

**THAI HA BRIDGE BOT
JOINT STOCK COMPANY**

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

No.: 1408/2026/CBTT-BCTC

HungYen, August 14, 2026

PERIODIC DISCLOSURE OF FINANCIAL REPORT INFORMATION

To: The Hanoi Stock Exchange (HNX)

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding information disclosure on the stock market, Thai Ha Bridge BOT Joint Stock Company discloses to the Hanoi Stock Exchange as follows:

1. Organization Information: Thai Ha Bridge BOT Joint Stock Company

- Stock code: BOT

- Address: Phu Vat Hamlet, Long Hung Commune, Hung Yen Province, Vietnam

- Contact phone: 022.7389.1818

- Email: botcauthaiha.jsc@gmail.com | Website: <http://botcauthaiha.com.vn>

2. Content of the disclosed information:

- Reviewed semi-annual financial statements for 2026:

☒

Separate financial statements (for listed organizations without subsidiaries or superior accounting units with dependent units).

☐

Consolidated financial statements (for listed organizations with subsidiaries).

☐

Combined financial statements (for listed organizations with dependent accounting units having separate accounting structures).

- Cases requiring explanation of reasons:

+ The audit organization issued an opinion other than an unqualified opinion on the reviewed semi-annual financial statements for 2026:

☒

Yes

☐

No

Explanation document in case of selection "Yes":

☒

Yes

☐

No

+ Profit after tax in the reporting period changes by 5% or more before and after the review, resulting in a shift from loss to profit or vice versa (for the reviewed semi-annual financial statements for 2026):

☐

Yes

☒

No



Explanation document in case of selection "Yes":

Yes

No

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

Yes

No

Explanation document in case of selection "Yes":

Yes

No

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

Yes

No

Explanation document in case of selection "Yes":

Yes

No

This information was disclosed on the Company's website on 14/08/2026 at the following link: <http://botcauthaiha.com.vn/danh-muc-tin/bao-cai-tai-chinh.html>

We hereby commit that the disclosed information above is true and accurate and take full responsibility before the law for the content of the disclosed information.

Attached documents:

- Reviewed semi-annual financial statements for 2026;
- Explanatory document accompanying the reviewed semi-annual financial statements for 2026.

THAI HA BRIDGE BOT JOINT STOCK COMPANY

Legal Representative/Authorized to report and disclose information
(Signature, full name and seal)



CHỦ TỊCH HĐQT
Ngô Tiến Cường

**THAI HA BRIDGE BOT JOINT STOCK
COMPANY**

Reviewed financial statements

For the six-month accounting period ended 30 June 2026



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REPORT OF THE MANAGEMENT

The Management of Thai Ha Bridge BOT Joint Stock Company (hereinafter referred to as the "Company") presents its Report together with the reviewed interim Financial Statements for the six-month accounting period ended 30 June 2026.

COMPANY INFORMATION

Thai Ha Bridge BOT Joint Stock Company (hereinafter referred to as the "Company") was established under Enterprise Registration Certificate No. 1001045855 issued by the Department of Planning and Investment of Hung Yen Province for the first time on 16/10/2014 and amended for the 8th time on 05/08/2025.

Thai Ha Bridge BOT Joint Stock Company has its head office at Phu Vat Hamlet, Long Hung Commune, Hung Yen Province, Vietnam.

MEMBERS OF THE BOARD OF DIRECTORS, THE BOARD OF SUPERVISORS AND THE BOARD OF MANAGEMENT

The members of the Board of Directors, the Board of Supervisors and the Board of Management of the Company during the financial year and up to the date of this report were as follows:

The Board of Directors

Full name	Position
Mr. Ngo Tien Cuong	Chairman of the Board of Directors
Mr. Nguyen Binh Dien	Member of the Board of Directors
Mr. Ta Dai Nghia	Member of the Board of Directors

The Board of Supervisors

Full name	Position
Mrs. Nguyen Thi Ha	Head of the Board of Supervisors
Mrs. Vu Thi Thao	Member of the Board of Supervisors
Mrs. Vu Thi Thu Huyen	Member of the Board of Supervisors

The Board of Management

Full name	Position
Mr. Ta Dai Nghia	General Director
Mrs. Do Thi Hoa	Chief Accountant

Legal Representative

The legal representative of the Company as at the date of this report is Mr. Ngo Tien Cuong – Chairman of the Board of Directors

EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

No significant events have occurred since the end of the accounting period which would require adjustment or disclosure in the selected notes to the interim Financial Statements.

REPORT OF THE MANAGEMENT (continued)

APPROVAL OF THE INTERIM FINANCIAL STATEMENTS

The Management approves the accompanying interim Financial Statements. The interim Financial Statements give a true and fair view of the financial position of the Company as at 30 June 2026, and of its results of operations and its cash flows for the accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant legal regulations relating to the preparation and presentation of interim financial statements.

For and on behalf of the Management,



Ngo Tien Cuong
Chairman of the Board of Directors
Hung Yen, 12 August 2026

No: 0307/2026/BCSX/IAV

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

**To: The Shareholders
The Board of Directors, the Board of Supervisors and the Board of Management
Thai Ha Bridge BOT Joint Stock Company**

We have reviewed the accompanying interim Financial Statements of Thai Ha Bridge BOT Joint Stock Company (hereinafter referred to as the "Company"), prepared on 12 August 2026, from page 06 to page 26, comprising: the interim statement of financial position as at 30/06/2026, the interim statement of income, the interim statement of cash flows for the six-month accounting period then ended and the accompanying selected notes to the interim Financial Statements.

