INTERIM FINANCIAL STATEMENTS

For the first 6 months accounting period of 2026

DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY

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DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY

REPORT OF THE BOARD OF GENERAL DIRECTORS

For the first 6 months accounting period of 2026

The Board of General Directors has the honor of submitting this report and the Interim Financial Statements for the first 6 months accounting period of 2026.

1. Business highlights of the Company:

Establishment:

Danang Housing Development Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company converted into a joint stock company under Decision No. 1629/QD-UBND dated 19 February 2008 of the People's Committee of Danang City from the Construction and Traffic Engineering Enterprise under Danang Housing Investment Development Company. The Company operates in accordance with the Enterprise Registration Certificate of a Joint Stock Company No. 0400620833 dated 02 May 2008 issued by the Department of Planning and Investment of Danang City. The Enterprise Registration Certificate of a Joint Stock Company was changed for the 12th time on 10 January 2025 regarding the merger of administrative units by Danang City.

Structure of ownership: Listed public joint stock company.

The Company's principal activities:

- Building houses for residence. Details: Construction of civil works;

- Construction of non-residential houses. Details: Construction of industrial works;

- Road construction;

- Construction of other civil engineering works. Details: Construction of irrigation works, hydroelectric works, wharves, urban technical infrastructure, industrial parks. Construction of power works from 110kV and below, urban water supply and drainage works, post and telecommunications works, petroleum works. Investment in water plants;

- Real estate business, land use rights owned by the owner, owner or lessee. Details: Real estate business. Investing in developing real estate projects, commercial centers, offices for rent. Investment - business - transfer (BOT), investment transfer (BT);

- Electrical installation;

- Installation of other building systems;

- Construction completion;

- Installation of water supply, drainage, heating and air conditioning systems;

- Wholesale of other construction materials and installation equipment;

- Production of concrete and other products from concrete, cement and plaster (not operating at headquarters);

- Leasing of machinery, equipment and other tangible goods without operators. Details: Leasing of construction machinery and equipment; Leasing of office machinery and equipment (including computers); Leasing of other machinery, equipment and tangible goods not elsewhere classified.

English name: DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY.

Short name: NDX.

Stock code: NDX. Listed on Hanoi Stock Exchange (HNX).

Head office: 31 Nui Thanh, Hoa Cuong Ward, Da Nang City, Vietnam.

2. Financial position and results of operation:

The Company's financial position and results of operations in the period are presented in the attached Financial Statements.

3. The Board of Management, Board of Supervisors, Board of General Directors and Chief Accountant:

The Board of Management, Board of Supervisors, Board of General Directors and Chief Accountant during the period and as at the date of preparation of the Financial Statements include:

The Board of Management

Mr.	Nguyen Van Hieu	Chairman
Ms.	Vo Thi Ngoc	Vice Chairman
Mr.	Nguyen Quang Minh Khanh	Member
Mr.	Nguyen Quang Minh Khoa	Member
Mr.	Luong Thanh Vien	Member

The Board of Supervisors

Ms.	Duong Thi Thanh Hai	Chief Supervisor
Ms.	Hoang Yen Ninh	Member
Ms.	Pham Thi Thanh Thuy	Member

The Board of General Directors and Chief Accountant

Mr.	Luong Thanh Vien	General Director
Mr.	Nguyen Van Hieu	Deputy General Director
Mr.	Pham Truong Chau	Deputy General Director
Ms.	Le Thi Anh Truc	Chief Accountant

The legal representative of the Company during the period and as at the date of preparation of the Financial Statements is as follows:

Mr.	Luong Thanh Vien	General Director

4. Auditor

Moore AISC Auditing and Informatics Services Limited Company (MOORE AISC) - Branch in Danang has been appointed as an independent auditor for the first 6 months accounting period of 2026.

5. Statement of the Responsibility of the Board of General Directors in respect of the Financial Statements

The Board of General Directors is responsible for the preparation and fair presentation of the Financial Statements which give a true and fair view of the financial position of the Company as at 30 June 2026 as well as its results of operations and cash flows for the first 6 months accounting period of 2026. In preparing these Financial Statements, the Board of General Directors has considered and complied with the following matters:

- Selected appropriate accounting policies and applied them consistently;

- Made judgments and estimates that are reasonable and prudent;

- The financial statements of the Company are prepared on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

- The identities of the Company's related parties and all relationships and transactions with related parties have been fully disclosed.

