695,726,917
As at 01 Jan. 2026	144,000,000,000	9,052,708,180	2,811,093,513	137,708,459,360	293,572,261,053
Current period's profits	-	-	-	2,334,873,871	2,334,873,871
Issuance of bonus shares under Resolution No. 07/2026/NQ-HDQT/LHC dated 09 May 2026 of the Board of Directors	144,000,000,000	(6,891,540,640)	-	(137,108,459,360)	-
Appropriation of the fund under Resolution No. 01/NQ-DH26-LHC dated 19 April 2026 of the 2026 General Meeting of Shareholders.	-	-	-	(600,000,000)	(600,000,000)
As at 30 Jun. 2026	288,000,000,000	2,161,167,540	2,811,093,513	2,334,873,871	295,307,134,924

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.17.2. Details of owners' equity

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Capital contributed by shareholders	288,000,000,000	144,000,000,000

5.17.3. Capital contribution

	Current period VND	Previous period VND
As at 01 Jan. 2026	144,000,000,000	144,000,000,000
Increase in share capital through the issuance of bonus shares	144,000,000,000	-
As at 30 Jun. 2026	288,000,000,000	144,000,000,000

5.17.4. Corporate funds

	Development investment fund VND
As at 01 Jan. 2026 and 30 Jun. 2026	2,811,093,513

5.17.5. Report on using capital from issuing additional shares

General information about the issue of shares to increase charter capital:

No.	Content	Information
1.	Share name	Shares of Lam Dong Investment and Hydraulic Construction Joint Stock Company
2.	Type	Ordinary share
3.	Par value	VND 10,000 per share
4.	Number of shares	14,400,000 shares
5.	Total value	VND 144,000,000,000
6.	Issue form	Bonus shares issued from undistributed after-tax profits and share premium, at the ratio of 01:01 (each shareholder holding 01 share is entitled to 01 right, and each 01 right entitles the holder to receive 01 additional share).
7.	Issue date	09 June 2026
8.	Completion date	26 June 2026
9.	Total issued shares	14,400,000 shares

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.18. Off statement of financial position items

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	Foreign currency	VND	Foreign currency	VND
<i>Doubtful debts written off:</i>				
Project Management Board for Investment and Construction of Public Works in Da Teh District	-	2,033,760,000	-	2,033,760,000
Tuyen Lam Lake Project Management Board	-	89,104,790	-	89,104,790
508 Joint Stock Company	-	57,338,000	-	57,338,000
Total	-	2,180,202,790	-	2,180,202,790

5.19. Revenue from selling goods and rendering services

	Current period VND	Previous period VND
Revenue from construction works	78,883,265,245	71,489,951,677
Revenue from construction machinery rental	261,854,764	-
Revenue from digital operations	2,727,392,477	-
Total	81,872,512,486	71,489,951,677
Of which revenue from selling goods and rendering services to related parties – Refer to Note 6.4	5,494,935,466	-

5.20. Cost of sales

	Current period VND	Previous period VND
Cost of construction contracts (*)	73,644,083,496	55,432,152,074
Cost of digital operations	2,727,392,477	-
Total	76,371,475,973	55,432,152,074

(*) Cost of construction contracts for the current period increased significantly by 33% compared to the previous period, mainly due to higher raw material costs and increased costs incurred at construction sites. In addition, labour costs at the construction sites also increased to ensure timely completion and handover of the projects to the investors.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.21. Finance income

	Current period VND	Previous period VND
Loan interest income from related parties – Refer to Note 6.4	1,475,422,000	845,558,905
Interest income from term deposit	2,869,845,210	1,438,893,674
Interest income from demand deposit	18,124,488	-
Gain on disposal of investment in subsidiary	-	40,077,198,500
Dividends, profits from related parties	-	6,490,086,000
Total	4,363,391,698	48,851,737,079

Financial income for the current period decreased by 91% compared to the previous period, primarily due to the fact that the previous period included gains from the disposal and liquidation of investments in subsidiaries, as well as cash dividends and profit distributions received from subsidiaries.