The Management's Responsibility

The Management of the Company is responsible for the preparation and fair presentation of these interim Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant legal regulations relating to the preparation and presentation of interim financial statements, and for such internal control as the Management determines is necessary to enable the preparation and presentation of interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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

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

Basis for Disclaimer of Conclusion

As presented in Note 4.8 to the accompanying interim Financial Statements, the cost of the fixed asset, being Thai Ha BOT Bridge, was recognised based on the results of the Completed Project Audit Report No. 90/2020/RSMHN-BCKTXD dated 31/03/2020 issued by RSM Vietnam Auditing and Consulting Company Limited – Hanoi Branch, in the amount of VND 1,375,425,634,893. This amount includes borrowing costs incurred outside the Project implementation period (from 01/5/2017 to 31/12/2018) of VND 178,892,919,950, which was not accepted by the Ministry of Transport in the finalisation agreement. According to Official Letter No. 12217/BGTVT-TC dated 18/11/2021 agreeing the finalisation value of the investment costs of the Project for the construction of Thai Ha Bridge crossing the Red River on the road connecting the two provinces of Thai Binh and Ha Nam with the Cau Gie – Ninh Binh Expressway, Phase I under the BOT Contract form, the Ministry of Transport notified the agreed finalisation value of the Project as VND 1,272,878,942,550 (inclusive of VAT). We were unable to obtain documents to determine the value of the construction works exclusive of VAT and, accordingly, were unable to determine the precise amounts requiring adjustment in relation to the items presented in the financial statements.

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION (CONTINUED)

As presented in Note 4.4.2 to the accompanying interim Financial Statements, as at 30/06/2026, the Company is monitoring an other long-term receivable relating to a Business Cooperation Contract with Viet Phat Construction Investment Company Limited (a related party / the capital managing party) for business cooperation in the distribution of medical dialysers, in the amount of 245.752.000.000 VND. We have not been provided with evidence of the capital requirements, the planned/actual capital utilisation progress, reports on the effectiveness of capital utilisation by the capital managing party, or the Company's monitoring measures (if any). Accordingly, we are unable to assess the recoverability of the above cooperation capital or the effect of this matter on the related items in the interim Financial Statements, if any.

The Company has not fully performed the reconciliation of bank balances, receivables and payables to suppliers as at 30/06/2026. By means of additional and alternative audit procedures, we were unable to obtain sufficient appropriate audit evidence regarding the above-mentioned payables of the Company as at 30/06/2026, or the effect thereof on the interim Financial Statements for the accounting period from 01/01/2026 to 30/06/2026 of the Company, if any.

Disclaimer of Conclusion

Because of the significance of the matters described in the "Basis for Disclaimer of Conclusion" paragraph, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for a review conclusion. Accordingly, we do not express a review conclusion on the accompanying interim financial statements.

Emphasis of Matter

As at 30/06/2026, the Company's current liabilities exceeded its current assets by VND 1,312,262,465,988 and the Company's owners' equity was negative VND 45,413,296,561. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

The Management of the Company has assessed and committed to the Company's ability to continue as a going concern as presented in Note 6.5 – "Going concern assumption" to the interim Financial Statements. The Company's ability to continue as a going concern depends on the success of its future business plans, investment plans and capital mobilisation plans. The interim Financial Statements for the accounting period from 01/01/2026 to 30/06/2026 of the Company have nonetheless been prepared on the assumption that the Company will continue as a going concern.

Our disclaimer of conclusion is not modified in respect of this matter.



Hoang Kim Thuy

Deputy Director

Audit Practising Registration Certificate

No: 1464-2023-283-1

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED

Hanoi, 12 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Co de	Note	Closing balance VND	Opening balance (Restated) VND
A. SHORT-TERM ASSETS	100		286,796,022,793	253,095,640,409
I. Cash and cash equivalents	110	4.1	6,044,886,352	5,417,274,469
1. Cash	111		6,044,886,352	5,417,274,469
II. Short-term receivables	130		151,040,403,101	119,892,490,909
1. Short-term receivables from customers	131	4.2	8,764,540,166	8,764,540,166
2. Short-term advances to suppliers	132	4.3	90,961,412,121	94,813,499,929
3. Other short-term receivables	135	4.4	61,021,082,660	26,021,082,660
4. Allowance for doubtful short-term receivables	136	4.5	(9,706,631,846)	(9,706,631,846)
III. Inventories	140	4.6	52,981,123,481	48,401,023,481
1. Inventories	141		52,981,123,481	48,401,023,481
V. Other short-term assets	160		76,729,609,859	79,384,851,550
1. Short-term prepaid expenses	161	4.7	189,553,509	288,032,649
2. Value added tax deductibles	162		76,540,056,350	79,096,818,901
B. LONG-TERM ASSETS	200		1,517,273,043,840	1,529,958,079,537
I. Long-term receivables	210		245,752,000,000	245,752,000,000
1. Other long-term receivables	215	4.4	245,752,000,000	245,752,000,000
II. Fixed assets	220		1,271,521,043,840	1,284,203,534,083
1. Tangible fixed assets	221	4.8	1,271,521,043,840	1,284,203,534,083
- Cost	222		1,375,425,634,893	1,375,425,634,893
- Accumulated depreciation	223		(103,904,591,053)	(91,222,100,810)
III. Other long-term assets	270		-	2,545,454
1. Long-term prepaid expenses	271	4.7	-	2,545,454
TOTAL ASSETS (280 = 100 + 200)	280		1,804,069,066,633	1,783,053,719,946

