

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

Hanoi, August 2026

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VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION

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

STATEMENT OF BOARD OF GENERAL DIRECTORS

The Board of General Directors of Vietnam Industrial Construction Corporation presents this report together with the reviewed interim consolidated financial statements for the period ended 30th June 2026.

THE CORPORATION

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

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

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

Foreign name: Vietnam Industrial Construction Corporation. Abbreviation: VINAINCON

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

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

BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS

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

Board of Management

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

Board of Supervisors

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

Board of General Directors

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

VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION

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

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

SUBSEQUENT EVENTS

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

AUDITORS

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

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

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

- Selecting suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the Consolidated Financial Statements;
- Design, implement and maintain an effective system of internal control for the purpose of properly preparing and presenting the Interim Consolidated Financial Statements, in order to limit errors and frauds;
- Prepare the Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that company will continue its business.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Corporation and to ensure that the Consolidated Financial Statements comply with prevailing Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and relevant legal regulations relating to preparation and presentation of the Consolidated Financial Statements. The Board of General Directors is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps to prevent and detect frauds together with other irregularities.

The Board of General Directors confirms that the Corporation has complied with the above requirements in preparing the Consolidated Financial Statements.

For and on behalf of the Board of General Directors,



Do Chi Nguyen

General Director

Hanoi, August 27, 2026

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8th floor, VG Building, No. 235 Nguyen Trai Str.,
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REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

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

We have reviewed the accompanying interim financial statements of Vietnam Industrial Construction Corporation, which were prepared on 27/08/2026, from page 06 to page 67, including the Interim Consolidated Statement of financial position as at 30/06/2026, and the Interim Consolidated Income Statement, and Interim Consolidated Cash flows Statement for the period ended and Notes to the Interim Consolidated Financial Statements.

Responsibility of the Board of General Directors

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

Responsibility of Auditors

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

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

Basis for Qualified Opinion

As at 30/06/2026, the accumulated work-in-progress construction costs of projects and works of the Corporation's subsidiaries amounted to VND 94.15 billion (as at 31/12/2025: VND 134.04 billion). The subsidiaries are still working with the project owners on the final settlement of these projects; therefore, we do not have sufficient basis to assess and determine the impact of this matter on the Corporation's consolidated financial statements for the fiscal period ended 30/06/2026.

As at 30/06/2026, the outstanding balances of long-overdue receivables and payables at certain subsidiaries amounted to VND 142.94 billion and VND 196.13 billion (as at 31/12/2025: VND 139.4 billion and VND 198.28 billion, respectively). We have not been able to obtain sufficient appropriate audit evidence to assess the recoverability of these receivables and the obligations related to these payables. Accordingly, we do not have a sufficient basis to evaluate and determine the impact of this matter on the Corporation's interim consolidated financial statements for the period year ended 30/06/2026.

Qualified conclusion

Based on the results of our review, except for the matters described in the section “Basis for Qualified Conclusion”, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the interim consolidated financial position of the Corporation as at 30 June 2026, and its interim consolidated results of operations and interim consolidated cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the interim consolidated financial statements in Vietnam.



Nguyen Thi Mai Hoa

Deputy General Director

Certificate of registration of auditing practice:

No. 2326-2023-137-1

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

For and on behalf of

CPA VIETNAM AUDITING COMPANY LIMITED

A Member of INPACT

Hanoi, August 27, 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

			30/06/2026	01/01/2026
			(Re-stated amount)	
			VND	VND
ASSETS		Code Note		
A -	CURRENT ASSETS	100	2,981,090,126,133	2,664,203,239,751
	(100=110+120+130+140+150+160)			
I.	Cash and cash equivalents	110 5.1	149,855,672,519	220,190,503,453
1.	Cash	111	135,651,729,960	209,132,457,738
2.	Cash equivalents	112	14,203,942,559	11,058,045,715
II.	Short - term investments	120 5.2	22,302,533,935	28,291,411,770
1.	Trading securities	121	584,000,000	584,000,000
2.	Allowances for decline in value of trading securities	122	(476,000,000)	(476,000,000)
3.	Short - term held to maturity Investments	123	26,062,398,870	32,051,276,705
4.	Allowance for impairment of short-term held-to-maturity investments	124	(3,867,864,935)	(3,867,864,935)
III.	Short- term receivables	130	1,592,357,120,379	1,426,065,420,410
1.	Short-term receivables from customers	131 5.3	1,229,239,519,094	1,097,904,876,277
2.	Prepayments to sellers in short-term	132 5.4	337,262,599,057	319,280,955,473
5.	Other short-term receivables	135 5.5	226,662,083,614	202,151,083,436
6.	Short-term allowances for doubtful debts	136 5.6	(207,921,029,419)	(200,385,442,809)
7.	Shortage of assets awaiting resolution	137	7,113,948,033	7,113,948,033
IV.	Inventories	140 5.7	1,181,353,011,284	971,578,617,627
1.	Inventories	141	1,194,269,129,391	984,494,735,734
2.	Allowances for devaluation of inventories	149	(12,916,118,107)	(12,916,118,107)
VI.	Other current assets	160	35,221,788,016	18,077,286,491
1.	Short-term deferred expenses	161 5.8	5,238,542,914	3,681,242,960
2.	Deductible value added tax	162	23,236,359,531	9,242,543,089
3.	Tax and other receivables from government budget	163 5.17	6,746,885,571	5,153,500,442
B -	LONG-TERM ASSETS	200	1,751,531,728,449	1,841,210,531,561
	(200=210+220+230+240+250+260+270)			
I.	Long-term receivables	210	9,697,075,289	9,721,075,289
5.	Other long-term receivables	215 5.5	9,697,075,289	9,721,075,289
II.	Fixed assets	220	1,490,939,881,189	1,575,452,317,069
1.	Tangible fixed assets	221 5.9	1,469,414,264,662	1,553,886,935,947
-	Historical costs	222	4,637,315,180,192	4,616,769,560,276
-	Accumulated depreciation	223	(3,167,900,915,530)	(3,062,882,624,329)
2.	Finance lease fixed assets	224 5.10	11,200,549,962	11,951,178,300
-	Historical Costs	225	13,239,442,314	13,239,442,314
-	Accumulated depreciation	226	(2,038,892,352)	(1,288,264,014)
3.	Intangible fixed assets	227 5.11	10,325,066,565	9,614,202,822
-	Historical costs	228	16,492,188,443	15,694,688,443
-	Accumulated amortization	229	(6,167,121,878)	(6,080,485,621)
III.	Investment properties	240 5.12	1,000,000,000	1,000,000,000
1.	Historical Costs	241	1,000,000,000	1,000,000,000
IV.	Long-term assets in progress	250 5.13	6,940,918,218	10,450,022,475
2.	Construction in progress	252	6,940,918,218	10,450,022,475
V.	Long-term investments	260 5.14	105,250,631,024	102,229,154,848
2.	Investments in joint ventures and associates	262	74,058,984,363	74,058,984,363
3.	Investments in equity of other entities	263	40,045,988,675	40,045,988,675
4.	Allowances for long-term investments	264	(11,887,259,822)	(11,875,818,190)
5.	Long-term held to maturity Investments	265	3,032,917,808	-
VII.	Other Long-term assets	270	137,703,222,729	142,357,961,880
1.	Long-term deferred expenses	271 5.8	137,619,196,986	142,273,936,137
2.	Deferred income tax assets	272	84,025,743	84,025,743
TOTAL ASSETS (270 = 100+200)		270	4,732,621,854,582	4,505,413,771,312

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at June 30, 2026

LIABILITIES AND OWNERS' EQUITY	Code	Note	30/06/2026	01/01/2026
			VND	(Re-stated amount) VND
C- LIABILITIES (300=310+330)	300		7,706,439,264,318	7,257,028,053,126
I. Short-term liabilities	310		3,546,319,450,835	3,178,750,206,916
1. Short-term trade payables	311	5.15	1,347,232,909,342	1,203,920,811,886
2. Short-term prepayments from customers	312	5.16	664,245,161,596	478,435,367,151
3. Dividends and profit payables	313	5.18	10,268,185,788	3,326,332,255
4. Short-term Taxes and other payables to State budget	314	5.17	181,705,397,979	172,999,116,938
5. Payables to employees	315		92,958,228,956	112,574,696,939
6. Short-term accrued expenses	316	5.19	141,968,049,574	198,286,769,596
9. Short-term deferred revenues	319	5.20	1,074,292,350	917,462,680
10. Other short-term payments	320	5.21	136,423,621,087	132,576,166,526
11. Short-term borrowings and finance lease liabilities	321	5.23	925,451,830,905	835,257,374,707
12. Short-term provisions	322	5.22	13,919,378,838	15,752,964,825
13. Bonus and welfare funds	323		31,072,394,420	24,703,143,413
II. Long-term liabilities	330		4,160,119,813,483	4,078,277,846,210
1. Long-term trade payables	331	5.15	31,754,040,425	31,754,040,425
7. Long-term deferred revenues	337	5.20	26,020,442,570	26,382,913,432
8. Other long-term payables	338	5.21	64,790,225,442	64,665,196,815
9. Long-term borrowings and finance lease liabilities	339	5.23	4,000,049,991,723	3,916,757,628,570
12. Deferred income tax payables	342		3,013,080,461	3,013,080,461
13. Long-term provisions	343	5.22	34,492,032,862	35,704,986,507
D- OWNERS' EQUITY	400	5.24	(2,973,817,409,736)	(2,751,614,281,814)
1. Contributed capital	411		550,000,000,000	550,000,000,000
- Ordinary shares with voting rights	411a		550,000,000,000	550,000,000,000
7. Exchange rate differences	417		(96,149,352)	(96,149,352)
8. Development and investment funds	418		73,639,966,440	71,796,568,420
10. Undistributed profit after tax	420		(3,828,211,891,882)	(3,598,368,178,939)
- Undistributed profit after tax brought forward	420a		(3,606,890,584,218)	(2,960,046,679,491)
- Undistributed profit after tax for the current period	420b		(221,321,307,664)	(638,321,499,448)
11. Non-controlling interests	429		230,850,665,058	225,053,478,057
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		4,732,621,854,582	4,505,413,771,312

Preparer

Nguyen Thi Bich Hanh

Chief Accountant

Dang Quang Cuong

Hanoi, August 27, 2026

General Director

Do Chi Nguyen



INTERIM CONSOLIDATED INCOME STATEMENT

For the period ended June 30, 2026

ITEMS	Code	Note	For the period ended 30/06/2026	For the period ended 30/06/2025
			VND	VND
1. Revenues from sales and services rendered	01	6.1	1,718,279,294,394	1,857,848,078,349
2. Revenue deductions	02		-	6,784,664,742
3. Net revenues from sales and services rendered (10 = 01-02)	10		1,718,279,294,394	1,851,063,413,607
4. Cost of goods	11	6.2	1,695,241,449,669	1,796,902,025,632
5. Gross revenues from sales and services rendered (20 = 10-11)	20		23,037,844,725	54,161,387,975
7. Financial income	22	6.3	2,296,501,557	1,321,923,223
8. Financial expenses	23	6.4	124,954,821,468	104,511,388,017
<i>In which: interest expenses</i>	24		124,780,331,281	103,920,204,656
9. Selling expenses	25	6.5	8,938,930,020	18,609,146,719
10. General administrative expenses	26	6.5	95,816,585,982	99,228,448,647
11. Profit/(loss) in joint ventures and associates	27		-	-
12. Net profits from operating activities {30 = 20+21+22-(23+25+26)}	30		(204,375,991,188)	(166,865,672,185)
13. Other income	31	6.6	14,355,645,944	13,969,367,502
14. Other expenses	32	6.6	4,508,163,559	3,135,005,411
15. Other profits (40 = 31-32)	40		9,847,482,385	10,834,362,091
16. Total net profit before tax (50 = 30+40)	50		(194,528,508,803)	(156,031,310,094)
17. Current corporate income tax expenses	51	6.7	8,472,232,364	5,946,042,255
18. Deferred corporate income tax expenses	52	6.7	-	278,528,819
19. Profits after corporate income tax (60 = 50-51-52)	60		(203,000,741,167)	(162,255,881,168)
20. Profit after tax of Parent Company	61		(221,321,307,664)	(173,405,247,432)
21. Profit after tax attributable to non-controlling interests	62		18,320,566,497	11,149,366,264
22. Basic earnings per share	70	6.8	(4,154)	(3,153)

(*): Profit after corporate income tax for the period ended 30/06/2026, excluding the operating results of the subsidiary – Quang Son Cement Company Limited, would amount to VND 17,694,652,503 (for the period ended 30/06/2025: VND 22,377,237,629). The loss after corporate income tax of Quang Son Cement Company Limited for the period ended 30/06/2026 amounted to VND (220,695,393,670) (for the period ended 30/06/2025: VND (170,240,766,554).

Preparer



Nguyen Thi Bich Hanh

Chief Accountant



Dang Quang Cuong

Hanoi, August 27, 2026

General Director



Do Chi Nguyen

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the period ended June 30, 2026

ITEMS	Code	Note	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
I. Net cash flows from operating activities				
1. Profit before tax	01		(194,528,508,803)	(156,031,310,094)
2. Adjustments for			-	-
- Depreciation of fixed assets and investment properties	02		111,471,774,469	110,059,925,808
- Provisions	03		7,547,028,242	16,896,747,395
- Gains (losses) on investing activities	05		(2,878,470,313)	(1,321,923,223)
- Interest expenses	06		124,780,331,281	103,920,204,656
3. Operating profit before changes in working capital	08		46,392,154,876	73,523,644,542
- Increase (decrease) in receivables	09		(195,143,721,190)	34,139,069,996
- Increase (decrease) in inventories	10		(209,774,393,657)	78,276,611,594
- Increase (decrease) in payables	11		262,161,275,172	(136,461,802,455)
- (Increase) decrease deferred expenses	12		3,097,439,197	6,888,430,183
- Interest paid	14		(115,904,512,916)	(41,583,330,331)
- Corporate income tax paid	15		(8,511,290,639)	(7,595,951,533)
- Other receipts from operating activities	16		174,561,152	39,455,000
- Other payments on operating activities	17		(5,292,499,328)	(7,412,544,465)
Net cash flows from operating activities	20		(222,800,987,334)	(186,417,469)
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(23,450,234,332)	(18,264,114,941)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		777,522,607	2,419,479,093
3. Expenditures on loans and purchase of debt instruments from other entities	23		(15,950,057,099)	-
4. Proceeds from lending or repurchase of debt instruments from other entities	24		18,906,017,126	1,172,706,192
7. Proceeds from interests, dividends and distributed profits	27		7,854,180,746	4,000,524,197
Net cash flows from investing activities	30		(11,862,570,952)	(10,671,405,459)
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		853,148,224,274	955,091,017,139
4. Repayment of financial principal	34		(678,475,526,567)	(979,840,126,740)
5. Payment for finance leasing debts	35		(1,185,878,356)	(1,312,249,998)
6. Dividends and profits paid to the owner	36		(9,158,092,000)	-
Net cash flows from financing activities	40		164,328,727,351	(26,061,359,599)

INTERIM CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

(Indirect method)