5.22. Finance expense

	Current period VND	Previous period VND
Interest expense	33,854,386	123,006,164
Other finance expenses	42,361,383	119,089,335
Total	76,215,769	242,095,499

5.23. Selling expense

	Current period VND	Previous period VND
Provision expense for warranty of construction	1,500,000,000	-

5.24. General and administrative expense

	Current period VND	Previous period VND
Employee expense	6,042,732,235	5,067,667,617
Stationery expenses	111,490,211	36,430,102
Depreciation expense	711,844,963	430,796,543
Fees, charges	-	3,000,000
Service expense	237,926,125	377,429,838
Others	1,699,735,547	1,466,250,287
Total	8,803,729,081	7,381,574,387

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.25. Other income

	Current period VND	Previous period VND
Gains from disposal and sale of fixed assets and tools and supplies to related parties	3,343,277,774	
Gains from disposal tools and supplies to related parties	210,000,000	
Gains from disposal and sale of fixed assets	-	367,003,367
Gains from selling materials	1,389,670,522	467,043,074
Bonus received from capital transfer	-	6,000,000,000
Other income	7	44,046
Total	4,942,948,303	6,834,090,487

5.26. Other expense

	Current period VND	Previous period VND
Cost of materials sold	1,389,670,522	467,043,074
Cost of tools and supplies to related parties	100,000,000	-
Penalties and compensation	-	3,833,397
Other expenses	16	9,567,417
Total	1,489,670,538	480,443,888

5.27. Production and business costs by element

	Current period VND	Previous period VND
Material expense	68,762,049,081	52,276,700,489
Employee expense	17,322,548,677	10,859,765,063
Depreciation expense	2,787,110,507	1,745,489,899
Provision expense for warranty of construction	1,500,000,000	-
Service expense	5,321,469,055	4,280,716,028
Other expenses	2,118,338,001	2,235,749,683
Total	97,811,515,321	71,398,421,162

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5.28. Current corporate income tax expense

CIT expense calculated on the taxable income of the current period is determined as follows:

	Current period VND	Previous period VND
Accounting profit before taxation for the period	2,937,761,126	63,639,513,395
Add: Adjustments according to CIT law	76,675,150	181,929,977
Less: Adjustments according to CIT law	-	(120,000,000)
Less: Dividends, profits received from subsidiaries	-	(6,490,086,000)
Taxable income from business activities	3,014,436,276	57,211,357,372
Current CIT rate	20%	20%
Current CIT expense from business activities	602,887,255	11,442,271,474
Less: CIT expense due to the additional adjustment from the previous year	-	24,955,000
Current CIT expense for the period	602,887,255	11,467,226,474

The adjustments for the increases, decreases in the taxable income represent mainly non – tax – deductible items as regulated by CIT law when calculating CIT.

Current corporate income tax expense for the period is estimated based on taxable income and may be subject to adjustments upon examination by the tax authorities.

5.29. Non-cash transactions affecting cash flow statement in the future

	Current period VND	Previous period VND
Acquisition of fixed assets not yet paid	800,000,000	-
Offsetting loans against trade payables	1,000,000,000	-
Disposal of fixed assets not yet collected	1,254,861,110	-
Issuance of bonus shares from undistributed earnings and share premium	144,000,000,000	-

5.30. Cash repayments of principal amounts borrowed

	Current period VND	Previous period VND
Cash repayment of loans	(23,152,807,301)	(37,000,000,000)

5.31. Acquisition of subsidiaries

	Current period VND	Previous period VND
Cash paid for acquisition of subsidiaries	(184,498,425,000)	(200,000,000)

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6. SIGNIFICANT EVENTS OR TRANSACTIONS DURING THE INTERIM REPORTING PERIOD

6.1. Seasonal or cyclical business operations

The Company's operations are not significantly affected by seasonal or cyclical factors. Accordingly, the interim operating results reasonably reflect the operating trends for the full financial year.

6.2. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence

During the period, the Company disposed of certain fixed assets that were no longer in use and recognised a gain on disposal amounting to VND 3,453,277,774. This transaction was non-recurring in nature and did not arise in the ordinary course of the Company's business activities.

6.3. Going concern assumption

As at 30 June 2026, the Company's current liabilities exceeded its current assets by VND 41,250,796,354.