5. **Statement of the Responsibility of the Board of General Directors in respect of the Financial Statements** (Cont.)

The Board of General Directors is responsible for establishing and maintaining an appropriate accounting system to ensure that the financial position of the Company is presented fairly and reasonably and to serve as a basis for the preparation of the Financial Statements in compliance with the Vietnamese Accounting Standards and the Vietnamese Accounting System. The Board of General Directors is also responsible for safeguarding the assets of the Company and establishing necessary controls to prevent and detect fraud or errors. The Board of General Directors confirms that, as at the date of preparation of the Financial Statements, there is no information concerning fraud or suspected fraud that has a material effect on the Financial Statements involving the Board of General Directors or individuals holding important positions within the internal control system.

6. **Approval of the Financial Statements**

Accordingly, we approve the Financial Statements, which give a true and fair view, in all material respects, of the financial position of the Company as at 30 June 2026, as well as its results of operations and cash flows for the first 6 months accounting period of 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and relevant statutory regulations governing the preparation and presentation of the Financial Statements.

Users of the Company's separate financial statements should read them together with the consolidated financial statements of the Company and its subsidiaries for the first 6 months accounting period of 2026 in order to obtain complete information on the financial position, results of operations and cash flows of the whole of Company.

The financial statements are prepared in compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System.

Approved, 28 August 2026

On behalf of the Board of General Directors

CÔNG TY CỔ PHẦN XÂY LẮP PHÁT TRIỂN NHÀ ĐÀ NẴNG

Luong Thanh Vien

General Director

MOORE AISC

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INTERIM FINANCIAL STATEMENTS REVIEW REPORT

TO: SHAREHOLDERS, BOARD OF MANAGEMENT AND BOARD OF GENERAL DIRECTORS

DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY

We have reviewed the accompanying interim financial statements of **Danang Housing Development Joint Stock Company** and its subsidiary ("the Company"), consisting of Interim Statement of Financial Position as at 30 June 2026, the Income Statement, the Cash Flow Statement for the first 6 months accounting period then ended and Notes to the Financial Statements as set out on pages 06 to 43, which were prepared on 28 August 2026.

Responsibility of the Board of General Directors

The Company's Board of General Directors is responsible for the preparation and fair presentation of the interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to the preparation and presentation of the interim financial statements and also for the internal control that the Board of General Directors considers necessary for the preparation and fair presentation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

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

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese 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.

MOORE AISC

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION (Cont.)

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the financial position of **Da Nang Housing Development and Construction Joint Stock Company** as at 30 June 2026, its results of operations and cash flows for the 6 months period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial statements.

Da Nang, 28 August 2026

Moore AISC Auditing and Informatics Services Limited Company - Branch in Danang

Nguyen Thi Hiep
Deputy Director
Certificate of Audit Practice Registration
No. 1401-2023-005-1

FINANCIAL POSITION STATEMENT

As at 30 June 2026 *Unit: VND*

ASSETS	Code	Note	30 June 2026	01 January 2026
A. CURRENT ASSETS	**100**		**154,279,919,396**	**147,912,520,579**
I. Cash and cash equivalents	**110**	**V.1**	**1,076,201,700**	**14,948,867,744**
1. Cash	111		839,575,507	14,948,867,744
2. Cash equivalents	112		236,626,193	-
II. Short-term financial investments	**120**	**V.2a**	**1,707,300**	**1,758,830**
1. Trading securities	121		1,758,830	1,758,830
2. Allowance for diminution in the value of trading securities	122		(51,530)	-
3. Short-term investments held to maturity	123		-	-
4. Provision for short-term held-to-maturity investments	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investments	126		-	-
III. Accounts receivable – short-term	**130**		**117,337,994,018**	**117,372,920,889**
1. Accounts receivable from customers	131	V.3	41,683,546,215	48,656,023,829
2. Prepayments to suppliers	132	V.4	150,263,879	10,000,000
3. Intra-company short-term receivables	133		-	-
4. Receivables on construction contracts according to stages of completion	134		-	-
5. Other short-term receivables	135	V.5	77,731,333,150	70,961,046,286
6. Allowance for doubtful debts	136	V.6	(2,227,149,226)	(2,254,149,226)
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	**140**	**V.7**	**34,437,602,939**	**14,656,987,551**
1. Inventories	141		34,437,602,939	14,656,987,551
2. Allowance for inventories	142		-	-
V. Short-term biological assets	**150**		-	-
1. Short-term animals raised for one-time produce	151		-	-
2. Short-term seasonal crops or crops harvested for one-time produce.	152		-	-
3. Provision for impairment of short-term biological assets	153		-	-
VI. Other current assets	**160**		**1,426,413,439**	**931,985,565**
1. Short-term deferred expenses	161	V.8a	666,544,661	583,804,544
2. Deductible value added tax	162	V.15b	759,868,778	348,181,021
3. Taxes and others receivable from State Treasury	163		-	-
4. Government bonds under purchase and resale agreements	164		-	-
5. Other current assets	165		-	-