For the period ended June 30, 2026

ITEMS	Code	Note	For the period ended 30/06/2026	For the period ended 30/06/2025
			VND	VND
Net cash flows during the period (50 = 20+30+40)	50		(70,334,830,934)	(36,919,182,527)
Cash and cash equivalents at beginning of the period	60	5.1	220,190,503,453	185,820,876,553
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	5.1	149,855,672,519	148,901,694,026

Preparer



Nguyen Thi Bich Hanh

Chief Accountant



Dang Quang Cuong

Hanoi, August 27, 2026

General Director




Do Chi Nguyen

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the period ended June 30, 2026

1. CORPORATION INFORMATION**1.1 Structure of ownership**

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

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

Foreign name: Vietnam Industrial Construction Corporation. Abbreviation: VINAINCON

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

1.2 Operating industries and principal activities

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

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

1.3 Normal operating cycle

The Corporation's normal operating cycle is 12 months.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

1.4 The Company structure

As at 30/06/2026, the Corporation has the following subsidiaries that are consolidated:

No.	Unit	Place	Main business activities	Ownership ratio	Voting Ratio	Benefit ratio
1	Power Construction One member Limited Company No.2	Ho Chi Minh	Industrial production and construction of power projects	100%	100%	100.00%
2	Power Construction One member Limited Company No.4	Ha Noi	Industrial production and construction of power projects	100%	100%	100.00%
3	Chemical Construction Installation Company Limited	Ha Noi	Construction and installation contracting	100%	100%	100.00%
4	Ha Bac Mechanical & Chemical One member Limited Company	Bac Ninh	Production of mechanical products	100%	100%	100.00%
5	Quang Son Cement Company Limited	Thai Nguyen	Manufacture and sale of cement and clinker	100%	100%	100.00%
6	Construction & Industrial Production Joint Stock Company	Ha Noi	Construction and installation of works, and asset leasing	52.15%	52.15%	52.15%
7	Chemical Construction and Installation Mechanical Joint Stock Company	Hai Phong	Mechanical product manufacturing and construction contracting	71.42%	71.42%	71.42%
8	Thu Duc Centrifugal Concrete Joint Stock Company	Ho Chi Minh	Manufacture and sale of industrial concrete products	51.00%	51.00%	51.00%
9	Vietnam International Manpower Cooperation & Commercial Import - Export Joint Stock Company	Ha Noi	Labor export	51.00%	51.00%	51.00%
10	No.5 Construction Investment Joint Stock Company	Ho Chi Minh	Construction and installation of industrial and civil works, and trading of construction stone	51.00%	51.00%	51.00%
11	VINAINCON Investment & Mineral Joint Stock Company	Ha Noi	Investment and mining of minerals	51.00%	51.00%	51.00%
12	An Giang Centrifugal Concrete Joint Stock Company	An Giang	Manufacturing and trading of industrial concrete products	50.69%	50.69%	50.69%
13	VINAINCON 6 Investment and Construction Corporation	Ho Chi Minh	Construction and installation	51.00%	51.00%	51.00%

VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

1.4 The Corporation structure (Continued)

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

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

The dependent accounting units include:

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

1.5 Number of employees at the end of the period

The total number of employees of the Corporation and its subsidiaries as at 30/06/2026 is 1,968 employees (As at 31/12/2025 is 1,932 employees).

1.6 Statement of information comparability on the interim consolidated financial statements

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

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC dated 22/12/2024 providing guidance on the methods of preparing and presenting consolidated financial statements. Circular No. 43/2026/TT-BTC takes effect from the date of issuance and applies to the preparation and presentation of consolidated financial statements for financial years beginning on or after 01/01/2026.

The Corporation has applied the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC since 01/01/2026. In cases where the application of this Circular results in changes in the presentation of the financial statements, the Corporation will restate or reclassify the comparative figures in accordance with the applicable regulations. Accordingly, the accounting information and figures presented in the interim consolidated financial statements are comparable as they have been calculated and presented consistently.

2. FISCAL YEAR AND ACCOUNTING CURRENCY**Fiscal year**

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

The accompanying consolidated financial statements are prepared for the period ended 30/06/2026.

Accounting currency

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

3. ACCOUNTING STANDARDS AND SYSTEM**Accounting System**

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

Statements for the compliance with Accounting Standards and System

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Basis of preparation of the Interim consolidated financial statements**

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Basis of preparation of the Interim consolidated financial statements (Continued)**

The Company's interim consolidated financial statements are prepared in accordance with Circular No. 202/2014/TT-BTC dated 22/12/2014 and Circular No. 43/2026/TT-BTC dated 20/4/2026, amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC issued by the Ministry of Finance, providing guidance on the preparation and presentation of consolidated financial statements, specifically as follows:

The consolidated financial statements comprise the separate financial statements of the Corporation and of entities controlled by the Company (its subsidiaries) prepared as at June 30 each year. Control is achieved when the Company has the power to govern the financial and operating policies of investees so as to obtain benefits from their activities.

The results of operations of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the date of acquisition or to the date of disposal of these subsidiaries.

If necessary, the financial statements of subsidiaries are adjusted to ensure that the accounting policies applied by the Company and its subsidiaries are consistent.

All intra-company transactions and balances between companies within the Company are eliminated on interim consolidation.

Non-controlling interests in the net assets of consolidated subsidiaries are presented as a separate component, distinct from the shareholders' equity of the parent company. Non-controlling interests comprise the amount of those interests at the date of the initial business consolidation and the non-controlling interests' share of changes in total equity since the date of the business consolidation. Losses incurred by a subsidiary are allocated in proportion to the ownership interests of non-controlling shareholders, even if such losses exceed the non-controlling interests' share of the subsidiary's net assets.

The interim consolidated financial statements for the period ended 30/06/2026 are consolidated based on the interim separate financial statements for the financial period ended 30/06/2026 of the parent company and its subsidiaries.

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

Accounting estimates

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

Cash and cash equivalents

Cash comprises cash on hand and bank deposits (demand deposits). Cash on hand and bank deposits are recognized based on actual receipt - disbursement transactions incurred.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Exchange rates applied in Accounting**

Actual exchange rates for foreign currency transactions arising during the period:

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

Exchange rates applied to the revaluation of monetary items denominated in foreign currencies at the reporting date of the separate financial statements:

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

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

Financial investments***Investments in Associates***

Investments in associates, in which the Corporation has significant influence, are presented using the equity method in the interim consolidated financial statements.

The results of operations, assets and liabilities of associates are incorporated into the consolidated financial statements using the equity method. Investments in associates initially recognized at cost are adjusted for changes in the Corporation's share of the net assets of the associates arising after the acquisition date. Where the Corporation's share of losses of an associate exceeds the Corporation's investment in that associate, the Corporation recognizes such losses only to the extent of its investment in the associate.

In the event that a subsidiary of the Corporation engages in transactions with the Corporation's associate companies, unrealized profit (loss) corresponding to the Corporation's capital contribution to the associate is eliminated from the consolidated financial statements.

Other financial investments

Other investments: are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Trading securities: These are securities held by the Corporation for trading purposes. Trading securities are recorded in the accounting books at cost. The cost of trading securities is determined based on the fair value of the consideration paid at the transaction date, plus transaction costs directly attributable to the purchase of the trading securities.

Impairment provisions for investments in equity instruments of other entities are recognized when there is objective evidence indicating a decline in the value of these investments as of the end of the period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Financial investments (Continued)**

Held to maturity investments are those that the Corporation has intention and ability to hold until maturity. Held to maturity investments includes: term bank deposits with original maturities of more than 3 months (including bills and promissory notes), held-to-maturity loans for the purpose of earning periodic interest and other held-to-maturity investments.

Investments held to maturity are recognized from the acquisition date and initially measured at purchase price plus directly attributable transaction costs. Interest income from investments held to maturity after the acquisition date is recognized in the statement of profit or loss on an accrual basis. Interest received in advance before the Company acquires the investments is deducted from their cost at the acquisition date. Investments held to maturity are subsequently measured at cost less an allowance for doubtful debts. The allowance for doubtful debts relating to investments held to maturity is recognized in accordance with prevailing accounting regulations.

Loans: Loans are stated at cost less allowance for doubtful loans. Allowance for doubtful loans is made in conformity with current accounting regulations.

Receivables

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

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

Inventories

Inventory is determined based on historical cost, in case the historical cost is higher than the net realizable value, it must be calculated based on the net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions. Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution.

Inventories are valued using the weighted average cost method.

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

Tangible fixed assets and Depreciation

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Tangible fixed assets and Depreciation (Continued)**

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

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

Intangible fixed assets and Amortization

The Corporation's intangible fixed assets include: Land use rights, Copyrights, Patents, Accounting software, website management software, LAN network software, Human resource and warehouse management software, BKAV electronic office software... which are recognized at historical cost, accumulated amortization, and net book value.

The Corporation applies the straight-line amortization method for intangible fixed assets. The useful life of intangible fixed assets is determined based on classification into groups of assets with similar characteristics and purposes of use in the business operations of the Corporation, including:

- Estimated useful life of accounting software and management software: 2 to 3 years;
- Copyrights and patents: 3 years.
- Indefinite-term land use rights: No depreciation

Finance leases as lessee

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessee. All other leases are considered operating leases.

Finance leases as lessee

A finance lease is recognized as a finance lease asset or finance lease liability on the Consolidated Balance sheet based on the lower value of the fair value of the leased asset and the present minimum value of the lease liability at the initial time of the lease.

Payments for finance leases are divided into finance charges and principal payables. Financial expenses are calculated for each accounting period during the lease term at a fixed rate of interest on the remaining outstanding balance.

Financial leased assets including Machinery and equipment are depreciated using the straight-line method over an estimated useful life of 10 years similar to the Corporation's owned assets.

Investment properties

Investment property represents land use rights held by the Corporation for the purpose of earning profits from capital appreciation.

The historical cost of investment property includes all costs incurred by the Corporation to acquire the investment property up to the time of purchase or completion of construction.

Cost related to investment property incurred after initial recognition must be recognized as Cost for Production and Business in the year, unless the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of investment property beyond its originally assessed standard of performance, the expenditure is capitalized as an additional cost of investment property.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Investment properties (Continued)**

The Corporation does not depreciate investment property awaiting price appreciation. The Corporation has not assessed the historical cost of investment properties due to lack of certain evidence that the investment property devalues against the market value.

Liquidation: Gains and losses from disposal of investment property are measured by the difference between net proceeds from disposal and the remaining amount of the investment property and are recognized as income or expense in the Income Statement.

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Corporation's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

Deferred corporate income tax**Deferred corporate income tax assets**

Deferred corporate income tax assets is the amount of corporate income tax refundable due to temporary differences.

Deferred corporate income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used. Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred or income tax can be used.

Deferred corporate income tax assets are determined at the estimated rate to be applied in the year when the assets are recovered based on the effective tax rates as of the balance sheet date.

Deferred corporate income tax liabilities are the amounts of income taxes payable in future periods in respect of taxable temporary differences. Deferred corporate income tax liabilities are recognized for all the temporary taxable differences.

Deferred expenses

Deferred expenses comprise actual expenses arising but relevant to financial performance in several accounting periods and the transferring these costs into the production and business costs of subsequent accounting periods.

Deferred expenses are stated at historical cost and classified under short-term and long-term on the Consolidated Balance sheet based on the prepayment period of each contract.

Long-term deferred expenses related to tools, equipment, fixed assets major repairs expenses are initially stated at cost and allocated using the straight-line method, not exceeding 36 months.

Long-term deferred expenses include the value of land use rights to be paid according to the equitization plan approved by the Prime Minister and not yet allocated to expenses because as of the reporting date, the Corporation has not yet been issued the Certificate of Land use rights.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Payables**

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

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

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, between the Corporation and the seller, an independent entity with the Corporation, including payables between the Corporation and subsidiaries, joint venture companies, associates.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Dividends and profit distribution

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

Borrowings and finance lease liabilities

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

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

Recognition and capitalization of Borrowing costs

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

- Interest expense: determined and recognized monthly based on the interest rate and the outstanding loan principal.
- Guarantee fees incurred are allocated in line with the loan term.

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses. The Corporation recognizes Accrued expenses as follows:

- Accrued interest expense: deducted in advance according to the loan agreements;
- Costs of labor, materials and fuel: deducted in advance according to the estimate dossier based on the completed work volume. The Corporation only deducted expenses in advance to temporarily calculate the cost of goods sold for completed projects/items identified as sold within the year but lacking sufficient documentation for quantity acceptance. The amount of prepaid expenses provisioned is estimated to ensure correspondence with the standard cost calculated based on the total estimated cost of the identified sold projects/items.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Provisions for payables**

The recognized amount of a provision for payables is the best estimate of the amount that will be required to settle the present obligation as at the period end date (or at the end of the financial year).

The excess of the provision balance recognized in the previous period that remains unused over the provision required for the current reporting period is reversed and credited to production and business expenses for the year, except for any excess of the provision for construction warranty obligations, which is reversed and recognized as other income for the year.

The Corporation's provisions for payables include: Provisions for major repairs of fixed assets and provisions for warranty of construction works are calculated as a percentage of the value of the construction works specified in each construction contract.

Owners' equity

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

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

Dividends are declared and paid based on the estimated profit achieved. Official dividends are declared and paid in the following fiscal year from undistributed profits, subject to the approval of the Shareholders' Meeting at the Corporation's Annual General Meeting.

Revenue and other income***Revenue from services***

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

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

Revenue from sale of goods

Revenue from sale of goods shall be recognized when it satisfies all the conditions below:

- The significant risks and reward of ownership of the goods have been transferred to the buyer;
- The Corporation 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 Corporation has obtained, or will obtain, economic benefits from the sale of goods;
- Costs related to transactions can be determined.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)***Construction contracts***

Revenue and expenses from construction activities of the Corporation are recognized according to the accounting policies of the Corporation regarding construction contracts. Revenue and expenses of construction contracts are recognized under the following circumstances:

- (i) For construction contracts stipulating that the Corporation is paid according to the value of the volume performed, when the results of executing a construction contract are reliably determined and confirmed by the customer, the revenue and expenses related to the contract are recognized in equivalent proportion to the completed work confirmed by the customer and reflected on the issued invoice.
- (ii) When the results of executing a contract cannot be reliably estimated, and if there is a possibility for the Corporation to recover the costs incurred for the contract, then the contract revenue recognized is limited to the costs incurred that are likely to be recoverable. In such cases, no profit is recognized, even if the total costs of performing the contract may exceed the total revenue of the contract.

Interest income, dividends and profits received and other income

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

Cost of goods sold

Cost of goods sold including the cost of products, goods, services, production cost of construction products sold during the year is recorded corresponding to revenue of the year. For direct materials costs exceeding normal levels, labor costs, and fixed general production costs not allocated to inventory values, they are recorded directly into the cost of goods sold (after deducting any reimbursements, if applicable), even if the products or goods have not been identified as consumed.

Current corporate income tax expense and Deferred corporate income tax expense

Corporate income tax expense (or corporate income tax income): is total current and deferred corporate income tax expenses (or total current and deferred tax) in determining profit or loss for the reporting year of the Corporation and its subsidiaries.

Current income tax expense: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. The current applicable corporate income tax rate is 20%.