INTERIM STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

RESOURCES	Code	Note	Closing balance	Opening balance (Restated)
			VND	VND
C. LIABILITIES	300		1,849,482,363,194	1,801,722,073,266
I. Current liabilities	310		1,599,058,488,781	1,467,298,198,853
1. Short-term payables to suppliers	311	4.9	18,414,793,541	17,794,448,353
2. Short-term advances from customers	312	4.10	260,213,460,391	260,213,460,391
3. Payables to employees	315		231,237,561	191,394,712
4. Short-term accrued expenses	316	4.11	588,290,000,543	538,408,768,810
5. Other short-term payables	320		26,870,158	-
6. Short-term borrowings and finance lease liabilities	321	4.12	724,774,126,587	643,582,126,587
7. Short-term provisions	322		7,108,000,000	7,108,000,000
II. Long-term liabilities	330		250,423,874,413	334,423,874,413
1. Long-term borrowings and finance lease liabilities	339	4.12	250,423,874,413	334,423,874,413
D. OWNERS' EQUITY	400	4.13	(45,413,296,561)	(18,668,353,320)
1. Owners' contributed capital	411		592,468,000,000	592,468,000,000
- Ordinary shares with voting rights	411a		592,468,000,000	592,468,000,000
2. Undistributed profit after tax	420		(637,881,296,561)	(611,136,353,320)
- Accumulated undistributed profit after tax to the end of the prior period	420a		(611,136,353,320)	(507,734,054,116)
- Undistributed profit after tax of the current period	420b		(26,744,943,241)	(103,402,299,204)
TOTAL RESOURCES (440 = 300 + 400)	440		1,804,069,066,633	1,783,053,719,946

Preparer
Do Thi Hoa

Chief Accountant
Do Thi Hoa



Chairman of the Board of Directors
Ngo Tien Cuong
Hung Yen, Vietnam
12 August 2026

INTERIM STATEMENT OF INCOME

For the accounting period from 01/01/2026 to 30/06/2026

ITEMS	Code	Note	Current period VND	Prior period VND
1. Revenue from sales of goods and rendering of services	01	5.1	39,071,530,873	38,147,688,150
2. Deductions from revenue	02		-	-
3. Net revenue from sales of goods and rendering of services (10 = 01 - 02)	10		39,071,530,873	38,147,688,150
4. Cost of goods sold	11	5.2	12,682,490,243	14,447,243,097
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		26,389,040,630	23,700,445,053
6. Gain/(loss) from sale and disposal of investment property	21			
7. Financial income	22	5.3	833,663	210,469,320
8. Financial expenses	23	5.4	49,881,231,733	50,140,290,510
- In which: Borrowing costs	24		49,881,231,733	50,140,290,510
9. Selling expenses	25		-	-
10. General and administrative expenses	26	5.5	3,253,585,801	2,497,835,368
11. Net operating profit {30 = 20 + (22 - 23) - (25 + 26)}	30		(26,744,943,241)	(28,727,211,505)
12. Other income	31		-	-
13. Other expenses	32		-	-
14. Other profit/(loss) (40 = 31 - 32)	40		-	-
15. Total accounting profit before tax (50 = 30 + 40)	50		(26,744,943,241)	(28,727,211,505)
16. Current corporate income tax expense	51	5.6	-	-
17. Deferred corporate income tax expense	52		-	-
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		(26,744,943,241)	(28,727,211,505)
19. Basic earnings per share	70	5.7	(451)	(485)
20. Diluted earnings per share	71	5.7	(451)	(485)



Preparer
Do Thi Hoa



Chief Accountant
Do Thi Hoa



Chairman of the Board of Directors
Ngo Tien Cuong
Hung Yen, Vietnam
12 August 2026

INTERIM STATEMENT OF CASH FLOWS
For the accounting period from 01/01/2026 to 30/06/2026
(Direct method)

ITEMS	Code	Note	Current period VND	Prior period VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash received from sales of goods, rendering of services and other revenue	01		39,071,530,873	116,948,249,115
2. Cash paid to suppliers of goods and services	02		(1,993,226,500)	(12,181,941,861)
3. Cash paid to employees	03		(1,612,305,494)	(1,353,580,565)
4. Other cash receipts from operating activities	06		3,126,262,127	-
5. Other cash payments for operating activities	07		(35,157,274,786)	(95,351,049,229)
Net cash flows from operating activities	20		3,434,986,220	8,061,677,460
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Interest, dividends and profits received	27		625,663	608,498
Net cash flows from investing activities	30		625,663	608,498
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Repayment of loan principal	34	4.12	(2,808,000,000)	(2,650,000,000)
Net cash flows from financing activities	40		(2,808,000,000)	(2,650,000,000)
Net cash flows during the period	50		627,611,883	5,412,285,958
Cash and cash equivalents at the beginning of the period	60		5,417,274,469	481,149,669
Cash and cash equivalents at the end of the period	70		6,044,886,352	5,893,435,627

Preparer
Do Thi Hoa

Chief Accountant
Do Thi Hoa

Chairman of the Board of Directors
Ngo Tien Cuong
Hung Yen, Vietnam
12 August 2026

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 01/01/2026 to 30/06/2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial Statements.