The primary reason for this position was that, during the period, the Company utilised its available cash resources to increase its ownership interests in its subsidiaries, with the aim of strengthening its control position and enhancing the effectiveness of its long-term investments. Accordingly, the Company made an additional investment of VND 173,643,925,000 in Lam Dong Minerals and Building Materials Joint Stock Company ("LBM"), increasing its ownership interest from 51.00% to 65.81%, and an additional investment of VND 10,854,500,000 in Investment and Construction Joint Stock Company 40.10, increasing its ownership interest to 72.08%.

Accordingly, the excess of current liabilities over current assets as at the end of the reporting period was primarily attributable to the conversion of a significant portion of the Company's current assets into long-term investments, rather than operating losses, a decline in profitability or financial difficulties of the Company.

The management has assessed the Company's ability to continue as a going concern for a period of at least twelve months from 30 June 2026, based on its business plans, cash flow forecasts and available financial resources. In accordance with the approved resolutions and profit distribution plans of LBM, the Company expects to receive approximately VND 62 billion in dividends and profit distributions during the subsequent twelve-month period. The management considers these amounts to be highly recoverable and sufficient to cover the working capital shortfall as at the end of the reporting period and to support the Company in meeting its financial obligations as they fall due.

In addition, the Company continues to maintain stable business operations, is expected to generate positive cash flows from operating activities in the coming period and retains access to its existing credit facilities to meet working capital requirements when necessary.

Based on the above assessment, the management is confident that the Company will have sufficient financial resources to meet its obligations as they fall due and maintain its normal business operations for at least twelve months from the end of the reporting period. Accordingly, the interim financial statements have been prepared on a going concern basis.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6.4. Related parties

<u>List of related parties</u>	<u>Relationship</u>
1. Lam Dong Minerals and Building Materials JSC	Subsidiary
2. 40.10 Investment and Construction JSC	Subsidiary
3. Hiep Thinh Phat Limited Company	Indirect subsidiary
4. Hiep Thanh Brick Limited Company	Indirect subsidiary
5. LBM Dak Nong Limited Company	Indirect subsidiary
6. LBM Tan Phu One Member Limited Company	Indirect subsidiary
7. LBM Loc Son One Member Limited Company	Indirect subsidiary
8. Board of Directors, management, and Board of Supervisory	Key management personnel
9. 10 Hydraulic Construction and Investment JSC	Members of the Board of Members is the key management personnel of the Group.
10. Intercons Construction Investment Limited Company	Members of the Board of Members and the Management are the key management personnel of the Group.
11. 40 Investment and Construction JSC	The Legal Representative is the key management personnel of the Group.

Related party transactions are conducted on normal commercial terms and conditions, unless otherwise disclosed.

The Company's management believes that these transactions do not give rise to any significant risks to the Company.

Receivables from and payables to related parties:

- Unsecured;
- Deferred payment interest: none;
- Have payment terms of 30-45 days; and
- Relate to the sale centralized procurement of goods, construction works, loans.
- Bear loan interest at a rate of 5,90% per annum;

The Company's management considers that these transactions are conducted in the best interests of the Company.

At the end of the reporting period, the balances with related parties are as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current trade receivables:		
Lam Dong Minerals and Building Materials JSC	4,809,320,101	21,419,005,011
40.10 Investment and Construction JSC	33,945,000	-
LBM Dak Nong Limited Company	466,263,000	6,714,363,241
LBM Loc Son One Member Limited Company	189,111,240	4,886,581,115
40 Investment and Construction JSC	-	769,650,174
Total – Refer to Note 5.3	5,498,639,341	33,789,599,541

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Held to maturity investments – Refer to Note 5.2.1:		
40.10 Investment and Construction JSC	7,000,000,000	10,000,000,000
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current advances to suppliers:		
Intercons Construction Investment Limited Company (a)	1,000,000,000	-
40.10 Investment and Construction JSC	-	3,670,454,777
40 Investment and Construction JSC (b)	9,998,553,000	9,998,553,000
Total – Refer to Note 5.4	10,998,553,000	13,669,007,777

(a) Current advance to Intercons Investment and Construction Company Limited in relation to Package No. 13 of the Stage 2 Irrigation Project for the Western Area of the Vam Co Dong River under Contract No. 01/2026/TTGK-LHC-IC/G13TN dated 16 March 2026.