Deferred corporate income tax expense: is corporate income tax payable in the future arising from: recognising deferred corporate income tax payable during the year; reversing deferred tax assets recognised in previous periods; not recognising deferred tax assets or deferred tax liabilities arising from transactions that directly recorded to equity.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Basic earnings per share**

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

Related parties

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

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

Segment reporting

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of General Directors confirms that the Corporation mainly operates in business segments of construction, production of cement, clinker, and industrial concrete in a single geographical segment - Vietnam. Therefore, the Board of General Directors will prepare the segment report by business segments.

VIETNAM INDUSTRIAL CONSTRUCTION CORPORATION

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE BALANCE SHEET**5.1 Cash and cash equivalents**

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	5,855,763,880	4,271,282,169
Bank deposits	129,795,966,080	204,861,175,569
Cash equivalents	14,203,942,559	11,058,045,715
Total	149,855,672,519	220,190,503,453

(i) Details of demand deposits:

	30/06/2026	01/01/2026
	VND	VND
Joint Stock Commercial Bank for Investment and Development of Vietnam	26,272,692,441	50,162,576,237
Joint Stock Commercial Bank for Foreign Trade of Vietnam	19,124,790,219	34,718,815,631
Vietnam Joint Stock Commercial Bank for Industry and Trade	22,150,854,634	28,621,861,106
National Citizen Bank - Binh Duong Branch	18,500,739,736	11,348,205,949
Others	43,746,889,050	80,009,716,646
Total	129,795,966,080	204,861,175,569

(ii) Details of cash equivalents:

	30/06/2026	01/01/2026
	VND	VND
Joint Stock Commercial Bank for Investment and Development of Vietnam	678,556,253	678,556,253
Vietnam Joint Stock Commercial Bank for Industry and Trade – East Saigon Branch	1,700,000,000	-
Others	11,825,386,306	10,379,489,462
Total	14,203,942,559	11,058,045,715

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.2 Financial investments

a) Trading securities

		30/06/2026			01/01/2026			Unit: VND	
		Quantity	Original cost	Fair value	Provision	Quantity	Original cost	Fair value	Provision
Bac Lieu Mechanical - Electrical Construction Joint Stock Company		1,000	108,000,000	(*)	-	1,000	108,000,000	(*)	-
Dung Quat Centrifugal Concrete Joint Stock Company		47,600	476,000,000	(*)	(476,000,000)	47,600	476,000,000	(*)	(476,000,000)
Total			584,000,000	-	(476,000,000)		584,000,000	-	(476,000,000)

(*) As of the reporting date, the Corporation has not determined the fair value of investments for disclosure in the Interim Consolidated Financial Statements because there are no market-listed prices, and the Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises currently do not provide guidance on determining the fair value of such investments.

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5.2 Financial investments (Continued)

b) Investments held to maturity

	30/06/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Short-term						
Term deposits						
Joint Stock Commercial Bank for Foreign Trade of Vietnam						
– Tan Binh Duong Branch (i)	26,062,398,870	22,194,533,935	(3,867,864,935)	32,051,276,705	28,183,411,770	(3,867,864,935)
	21,878,418,519	21,878,418,519	-	28,019,311,868	28,019,311,868	-
Military Commercial Joint Stock Bank						
– District 5 Branch (i)	8,605,864,433	8,605,864,433	-	8,605,864,433	8,605,864,433	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam						
– Dong Anh Branch (ii)	8,000,000,000	8,000,000,000	-	-	-	-
Saigon – Hanoi Commercial Joint Stock Bank						
Other banks	1,411,608,287	1,411,608,287	-	-	-	-
Accrued interest on term deposits						
Accrued interest from banks	3,860,945,799	3,860,945,799	-	16,058,032,640	16,058,032,640	-
	316,115,416	316,115,416	-	3,355,414,795	3,355,414,795	-
Borrowings						
Vinaicon Centrifugal Concrete Joint Stock Company	3,867,864,935	-	(3,867,864,935)	3,867,864,935	-	(3,867,864,935)
	2,931,804,810	-	(2,931,804,810)	2,931,804,810	-	(2,931,804,810)
Vinaicon Centrifugal Concrete Joint Stock Company – Interest expense	936,060,125	-	(936,060,125)	936,060,125	-	(936,060,125)
Long-term						
Borrowings						
D.N.T Construction Trading Services Company Limited	3,032,917,808	3,032,917,808	-	-	-	-
	3,032,917,808	3,032,917,808	-	-	-	-
Others	32,917,808	32,917,808	-	-	-	-
Total	29,095,316,678	25,227,451,743	(3,867,864,935)	32,051,276,705	28,183,411,770	(3,867,864,935)

(i) Time deposits with maturities of 3 to 12 months at interest rates ranging from 2.9% to 7.5% per annum. The entire balance of these time deposits is pledged as collateral for the Company's loan, as presented in Note 5.19.

(ii) A 4-month time deposit with an interest rate of 2.4% per annum.

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5.3 Short – term receivables from customers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	1,229,239,519,094	(158,664,953,316)	1,097,904,876,277	(150,740,571,233)
Thai Nguyen Iron And Steel Joint Stock Corporation - TISCO	27,191,055,200	(27,191,055,200)	27,191,055,200	(27,191,055,200)
Archii Reenco Hoa Binh Joint Stock Company	8,583,277,503	(3,213,239,321)	10,710,797,737	(3,213,239,321)
Bac Lieu Mechanical - Electrica Construction Joint Stock Company	18,015,385,345	(1,650,759,704)	25,197,264,785	(432,930,656)
Saigon Branch - Trung Nam Construction and Installation Joint Stock Company	31,575,030,318	-	38,599,030,318	-
Central Power Grid Project Management Board	36,255,390,055	-	40,339,123,515	-
Southern Vietnam Power Projects Management Board - Branch of National Power Transmission Corporation	217,020,333,413	-	42,214,446,643	-
Central Vietnam Power Projects Management Board - Branch of National Power Transmission Corporation	16,539,694,326	-	16,548,874,180	-
Ho Chi Minh City Electric Power Trading Investment Corporation	4,673,591,871	-	22,737,968,136	-
PQ Hai Quoc Joint Stock Company	41,335,802,056	-	45,180,735,650	-
Others	828,049,959,007	(126,609,899,091)	829,185,580,113	(119,903,346,056)
Total	1,229,239,519,094	(158,664,953,316)	1,097,904,876,277	(150,740,571,233)

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

7,887,199,685

7,887,199,685

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5.4 Prepayments to suppliers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short - term	337,262,599,057	(29,046,993,948)	319,280,955,473	(29,435,789,421)
Construction Steel Structure Joint Stock Company	10,114,350,556	(8,485,617,811)	10,114,350,556	(8,485,617,811)
Vinaincon Centrifugal Concrete Joint Stock Company	4,712,579,331	(4,712,579,331)	4,712,579,331	(4,712,579,331)
Ha Bac Chemical Mechanical Limited Company	5,500,000,000	-	5,691,112,890	-
Construction Joint Stock Company 203	4,102,173,574	(4,102,173,574)	4,102,173,574	(4,102,173,574)
Dac Dao Construction Joint Stock Company	8,396,918,859	-	12,165,533,227	-
TDH15 Joint Stock Company	11,835,369,399	-	11,835,369,399	-
Others	292,601,207,338	(11,746,623,232)	270,659,836,496	(12,135,418,705)
Total	337,262,599,057	(29,046,993,948)	319,280,955,473	(29,435,789,421)

*In which: Prepayments from related parties
(Details in Note 7.1)*

16,022,873,964 - 15,984,940,970

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For the period ended June 30, 2026

5.5 Other receivables

	30/06/2026 (VND)		01/01/2026 (VND)		Unit: VND
	Book value	Provisions	Book value	Provisions	
Short-term					
Deposits	226,662,083,614	(10,756,791,866)	202,151,083,436	(11,457,783,831)	
Advanced	96,408,953,109	(6,618,324,536)	96,268,146,819	(6,618,324,536)	
Other receivables	18,350,459,486	-	8,858,621,249	-	
	111,902,671,019	(4,138,467,330)	97,024,315,368	(4,839,459,295)	
<i>Finalization of capital construction investment costs for the Cement Plant (i)</i>	20,754,467,827	-	20,754,467,827	-	
<i>Land clearance compensation payments</i>	3,788,298,181	-	3,164,937,878	-	
<i>Receivables from the teams of the subsidiary – Construction and Industrial Production Joint Stock Company</i>	15,085,155,583	(4,138,467,330)	15,085,155,583	(4,839,459,295)	
<i>Others</i>	72,274,749,428	-	58,019,754,080	-	
Long-term					
Deposits	9,697,075,289	-	9,721,075,289	-	
	9,697,075,289	-	9,721,075,289	-	
Total	236,359,158,903	(10,756,791,866)	211,872,158,725	(11,457,783,831)	
<i>In which: Other receivables from related parties (Details in Note 7.1)</i>	6,120,027,962	-	7,900,786,283	-	

(i): The construction investment cost of the plant was adjusted downward in accordance with Resolution No. 04/NQ-Board of Directors dated March 28, 2016, of the Board of Directors of Vietnam Construction and Industrial Corporation regarding the approval of the finalization report of the completed project – Quang Son Cement Plant, Thai Nguyen.

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For the period ended June 30, 2026

5.6 Short-term allowances for doubtful debts

	30/6/2026 (VND)		01/01/2026 (VND)	
	Original value	Recoverable amount	Original value	Recoverable amount
Total value of receivables, loans that are overdue or not pass due but hardly recoverable	252,849,803,927	27,768,983,497	233,346,478,459	32,961,035,650
	30/6/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
<i>Details of allowances for doubtful debts</i>				
Thai Nguyen Iron And Steel Joint Stock Company - TISCO	27,191,055,200	(27,191,055,200)	27,191,055,200	(27,191,055,200)
Construction Joint Stock Company 203	4,102,173,574	(4,102,173,574)	4,102,173,574	(4,102,173,574)
Dong Anh Construction Investment Joint Stock Company	3,022,433,220	(3,022,433,220)	3,022,433,220	(3,022,433,220)
Hoang Son Of Civil And Industry Construction Company Limited	8,899,267,173	(8,899,267,173)	8,899,267,173	(8,899,267,173)
Thai Binh Steel Joint Stock Company	2,564,880,468	(2,564,880,468)	2,564,880,468	(2,564,880,468)
VINAICON Centrifugal Concrete Joint Stock Company	16,104,672,681	(16,104,672,681)	16,104,672,681	(16,104,672,681)
Construction & Mechanical Steel Structure Joint Stock Company	8,485,617,811	(8,485,617,811)	8,485,617,811	(8,485,617,811)
Chemical Construction and Installation Mechanical Joint Stock Company	13,844,892,847	(11,230,081,846)	13,844,892,847	(11,230,081,846)
Others	168,634,810,953	(126,320,847,446)	149,131,485,485	(118,785,260,836)
Total	252,849,803,927	(207,921,029,419)	233,346,478,459	(200,385,442,809)

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5.7 Inventories

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Raw materials	216,573,713,317	(313,403,692)	167,882,721,901	(313,403,692)
Tools and supplies	6,444,417,877	-	3,911,481,726	-
Work in progress	785,080,173,669	(12,556,123,827)	654,135,767,632	(12,556,123,827)
Finished goods	105,416,440,364	(46,590,588)	107,274,679,268	(46,590,588)
Real estate inventory	10,626,164,156	-	17,673,656,341	-
Goods sent for sale on consignment	70,128,220,008	-	33,616,428,866	-
Total	1,194,269,129,391	(12,916,118,107)	984,494,735,734	(12,916,118,107)

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5.7 Inventories (Continued)

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Thai Nguyen Iron and Steel Project – Phase 2	29,787,181,654	(11,829,205,869)	29,787,181,654	(11,829,205,869)
K2 My Dinh Project	18,018,786,162	-	17,650,161,282	-
Lam Son Premium Eco-Tourism Urban Area	-	-	2,878,040,325	-
Hiep Phuoc LNG Gas Power Plant	29,055,471,653	-	28,341,855,256	-
220KV Underground Cable EPC Project – Package 6	11,961,849,755	-	10,806,044,107	-
Nhon Trach 4 500kV Transmission Line Branching to Phu My – Nha Be	-	-	6,748,755,998	-
110kV Phu Quoc – South Phu Quoc Transmission Line	-	-	322,636,984	-
KN Cam Ranh – Phase 21, Phase 22	10,682,540,667	-	10,654,461,074	-
220kV Bao Loc – Song May Transmission Line, Circuit 2 (GT15) (Contract No. 3062)	16,515,822,675	-	29,742,094,840	-
Hai Hau 220kV Substation (Contract No. 2312) (GT16)	19,283,361,976	-	31,169,455,356	-
Nho Quan Phu Ly Thuong Tin Transmission Line, Package 27	7,215,106,048	-	18,369,176,831	-
Medium-voltage line construction – TT09 Project	-	-	29,784,543,000	-
500kV Monsoon – Thach My Transmission Line	21,777,331,598	-	20,156,303,929	-
Expansion of DT975 Road in Phu Quoc – Olympia Company	46,683,149,690	-	-	-
Ba Mien Island, Phu Quoc	47,756,565,372	-	118,362,976	-
KN Cam Ranh – 432 Units – Maroc	32,127,071,634	-	20,282,663,147	-
Others	494,215,934,786	(726,917,958)	397,324,030,873	(726,917,958)
Total	785,080,173,669	(12,556,123,827)	654,135,767,632	(12,556,123,827)

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5.8 Deferred expenses

	30/06/2026	01/01/2026
	VND	VND
Short-term	5,238,542,914	3,681,242,960
Tools and supplies	648,074,585	1,020,290,140
Costs of repair and renovation	645,187,144	1,434,938,007
Expenses awaiting allocation	2,098,048,821	1,226,014,813
Others	1,847,232,364	-
Long-term	137,619,196,986	142,273,936,137
Tools and equipment allocated to expenses	3,897,907,894	6,368,683,257
Long-term land lease rent	4,816,167,458	4,959,339,614
Site clearance expense (i)	7,207,120,756	7,297,617,736
Value of geographical advantage and land use rights (ii)	64,351,582,185	64,351,582,185
Fixed assets major repairs expenses	5,826,171,983	7,992,756,137
Costs of land purchase and compensation for mining activities	1,688,430,000	1,688,430,000
Phase 2 quarry mining rights (iii)	8,625,957,127	9,410,135,047
Unallocated land rental costs	15,766,903,170	16,003,999,458
Unallocated construction investment costs (iv)	16,602,669,372	16,833,948,447
Others	8,836,287,041	7,367,444,256
Total	142,857,739,900	145,955,179,097

(i) The site clearance cost for the land used to construct the plant in Ben Cat, Binh Duong, of the subsidiary – Thu Duc Centrifugal Concrete Joint Stock Company, is allocated to expenses over the remaining land lease term until October 15, 2058, according to the land sublease agreement No. 2530/HĐ.TĐ dated December 24, 2008, and for the portion of land corresponding to the remaining lease term until April 29, 2066.