1. OPERATING CHARACTERISTICS OF THE ENTERPRISE

1.1. Form of Capital Ownership

Thai Ha Bridge BOT Joint Stock Company (hereinafter referred to as the "Company") was established under Enterprise Registration Certificate No. 1001045855 issued by the Department of Planning and Investment of Hung Yen Province for the first time on 16/10/2014 and amended for the 8th time on 05/08/2025.

Thai Ha Bridge BOT Joint Stock Company has its head office at Phu Vat Hamlet, Long Hung Commune, Hung Yen Province, Vietnam.

The Company's charter capital in accordance with the Enterprise Registration Certificate is VND 592,468,000,000, equivalent to 59,246,800 shares with a par value of VND 10,000 per share.

The total number of employees of the Company as at 30 June 2026 was 21 (as at 31 December 2025: 18).

1.2. Business Sector

The Company's business sector is trade and services.

1.3. Business Activities

The Company's principal business activities during the period are the collection of bridge and road tolls and commercial trading.

1.4. Normal Business Cycle

The normal production and business cycle of the Company does not exceed 12 months

1.5. Operating Characteristics of the Company During the Period Affecting the Financial Statements

During the six-month accounting period ended 30/06/2026, there were no activities that had a significant impact on the items presented in the interim Financial Statements of the Company.

1.6. Statement on Comparability of Information in the Financial Statements

The figures presented in the interim Financial Statements for the six-month accounting period ended 30/06/2026 are comparable with the corresponding figures of the prior period.

2. BASIS FOR PREPARATION OF FINANCIAL STATEMENTS

2.1. Basis for Preparation of Financial Statements

The accompanying Financial Statements are presented in Vietnamese Dong (VND), on the historical cost basis and in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant legal regulations relating to the preparation and presentation of financial statements.

The accompanying 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 other than Viet nam.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

2.2. Going concern assumption

There are no events causing significant doubt about the ability to continue as a going concern, and the Company neither intends nor is obliged to cease operations or to significantly curtail the scale of its operations

2.3. Financial Year

The Company's financial year begins on 01 January and ends on 31 December each year.

The Company's semi-annual accounting period begins on 01 January and ends on 30 June of the same year.

2.4. Adoption of the new guidance on the corporate accounting system

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting System ("Circular 99"). Circular 99 replaces the previous guidance on the Corporate Accounting System under Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") and the Circulars amending and supplementing Circular 200. Circular 99 is effective from 01 January 2026 and applies to annual accounting periods beginning on or after 01 January 2026.

The Company has applied the relevant requirements of Circular 99 prospectively from 01 January 2026, except where Circular 99 provides otherwise.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**3.1. Accounting Estimates**

The preparation of Financial Statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant legal regulations relating to the preparation and presentation of Financial Statements requires Management to make estimates and assumptions that affect the reported amounts of liabilities and assets and the disclosure of contingent liabilities and assets at the date of the Financial Statements as well as the reported amounts of revenues and expenses during the operating period. Although these accounting estimates are made based on Management's best knowledge, actual results may differ from those estimates and assumptions.

3.2. Foreign Currency Transactions

Transactions in currencies other than VND during the period are translated into VND at the actual exchange rates at the transaction dates.

Assets and liabilities denominated in currencies other than VND, except for demand deposits, are translated into VND at the average of the buying and selling transfer rates of the commercial bank with which the Company regularly transacts. Balances of demand deposits denominated in foreign currencies are translated at the average of the buying and selling transfer rates at the end of the accounting period of the commercial bank at which the Company maintains its deposit accounts.

All foreign exchange differences are recognised in the Income Statement.

3.3. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, short-term investments that are highly liquid, readily convertible to cash and subject to an insignificant risk of changes in value.

3.4. Receivables

Receivables represent amounts recoverable from customers or other parties. Receivables are presented at their carrying amounts less provision for doubtful debts.

Provision for doubtful debts is made for each individual doubtful receivable based on the overdue period of the debts or the estimated loss that may occur, or for receivables where the debtors are unlikely to make payment due to liquidation, bankruptcy or similar difficulties.

3.5. Inventories

Inventories are stated at the lower of cost and net realisable value. The cost of inventories includes direct material costs, direct labour costs and manufacturing overheads (if any) incurred in bringing the inventories to their present location and condition.

The value of inventories is calculated using the weighted average method and accounted for under the perpetual inventory method.

Net realisable value is determined as the estimated selling price less the estimated costs necessary to make the sale.

Provision for decline in value of inventories is made in accordance with current accounting regulations. Accordingly, the Company is permitted to make provision for obsolete, damaged and substandard inventories and in cases where the cost of inventories exceeds the net realisable value at the end of the accounting period.

3.6. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets acquired through purchase includes the purchase price and all directly attributable costs of bringing the assets to their working condition for intended use. For fixed assets formed through capital construction investment by contracting or self-construction and production, the cost is the finalised construction price in accordance with the current investment and construction management regulations, other directly related costs and registration fees (if any). In cases where a project has been completed and put into use but the finalisation has not yet been approved, the cost of fixed assets is recorded at a provisional price based on the actual costs incurred to acquire the fixed assets. The provisional cost will be adjusted according to the finalised price approved by the competent authorities.

The Company's tangible fixed assets are Thai Ha Bridge, invested under the BOT contract form, and depreciated using the method proportional to annual revenue relative to the capital recovery period of the Project in accordance with Circular 147/2016/TT-BTC dated 13/10/2016 amending Circular 45/2013/TT-BTC. The depreciation period of this fixed asset is 16 years and 07 months.

Gains or losses arising from the disposal or sale of assets represent the difference between the disposal proceeds and the disposal costs and are recognised in the Income Statement.