FINANCIAL POSITION STATEMENT

As at 30 June 2026

Unit: VND

ASSETS	Code	Note	30 June 2026	01 January 2026
B. LONG - TERM ASSETS	**200**		**41,290,849,363**	**33,743,519,884**
I. Accounts receivable – long-term	**210**		-	-
1. Accounts receivable from customers – long-term	211		-	-
2. Prepayments to suppliers – long-term	212		-	-
3. Operating capital allocated to subordinated units	213		-	-
4. Intra-company long-term receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Allowance for doubtful long-term debts	216		-	-
II. Fixed assets	**220**	**V.9**	**6,489,814,614**	**7,885,550,659**
1. Tangible fixed assets	221		1,694,734,618	3,007,392,323
- Cost	*222*		*63,066,897,157*	*63,066,897,157*
- Accumulated depreciation	*223*		*(61,372,162,539)*	*(60,059,504,834)*
2. Finance lease tangible fixed assets	224		-	-
- Cost	*225*		-	-
- Accumulated depreciation	*226*		-	-
3. Intangible fixed assets	227	**V.10**	4,795,079,996	4,878,158,336
- Cost	*228*		*5,317,449,029*	*5,317,449,029*
- Accumulated amortisation	*229*		*(522,369,033)*	*(439,290,693)*
III. Long-term biological assets	**230**		-	-
1. Animals raised for periodic produce	231		-	-
a) Immature animals raised for periodic produce	232		-	-
b) Mature animals raised for periodic produce	233		-	-
- Cost	*234*		-	-
- Accumulated depreciation	*235*		-	-
2. Long-term animals raised for one-time produce	236		-	-
3. Long-term seasonal crops or crops harvested for one-time produce	237		-	-
4. Provision for impairment of long-term biological assets	238		-	-

FINANCIAL POSITION STATEMENT

As at 30 June 2026 *Unit: VND*

ASSETS	Code	Note	30 June 2026	01 January 2026
IV. Investment property	**240**	**V.11**	**1,089,385,376**	**1,108,396,484**
Cost	241		1,283,337,318	1,283,337,318
Accumulated depreciation	242		(193,951,942)	(174,940,834)
V. Long-term work in progress	**250**		**-**	**-**
1. Long-term work in progress	251		-	-
2. Construction in progress	252		-	-
VI. Long-term financial investments	**260**	**V.2b**	**33,037,336,153**	**24,319,657,822**
1. Investments in subsidiaries	261		20,527,000,000	20,527,000,000
2. Investments in associates, joint-ventures	262		19,585,000,000	9,585,000,000
3. Equity investments in other entities	263		-	-
4. Allowance for diminution in the value of long-term financial investments	264		*(7,074,663,847)*	*(5,792,342,178)*
5. Long-term held-to-maturity investments	265		-	-
6. Provision for long-term held-to-maturity investments	266		-	-
VII. Other long-term assets	**270**		**674,313,220**	**429,914,919**
1. Long-term prepaid expenses	271	**V.8b**	674,313,220	429,914,919
2. Deferred tax assets	272		-	-
3. Long-term tools, supplies and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS (100+200)	**280**		**195,570,768,759**	**181,656,040,463**

DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY

Form B 01 - DN
Circular No. 99/2025/TT-BTC

FINANCIAL POSITION STATEMENT

As at 30 June 2026

Unit: VND

RESOURCES	Code	Note	30 June 2026	01 January 2026
C. LIABILITIES	**300**		**80,031,018,693**	**64,525,962,963**
I. Current liabilities	**310**		**79,860,018,693**	**64,354,962,963**
1. Accounts payable to suppliers	311	V.12	15,255,540,913	11,517,890,013
2. Advances from customers	312	V.13	6,476,065,938	995,000
3. Dividends and profits payable	313	V.14	5,163,745,157	65,693,071
4. Taxes and others payable to State Treasury	314	V.15a	1,152,383,729	1,492,951,681
5. Payables to employees	315	V.16	971,291,738	1,076,049,600
6. Accrued expenses	316	V.17	37,539,678	-
7. Intra-company short-term payables	317		-	-
8. Payables on construction contracts according to stages of completion	318		-	-
9. Deferred revenue – short-term	319	V.18	33,764,236	31,582,418
10. Other payables – short-term	320	V.19a	20,266,739,342	20,684,021,970
11. Short-term borrowings and finance lease liabilities	321	V.20	29,949,484,460	29,071,934,239
12. Provisions – short-term	322		-	-
13. Bonus and welfare funds	323	V.21	553,463,502	413,844,971
14. Price stabilization fund	324		-	-
15. Government bonds under sale and repurchase agreements	325		-	-
II. Long-term liabilities	**330**		**171,000,000**	**171,000,000**
1. Long-term accounts payable to suppliers	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other payables to the State Budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables for operating capital received	335		-	-
6. Intra-company long-term payables	336		-	-
7. Long-term deferred revenue	337		-	-
8. Other payables – long-term	338	V.19b	171,000,000	171,000,000
9. Long-term borrowings and finance lease liabilities	339		-	-
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred tax liabilities	342		-	-
13. Provisions – long-term	343		-	-
14. Science and technology development fund	344		-	-

DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY

Form B 01 - DN
Circular No. 99/2025/TT-BTC

FINANCIAL POSITION STATEMENT

As at 30 June 2026

Unit: VND

	RESOURCES	Code	Note	30 June 2026	01 January 2026
D.	**Equity**	**400**	**V.22**	**115,539,750,066**	**117,130,077,500**
1.	Contributed capital	411		99,875,570,000	99,875,570,000
	Ordinary shares with voting rights	*411a*		*99,875,570,000*	*99,875,570,000*
	Preference shares	*411b*		-	-
2.	Share premium	412		250,000,000	250,000,000
3.	Options to convert bonds into shares	413		-	-
4.	Other capital	414		-	-
5.	Treasury shares	415		(7,426,893,655)	(7,426,893,655)
6.	Differences upon asset revaluation	416		-	-
7.	Foreign exchange differences	417		-	-
8.	Investment and development fund	418		1,272,340,620	1,272,340,620
9.	Other equity funds	419		-	-
10.	Retained profits	420		21,568,733,101	23,159,060,535
	Retained profits brought forward	*420a*		*17,792,689,918*	*17,649,117,188*
	Retained profits for the current period	*420b*		*3,776,043,183*	*5,509,943,347*
	TOTAL RESOURCES (300+400)	**440**		**195,570,768,759**	**181,656,040,463**

Approved, 28 August 2026

THE LEGAL REPRESENTATIVE

Prepared by	**Chief Accountant**	**General Director**
Do Thi Thuy Trang	Le Thi Anh Truc	Luong Thanh Vien