(ii) Including: Land use rights at No. 5 Lang Ha: VND 13,410,220,000 payable under the Corporation's equitization plan approved by the Prime Minister. As of the reporting date, the Corporation has not yet been granted the Land Use Right Certificate, so this amount is recorded as a prepaid expense corresponding to other payables (see Note 5.21).

The land use rights of Electric Construction One-Member Limited Liability Company No. 2 amounting to VND 49,779,124,667 were recognized in determining the enterprise value for the equitization of Vietnam Construction and Industrial Corporation. This value is not allocated and is recorded as other payables (Note 5.21)

(iii) Including, the additional payment for mining rights for the period from 2014 to 2021 amounted to VND 11,167,328,371, according to Notification No. 1820/STNMT-TNN,KS&BĐKH dated March 25, 2022.

(iv) The Company's asset investment costs at No. 150, Lane 72, Nguyen Trai Street, Thanh Xuan Ward, Hanoi City are amortised over the corresponding 39-year lease term.

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5.9 Tangible fixed assets

Unit: VND

HISTORICAL COST

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Others	Total
As at 01/01/2026	1,308,967,930,649	3,147,638,853,622	134,426,842,400	5,242,212,009	20,493,721,596	4,616,769,560,276
Increase	13,492,085,059	10,389,166,228	1,285,804,458	147,157,654	847,625,190	26,161,838,589
Purchase	1,712,663,184	7,860,077,417	1,285,804,458	147,157,654	-	11,005,702,713
Construction investment completed	11,779,421,875	2,529,088,811	-	-	-	14,308,510,686
Others	-	-	-	-	847,625,190	847,625,190
Decrease	-	5,581,218,673	-	35,000,000	-	5,616,218,673
Disposal	-	5,581,218,673	-	35,000,000	-	5,616,218,673
As at 30/6/2026	1,322,460,015,708	3,152,446,801,177	135,712,646,858	5,354,369,663	21,341,346,786	4,637,315,180,192

ACCUMULATED DEPRECIATION

As at 01/01/2026	814,285,766,637	2,102,706,998,296	122,260,754,386	3,591,885,354	20,037,219,656	3,062,882,624,329
Increase	26,757,183,599	80,888,310,006	2,155,048,097	510,995,156	322,973,016	110,634,509,874
Depreciation	26,757,183,599	81,300,207,120	2,155,048,097	99,098,042	322,973,016	110,634,509,874
Reclassification	-	(411,897,114)	-	411,897,114	-	-
Decrease	-	5,581,218,673	-	35,000,000	-	5,616,218,673
Disposal	-	5,581,218,673	-	35,000,000	-	5,616,218,673
As at 30/6/2026	841,042,950,236	2,178,014,089,629	124,415,802,483	4,067,880,510	20,360,192,672	3,167,900,915,530

NET BOOK VALUE

As at 01/01/2026	494,682,164,012	1,044,931,855,326	12,166,088,014	1,650,326,655	456,501,940	1,553,886,935,947
As at 30/6/2026	481,417,065,472	974,432,711,548	11,296,844,375	1,286,489,153	981,154,114	1,469,414,264,662

The historical cost of tangible fixed assets which have been fully depreciated but still in use as at 30/06/2026 is VND 482,012,101,981 (As at 01/01/2026 is VND 466,995,370,274).

Net book value of tangible fixed assets used to secure bank loans as at 30/6/2026 is VND 1,321,243,550,859 (As at 01/01/2026 is VND 1,271,611,161,692).

The historical cost of tangible fixed assets held for disposal as at 30/06/2026 is VND 1,864,180,162.

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5.9 Tangible fixed assets (Continued)

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

No.	Asset name	30/06/2026 (VND)		01/01/2026 (VND)	
		Historical costs	Accumulated depreciation	Historical costs	Accumulated depreciation
	Machinery and equipment	1,861,682,094,643	(1,266,100,672,065)	1,861,682,094,643	(1,217,969,249,289)
1	Raw material grinding equipment system	479,856,723,897	(324,521,539,970)	479,856,723,897	(312,115,445,018)
2	Clinker burning line equipment system	764,423,252,921	(520,923,094,384)	764,423,252,921	(501,159,925,504)
3	Cement grinding equipment system	617,402,117,825	(420,656,037,711)	617,402,117,825	(404,693,878,767)
	Total	1,861,682,094,643	(1,266,100,672,065)	1,861,682,094,643	(1,217,969,249,289)
		595,581,422,578			643,712,845,354

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For the period ended June 30, 2026

5.10 Finance lease fixed assets*Unit: VND*

	<u>Machinery, equipment</u>	<u>Total</u>
HISTORICAL COST		
As at 01/01/2026	13,239,442,314	13,239,442,314
Increase	-	-
Decrease	-	-
As at 30/6/2026	<u>13,239,442,314</u>	<u>13,239,442,314</u>
ACCUMULATED DEPRECIATION		
As at 01/01/2026	1,288,264,014	1,288,264,014
Increase	750,628,338	750,628,338
Depreciation	750,628,338	750,628,338
Decrease	-	-
As at 30/6/2026	<u>2,038,892,352</u>	<u>2,038,892,352</u>
NET BOOK VALUE		
As at 01/01/2026	<u>11,951,178,300</u>	<u>11,951,178,300</u>
As at 30/6/2026	<u>11,200,549,962</u>	<u>11,200,549,962</u>

5.11 Increases, decreases in Intangible fixed assets*Unit: VND*

	<u>Management software</u>	<u>Copyrights and patents</u>	<u>Land use rights</u>	<u>Others</u>	<u>Total</u>
HISTORICAL COST					
As at 01/01/2026	2,381,463,057	116,947,269	11,339,187,306	1,857,090,811	15,694,688,443
Increase	797,500,000	-	-	-	797,500,000
Purchases during the period	-	-	-	-	-
Decrease	-	-	-	-	-
As at 30/6/2026	<u>3,178,963,057</u>	<u>116,947,269</u>	<u>11,339,187,306</u>	<u>1,857,090,811</u>	<u>16,492,188,443</u>
ACCUMULATED AMORTIZATION					
As at 01/01/2026	2,013,632,647	116,947,269	2,103,050,639	1,846,855,066	6,080,485,621
Increase	56,453,475	-	25,132,780	5,050,002	86,636,257
Amortization	56,453,475	-	25,132,780	5,050,002	86,636,257
Decrease	-	-	-	-	-
As at 30/6/2026	<u>2,070,086,122</u>	<u>116,947,269</u>	<u>2,128,183,419</u>	<u>1,851,905,068</u>	<u>6,167,121,878</u>
NET BOOK VALUE					
As at 01/01/2026	<u>367,830,410</u>	<u>-</u>	<u>9,236,136,667</u>	<u>10,235,745</u>	<u>9,614,202,822</u>
As at 30/6/2026	<u>1,108,876,935</u>	<u>-</u>	<u>9,211,003,887</u>	<u>5,185,743</u>	<u>10,325,066,565</u>

The historical cost of intangible fixed assets which have been fully amortized but still in use as at 30/6/2026 is VND 5,180,301,387 (As at 31/12/2025 is VND 5,180,301,387).

Net book value of intangible fixed assets used to secure bank loans as at 30/6/2026 is VND 2,602,601,422 (As at 31/12/2025 is VND 2,613,784,912).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the period ended June 30, 2026

5.12 Investment property*Unit: VND*

Items	01/01/2026	Increase	Decrease	30/6/2026
a. Investment property for lease				
History cost	1,000,000,000	-	-	1,000,000,000
- Right to use land	1,000,000,000	-	-	1,000,000,000
Accumulated depreciation	-	-	-	-
- Right to use land	-	-	-	-
Net book value	1,000,000,000	-	-	1,000,000,000
- Right to use land	1,000,000,000	-	-	1,000,000,000

Investment property is the value of land use rights in Long An under Certificate of Land Use Rights No. W536073 issued by the People's Committee of Long An Province on April 29, 2003. These land use rights are held by the subsidiary, Thu Duc Centrifugal Concrete Joint Stock Company, for the purpose of awaiting higher price to sell.

According to Vietnamese Accounting Standard No. 05 - Investment Properties, the fair value of investment properties as at 30/6/2026, should be presented. However, Circular No. 99/TT-BTC dated October 27, 2015, issued by the Ministry of Finance, guiding the accounting regime for enterprises, does not specifically guide the method of determining and accounting for the fair value of investment properties. Therefore, the Corporation has not presented the fair value of these assets as of the date of the consolidated balance sheet.

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5.13 Construction in progress

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Recoverable amount	Original value	Recoverable amount
Mineral Mining Project (Lao Cai)	5,102,917,666	5,102,917,666	5,102,917,666	5,102,917,666
Others	1,838,000,552	1,838,000,552	5,347,104,809	5,347,104,809
Total	6,940,918,218	6,940,918,218	10,450,022,475	10,450,022,475

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5.14 Long-term financial investments

a) Investments in Associates

	Rate		30/6/2026 (VND)		01/01/2026 (VND)	
	Ownership ratio	Voting Ratio	Investment value using the equity method	Original cost	Investment value using the equity method	Original cost
Investments in Associates			74,058,984,363	87,523,652,728	74,058,984,363	87,523,652,728
<i>Direct investment by the parent company</i>						
Hong Nam Mechanical Joint Stock Company	27.37%	27.37%	7,088,433,751	6,634,922,757	7,088,433,751	6,634,922,757
Industrial Construction & Investment Joint Stock Company	36.00%	36.00%	17,891,788,273	14,300,768,318	17,891,788,273	14,300,768,318
Quang Son Limestone Exploiting Joint Stock Company	25.00%	25.00%	2,840,191,144	2,730,001,416	2,840,191,144	2,730,001,416
VINAINCON Energy Investment Corporation	41.18%	41.18%	1,172,739,993	742,806,389	1,172,739,993	742,806,389
VINAINCON Centrifugal Concrete Joint Stock Company	20.00%	20.00%	-	24,010,131,008	-	24,010,131,008
Vinaincon Mechanical Construction Joint Stock Company	27.99%	27.99%	4,819,350,899	2,428,000,000	4,819,350,899	2,428,000,000
VINAINCON Engineering & Consulting Joint Stock Company	20.70%	20.70%	10,552,374,700	6,208,620,000	10,552,374,700	6,208,620,000
Construction & Mechanical Steel Structure Joint Stock Company	23.11%	23.11%	17,639,340,749	13,208,342,264	17,639,340,749	13,208,342,264
<i>Indirect investments through companies with controlling interest</i>						
Khanh Hoa Power Centrifugal Concrete JSC			3,995,576,209	3,900,000,000	3,995,576,209	3,900,000,000
Bich Viet Joint Stock Company			1,227,123,276	2,059,135,576	1,227,123,276	2,059,135,576
4 Power Construction Installation Trading Mechanical Joint Stock Company			5,000,000,000	5,000,000,000	5,000,000,000	5,000,000,000
Song Cong Packaging Joint Stock Company			1,832,065,369	6,300,925,000	1,832,065,369	6,300,925,000
Total			74,058,984,363	87,523,652,728	74,058,984,363	87,523,652,728

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5.14 Long-term financial investments (Continued)

b) Investment in equity of other entities

	Rate		30/6/2026 (VND)		01/01/2026 (VND)			
	Owners hip	Voting Ratio	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
Investments in equity of other entities								
Southern Installation Construction Joint Stock Company	8.57%	8.57%	779,612,900	93,205,537	(686,407,363)	779,612,900	93,205,537	(686,407,363)
Industrial Manufacturing Joint Stock Company	8.45%	8.45%	4,123,185,470	4,123,185,470	-	4,123,185,470	4,123,185,470	-
Industrial Construction Joint Stock Company	1.60%	1.60%	10,032,000,000	-	(10,032,000,000)	10,032,000,000	-	(10,032,000,000)
Industrial And Civil Designing & Consulting Joint Stock Company	7.48%	7.48%	899,972,230	899,972,230	-	899,972,230	899,972,230	-
Thang Long Industry - Construction - Trading Joint Stock Company	10.35%	10.35%	2,086,292,176	2,086,292,176	-	2,086,292,176	2,086,292,176	-
Vinacomin-Power Holding Corporation	0.078%	0.078%	8,861,055,899	8,861,055,899	-	8,861,055,899	8,861,055,899	-
Indirect investments through companies with controlling interest								
Southern Power Construction Joint Stock Company			1,500,000,000	855,190,095	(644,809,905)	1,500,000,000	855,190,095	(644,809,905)
Ho Chi Minh City Development Joint Stock Commercial Bank			487,880,000	487,880,000	-	487,880,000	487,880,000	-
Power Construction Installation 4 - Song Hong JSC			1,500,000,000	1,500,000,000	-	1,500,000,000	1,500,000,000	-
Power Construction Installation 4 - Dong Anh JSC			1,350,000,000	825,957,446	(524,042,554)	1,350,000,000	837,399,078	(512,600,922)
Central Vietnam Electric Construction 4 JSC			2,700,000,000	2,700,000,000	-	2,700,000,000	2,700,000,000	-
Duc Giang Industrial Construction and Manufacturing JSC			1,200,000,000	1,200,000,000	-	1,200,000,000	1,200,000,000	-
H36 Investment and Construction JSC			1,000,000,000	1,000,000,000	-	1,000,000,000	1,000,000,000	-
Others			3,525,990,000	3,525,990,000	-	3,525,990,000	3,525,990,000	-
Total			40,045,988,675	28,158,728,853	(11,887,259,822)	40,045,988,675	28,170,170,485	(11,875,818,190)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.15 Trade payables

	30/06/2026 VND	01/01/2026 VND
Short-term	1,347,232,909,342	1,203,920,811,886
Maksteel Industrial Equipment Joint Stock Company	7,047,655,000	12,975,925,409
Duc Quang Construction Supervision	8,787,517,419	9,570,027,299
Quang Son Limestone Exploiting Joint Stock Company	32,984,426,415	32,984,426,415
Song Cong Package Joint Stock Company	14,913,861,696	16,910,714,304
Nam Phuong Import & Export Co.,Ltd	23,795,924,705	23,795,924,705
Seastar Maritime Trading Company Limited	20,926,190,555	22,337,206,302
Decoration Joint Stock Company	15,237,934,612	19,342,523,520
Mechanical Joint Stock Company	12,110,797,731	18,065,147,946
Song Hong Joint Stock Company	11,860,328,021	10,845,908,125
Minh Hieu Trading and Transport Development Co., Ltd.	37,194,089,808	39,460,782,054
Hong Quang Import-Export Co., Ltd	28,542,426,160	28,542,426,160
Others	1,133,831,757,220	969,089,799,647
Long-term	31,754,040,425	31,754,040,425
Tan Viet Bac Mining Company	8,065,077,314	8,065,077,314
VINASHIN Precision Engineering Joint Stock Company	2,183,060,300	2,183,060,300
Vietnam Machinery Installation Corporation - JSC	4,727,048,221	4,727,048,221
Others	16,778,854,590	16,778,854,590
Total	1,378,986,949,767	1,235,674,852,311
<i>In which: Trade payables are related parties (Details in Note 7.1)</i>	<i>64,791,438,124</i>	<i>65,159,898,219</i>