(b) Current advance to 40 Investment and Construction JSC in relation to the Ta Hoét Project under Contract No. 866/2021/HĐXL-ĐTXDCT dated 20 December 2021. Construction of this project has not yet commenced due to delays in site clearance by the competent authorities.

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current trade payables:		
Lam Dong Minerals and Building Materials JSC	(445,200,000)	(1,456,327,304)
40.10 Investment and Construction JSC	(2,233,223,190)	-
LBM Loc Son One Member Limited Company	(1,141,419,500)	(3,510,000)
Total – Refer to Note 5.10	(3,819,842,690)	(1,459,837,304)

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
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Current advances to suppliers – Refer to Note 5.11:

40 Investment and Construction JSC (*)	(18,782,869,105)	-
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(*) Current advance to 40 Investment and Construction JSC in relation to the Da Lay and Da Si Reservoir Irrigation Canal System Project, Lam Dong Province under Contract No. 01/HĐGK/ICCO40-LHC dated 8 May 2026, and the Construction, Supply and Installation of Equipment for Cai Trung (My Hoi) Sluice and Protective Embankment for the River-side Canal of the Rach Mop Navigation Lock and Sluice Project under the contract dated 23 April 2026.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

During the reporting period, the Company has had related party transactions as follows:

	Current period VND	Previous period VND
Construction and rendering of services:		
Lam Dong Minerals and Building Materials JSC	2,906,829,790	-
LBM Dak Nong Limited Company	602,016,804	-
LBM Loc Son One Member Limited Company	301,008,281	-
40 Investment and Construction JSC	2,125,257,248	-
Total (*)	5,935,112,123	

(*) Including:

Construction and rendering of services to related parties net of tax – Refer to Note 5.19	5,494,935,466	-
Taxes on construction and rendering of services to related parties	440,176,657	-

	Current period VND	Previous period VND
Disposals of fixed assets and tools and supplies:		
10 Hydraulic Construction and Investment JSC	9,634,800,000	
Lam Dong Minerals and Building Materials JSC	1,380,347,221	7,000,000,000
LBM Dak Nong Limited Company	-	2,650,000,000
LBM Loc Son One Member Limited Company	-	200,000,000
Total (*)	11,015,147,221	9,850,000,000

(*) Including:

Disposals of fixed assets to related parties net of tax	10,154,861,110	9,117,003,366
Taxes on Disposals of fixed assets to related parties	860,286,111	732,996,634

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	Current period VND	Previous period VND
Purchase of fuels, materials and rendering of services:		
Lam Dong Minerals and Building Materials JSC	1,972,340,240	2,884,427,000
LBM Loc Son One Member Limited Company	2,164,157,000	1,560,681,500
	2,300,146,267	-
Total (*)	6,436,643,507	4,445,108,500

(*) Including:

<i>Purchase of fuels, materials, and services from related parties net of tax</i>	5,928,217,275	4,102,021,052
<i>Taxes on purchase of fuels, materials, and services from related parties</i>	508,426,232	343,087,448

	Current period VND	Previous period VND
Purchase of fixed assets:		

40.10 Investment and Construction JSC (*)	7,555,280,000	-
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(*) Including:

<i>Purchase of fuels, materials, and services from related parties net of tax</i>	6,956,000,000	-
<i>Taxes on purchase of fuels, materials, and services from related parties</i>	599,280,000	-

	Current period VND	Previous period VND
Centralised procurement – Sale of fuels, materials:		

Lam Dong Minerals and Building Materials JSC	79,113,374,982	-
LBM Dak Nong Limited Company	20,198,695,165	-
LBM Loc Son One Member Limited Company	24,598,569,643	-

Total (*)	123,910,639,790	
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(*) Including:

<i>Sale of fuels, materials from related parties net of tax</i>	114,700,039,399	-
<i>Taxes on sale of fuels, materials from related parties</i>	9,210,600,391	-