M.S.D.N: 0400520833 - C.T.C.P. CÔNG TY CỔ PHẦN XÂY LẮP PHÁT TRIỂN NHÀ ĐÀ NẴNG - HẢI CHÂU - TP. ĐÀ NẴNG

DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY

Form B 02 - DN
Circular No. 99/2025/TT-BTC

INCOME STATEMENT

For the first 6 months accounting period of 2026

Unit: VND

ITEMS	Code	Note	The first 6 months of 2026	The first 6 months of 2025
1. Revenue from sales of goods and provision of services	01	VI.1	54,961,066,662	24,241,451,997
2. Revenue deductions	02		-	-
3. Net revenue (10 = 01 - 02)	**10**		**54,961,066,662**	**24,241,451,997**
4. Cost of sales	11	VI.2	49,348,890,616	22,803,445,122
5. Gross profit (20 = 10 -11)	**20**		**5,612,176,046**	**1,438,006,875**
6. Gain/loss on the sale or disposal of investment property	21		-	-
7. Financial income	22	VI.3	3,683,093,442	3,209,236,883
8. Financial expenses	23	VI.4	2,360,990,631	311,633,407
In which: Interest expense	*24*		*1,077,827,180*	*710,206,464*
9. Selling expenses	25	VI.5	944,387,800	220,514,900
10. General and administration expenses	26	VI.6	1,142,139,147	1,216,712,252
11. Net operating profit (30 = 20 + 21+ 22 - (23 + 25 + 26))	**30**		**4,847,751,910**	**2,898,383,199**
12. Other income	31	VI.7	6,236,759	46,160,746
13. Other expenses	32	VI.8	46,683,935	50,588,443
14. Results of other activities (40 = 31 - 32)	**40**		**(40,447,176)**	**(4,427,697)**
15. Accounting profit before tax (50 = 30 + 40)	**50**		**4,807,304,734**	**2,893,955,502**
16. Income tax expense – current	51	VI.9	1,031,261,551	592,437,922
17. Income tax expense – deferred	52		-	-
18. Net profit after tax (60 = 50 - 51 -52)	**60**		**3,776,043,183**	**2,301,517,580**

Approved, 28 August 2026

THE LEGAL REPRESENTATIVE

Prepared by	**Chief Accountant**	**General Director**
Do Thi Thuy Trang	**Le Thi Anh Truc**	**Luong Thanh Vien**

CÔNG TY CỔ PHẦN XÂY LẮP PHÁT TRIỂN NHÀ ĐÀ NẴNG

CASH FLOW STATEMENT

(Under direct method)

For the first 6 months accounting period of 2026

Unit: VND

ITEMS	Code	Notes	The first 6 months of 2026	The first 6 months of 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash from sale of goods, service supply and other revenues	01		69,198,724,820	34,668,145,414
2. Cash paid to suppliers for goods and services	02		(69,335,421,495)	(34,807,549,580)
3. Cash paid to employees	03		(4,047,022,380)	(2,172,236,072)
4. Payment for interest on loan	04		(1,068,444,400)	(731,591,261)
5. Corporate income tax paid	05	V.15b	(1,522,686,831)	(93,747,545)
6. Other receipts from operating activities	06		25,525,436	51,846,363
7. Other payments for operating activities	07		(1,683,409,152)	(1,474,817,437)
Net cash flows from operating activities	**20**		**(8,432,734,002)**	**(4,559,950,118)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for additions to fixed assets and other long-term assets	21		-	(647,000,000)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Payments for granting loans, purchase of debt instruments of other entities	23		-	-
4. Receipts from collecting loans, sales of debt instruments of other entities	24		-	-
5. Payments for investments in other entities	25		(10,000,000,000)	-
6. Collections on investments in other entities	26		-	-
7. Receipts of interests and dividends	27		3,682,517,737	3,193,994,889
Net cash flows from investing activities	**30**		**(6,317,482,263)**	**2,546,994,889**
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from equity issued or capital contributed by owners	31		-	-
2. Payments for capital refunds and shares redemptions	32		-	-
3. Proceeds from borrowings	33		40,171,408,046	26,992,621,788
4. Payments to settle loan principals	34		(39,293,857,825)	(26,367,499,210)
5. Payments to settle finance lease liabilities	35		-	-
6. Payments of dividends	36		-	(1,431,412)
Net cash flows from financing activities	**40**		**877,550,221**	**623,691,166**

CASH FLOW STATEMENT

(Under direct method)

For the first 6 months accounting period of 2026 *Unit: VND*

ITEMS	Code	Notes	The first 6 months of 2026	The first 6 months of 2025
Net cash flows during the period (50=20+ 30 + 40)	**50**		**(13,872,666,044)**	**(1,389,264,063)**
Cash and cash equivalents at the beginning of the period	**60**		**14,948,867,744**	**2,602,722,195**
Effect of exchange rate fluctuations on cash and cash equivalents	61		-	-
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**V.1**	**1,076,201,700**	**1,213,458,132**