5.16 Prepayments from customers

	30/06/2026 VND	01/01/2026 VND
	664,245,161,596	478,435,367,151
Hai Linh Company Limited	13,730,278,337	13,730,278,337
Metropolitan Railway Management Board	21,254,382,971	23,754,330,732
Nam Phuong Import & Export Co.,Ltd	-	4,376,222,609
Southern Viet Nam Power Projects Management Board	84,360,700,014	103,817,396,565
Northern Viet Nam Power Projects Management Board	12,870,860,027	4,814,845,734
Mai Tien Thanh Company Limited	6,768,547,498	6,768,547,498
Olympia Industrial Construction Limited Liability Company	18,808,005,412	3,308,005,412
ENTIZ Construction Joint Stock Company	32,617,465,070	-
Ho Chi Minh City Urban Infrastructure Investment and Construction Project Management Board	47,909,173,000	49,289,040,000
D.N.T Construction Trading Services Company Limited	21,340,143,417	-
An Khang Real Estate Development Company Limited	26,855,292,000	-
Vietnam Green Architecture Investment and Construction Joint Stock Company	14,031,814,283	-
Others	363,698,499,567	268,576,700,264
Total	664,245,161,596	478,435,367,151
<i>In which: Prepayments from customers are related parties (Details in Note 7.1)</i>	<i>7,209,948,655</i>	<i>7,209,948,655</i>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.17 Taxes and receivables, payables to the State Budget

	01/01/2026	30/06/2026
	VND	VND
Payables	172,999,116,938	181,705,397,979
Short-term	172,999,116,938	181,705,397,979
VAT	37,348,893,035	36,443,267,578
Corporate income tax	8,712,161,971	8,673,103,696
Personal income tax	1,199,150,455	1,499,230,440
Natural resource tax	2,759,043,419	3,354,347,157
Land tax, Land rental charges	45,963,625,719	53,628,888,445
Environment Tax and others	830,704,547	675,659,617
Foreign contractor tax	23,793,571,275	23,793,571,275
Taxes payable in foreign countries	863,611,631	850,913,131
Fee, charges and other payables	51,528,354,886	52,786,416,640
Receivables	5,153,500,442	6,746,885,571
Short-term	5,153,500,442	6,746,885,571
VAT	3,283,020,823	4,788,792,242
Corporate income tax	1,043,290,670	1,043,290,670
Personal income tax	321,648,113	408,261,823
Other taxes	1,154,821	1,154,821
Fee, charges and other payables	504,386,015	505,386,015

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.18 Dividends and profits payable

	30/06/2026	01/01/2026
	VND	VND
Dividends and profit payables	10,268,185,788	3,326,332,255
Total	10,268,185,788	3,326,332,255

5.19 Accrued expenses

	30/06/2026	01/01/2026
	VND	VND
Short-term	141,968,049,574	198,286,769,596
Interest expenses payable	14,304,329,578	5,428,511,213
Late payment interest payable	19,727,383,674	19,506,692,014
Accrued construction contract expenses	88,161,025,093	111,357,525,141
Land rent	4,894,798,643	3,492,054,545
Others	14,880,512,586	58,501,986,683
Total	141,968,049,574	198,286,769,596

5.20 Deferred revenues

	30/06/2026	01/01/2026
	VND	VND
Short-term	1,074,292,350	917,462,680
Unearned revenue from construction contracts and goods	1,074,292,350	917,462,680
Unearned revenue from real estate leasing and other services	-	-
Long-term	26,020,442,570	26,382,913,432
Unearned revenue from construction contracts and goods	26,020,442,570	26,382,913,432
Total	27,094,734,920	27,300,376,112

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.21 Other payables

	30/06/2026 VND	01/01/2026 VND
Short-term	136,423,621,087	132,576,166,526
Surplus assets awaiting for resolution	4,528,540,693	4,528,540,693
Trade Union fees	6,450,913,323	6,738,579,441
Social insurance	18,142,836,257	14,955,105,048
Health insurance	1,997,738,438	1,739,622,607
Unemployment insurance	398,853,976	345,696,683
Short-term deposits received	110,000,000	220,000,000
Others	104,794,738,400	104,048,622,054
<i>Loans payable to employees</i>	<i>3,422,264,548</i>	<i>3,422,264,548</i>
<i>Mineral exploitation right charge (i)</i>	<i>10,530,003,679</i>	<i>10,530,003,679</i>
<i>Asia Real Estate Joint Stock Company</i>	<i>8,860,000,000</i>	<i>8,860,000,000</i>
<i>Late payment to the government budget</i>	<i>5,433,605,106</i>	<i>4,260,305,579</i>
<i>Compensation for relocation and site Clearance</i>	<i>-</i>	<i>100,000,000</i>
<i>Others</i>	<i>76,548,865,067</i>	<i>76,876,048,248</i>
Long-term	64,790,225,442	64,665,196,815
Long-term deposits received	1,609,880,775	1,484,852,148
Others	63,180,344,667	63,180,344,667
<i>Land use rights payable under the equitization plan (ii)</i>	<i>13,401,220,000</i>	<i>13,401,220,000</i>
<i>Land use rights value (i)</i>	<i>49,779,124,667</i>	<i>49,779,124,667</i>
Total	201,213,846,529	197,241,363,341

In which:

Payables with related parties

- 7,350,000

(Details in Note 7.1)

(i) The land use rights of the subsidiary – Electric Construction One-Member Limited Liability Company No. 2, which are currently managed and utilized, were recognized in determining the enterprise value for the equitization of Vietnam Construction and Industrial Corporation (Note 5.8).

(ii) The land use rights at No. 5 Lang Ha, Hanoi, are payable under the equitization plan (Note 5.8).

5.22 Provisions for payables

	30/06/2026 VND	01/01/2026 VND
Short-term	13,919,378,838	15,752,964,825
Provision for warranty of construction works and products	3,648,844,073	15,752,964,825
Provision for fixed asset repairs	10,270,534,765	-
Long-term	34,492,032,862	35,704,986,507
Provision for construction works and product warranties	28,066,222,580	29,442,595,614
Provision for environmental rehabilitation costs	6,425,810,282	6,262,390,893
Total	48,411,411,700	51,457,951,332

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5.23 Borrowings and finance lease liabilities

	30/6/2026 (VND)		During the year (VND)		01/01/2026 (VND)	
	Carrying value	Repayable amount	Increase	Decrease	Carrying value	Repayable amount
a) Short-term borrowings						
Joint Stock Commercial Bank for Investment and Development of Vietnam (1)	923,375,996,266	923,375,996,266	768,967,861,121	676,002,273,808	830,410,408,953	830,410,408,953
Vietnam Joint Stock Commercial Bank For Industry And Trade (2)	529,397,539,656	529,397,539,656	274,663,287,014	241,621,745,032	496,355,997,674	496,355,997,674
Military Commercial Joint Stock Bank (3)	123,840,470,181	123,840,470,181	212,856,541,359	196,397,080,866	107,381,009,688	107,381,009,688
Joint Stock Commercial Bank for Foreign Trade of Vietnam (4)	59,438,301,112	59,438,301,112	124,655,892,548	92,356,236,011	27,138,644,575	27,138,644,575
Vietnam Technological And Commercial Joint Stock Bank (5)	78,579,643,211	78,579,643,211	69,345,895,212	61,740,024,263	70,973,772,262	70,973,772,262
An Binh Commercial Joint Stock Bank (6)	58,200,013,127	58,200,013,127	34,624,500,272	35,219,915,624	58,795,428,479	58,795,428,479
Tien Phong Commercial Joint Stock Bank (7)	2,820,198,125	2,820,198,125	5,320,198,125	6,041,375,844	3,541,375,844	3,541,375,844
Vietnam International Commercial Joint Stock Bank	19,413,018,881	19,413,018,881	25,128,493,168	18,896,557,708	13,181,083,421	13,181,083,421
Vietnam Maritime Commercial Joint Stock Bank	-	-	1,274,338,464	1,274,338,464	-	-
National Citizen Commercial Joint Stock Bank (8)	3,221,791,510	3,221,791,510	3,221,791,510	-	-	-
Other organizations and individuals (9)	9,874,933,449	9,874,933,449	9,874,933,449	-	-	-
b) Long-term liabilities due	38,590,087,014	38,590,087,014	8,001,990,000	22,454,999,996	53,043,097,010	53,043,097,010
Vietnam Joint Stock Commercial Bank for Industry and Trade - East Saigon Branch	2,075,834,639	2,075,834,639	444,000,000	3,215,131,115	4,846,965,754	4,846,965,754
Joint Stock Commercial Bank for Investment and Development of Vietnam - An Giang Branch (10)	-	-	-	1,364,452,759	1,364,452,759	1,364,452,759
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tan Binh Duong Branch (11)	888,000,000	888,000,000	444,000,000	444,000,000	888,000,000	888,000,000
Sacombank Leasing Company Limited (12)	220,800,000	220,800,000	-	220,800,000	441,600,000	441,600,000
Chaillease International Leasing Company Limited - Hanoi Branch (13)	118,562,500	118,562,500	-	84,687,500	203,250,000	203,250,000
	848,472,139	848,472,139	-	1,101,190,856	1,949,662,995	1,949,662,995

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5.23 Borrowings and finance lease liabilities (Continued)

	30/6/2026 (VND)		During the year (VND)		01/01/2026 (VND)	
	Carrying value	Repayable amount	Increase	Decrease	Carrying value	Repayable amount
c) Long-term borrowings and finance lease liabilities						
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch	4,000,049,991,723	4,000,049,991,723	83,736,363,153	444,000,000	3,916,757,628,570	3,916,757,628,570
Vietnam Development Bank - Bac Kan Thai Nguyen Branch (14)	1,368,969,961,409	1,368,969,961,409	26,829,810,791	-	1,342,140,150,618	1,342,140,150,618
Ministry of Finance (15)	2,623,304,775,464	2,623,304,775,464	56,906,552,362	-	2,566,398,223,102	2,566,398,223,102
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tan Binh Duong Branch (11)	1,583,630,572	1,583,630,572	-	-	1,583,630,572	1,583,630,572
Sacombank Leasing Company Limited (12)	321,812,500	321,812,500	-	-	321,812,500	321,812,500
Chailease International Leasing Company Limited - Hanoi Branch (13)	5,257,984,778	5,257,984,778	-	-	5,257,984,778	5,257,984,778
Total	4,925,501,822,628	4,925,501,822,628	853,148,224,274	679,661,404,923	4,752,015,003,277	4,752,015,003,277
In which: Unpaid overdue liabilities	2,465,186,697,577	2,465,186,697,577	-	-	-	-
Vietnam Development Bank - Bac Kan Thai Nguyen Branch (14)	565,581,655,593	565,581,655,593	-	-	-	-
Ministry of Finance (15)	1,899,605,041,984	1,899,605,041,984	-	-	-	-
b. Finance lease liabilities						
	For the period ended 30/6/2026		For the period ended 30/6/2025			
	Total finance lease payments		Total finance lease payments		Repayments	
Chailease International Leasing Company Limited - Hanoi Branch	1,421,710,567	320,519,711	1,101,190,856	1,553,822,357	90,372,359	1,463,449,998
Sacombank Leasing Company Limited	106,873,800	22,186,300	84,687,500	-	-	-
Total	1,528,584,367	342,706,011	1,185,878,356	1,553,822,357	90,372,359	1,463,449,998

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5.23 Borrowings and finance lease liabilities (Continued)

(1) Short-term borrowings from Joint Stock Commercial Bank for Investment and Development of Vietnam, in which:

- Credit Facility Agreement No. 01/2025/534/HĐTD dated 31 October 2025. The maximum credit facility limit is VND 600 billion, of which the outstanding loan balance, L/C balance and payment guarantees at any time shall not exceed VND 200 billion. As at 31 December 2025, the total balance of short-term loans, payment guarantees issued and L/Cs opened did not exceed VND 180 billion. Purpose of the loan: to supplement working capital, open L/Cs and provide guarantees for production and business activities. The credit facility is available until 31 October 2026. Security: assets attached to land at Vinaincon Building, No. 5 Lang Ha, O Cho Dua Ward, Hanoi.

- Credit Facility Agreement No. 01/2025/153706/HBTD dated 6 October 2025 entered into with Joint Stock Commercial Bank for Investment and Development of Vietnam – Dong Ha Noi Branch, with a credit facility limit of VND 430 billion, comprising: VND 80 billion for short-term loans, L/C issuance and payment guarantees, and VND 350 billion for guarantees (excluding payment guarantees). The purpose of the credit facility is to supplement working capital, provide guarantees and issue L/Cs for the Company's production and business activities. The credit facility has a term of 12 months from the date of signing the agreement. Loans, guarantees and L/Cs are subject to specific credit agreements, guarantee agreements or L/Cs and are secured in accordance with the security agreements entered into between the parties.

- Short-term loan under Credit Facility Agreement No. 01/2024/4184844/HBTD dated 18 December 2024 with Joint Stock Commercial Bank for Investment and Development of Vietnam – Thai Nguyen Branch, with a maximum credit facility limit of VND 225,000,000,000 and a facility term until 30 November 2025. The interest rate is determined for each drawdown. The purpose of the loan is to supplement working capital, provide guarantees and open L/Cs. The collateral comprises all inventories, third-party assets, assets of the Company's management, the guarantee of Viet Nam Industrial Construction Corporation, all VND and foreign currency deposit account balances, and receivables under economic contracts entered into between the guaranteed party and other counterparties

- Credit Facility Agreement No. 02/2021/14/HĐTD dated 19 November 2021 entered into with Joint Stock Commercial Bank for Investment and Development of Vietnam, with a maximum credit facility limit of VND 140 billion. The purpose of the loan is to supplement working capital, provide guarantees and open L/Cs. The facility term was from the date of signing the Agreement until 30 September 2022. The interest rate is determined under each specific credit agreement in accordance with the Bank's prevailing interest rate policy from time to time. The security comprises mortgages and pledges over assets owned by the guaranteed party/third parties, all VND and foreign currency deposit account balances for production and business activities of the guaranteed party held with the Bank and other credit institutions, etc. As at 30 June 2026, the term of this Credit Facility Agreement had expired; however, the Bank had not yet granted a new credit facility agreement as the Company was in the process of restructuring its debts and loans. Any new loans arising will be subject to separate loan agreements for each specific loan.

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5.23 Borrowings and finance lease liabilities (Continued)

- Credit Agreement No. 01/2023/14/HĐTD dated 17 January 2023 entered into with Joint Stock Commercial Bank for Investment and Development of Vietnam, with a loan amount of VND 5,658,452,000. The purpose of the loan is to make payments for completed work volumes of the project for upgrading Thuong Tin District General Hospital, Hanoi, to HAFA Construction and Technical Joint Stock Company and AP Group Vietnam Company Limited. The loan term is 11 months. The interest rate for the loan during the term is fixed at 10.9% per annum throughout the validity period of the Agreement. The security arrangements are recorded and implemented in accordance with the security agreements entered into before, on or after the date of this Agreement.

- Credit Agreement No. 02/2023/14/HĐTD dated 18 January 2023 with Joint Stock Commercial Bank for Investment and Development of Vietnam, for a loan of VND 3,598,479,000 to make payments under VAT Invoices No. 00000004, 00000005, 00000006, 00000008, 00000009 and 00000010 dated 17 January 2023. The loan term is 11 months, with a fixed interest rate of 10.9% per annum. Security arrangements are recorded and implemented in accordance with the security agreements entered into before, on or after the Agreement date.