3.7. Prepaid Expenses

Prepaid expenses include actual costs incurred but relating to the results of production and business activities of multiple accounting periods. The Company's prepaid expenses comprise the following:

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

Tools and supplies

Tools and supplies put into use are allocated to expenses on a straight-line basis over an allocation period not exceeding 03 years.

Other expenses

Other expenses are allocated to expenses on a straight-line basis over an allocation period based on the estimated useful life.

3.8. Payables and Accrued Expenses

Payables and accrued expenses are recognised for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses and other payables is based on the following principles:

- Trade payables represent commercial payables arising from transactions for the purchase of goods, services and assets where the seller is an entity independent of the Company.
- Accrued expenses represent payables for goods and services received from sellers or provided to buyers but not yet paid due to the absence of invoices or insufficient accounting records and documents, and payables to employees for leave wages, and production and business expenses to be accrued. When such expenses actually arise, if there is a difference from the amount already accrued, the accountant shall record additional expenses or reduce expenses corresponding to the difference.
- Other payables represent non-commercial payables that are not related to purchase, sale or service provision transactions.

3.9. Borrowings and Finance Lease Liabilities

Borrowings are monitored by each lender, each loan agreement and the maturity of the borrowings. In the case of borrowings in foreign currencies, detailed monitoring is carried out in the original currency.

3.10. Borrowing Costs

Borrowing costs are recognised as production and business expenses in the year in which they are incurred, unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets that require a substantial period of time to be ready for their intended use or sale are added to the cost of those assets until such time as the assets are ready for their intended use or sale. Income earned from the temporary investment of borrowed funds is deducted from the cost of the related assets. For specific borrowings for the construction of fixed assets and investment properties, interest is capitalised even when the construction period is less than 12 months.

3.11. Owners' equity

Owners' contributed capital is recognised at the actual amount of capital contributed by the shareholders.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

3.12. Profit Distribution

Profit after corporate income tax is distributed to shareholders after appropriation to funds in accordance with the Company's Charter as well as the provisions of law and as approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items included in undistributed profit after tax that may affect cash flows and the ability to pay dividends, such as gains from revaluation of assets contributed as capital, gains from revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognised as a liability when approved by the General Meeting of Shareholders and the record date for dividend-entitled shareholders has been determined.

3.13. Revenue and Income Recognition**Revenue from Sale of Goods and Finished Products**

Revenue from the sale of goods and finished products is recognised when all of the following conditions are simultaneously satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably.
- The Company has collected or will collect the economic benefits associated with the sales transaction.
- The costs incurred in respect of the sales transaction can be determined.

Revenue from rendering of services

Revenue from a service rendering transaction is recognised when the outcome of the transaction can be measured reliably. Where services are performed over multiple periods, revenue is recognised in each period based on the results of the work completed at the end of the financial year. The outcome of a service rendering transaction is determined when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the service rendering transaction will flow to the Company.
- The stage of completion of the transaction at the end of the financial year can be determined.
- The costs incurred for the transaction and the costs to complete the service rendering transaction can be determined.

Financial Income***Interest***

Interest income is recognised on an accrual basis, determined based on the balances of deposit accounts, loan accounts and the effective interest rate for each period.

3.14. Cost of Goods Sold and Services Rendered

Cost of goods sold includes the cost of products, goods and services provided during the year and is recognised in line with the revenue earned during the year. Direct material costs consumed in excess of normal levels, labour costs and fixed manufacturing overheads not allocated to the value of products in inventory are immediately charged to cost of goods sold (after deducting compensation, if any) even when the products or goods have not been determined as sold.

3.15. General and administrative expenses

General and administrative expenses represent the actual costs incurred in the general management of the Company, mainly including salaries of management staff; social insurance, health insurance, trade union fees and unemployment insurance of management staff; office supplies; depreciation; taxes, fees and charges; provision expenses; outsourced services and other expenses.

3.16. Taxation

Corporate income tax represents the total amount of current tax payable and deferred tax.

Current tax payable is calculated based on taxable income for the year. Taxable income differs from profit before tax as presented in the Income Statement because taxable income excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and also excludes items that are never taxable or deductible.

Deferred income tax is calculated on the differences between the carrying amounts and the tax bases of assets or liabilities in the Financial Statements and is recognised using the statement of financial position method. Deferred tax liabilities must be recognised for all temporary differences, while deferred tax assets are only recognised when it is certain that there will be sufficient taxable profits in the future to utilise the temporary differences.

The Company is an enterprise with a BOT project, entitled to tax incentives of tax exemption for 04 years and a 50% reduction in tax payable for the following 05 years from the first year of taxable income. The preferential tax rate is 10% for a period of fifteen (15) years. The year 2026 is the 8th year the Company has earned revenue from the exploitation of Thai Ha BOT Bridge. However, from the commencement of exploitation to date, this activity has continuously incurred losses and has not yet been entitled to corporate income tax incentives.

The determination of the Company'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 results of inspection by the competent tax authorities.