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	Current period VND	Previous period VND
Loan interest income:		
Lam Dong Minerals and Building Materials JSC	1,202,417,000	845,558,905
40.10 Investment and Construction JSC	273,005,000	-
Total – Refer to Note 5.21	1,475,422,000	845,558,905
	Current period VND	Previous period VND
Loan:		
Lam Dong Minerals and Building Materials JSC	110,000,000,000	41,000,000,000
	Current period VND	Previous period VND
Offsetting of balances:		
40.10 Investment and Construction JSC	1,000,000,000	-
	Current period VND	Previous period VND
Purchases of shares:		
Lam Dong Minerals and Building Materials JSC	(173,643,925,000)	-
	Current period VND	Previous period VND
Purchases of contributed capital:		
40.10 Investment and Construction JSC	(10,854,500,000)	(200,000,000)
	Current period VND	Previous period VND
Advances and settlement of advances:		
Mr. Le Dinh Hien – Chairman of the BOD	-	5,500,000,000
Mr. Le Van Quy – General Director	8,500,000,000	3,200,000,000
Mr. Hau Van Tuan – Finance Director cum Head of Internal Audit	4,000,000,000	2,800,000,000
Mr. Tran Dai Hien – Vice General Director	2,000,000,000	-
Ms. Nguyen Thi Thu Huong – Chief Accountant	-	1,100,000,000
Total	14,500,000,000	12,600,000,000

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Account receivables from related parties were unsecured and will be paid by cash. No provision for doubtful debts was recognised for the account receivables from related parties.

The price of goods and services provided to related parties is the agreed price published by the Company. The purchase of goods and services from related parties is performed under the agreed price.

Remunerations of the Board of Directors ("BOD"), the management, the supervisory committee are as follows:

<u>Full name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Mr. Le Dinh Hien	Chairperson	360,000,000	360,000,000
Mr. Tran Viet Thang	Vice Chairperson	60,000,000	60,000,000
Mr. Nong Vuong Hung	Member	30,000,000	10,000,000
Ms. Ngo Thu Huong	Member	30,000,000	30,000,000
Mr. Nguyen Chi Hieu	Member – appointed on 19 Apr. 2026	10,000,000	-
Ms. Lam Boi Ngoc	Member – resigned on 19 Apr. 2026	20,000,000	10,000,000
Mr. Phan Cong Ngon	Member – resigned	-	20,000,000
Total		510,000,000	490,000,000

<u>Full name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Mr. Le Van Quy	General Director	1,005,100,000	981,100,000
Mr. Tran Dai Hien	Vice General Director	618,154,250	488,154,250
Mr. Pham Van Hoan	Vice General Director	61,000,000	-
Ms. Nguyen Thi Thu Huong	Chief Accountant	565,177,500	480,436,750
Total		2,249,431,750	1,949,691,000

<u>Full name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Mr. Hau Van Tuan	Finance Director cum Head of Internal Audit	162,674,500	340,910,500

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

<u>Full name</u>	<u>Position</u>	<u>Current period VND</u>	<u>Previous period VND</u>
Ms. Nguyen Thi Lan Huong	Head – appointed on 19 Apr. 2026	20,000,000	30,000,000
Mr. Le Huy Sau	Head – resigned on 19 Apr. 2026	8,000,000	12,000,000
Mr. Nguyen Viet Ha	Member – appointed on 19 Apr. 2026	8,000,000	12,000,000
Ms. Hoang Thi Lua	Member – resigned on 19 Apr. 2026	10,000,000	-
Mr. Dan Thanh	Member – appointed on 19 Apr. 2026	4,000,000	-
Ms. Nguyen Thi Lien	Member – resigned on 19 Apr. 2026	4,000,000	-
Total		54,000,000	54,000,000

6.5. Comparative figures

Reclassification

During the period, the Company reclassified certain comparative figures for the prior period to comply with the requirements of Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises.

The effects of the reclassification are as follows:

Items	Before reclassification	Reclassification adjustment	After reclassification
<i>The statement of financial position:</i>			
Held to maturity investments	-	10,000,000,000	10,000,000,000
Current loan receivables	10,000,000,000	(10,000,000,000)	-

6.6. Events after the end of the reporting period

After the end of the reporting period, there have been no significant events requiring adjustment.



Approved by
Le Van Quy
General Director

Lam Dong, 25 August 2026

Prepared by

Nguyen Thi Thu Huong
Chief Accountant