- Credit Facility Agreement No. 01/2025/549076/HĐTD dated 6 October 2025, renewed from Credit Facility Agreement No. 01/2024/549076/HĐTD dated 14 October 2024, with a credit facility limit of VND 59,800,000,000, including VND and the equivalent amount in foreign currencies to meet the Company's needs for loans, L/C issuance and guarantees. The purpose of the loan is to supplement working capital, provide guarantees and open L/Cs for the Company's production and business activities. The loan term is from the date of signing this Credit Facility Agreement until 30 September 2026 at the latest. The interest rate is determined under each specific credit agreement in accordance with the Bank's prevailing interest rate policy from time to time. The security for the loan comprises mortgages over land use rights, houses and structures, cars, barges, machinery, equipment and other assets owned by the Corporation.

- Short-term loan under Credit Facility Agreement No. 01/2024/418484/HĐTD dated 18 December 2024 with Joint Stock Commercial Bank for Investment and Development of Vietnam – Thai Nguyen Branch, with a maximum credit facility limit of VND 225,000,000,000, with the facility term until 30 November 2025, interest rate determined for each drawdown, and the purpose of supplementing working capital, providing guarantees and opening L/Cs. The security comprises all inventories, assets of third parties and the Company's management, the guarantee of Viet Nam Industrial Construction Corporation, all VND and foreign currency deposit account balances, and receivables under economic contracts entered into between the guaranteed party and other counterparties.

- Credit Facility Agreement No. 02/2025/93110/HĐTD dated 31 October 2025 entered into with Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch, with a credit facility limit of VND 200,000,000,000, including VND 50,000,000,000 for payment guarantees and loans. The purpose of the facility is to provide loans and issue guarantees for business activities. The term of the credit facilities is 12 months from the date of signing the Credit Facility Agreement. The interest rate is determined under each specific credit agreement. The security comprises receivables arising from certain economic contracts entered into by the Company with investors; a term deposit contract with a value of VND 370,000,000; means of transportation and construction machinery owned by Power Construction No. 2 Company Limited; and land use rights, ownership of residential houses and other assets attached to land owned and registered under the name of Power Construction No. 2 Company Limited.

- Credit Facility Agreement No. 01/2026/5915140/HĐTD dated 22 January 2026, with a credit limit of VND 70,000,000,000 for working capital, guarantees and L/Cs. The facility term is 12 months from the signing date, but not later than 31 January 2027. The interest rate is determined under each credit agreement in accordance with the Bank's prevailing policy. Security comprises the Corporation's machinery, equipment, means of transportation and term deposit balances at Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch.

Currently, the Corporation is working with the Bank to restructure the loan, accrued interest and overdue interest penalties.

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5.23 Borrowings and finance lease liabilities (Continued)

(2) Short-term loans from Vietnam Joint Stock Commercial Bank for Industry and Trade:

- Contract No. 364/2025-HĐCVHM/NHCT946-BTLTTD dated October 7, 2025, with the amendment and supplement document to the credit line contract No. 364/2025-HĐCVHM/NHCT946-SĐBS01/NHCT946-BTLTTD dated October 7, 2025. Loan limit: VND 100,000,000,000. Purpose: supplement working capital to serve production and business activities of industrial concrete products. Loan term: maximum 9 months. Interest rate: determined at the disbursement time according to the loan interest rate notification of Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Sai Gon Branch at each period and recorded on each Debt Acknowledgement Certificate. Collateral: Inventory pledge contract No. 292/2017-HĐTCHTK/NHCT946-BTLT dated October 3, 2017; Asset pledge contract No. 293/2017-HĐTC/NHCT946-BTLT dated October 3, 2017; Real estate pledge contract No. 294/2017-HĐTC.NXHHTTL dated October 5, 2017; Asset pledge contract No. 296/2017-HĐTC/NHCT946-BTLT dated October 3, 2017; Movable property pledge contract No. 101/2018-HĐBĐ/NHCT946-BTLT dated May 1, 2018; Movable property pledge contract No. 161/2022-HĐBĐ/NHCT946-BTLT dated August 22, 2022; and attached appendices and amendment documents of the above contracts.
- Credit Facility Loan Agreement No. 003/2026-HĐCVHM/NHCT946-BTLTTD1 dated 3 February 2026, with a credit limit of VND 30,000,000,000. Purpose: to supplement working capital for production and business activities. Loan term: from 3 February 2026 to 2 February 2027. The interest rate is specified in each Loan Note and remains fixed for the term of each Loan Note. Security comprises machinery and equipment owned by the Company at No. 234 DT 747 Road, Tan Luong Quarter, Tan Khanh Ward, Ho Chi Minh City, under the relevant mortgage agreements; and term deposit balances at Vietnam Joint Stock Commercial Bank for Industry and Trade – East Saigon Branch.
- Credit limit loan contract No. 144/2025-HĐCVHM/NHCT740-ACECO dated December 22, 2025. Loan limit: VND 35,000,000,000, including loans, L/C opening, and guarantees. Purpose: supplement working capital, issue guarantees, and open L/Cs for business operations. Loan term: from December 22, 2025, to December 22, 2026. Interest rate: specified on each Debt Acknowledgement Certificate and adjusted monthly. Collateral: mortgage of land use rights, houses and architectural works, machinery, equipment, and other assets owned by the Company.

(3) Short-term loans from Vietnam Military Commercial Joint Stock Bank:

- Credit Facility Agreement No. 353792.25.031.852989.TD dated 17 November 2025 entered into with Military Commercial Joint Stock Bank (MB) – Dong Anh Branch, with a maximum credit facility limit of VND 220,000,000,000, comprising a loan limit of VND 50,000,000,000, a payment guarantee limit of VND 45,000,000,000 and a non-payment guarantee limit of VND 170,000,000,000. The aggregate limit of the loan and payment guarantee facilities is VND 50,000,000,000; the maximum amount of outstanding obligations without specific underlying contracts is VND 10,000,000,000. The purpose of the credit facility is to supplement working capital for the Customer's electrical construction and installation business activities and to issue guarantees in support of the Customer's business activities. The credit facility may be denominated in VND or foreign currencies in accordance with applicable laws. The credit facility is available from the date of signing the Agreement until 14 November 2026. The credit facilities are provided in the form of secured loans in accordance with the list of collateral and security arrangements entered into between the Bank and the Customer.

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5.23 Borrowings and finance lease liabilities (Continued)

- Credit Facility Agreement No. 3402030.25.702.40823673.TD dated 17 October 2025 entered into with Military Commercial Joint Stock Bank – District 5 Branch, with a maximum credit facility limit of VND 120,000,000,000, including a loan limit of VND 60,000,000,000. The purpose of the loan is to supplement working capital for the production of various types of spun concrete products during 2025–2026. The loan term is a maximum of 8 months. The interest rate is determined at the time of disbursement in accordance with VietinBank Dong Sai Gon's prevailing lending rate notice and stated in each Debt Acknowledgement. The security comprises Mortgage Agreement No. 342037.25.702.40823673.BD dated 17 October 2025, under which the collateral includes inventory circulating in the course of production and business activities under the plan financed by MB District 5; receivables arising from the plan financed by MB District 5; amounts/balances and interest arising from deposit accounts opened at MB District 5; and other rights and benefits arising from the aforementioned assets and property rights.

(4) Short-term loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch under Credit Facility Agreement No. 0022CRC/TD8/25LD dated 18 April 2025, Amendment and Supplement No. 003/HSDS dated 16 April 2026 and Amendment and Supplement No. 004/HSDS dated 18 June 2026; credit facility limit: VND 80,000,000,000; purpose of the loan: to supplement working capital for business activities; loan term: until 18 July 2026; interest rate: specified in each Debt Acknowledgement and fixed for each Debt Acknowledgement; security: the machinery and equipment owned by the Company at No. 234, DT 747 Road, Tan Luong Quarter, Tan Khanh Ward, Ho Chi Minh City; and term deposit balances at Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch.

(5) Credit Facility Agreement No. CLN202140495/HDCD dated 18 January 2021, Appendix No. CLN202140495/HDCD/PL1073433 dated 9 June 2023, Appendix No. CLN202140495/HDCD/PL1978985 dated 13 June 2024, and Appendix No. CLN202140495/HDCD/PL3531920 dated 28 August 2025 entered into with Vietnam Technological and Commercial Joint Stock Bank – Cho Lon Branch; credit facility limit: VND 350,000,000,000, of which:

+ Credit facility limit 1: Loans: up to VND 70,000,000,000; guarantors: up to VND 340,000,000,000, excluding disbursements to subsidiaries and dependent units;

+ Credit facility limit 2: Loans: up to VND 10,000,000,000 for subsidiaries and dependent units.

Loan term: 12 months from 25 August 2025 to 25 August 2026; Purpose of the loan: to finance working capital for business activities; Loan tenor: individual loans with terms of less than 12 months; Interest rate: determined under each debt acknowledgement; Security: receivables arising from certain specific economic contracts entered into by the Corporation with investors.

(6) Short-term loans from An Binh Commercial Joint Stock Bank:

- General Credit Facility Agreement No. 58/26/TD/BB/079 dated 28 May 2026 entered into with An Binh Commercial Joint Stock Bank (ABBANK) – Hanoi Branch. The total credit facility comprises Credit Facility 1 of VND 100,000,000,000 and Credit Facility 2 of VND 200,000,000,000. The loan facility comprises VND 30,000,000,000 under Credit Facility 1 and VND 50,000,000,000 under Credit Facility 2, for the purpose of supplementing working capital for business activities, construction and installation of electrical works, and the provision of electrical materials and equipment. The guarantee facility comprises VND 100,000,000,000 under Credit Facility 1 and VND 200,000,000,000 under Credit Facility 2, for the issuance of bid guarantees, performance guarantees, advance payment guarantees, warranty guarantees, and guarantees pending final settlement, and payment guarantees. No L/C issuance facility or discounting facility is granted. The facility availability period is from 28 May 2026 to 27 May 2027. Loan amounts are disbursed on a drawdown basis and specified in Debt Acknowledgement Forms/Loan Agreements in accordance with ABBANK's regulations. The loan term for each loan is determined based on the specific business plan, with a maximum term of 9 months; the first disbursement must be made within 180 days from the date of signing the Agreement. The credit facilities are secured by assets in accordance with the security agreements entered into between the parties.

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5.23 Borrowings and finance lease liabilities (Continued)

- General Credit Facility Agreement No. 0064/25/TD/BB/052 dated 11 September 2025 entered into with An Binh Commercial Joint Stock Bank (ABBANK) – Ho Chi Minh City Branch. The credit facility limit is VND 170,000,000,000, comprising loans of up to VND 45,000,000,000 and guarantees of up to VND 170,000,000,000. The loan term is 12 months from 11 September 2025 to 10 September 2026. The purpose of the loan is to supplement working capital for business activities, construction and installation of electrical equipment, cables, industrial and civil works, and infrastructure works under the Company's sales contracts with EVN or its member entities, or investors classified as Group A in accordance with ABBANK's regulations. The interest rate is specified in each Debt Acknowledgement Form. The security comprises: (i) Mortgage Agreement over receivables No. 1951/20/TC/I dated 17 August 2020; Amendment and Supplement Agreement to the Mortgage Agreement over receivables No. SDBS.08 - 1951/20/TC/I dated 11 September 2025, together with amendments and documents thereto and other relevant appendices and documents entered into between the Security Provider and ABBANK; (ii) Mortgage Agreement over receivables No. 0036/22/TC/QDN/BB/052 dated 18 August 2022; Amendment and Supplement Agreement to the Mortgage Agreement over receivables No. SDBS.06 - 0036/22/TC/QDN/BB/052 dated 11 September 2025, together with amendments and documents thereto and other relevant appendices and documents entered into between the Security Provider and ABBANK; and (iii) Mortgage Agreement over receivables No. 0064/25/TCQDN/BB/052 dated 11 September 2025, together with amendments and supplements thereto and other relevant appendices and documents entered into between the Security Provider and ABBANK.

(7) Short-term loans from Tien Phong Commercial Joint Stock Bank:

- Credit Facility Agreement No. 01/2026/HBTD/TLG dated 6 January 2026 entered into with Tien Phong Commercial Joint Stock Bank (TPBank) – Thang Long Branch, with a total credit facility limit of VND 220,000,000,000. The credit facility is granted for the purpose of supplementing working capital, serving the Company's production and business activities and electrical construction and installation activities, including borrowing needs and the issuance of various types of guarantees in accordance with TPBank's regulations. The facility comprises a loan limit of VND 80,000,000,000, an L/C limit of VND 80,000,000,000 and a guarantee limit of VND 220,000,000,000, including payment guarantees, performance guarantees and other types of guarantees. The credit facility is available for 12 months from the date of signing the Agreement, while the specific loan term is determined for each disbursement and debt acknowledgement. The credit facilities are secured by assets in accordance with the list of collateral attached to the Agreement. The Company is required to use the funds for their intended purposes, fully perform its repayment obligations, provide documents evidencing the purpose of fund utilisation, maintain the credit conditions and perform other obligations relating to the loans and guarantees as agreed with TPBank.

- Credit Facility Agreement No. 98/2026/HBTD/PMH entered into with Tien Phong Commercial Joint Stock Bank – Ho Chi Minh City Branch – Phu My Hung TPBank. The credit facility limit is VND 180,000,000,000, comprising loans of VND 100,000,000,000 and guarantees of up to VND 120,000,000,000. The loan term is 12 months from the date of signing the Credit Facility Agreement. The purpose of the loan is to supplement working capital for the Company's construction and installation activities. The interest rate is specified in the appendices to the Agreement or specific credit agreements. The security comprises receivables arising from economic contracts.

(8) Short-term loan from National Citizen Commercial Joint Stock Bank – Binh Duong Branch under Credit Facility Agreement No. 2368/26/HDHM/BDG dated 16 February 2026, with a credit facility limit of VND 300,000,000,000. The purpose of the loan is factoring. The loan term is 12 months from the date of signing the Agreement. The interest rate is specified in each Debt Acknowledgement and fixed for each Debt Acknowledgement. The security comprises the value proposed for use in factoring.

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5.23 Borrowings and finance lease liabilities (Continued)

(9) Loans from other organizations and individuals comprise loan agreements with the purpose of financing production and business activities; interest rates ranging from 0% to 11.55% per annum; loan terms ranging from 3 to 12 months, with extensions permitted as agreed between the two parties. The loans are unsecured.

The Corporation's Head Office and its branches do not recognize interest payable on loans from individuals as finance expenses in accordance with Official Letter No. 238/CV-XLHC-TCKT dated 5 September 2014 and Minutes of Meeting No. 160/BBH-XLHC dated 25 May 2015, as the branches raised funds without proper authorization. As at 30 June 2026, the outstanding balance of loans from individuals amounted to VND 16,748,721,783 (as at 31 December 2025: VND 16,748,721,783).