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

3.17. Related Parties

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. In considering the relationships of related parties, the substance of the relationship is given more weight than the legal form.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

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

4.1. Cash and cash equivalents

Cash and cash equivalents held by the enterprise but not restricted in use	Closing balance VND	Opening balance VND
Cash on hand	5,018,124,285	4,706,317,147
Demand deposits	1,026,762,067	710,957,322
	<u>6,044,886,352</u>	<u>5,417,274,469</u>

4.2. Short-term receivables from customers

	Closing balance		Opening balance	
	Carrying amount VND	Provision VND	Carrying amount VND	Provision VND
Quy Nhat Hai Company Limited	8,597,683,938	8,597,683,938	8,597,683,938	8,597,683,938
Vietnam Office Equipment Services Company Limited	166,856,228	166,856,228	166,856,228	166,856,228
	<u>8,764,540,166</u>	<u>8,764,540,166</u>	<u>8,764,540,166</u>	<u>8,764,540,166</u>

4.3. Short-term advances to suppliers

	Closing balance		Opening balance	
	Carrying amount VND	Provision VND	Carrying amount VND	Provision VND
High-Tech Materials Investment Joint Stock Company	49,229,000,000	-	49,229,000,000	-
Viet Cam Construction Materials Investment and Construction Joint Stock Company	39,385,000,000	-	39,385,000,000	-
Other suppliers	2,347,412,121	942,091,680	6,199,499,929	942,091,680
	<u>90,961,412,121</u>	<u>942,091,680</u>	<u>94,813,499,929</u>	<u>942,091,680</u>

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

4.4. Other receivables

4.4.1 Other short-term receivables

	Closing balance		Opening balance	
	Carrying amount	Provision	Carrying amount	Provision
	VND	VND	VND	VND
Advances	35,000,000,000	-	26,000,000,000	-
Other receivables	26,021,082,660	-	21,082,660	-
<i>Viet Phat Construction Investment Company Limited</i>	21,082,660		21,082,660	
<i>Ngo Tien Cuong</i>	26,000,000,000		-	
	61,021,082,660	-	26,021,082,660	-
Other short-term receivables from related parties (details in Note 6.3)	35,000,000,000	-	-	-

4.4.2 Other long-term receivables

	Closing balance		Opening balance	
	Carrying amount	Provision	Carrying amount	Provision
	VND	VND	VND	VND
Viet Phat Construction Investment Company Limited (i)	245,752,000,000		245,752,000,000	
	245,752,000,000	-	245,752,000,000	-

(i) This is a business cooperation arrangement with Viet Phat Construction Investment Company Limited (a related party / Party B) under the Contract dated 20/10/2024 for the distribution of the product – medical dialysers. The term of the business cooperation is 10 years (from 22/10/2024 to 22/10/2034). Under the contract, the Company (Party A) committed to contribute VND 500,000,000,000, of which tranche 1: VND 325,445,000,000 (before 31/12/2024) and tranche 2: VND 174,555,000,000 (before 31/12/2025). Party B contributes capital in the form of training costs, personnel management, preparation of the business plan and selling expenses.

Profits shall be distributed at the following ratios:

- Party A: for the first 03 years (from 22/10/2024 to 22/10/2027): entitled to 0.1% of the total amount invested; from the 04th year onwards (the year 2028): entitled to 33% of profit after tax.
 - Party B: from the 04th year onwards (the year 2028): entitled to 67% of profit after tax.
- In the event that the business operations incur losses, Party B shall be fully responsible for compensating the losses and for ensuring that Party A's capital is not lost.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

4.5. Allowance for doubtful short-term receivables

	Closing balance			Opening balance		
	Original value of the debt VND	Recoverable value VND	Overdue period	Original value of the debt VND	Recoverable value VND	Overdue period
Quy Nhat Hai Company Limited	8,597,683,938	-	Over 3 years	8,597,683,938	-	Over 3 years
Other customers	1,108,947,908	-	Over 3 years	1,108,947,908	-	Over 3 years
	9,706,631,846	-		9,706,631,846	-	

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

4.6. Inventories

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Merchandise goods	52,981,123,481	-	48,401,023,481	-
	<u>52,981,123,481</u>	<u>-</u>	<u>48,401,023,481</u>	<u>-</u>

4.7. Short-term and long-term prepaid expenses

4.7.1 Short-term prepaid expenses

	Closing balance VND	Opening balance VND
Tools and supplies put into use	115,322,676	2,964,943
Other prepaid expenses	74,230,833	285,067,706
	<u>189,553,509</u>	<u>288,032,649</u>

4.7.2 Long-term prepaid expenses

	Closing balance VND	Opening balance VND
Other expenses	-	2,545,454
	<u>-</u>	<u>2,545,454</u>

4.8. Increases and decreases in tangible fixed assets

	Buildings and structures VND	Total VND
COST		
Opening balance	1,375,425,634,893	1,375,425,634,893
Increase during the period	-	-
Decrease during the period	-	-
Closing balance	<u>1,375,425,634,893</u>	<u>1,375,425,634,893</u>
ACCUMULATED DEPRECIATION		
Opening balance	91,222,100,810	91,222,100,810
- Depreciation charged during the period	12,682,490,243	12,682,490,243
Closing balance	<u>103,904,591,053</u>	<u>103,904,591,053</u>
NET BOOK VALUE		
At the beginning of the period	<u>1,284,203,534,083</u>	<u>1,284,203,534,083</u>
At the end of the period (i)	<u>1,271,521,043,840</u>	<u>1,271,521,043,840</u>

(i) This is Thai Ha BOT Bridge, which was completed and put into use on 30/4/2017 and officially commenced toll collection from 31/12/2018.

The cost of this asset was recognised based on the results of the Completed Project Audit Report No. 90/2020/RSMHN-BCKTXD dated 31/3/2020 issued by RSM Vietnam Auditing and Consulting Company Limited – Hanoi Branch, in the amount of VND 1,375,425,634,893. This amount includes borrowing costs incurred outside the Project implementation period (from 01/5/2017 to 31/12/2018) of VND 178,892,919,950, which was not accepted by the Ministry of Transport in the finalisation agreement.