Approved, 28 August 2026

LEGAL REPRESENTATIVE

Prepared by	**Chief Accountant**	**General Director**
Do Thi Thuy Trang	**Le Thi Anh Truc**	**Luong Thanh Vien**

M.S.D.N: 0400620833 - C.T.C.P. CÔNG TY CỔ PHẦN XÂY LẮP PHÁT TRIỂN NHÀ ĐÀ NẴNG - HẢI CHÂU - TP. ĐÀ NẴNG

I. BUSINESS HIGHLIGHTS

I.1. The Company's information:

Danang Housing Development Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company converted into a joint stock company under Decision No. 1629/QD-UBND dated 19 February 2008 of the People's Committee of Danang City from the Construction and Traffic Engineering Enterprise under Danang Housing Investment Development Company. The Company operates in accordance with the Enterprise Registration Certificate of a Joint Stock Company No. 0400620833 dated 02 May 2008 issued by the Department of Planning and Investment of Danang City. The Enterprise Registration Certificate of a Joint Stock Company was changed for the 12th time on 10 January 2025 regarding the merger of administrative units by Danang City.

English name: DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY.

Short name: NDX.

Stock code: NDX. Listed on Hanoi Stock Exchange (HNX).

Head office: 31 Nui Thanh, Hoa Cuong Ward, Danang City, Vietnam.

I.2. Structure of ownership:
Listed public joint stock company.

I.3. Business sector:

Business areas are construction, manufacturing and services.

I.4. The Company's principal activities:

- Building houses for residence. Details: Construction of civil works;
- Construction of non-residential houses. Details: Construction of industrial works;
- Road construction;
- Construction of other civil engineering works. Details: Construction of irrigation works, hydroelectric works, wharves, urban technical infrastructure, industrial parks. Construction of power works from 110kV and below, urban water supply and drainage works, post and telecommunications works, petroleum works. Investment in water plants;
- Real estate business, land use rights owned by the owner, owner or lessee. Details: Real estate business. Investing in developing real estate projects, commercial centers, offices for rent. Investment - business - transfer (BOT), investment transfer (BT);
- Electrical installation;
- Installation of other building systems;
- Construction completion;
- Installation of water supply, drainage, heating and air conditioning systems;
- Wholesale of other construction materials and installation equipment;
- Production of concrete and other products from concrete, cement and plaster (not operating at headquarters);
- Leasing of machinery, equipment and other tangible goods without operators. Details: Leasing of construction machinery and equipment; Leasing of office machinery and equipment (including computers); Leasing of other machinery, equipment and tangible goods not elsewhere classified.

I.5. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning from 01 January and ending on 31 December.

I.6. The characteristics of the Company's operations during the six-month accounting period ended 30 June 2026 that had an impact on the financial statements: None.

I.7. Number of employees of the Company at the end of the period

Total number of employees as at 30 June 2026: 101 employees (31 December 2025: 80 employees).

I.8. Corporate Structure

I.8.1. List of subsidiaries

As at 30 June 2026, the Company had one directly owned subsidiary (as at 31 December 2025: one directly owned subsidiary), as follows:

Name, address and principal activities of the associate as at 30 June 2026	Direct ownership interest (%)	Indirect ownership interest (%)	Voting rights (%)
1.Da Nang Ngoc Hoi Water Supply Joint Stock Company Address: Residential Group No. 5, Bo Y Commune, Quang Ngai Province, Vietnam. Principal activity: Water abstraction, treatment and supply.	62.2%	0%	62.2%

I.8.2. List of associate:

Investments over which the Company does not have control but has significant influence are presented as follows:

As at 30 June 2026, the Company had one directly owned associate (as at 31 December 2025: one directly owned associate), as follows:

Name, address and principal activities as at 30 June 2026	Direct ownership interest (%)	Indirect ownership interest (%)	Voting rights (%)
1. New Light Investment Joint Stock Company Address: No. 38 Nguyen Chi Thanh Street, Hai Chau Ward, Da Nang City, Vietnam. Principal activities: Trading and services.	39.97%	0.00%	39.97%

I.9. Disclosure on the Comparability of Information in the financial statements

During the first 6 months accounting period of 2026, the Company changed the basis for the preparation and presentation of its financial statements from the Accounting System for Enterprises promulgated under Circular No. 200/2014/TT-BTC to the Accordingly, certain items in the financial statements for the current period are not fully comparable with the corresponding figures for the previous period. The comparative figures for the previous period have been restated to reflect the aforementioned changes, thereby ensuring consistency and comparability between periods, and are presented in Note "Comparative Information".