(10) Long-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development – An Giang Branch under Credit Agreement No. 02/2023/549076/HETD dated 11/12/2023. Loan amount: 4,000,000,000 VND. Purpose of the loan: Installation of a concrete batching plant and auxiliary equipment. Loan term: 60 months from the date of signing the agreement. Interest rate: 8.5% per year and adjusted every 6 months according to the Bank's interest rate notice at the time of adjustment. Collateral: The pledged assets are the "75m³/h concrete batching plant and auxiliary equipment."

(11) Long-term loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch under Loan Agreement No. 0009CRC/TD8/25CD dated 21 July 2025, with a loan limit of VND 2,310,650,000. The purpose of the loan is to finance the investment in a 500 kWp rooftop solar power system under Construction and Installation Contract No. 05/2025/HETC dated 24 June 2025. The loan term is 60 months from the day following the date of the first loan disbursement. The interest rate is fixed at 6.5% per annum for one year from the date of the first disbursement. After the fixed-rate period, the interest rate is adjusted every three months according to the formula: lending interest rate = base interest rate + a margin of 3.0% per annum. The security comprises the 500 kWp rooftop solar power system installed at the Company's factory.

(12) Finance lease agreement with Sacombank – Leasing Company Limited under Agreement No. SBL010202507039 dated 22 July 2025. The lease amount is VND 609,750,000. The interest rate is 8% per annum from the date of debt acknowledgement until 31 August 2026; from 1 September 2026 onwards, the interest rate will be adjusted based on Sacombank's published VND base interest rate for medium- and long-term loans plus a fixed margin of 2% per annum. The security comprises the Corporation's car.

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5.23 Borrowings and finance lease liabilities (Continued)

(13) Finance lease liabilities to Chailase International Leasing Company Limited under the following lease agreements: Lease Agreement No. B230816503 dated 16 August 2023. Leased asset: HITACHI crawler crane with a value of VND 1,450,000,000. Purchase option: the Company is entitled to purchase the leased asset upon expiry of the lease term at a purchase price of VND 24,650,000. Lease interest rate: 9.2% per annum from the date of debt acknowledgement until the end of lease payment period No. 6. From lease payment period No. 7 onwards, the interest rate is adjusted based on CILC's standard VND interest rate plus a fixed finance lease fee of 4.3% per annum. Security: cash deposit of VND 101,500,000. Lease Agreement No. B240206803 dated 22 February 2024. Leased assets: HITACHI crawler excavator, model EX300LC-2, valued at VND 1,700,000,000, and KOBELCO crawler crane, model 7045, valued at VND 1,900,000,000. Lease term: 24 months, commencing on 6 March 2024. Purchase option: the Company is entitled to purchase the leased assets upon expiry of the lease term at a purchase price of VND 61,200,000. Lease interest rate: 9.33% per annum for a 365-day period and 9.2% per annum for a 360-day period from the date of debt acknowledgement until the end of lease payment period No. 6. From lease payment period No. 7 onwards, the interest rate is adjusted based on CILC's standard VND interest rate plus a margin of 6.04%, resulting in 11.0% for a 360-day period (4.96% + 6.04%) and 11.15% for a 365-day period. Security: cash deposit of VND 252,000,000.

Finance lease agreements No. C250416602 dated 20 May 2025, No. C250608005 dated 29 July 2025, No. C250737403 dated 11 August 2025 and No. C251102002 dated 19 November 2025. Leased assets: machinery and equipment with a total lease amount of VND 7,190,424,865. Lease interest rate: CILC's standard VND interest rate plus a margin of 3.6% per annum. Security: cash deposit of VND 821,762,842. Upon expiry of the lease agreements, the total residual value of the leased assets (including VAT) is VND 78,512,938.

(14) The loan from Bac Kan – Thai Nguyen Regional Development Bank is a loan entered into between Viet Nam Industrial Construction Corporation and the Bank under Credit Agreement No. 10/2004/HĐTD dated 21 April 2004, together with the relevant appendices, amended credit agreements and Debt Acknowledgements. Pursuant to Amendment No. 06 regarding the change in the interest calculation period effective from 1 January 2018, the interest rate is 5.4% per annum. The principal repayment obligation is expected to be fully settled in 2029, while the interest repayment obligation is expected to be fully settled in 2032.

(15) The loan from the Ministry of Finance was used to settle payments for machinery and equipment related to the Equipment Supply Contract for the Thai Nguyen Cement Project implemented by Viet Nam Industrial Construction Corporation, and the agreements for advances to repay foreign debts from the Foreign Debt Repayment Accumulation Fund, comprising: Agreement No. 01/HĐ dated 30 July 2004; Agreement No. 02/2011/HĐ/QTL-XMTN dated 27 July 2011; Agreement No. 03/2012/HĐ/QTL-XMTN dated 19 January 2012; Agreement No. 04/2012/HĐ/QTL-XMTN dated 12 July 2012; Agreement No. 05/2013/HĐ/QTL-XMTN dated 20 March 2013; Agreement No. 06/2013/HĐ/QTL-XMTN dated 4 September 2013; Agreement No. 07/2014/HĐ/QTL-XMTN dated 21 February 2014; Agreement No. 08/2014/HĐ/QTL-XMTN dated 3 October 2014; and Agreement No. 09/2015/HĐ/QTL-XMTN dated 29 July 2015. The repayment obligation is expected to be fully settled in 2027.

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5.24 Owners' equity

a) Changes of owners' equity

	Share capital	The exchange rate differences	Development and Investment Fund	Retained profits	Profit after tax attributable to non-controlling interests	Total
As at 01/01/2025	550,000,000,000	(17,718,180)	68,827,404,299	(2,945,035,828,847)	221,612,628,475	(2,104,613,514,253)
Bonus for the Executive Board (i)	-	-	-	(641,628,689,737)	19,600,366,573	(622,028,323,164)
Appropriation to development and investment funds (i)	-	-	2,969,164,121	(2,969,164,121)	-	-
Bonus for the Executive Board (i)	-	-	-	(206,000,000)	-	(206,000,000)
Appropriation to the bonus and welfare fund (i)	-	-	-	(3,551,000,000)	-	(3,551,000,000)
Dividends distributed by subsidiaries (i)	-	-	-	-	(11,775,638,000)	(11,775,638,000)
Appropriation to the bonus and welfare fund and management bonuses at subsidiaries	-	-	-	(4,992,883,252)	(4,383,878,991)	(9,376,762,243)
Allocations to funds of associate companies	-	-	-	(820,794,291)	-	(820,794,291)
Other Increases/Decreases (i)	-	(78,431,172)	-	836,181,309	-	757,750,137
As at 01/01/2026	550,000,000,000	(96,149,352)	71,796,568,420	(3,598,368,178,939)	225,053,478,057	(2,751,614,281,814)
Bonus for the Executive Board (i)	-	-	-	(221,321,307,664)	18,320,566,497	(203,000,741,167)
Appropriation to development and investment funds (i)	-	-	1,843,398,020	(1,843,398,020)	-	-
Appropriation to the bonus and welfare fund (i)	-	-	-	(3,695,000,000)	-	(3,695,000,000)
Dividends distributed by subsidiaries (i)	-	-	-	-	(9,158,092,000)	(9,158,092,000)
Appropriation to the bonus and welfare fund and management bonuses at subsidiaries	-	-	-	(3,470,005,796)	(3,364,319,294)	(6,834,325,090)
Other Increases/Decreases (i)	-	-	-	485,998,537	(968,202)	485,030,335
As at 30/6/2026	550,000,000,000	(96,149,352)	73,639,966,440	(3,828,211,891,882)	230,850,665,058	(2,973,817,409,736)

(i): The Corporation and its subsidiaries distribute profits according to the Resolution of the 2025 Annual General Meeting of Shareholders.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.24 Owners' equity (Continued)**b) Details of owners' equity**

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

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

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

d) Shares

	30/06/2026	01/01/2026
	Shares	Shares
Quantity of registered shares	55,000,000	55,000,000
Quantity of issued shares	55,000,000	55,000,000
Common shares	55,000,000	55,000,000
Purchased shares	-	-
Outstanding shares	55,000,000	55,000,000
Common shares	55,000,000	55,000,000
Par value of outstanding shares (VND/share)	10,000	10,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

5.25 Off-balance sheet items

Assets pledged or mortgaged as collateral

No.	Description	30/6/2026 (VND)		Pledge/Mortgagee	Purpose of security	Term
		History cost	Net book value			
1.	Tangible fixed assets	4,057,825,842,044	1,321,243,550,859			
1.1	Buildings and Structures	1,065,160,663,432	401,312,887,851			
		12,722,077,526	3,478,504,219	Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch	Supplement working capital for business activities	Until 22/1/2027
		72,000,000	-	Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch	Supplement working capital, issue guarantees and open L/Cs	Upon settlement of the loan
		15,391,313,218	1,234,586,959	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Working capital loans	Upon settlement of the loan
		13,828,248,000	-	Vietnam Joint Stock Commercial Bank for Industry and Trade – An Giang Branch	Working capital loans	Upon settlement of the loan
		971,675,192,227	362,855,301,565	Joint Stock Commercial Bank for Investment and Development of Vietnam	Long-term borrowings	Until 2029
		8,182,512,181	6,278,259,685	Joint Stock Commercial Bank for Investment and Development of Vietnam - Hai Ba Trung Branch	Short-term borrowings	18/12/2023
		43,289,320,280	27,466,235,423	Vietnam Joint Stock Commercial Bank for Industry and Trade – East Saigon Branch	Supplementing working capital for business operations, guarantees and opening L/Cs	Until 07/10/2026
1.2	Machinery, equipment	2,931,237,131,630	916,687,957,235			
		42,853,459,400	9,148,499,026	Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch	Supplement working capital, issue guarantees and open L/Cs	Until 22/1/2027
		58,786,930,495	12,846,252,222	Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch	Supplement working capital for business activities	Until 18/7/2026
		8,594,352,375	4,137,672,524	Vietnam Joint Stock Commercial Bank for Industry and Trade – East Saigon Branch	Supplement working capital for business activities	Until 02/02/2027
		24,479,347,291	2,946,568,487	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Working capital loans	Upon settlement of the loan
		6,032,805,663	-	Vietnam Joint Stock Commercial Bank for Industry and Trade – An Giang Branch	Working capital loans	Upon settlement of the loan
		41,780,926,520	15,976,311,744	Vietnam Joint Stock Commercial Bank for Industry and Trade – East Saigon Branch	Supplementing working capital for business operations, guarantees and opening L/Cs	Until 07/10/2026
		9,762,796,730	220,895,866	Joint Stock Commercial Bank for Investment and Development of Vietnam	Credit Facility Agreement No. 02/2025/93110/HĐTD dated 31/10/2025	31/10/2026
		2,738,946,513,156	871,411,757,366	Joint Stock Commercial Bank for Investment and Development of Vietnam - Hai Ba Trung Branch	Short-term borrowings	18/12/2023

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5.25 Off-balance sheet items (Continued)

Assets pledged or mortgaged as collateral as at 30 June 2026
30/6/2026 (VND)

No.	Description	History cost	Net book value	Pledge/Mortgagee	Purpose of security	Term
1.3	Transportation means	61,428,046,982	3,242,705,773	Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch	Supplement working capital for business activities	Until 18/7/2026
		340,000,000	-	Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch	Supplement working capital, issue guarantees and open L/Cs	Until 22/1/2027
		11,822,736,364	3,122,042,104	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Loans for working capital supplementation	Upon settlement of the loan
		11,953,011,562	-	Vietnam Joint Stock Commercial Bank for Industry and Trade – An Giang Branch	Loans for working capital supplementation	Upon settlement of the loan
		2,761,818,181	-	Joint Stock Commercial Bank for Investment and Development of Vietnam	Credit Facility Agreement No. 02/2025/93110/HBTD dated 31/10/2025	31/10/2026
		30,143,254,130	120,663,669	Joint Stock Commercial Bank for Investment and Development of Vietnam	Long-term borrowings	Until 2029
		4,407,226,745	-	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Loans for working capital supplementation	Upon settlement of the loan
1.4	Office equipment	451,663,340	-	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Loans for working capital supplementation	Upon settlement of the loan
		451,663,340	-	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Loans for working capital supplementation	Upon settlement of the loan
1.5	Others Tangible fixed asset	11,355,038,249	-	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Loans for working capital supplementation	Upon settlement of the loan
		9,895,038,249	-	Vietnam Joint Stock Commercial Bank for Industry and Trade – An Giang Branch	Credit Facility Agreement No. 02/2025/93110/HBTD dated 31/10/2025	31/10/2026
		1,460,000,000	-	Joint Stock Commercial Bank for Investment and Development of Vietnam	Loans for working capital supplementation	Upon settlement of the loan
2.	Intangible fixed assets	2,945,529,455	2,602,601,422	Joint Stock Commercial Bank for Investment and Development of Vietnam	Loans for working capital supplementation	Upon settlement of the loan
	Land use rights	1,054,804,655	1,054,804,655	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Loans for working capital supplementation	Upon settlement of the loan
		1,890,724,800	1,547,796,767	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Loans for working capital supplementation	Upon settlement of the loan
		1,054,804,655	1,054,804,655	Joint Stock Commercial Bank for Investment and Development of Vietnam – An Giang Branch	Loans for working capital supplementation	Upon settlement of the loan

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For the period ended June 30, 2026

5.25 Off-balance sheet items (Continued)

Assets pledged or mortgaged as collateral as at 30 June 2026 (Continued)

No.	Description	History cost	Net book value	Pledge/Mortgagee	Purpose of security	Term
3.	Cash equivalents		12,483,221,599			
	Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan		678,556,253	Joint Stock Commercial Bank for Investment and Development of Vietnam	Credit Facility Agreement No. 02/2025/93110/HDTD dated 31/10/2025	31/10/2026
	Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch		5,700,000,000	Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch	Supplement working capital, issue guarantees and open L/Cs	Until 22/1/2027
	Vietnam Joint Stock Commercial Bank for Industry and Trade – East Saigon Branch		6,104,665,346	Vietnam Joint Stock Commercial Bank for Industry and Trade – East Saigon Branch	Supplement working capital for production and business activities	Until 02/02/2027
4.	Held to maturity Investments		11,755,864,433			
	Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch		8,605,864,433	Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch	Supplement working capital for business activities	Until 18/7/2026
	Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch		2,150,000,000	Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch	Supplement working capital, issue guarantees and open L/Cs	Until 22/1/2027
	Vietnam Joint Stock Commercial Bank for Industry and Trade – East Saigon Branch		1,000,000,000	Vietnam Joint Stock Commercial Bank for Industry and Trade – East Saigon Branch	Supplement working capital for production and business activities	Until 02/02/2027
5.	Construction in progress		25,399,107,631			
	Requested factoring amount		25,399,107,631	National Citizen Commercial Joint Stock Bank – Binh Duong Branch	Issuance of guarantees	Until 12/6/2027

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

6 ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT

6.1 Revenue from sales and services rendered

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Revenue from construction and design consultancy activities	1,059,166,170,303	1,032,380,748,837
Revenue from sales of goods	546,290,209,823	774,556,922,050
Revenue from provision of services and others	112,822,914,268	50,910,407,462
Total	1,718,279,294,394	1,857,848,078,349
Revenue deductions		
Trade discounts	-	6,784,664,742
Total	-	6,784,664,742