According to Official Letter No. 12217/BGTVT-TC dated 18/11/2021 agreeing the finalisation value of the investment costs of the Project for the construction of Thai Ha Bridge crossing the Red River on the road connecting the two provinces of Thai Binh and Ha Nam with the Cau Gie – Ninh Binh Expressway, Phase I under the BOT contract form, the Ministry of Transport notified the agreed finalisation value of the Project as VND 1,272,878,942,550 (inclusive of VAT).

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

4.9. Short-term payables to suppliers

	Closing balance VND	Opening balance VND
Chengdu Heda Automation Equipment Co., Ltd	5,802,940,000	5,802,940,000
Bridge 14 Joint Stock Company – Cienco 1	4,868,020,650	4,868,020,650
Phu Xuan Consulting and Construction Joint Stock Company	3,522,330,279	3,522,330,279
Other suppliers	4,221,502,612	3,601,157,424
	18,414,793,541	17,794,448,353

4.10. Short-term advances from customers

	Closing balance VND	Opening balance VND
CNC Capital Viet Nam Joint Stock Company	260,213,460,391	260,213,460,391
	260,213,460,391	260,213,460,391

4.11. Short-term accrued expenses

	Closing balance VND	Opening balance VND
Accrued borrowing costs (i)	588,290,000,543	538,408,768,810
	588,290,000,543	538,408,768,810

(i): Borrowing costs payable to Vietnam Joint Stock Commercial Bank for Industry and Trade – Ha Nam Branch.

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

4.12. Borrowings and finance lease liabilities

4.12.1. Short-term borrowings and finance lease liabilities

	Opening balance	During the period	Closing balance
	Value VND	Increase VND	Decrease VND
Bank borrowings			
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ha Nam Branch (i)	643,582,126,587 643,582,126,587	84,000,000,000 84,000,000,000	2,808,000,000 2,808,000,000
Short-term borrowings and finance lease liabilities	643,582,126,587	84,000,000,000	2,808,000,000

4.12.2. Long-term borrowings and finance lease liabilities

	Opening balance	During the period	Closing balance
	Value VND	Increase VND	Decrease VND
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ha Nam Branch (i)	334,423,874,413		84,000,000,000
Long-term borrowings and finance lease liabilities	334,423,874,413	-	84,000,000,000

4.12.3. Borrowings and finance lease liabilities (continued)

Details of the borrowings

(i) Credit Contract No. 01/2015-HDTDDA/NHCT384-BOT THAIHA dated 31 March 2015, together with Contract Appendix No. 01 dated 11/03/2019 and Contract Appendix No. 02 dated 01/12/2019, for the purpose of paying the lawful investment costs of the project and implementing the investment project for the construction of Thai Ha Bridge crossing the Red River on the road connecting the two provinces of Thai Binh and Ha Nam with the Cau Gie – Ninh Binh Expressway, Phase 1 under the BOT Contract form. The Bank committed to lend the Company a total amount not exceeding VND 1,223,904,000,000, with a loan term of 161 months from the date the Borrower draws down the first disbursement. The lending interest rate is adjusted in accordance with the Bank's interest rate notices, as recorded on each individual debt acknowledgement.

Overdue borrowings not yet repaid

As at 30/06/2026, long-term borrowings due for repayment that were overdue amounted to VND 724,774,126,587 (Opening balance: VND 643,582,126,587).

4.13. Owners' equity

4.13.1. Reconciliation of movements in owners' equity

	Contributed capital of owners VND	Undistributed profit after tax VND	Total VND
Balance as at 01/01/2025	592,468,000,000	(188,754,567,774)	403,713,432,226
- Profit for the period	-	(28,727,211,505)	(28,727,211,505)
Balance as at 30/06/2025	<u>592,468,000,000</u>	<u>(217,481,779,279)</u>	<u>374,986,220,721</u>
Balance as at 01/01/2026	592,468,000,000	(611,136,353,320)	(18,668,353,320)
- Profit for the period	-	(26,744,943,241)	(26,744,943,241)
Balance as at 30/06/2026	<u>592,468,000,000</u>	<u>(637,881,296,561)</u>	<u>(45,413,296,561)</u>

4.13.2. Details of owners' contributed capital

	Opening balance		Closing balance	
	Paid-in capital VND	Ratio %	Paid-in capital VND	Ratio %
Tien Dai Phat Company Limited	238,258,000,000	40.21%	238,258,000,000	40.21%
Other organisations and individuals	354,210,000,000	59.79%	354,210,000,000	59.79%
	<u>592,468,000,000</u>	<u>100.00%</u>	<u>592,468,000,000</u>	<u>100.00%</u>

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

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

	Opening balance VND	Closing balance VND
Owners' investment capital		
Contributed capital at the beginning of the year	592,468,000,000	592,468,000,000
Increase in contributed capital during the year	-	-
Decrease in contributed capital during the year	-	-
Contributed capital at the end of the year	592,468,000,000	592,468,000,000
Dividends and profits distributed	-	-

4.13.4. Shares

	Opening balance Shares	Closing balance Shares
- Number of shares registered for issuance	59,246,800	59,246,800
- Number of shares issued to the public	59,246,800	59,246,800
+ <i>Ordinary shares</i>	59,246,800	59,246,800
- Number of outstanding shares	59,246,800	59,246,800
+ <i>Ordinary shares</i>	59,246,800	59,246,800
Par value per outstanding share:	10,000	VND/share.

5. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

5.1. Revenue from sales of goods and rendering of services

	Current period VND	Prior period VND
Revenue from sales of goods	-	3,800,000,000
Revenue from rendering of services	39,071,530,873	34,347,688,150
	39,071,530,873	38,147,688,150

5.2. Cost of goods sold

	Current period VND	Prior period VND
Cost of goods sold	-	3,300,000,000
Cost of services rendered	12,682,490,243	11,147,243,097
	12,682,490,243	14,447,243,097

5.3. Financial income

	Current period VND	Prior period VND
Interest income from deposits and loans	833,663	210,469,320
	833,663	210,469,320

SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)

5.4. Financial expenses

	Current period VND	Prior period VND
Borrowing Costs	49,881,231,733	50,140,290,510
	49,881,231,733	50,140,290,510

5.5. General and administrative expenses

	Current period VND	Prior period VND
Labour costs	1,679,018,501	1,494,973,072
Taxes, fees and charges	-	3,000,000
Outsourced service expenses	1,574,071,452	999,125,296
Other cash expenses	495,848	737,000
	3,253,585,801	2,497,835,368

5.6. Production and business expenses by nature

	Current period VND	Prior period VND
Labour costs	1,679,018,501	1,494,973,072
Depreciation of fixed assets	12,682,490,243	11,147,243,097
Taxes, fees and charges	-	3,000,000
Outsourced service expenses	1,574,071,452	999,125,296
Other cash expenses	495,848	737,000
	15,936,076,044	13,645,078,465

5.7. Basic earnings per share

	Current period VND	Prior period VND
Accounting profit/(loss) after corporate income tax	(26,744,943,241)	(28,727,211,505)
Profit/(loss) attributable to ordinary shareholders	(26,744,943,241)	(28,727,211,505)
Weighted average number of ordinary shares outstanding during the period	59,246,800	59,246,800
Basic earnings per share	(451)	(485)
Diluted earnings per share	(451)	(485)

6. OTHER INFORMATION

6.1. Commitments and guarantees

During the period, the Company did not provide any commitment or guarantee to any third party.

6.2. Events after the end of the accounting period

The Management of the Company confirms that, in the opinion of the Management and in all material respects, no unusual events have occurred after the end of the financial year that would affect the financial position and operations of the Company and that would require adjustment or disclosure in these Financial Statements.

6.3. Transactions and balances with related parties

The related parties of the Company comprise: key management personnel, individuals related to key management personnel and other related parties.

6.3.1. Transactions and balances with key management personnel and individuals related to key management personnel.

Key management personnel comprise the members of the Board of Directors, the members of the Board of Management, the Board of Supervisors and the Chief Accountant. Individuals related to key management personnel are close members of the families of key management personnel.

Income of key management personnel:

The income of the members of the Board of Directors, the Board of Supervisors, the Board of Management and the Chief Accountant during the accounting period was as follows:

	Title	Current period VND	Prior period VND
The Board of Directors			
Mr. Ta Dai Nghia	Member of the Board of Directors cum General Director	110,850,000	87,055,000
The Board of Supervisors			
Mrs. Vu Thi Thao	Member	53,712,590	-

Transactions with key management personnel and individuals related to key management personnel.

The Company had the following transactions with key management personnel and individuals related to key management personnel:

	Description	Closing balance VND	Opening balance VND
Chairman of the Board of Directors			
Mr. Ngo Tien Cuong	Advance payments	35,000,000,000	-
		35,000,000,000	-

Balances with key management personnel and individuals related to key management personnel.

Advances	Relationship	Current period VND	Prior period VND
Mr. Ngo Tien Cuong	Chairman of the Board of Directors	35,000,000,000	-
		35,000,000,000	-

6.3.2. Transactions and balances with other related parties

Other related parties of the Company comprise: enterprises and individuals that directly or indirectly control the Company or are controlled by the Company, or are under common control with the Company, including the parent company and companies within the same group.

During the period, the Company had no transactions with related companies.

All of the Company's operations are carried out solely within the territory of Vietnam.

The Management has assessed the Company's ability to continue as a going concern and has set out the following plans to maintain and develop the Company's operations:

- The Company has no domestic or overseas litigation that could give rise to amounts payable in the near future.
- The Board of Directors has set out a plan to maintain the principal business activity of collecting tolls from vehicles passing through Thai Ha Bridge BOT while simultaneously implementing and expanding commercial trading activities in traditional core products as well as in potential business areas.
- The Board of Directors has set out a plan to expand commercial trading in equipment, machinery, production lines for processing and mechanical equipment, plastic products, medical supplies, medical instruments, ready-to-eat processed foods and other food products.
- The Management continues to closely follow the progress of the dossiers for resolving and removing difficulties of the Thai Ha Bridge BOT project with the relevant Ministries, departments and agencies, and on that basis develops specific response plans appropriate to the actual situation.

The Management believes that the above assessments are appropriate, that the plans set out are feasible and that the Company will continue its normal business operations in the future.

The comparative figures are those presented in the Financial Statements for the financial year ended 31/12/2025 and in the Financial Statements for the accounting period from 01/01/2025 to 30/06/2025, which were audited and reviewed by International Auditing and Valuation Company Limited.


Chief Accountant
Do Thi Hoa

**Chairman of the Board of
Directors**
Ngo Tien Cuong
Hung Yen, Vietnam
12 August 2026