Net revenues from sales and services rendered

Revenue from sales of goods	1,059,166,170,303	1,032,380,748,837
Revenue from provision of services	546,290,209,823	767,772,257,308
Revenue from construction contract, real estate	112,822,914,268	50,910,407,462
Total	1,718,279,294,394	1,851,063,413,607

6.2 Cost of goods sold

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Cost of construction	1,005,214,589,539	997,715,242,305
Cost of goods sold	583,822,966,646	757,511,749,454
Cost of services and others	106,203,893,484	41,675,033,873
Total	1,695,241,449,669	1,796,902,025,632

6.3 Financial income

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Interest income from deposits	964,918,506	435,503,558
Foreign exchange gains	192,948,967	113,978,665
Dividends distributed profit	1,136,029,200	772,441,000
Other financial income	2,604,884	-
Total	2,296,501,557	1,321,923,223

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

6.4 Financial expenses

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Interest expense	124,780,331,281	103,920,204,656
Payment discount	52,585,000	136,151,000
Foreign exchange losses	121,905,187	192,593,556
Others	-	262,438,805
Total	124,954,821,468	104,511,388,017

6.5 Selling expenses and General and administrative expenses

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Selling expenses	8,938,930,020	18,609,146,719
Employee expenses	5,013,599,902	8,485,935,311
Materials expenses	1,324,311,652	1,995,763,647
Office supplies expenses	-	-
Amortization and Depreciation expenses	6,333,336	6,333,336
(Reversal)/Warranty expense	(641,512,521)	4,536,640,021
Outsourcing expenses	1,128,673,979	1,561,325,192
Other cash expenses	2,107,523,672	2,023,149,212
General administrative expenses	95,816,585,982	99,228,448,647
Employee expenses	52,490,192,894	58,788,518,392
Materials expenses	-	624,390,394
Office supplies expenses	441,554,042	292,815,707
Amortization and Depreciation expenses	2,240,786,620	2,112,871,499
Charges and fee	6,573,042,753	4,905,018,689
(Reversal)/Increase in allowances for doubtful debts	7,535,586,610	5,628,847,694
Outsourcing expenses	10,792,042,874	8,666,914,194
Other cash expense	15,743,380,189	18,209,072,078
Total	104,755,516,002	117,837,595,366

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6.6 Other income/ Other expense

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Other income		
Disposals of fixed assets	777,522,607	-
Income from business cooperation contracts	2,292,030,205	2,107,479,093
Leasing of assets, warehouses, premises, and offices	4,602,197,914	4,171,135,241
Inventory surplus identified during stocktake and recorded in warehouse	-	4,545,801,414
Financial support for Metrocity Package 6 project	3,550,000,000	-
Reversal of provision for construction warranty	1,376,373,034	-
Others	1,757,522,184	3,144,951,754
Total	14,355,645,944	13,969,367,502
Other expenses		
Penalties for tax and social insurance violations and administrative fines	1,408,969,761	1,602,391,928
Expenses for leasing assets, warehouses, and premises	860,864,667	696,692,748
Book value of tools and instruments	177,890,917	-
Others	2,060,438,214	835,920,735
Total	4,508,163,559	3,135,005,411
Other profits	9,847,482,385	10,834,362,091

6.7 Current and deferred corporate income tax expenses

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Current corporate income tax expense	8,472,232,364	5,946,042,255
Deferred corporate income tax expenses	-	278,528,819
Total	8,472,232,364	6,224,571,074

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

6.8 Basic earnings per share

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Profits after tax Parent company belongs to common shareholders (VND)	(221,321,307,664)	(173,405,247,432)
Increase adjustment	-	-
Decrease adjustment	(7,165,005,796)	-
<i>Appropriation of bonus welfare fund</i>	<i>(7,165,005,796)</i>	-
Profits to calculate basic earnings per share (VND)	(228,486,313,460)	(173,405,247,432)
Weighted average number of common shares outstanding for the period (shares)	55,000,000	55,000,000
Basic earnings per share (VND/share)	(4,154)	(3,153)

6.9 Production and business expenses by factors

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Raw material expenses	754,544,929,344	834,576,083,500
Employee expenses	205,429,972,118	203,255,926,776
Amortization and Depreciation expenses	111,830,906,505	110,059,925,808
(Reversal)/Increase in allowances	7,535,586,610	5,628,847,694
Outsourcing expenses	712,006,289,117	591,038,014,751
Other cash expenses	75,398,249,312	62,311,083,104
Other profits	<u>1,866,745,933,006</u>	<u>1,806,869,881,633</u>

7. OTHER INFORMATION**7.1 Information of related parties**

List of related parties of the Corporation:

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

7.1 Information of related parties (Continued)**a) Transactions with key management personnel**

Related parties	Nature of transactions	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Administrative Council, Board of Supervisors, Board of General Directors and Chief Accountant	Salary and remuneration	1,240,019,000	1,388,563,000
		For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Full name	Title		
Salaries and remunerations of the Board of Management		460,272,000	456,060,000
Ms. Nguyen Thi Khanh Hang	Chairman (Appointed from 23/06/2026)	145,254,000	145,254,000
Mr. Tran Anh Tan	Chairman (Dismissed from 23/06/2026)	219,018,000	214,806,000
Mr. Nguyen Truong Son	Member (Dismissed from 23/06/2026)	48,000,000	48,000,000
Mr. Do Chi Nguyen	Member (Re-appointed from 23/06/2026)	24,000,000	24,000,000
Mr. Vuong Kha Hai	Member (Re-appointed from 23/06/2026)	24,000,000	24,000,000
Mr. Nguyen The Phuong	Member (Appointed from 23/06/2026)	-	-
Mr. Chu The Hoang	Member (Appointed from 23/06/2026)	-	-
Salary of Board of General Directors		640,355,000	634,999,000
Mr. Do Chi Nguyen	General Director	207,126,000	205,624,000
Mr. Nguyen The Phuong	Deputy General Director	137,144,000	138,004,000
Mrs. Tran Thi Minh	Deputy General Director	154,869,000	153,367,000
Mr. Vuong Kha Hai	Deputy General Director	141,216,000	138,004,000
Chief Accountant Salary		139,392,000	142,102,000
Mr. Dang Quang Cuong	Chief Accountant	139,392,000	142,102,000
Remuneration of the Supervisory Board		157,959,000	155,402,000
Ms. Nguyen Thi Thu Nga	Head of the Board (Appointed from 23/06/2026)	133,959,000	131,402,000
Mr. Nguyen Ngoc Cuong	Member (Re-appointed from 23/06/2026)	12,000,000	12,000,000
Mr. Pham Hung	23/06/2026)	12,000,000	12,000,000
Ms. Duong Hoai Trang	Member (Dismissed from 23/06/2026)	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

7.1 Information of related parties (Continued)

b) Related Party Balance

Related parties	Relations	30/06/2026 VND	01/01/2026 VND
Receivables from customers		7,887,199,685	7,887,199,685
VINAINCON Centrifugal Concrete Joint Stock Company	Associate	7,887,199,685	7,887,199,685
Prepayments to suppliers		16,022,873,964	15,984,940,970
VINAINCON Centrifugal Concrete Joint Stock Company	Associate	5,870,590,414	5,870,590,414
Construction & Mechanical Steel Structure Joint Stock Company	Associate	10,114,350,556	10,114,350,556
VINAINCON Engineering & Consulting Joint Stock Company	Associate	37,932,994	-
Other receivables		6,120,027,962	7,900,786,283
VINAINCON Centrifugal Concrete Joint Stock Company	Associate	498,250,586	4,438,826,507
Industrial Construction & Investment Joint Stock Company	Associate	-	432,000,000
Construction and Steel Structure Joint Stock Company	Associate	1,248,000,000	-
Quang Son Limestone Exploiting Joint Stock Company	Associate	575,000,000	575,000,000
VINAINCON Mechanical & Construction Joint Stock Company	Associate	466,097,346	466,097,346
Hong Nam Mechanical Joint Stock Company	Associate	187,914,830	187,914,830
VINAINCON Engineering & Consulting Joint Stock Company	Associate	3,144,765,200	1,800,947,600
Trade payables		64,791,438,124	65,159,898,219
Industrial Construction & Investment Joint Stock Company	Associate	1,994,809,361	1,994,809,361
VINAINCON Engineering & Consulting Joint Stock Company	Associate	14,898,340,652	15,266,800,747
Song Cong Packaging Joint Stock Company	Associate	14,913,861,696	14,913,861,696
Quang Son Limestone Exploiting Joint Stock Company	Associate	32,984,426,415	32,984,426,415
Prepayments from customers		7,209,948,655	7,209,948,655
Song Cong Packaging Joint Stock Company	Associate	3,006,257,745	-
VINAINCON Engineering & Consulting Joint Stock Company	Associate	4,203,690,910	-
Other payables	Subsidiary	-	7,350,000
VINAINCON Engineering & Consulting Joint Stock Company	Associate	-	7,350,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

7.2 Segment reporting

The segment results for the accounting period ended June 30, 2026, are as follows:

Unit: VND

Items	Construction, goods and other services	Cement production and trading	Industrial concrete production and trading	Total
Net revenue from external sales	767,200,658,842	-	951,078,635,552	1,718,279,294,394
Total net revenue	767,200,658,842	-	951,078,635,552	1,718,279,294,394
Cost of goods sold	739,550,257,761	109,182,211,183	846,508,980,725	1,695,241,449,669
Operating Profit/ Loss	27,650,401,081	(109,182,211,183)	104,569,654,827	23,037,844,725
Financial expenses	7,052,957,937	107,836,376,066	10,065,487,465	124,954,821,468
Selling expenses and General and administrative expenses	45,737,008,393	2,503,545,333	56,514,962,276	104,755,516,002
Other expenses	3,242,999,236	1,173,299,527	91,864,796	4,508,163,559
Financial income and other income	14,593,893,345	38,439	2,058,215,717	16,652,147,501
Profit before tax				(194,528,508,803)

The segment results for the accounting period ended June 30, 2025, are as follows:

Unit: VND

Items	Construction, goods and other services	Cement production and trading	Industrial concrete production and trading	Total
Net revenue from external sales	999,645,926,546	212,474,920,384	638,942,566,677	1,851,063,413,607
Total net revenue	999,645,926,546	212,474,920,384	638,942,566,677	1,851,063,413,607
Cost of goods sold	955,895,594,227	286,769,650,377	554,236,781,028	1,796,902,025,632
Operating Profit/ Loss	43,750,332,319	(74,294,729,993)	84,705,785,649	54,161,387,975
Financial expenses	7,478,641,245	89,055,543,915	7,977,202,857	104,511,388,017
Selling expenses and General and administrative expenses	55,978,771,450	11,214,603,300	50,644,220,616	117,837,595,366
Unallocated expenses	1,589,219,903	239,301,704	1,306,483,804	3,135,005,411
Financial income and other income	9,089,620,202	4,563,412,358	1,638,258,165	15,291,290,725
Profit before tax				(156,031,310,094)

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7.2 Segment reporting (Continued)

The segment assets and segment liabilities as at 30/06/2026 are as follows:

Unit: VND

Items	Construction, goods and other services	Cement production and trading	Industrial concrete production and trading	Total
Fixed assets	38,423,614,427	1,240,362,313,236	213,153,953,526	1,491,939,881,189
Work in progress	6,588,323,792	-	352,594,426	6,940,918,218
Inventories	649,075,754,093	73,778,223,746	458,499,033,445	1,181,353,011,284
Receivables	1,078,343,197,230	36,145,783,209	487,565,215,229	1,602,054,195,668
Assets cannot be allocated				450,333,848,223
TOTAL ASSETS				4,732,621,854,582
Payables	1,201,270,974,806	649,905,587,049	628,195,674,567	2,479,372,236,422
Taxes payables to the government budget	126,632,846,080	43,897,552,293	11,174,999,606	181,705,397,979
Borrowings	243,270,929,437	4,217,268,932,139	464,961,961,052	4,925,501,822,628
Liabilities cannot be allocated				119,859,807,289
TOTAL LIABILITIES				7,706,439,264,318

The segment assets and segment liabilities as at 31/12/2025 are as follows:

Unit: VND

Items	Construction, goods and other services	Cement production and trading	Industrial concrete production and trading	Total
Fixed assets	40,146,468,207	1,332,809,542,924	203,496,305,938	1,576,452,317,069
Work in progress	10,450,022,475	-	-	10,450,022,475
Inventories	628,149,258,580	74,583,145,872	268,846,213,175	971,578,617,627
Receivables	929,223,288,295	35,644,577,098	461,197,555,017	1,426,065,420,410
Assets cannot be allocated				520,867,393,731
TOTAL ASSETS				4,505,413,771,312
Payables	943,695,626,181	391,657,472,372	378,757,120,909	1,714,110,219,462
Taxes payables to the government	151,561,406,009	8,106,765,563	13,330,945,366	172,999,116,938
Borrowings	375,027,384,303	4,133,530,568,986	243,457,049,988	4,752,015,003,277
Liabilities cannot be allocated				617,903,713,449
TOTAL LIABILITIES				7,257,028,053,126

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended June 30, 2026

7.3 Comparative figures

Comparative figures on the Interim Consolidated Statement Of Financial Position and related notes are taken from the Consolidated financial statements for the year ended 31 December 2025 which have been audited by CPA VIETNAM Auditing Company Limited – A Member of INPACT.

Comparative information on the Interim Consolidated Income Statement, Interim Consolidated Cash flow Statement and Related notes are data on the Interim Consolidated Financial Statements ended 30 June 2025, which are reviewed by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

The accounting period ended 30 June 2026 is the first accounting period in which the Corporation has applied the accounting regime issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 and Circular No. 43/2026/TT-BTC issued by the Minister of Finance. Accordingly, the Corporation has restated certain opening balances presented in the interim consolidated Statement of Financial Position as follows:

Items	Code	As at 31/12/2025 (Presented) VND	As at 01/01/2026 (Restated) VND	Difference VND
Short-term investments	120	28,127,311,868	28,291,411,770	164,099,902
Investments held to maturity	123	28,019,311,868	32,051,276,705	4,031,964,837
Allowance for impairment of short-term held-to-maturity investments	124	-	(3,867,864,935)	(3,867,864,935)
Short-term receivables	130	1,426,229,520,312	1,426,065,420,410	(164,099,902)
Other short-term receivables	135	206,183,048,273	202,151,083,436	(4,031,964,837)
Short-term allowances for doubtful debts	136	(204,253,307,744)	(200,385,442,809)	3,867,864,935
TOTAL ASSETS	280	4,505,413,771,312	4,505,413,771,312	-
Short-term liabilities	310	3,178,750,206,916	3,178,750,206,916	-
Dividends and profit payables	313	-	3,326,332,255	(3,326,332,255)
Other short-term payments	320	135,902,498,781	132,576,166,526	3,326,332,255
TOTAL LIABILITIES AND OWNERS' EQUITY	440	4,505,413,771,312	4,505,413,771,312	-

Preparer

Nguyen Thi Bich Hanh

Chief Accountant

Dang Quang Cuong

Hanoi, 27th August 2026

General Director

Do Chi Nguyen