No impact

The conversion and application of the above-mentioned regulations have no material impact on the Company's consolidated financial statements.

I.10. Going concern basis in the preparation of the financial statement

The financial statements have been prepared on the going concern basis, assuming that the Company will continue to operate as a going concern for the foreseeable future. The Board of General Director has assessed the Company's ability to continue as a going concern based on the information available as at the end of the accounting period and concluded that the application of the going concern basis is appropriate. The Board of General Director is not aware of any material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

II.1. Fiscal year

The fiscal year is begun on 01 January and ended 31 December annually.

II.2. Reporting currency

The currency used in the Company's accounting records is Vietnamese Dong ("VND").

II.2. Reporting currency (Cont.)

During the first 6 months accounting period of 2026, there was no change in the accounting currency used by the Company compared to the previous year.

III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES

III.1. Applicable Accounting System

The Company applies Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), and other relevant regulations in the preparation and presentation of its financial statements.

III.2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System.

The Company confirms that its financial statements have been prepared and presented in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and relevant statutory regulations. The financial statements give a true and fair view of the Company's financial position, financial performance and cash flows.

IV. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT STATUTORY REGULATIONS APPLIED

IV.1. Principles for Translating Financial Statements Prepared in a Foreign Currency into Vietnamese Dong

The Company's financial statements are prepared in Vietnamese Dong (VND); therefore, there is no translation of financial statements from a foreign currencies into Vietnamese Dong.

IV.2. Principles for Recognition of Cash and Cash Equivalents

Cash includes cash on hand and demand deposit.

Cash equivalents: Cash equivalents are short-term investments with an original maturity of no more than three months (including term deposits with an original maturity of no more than three months) from the date of investment, which are readily convertible into known amounts of cash and subject to an insignificant risk of changes in value at the end of the accounting period.

IV.3. Principles of accounting for financial investments

IV.3.1. Trading Securities

Trading securities are investments held by the Company for short-term trading purposes in accordance with applicable laws, including shares purchased by the Company for resale to earn profits.

Trading securities are initially recognised at fair value at the transaction date. Transaction costs directly attributable to the purchase of trading securities, if any, are recognised in finance expenses in the period. Trading securities are recognised when the investor obtains ownership rights, specifically as follows:
- Listed securities are recognised when the order is matched (T+0);
- Unlisted securities are recognised when the investor officially obtains ownership rights in accordance with applicable laws.

Income from trading securities is recognised in finance income, specifically as follows:
- Dividends and bond interest arising after the date of investment are recognised as finance income;
- Amounts attributable to the period prior to the investment are deducted from the carrying amount of the investment.

At the end of the accounting period, if the market value of trading securities is lower than their original cost, the Company recognises a provision for diminution in value of trading securities in accordance with applicable regulations. During the holding period, the Company does not reclassify trading securities as held-to-maturity investments or vice versa.

Provision for diminution in value of trading securities

The Company recognises a provision for the potential loss in value when there is reliable evidence that the market value of trading securities held by the Company for trading purposes has decreased below their carrying amount.

For listed securities or securities for which fair value can be reliably determined, the provision is determined based on the market value at the end of the accounting period. For securities for which fair value cannot be determined, the provision is determined based on the loss incurred by the investee.

IV.3.1. Trading Securities (Cont.)

At the end of the accounting period, the Company determines the provision required for each investment. Where the provision required is greater than the provision already recognised, the Company recognises an additional provision and records the amount in finance expenses. Where the provision required is less than the provision already recognised but not yet utilised, the Company reverses the difference and reduces finance expenses for the period. The reversal may be made upon the sale or transfer of the securities or at the end of the accounting period when the required provision is reassessed. The Company shall apply the selected method consistently from one accounting period to another.

IV.3.2. Investments in Subsidiaries and Associates

Investments in subsidiaries: Investments in subsidiaries represent the value of direct investments in entities with separate legal status and independent accounting over which the Company has control. Control is established when the Company owns more than 50% of the voting rights or has the power to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities. The determination of control is based on the substance of the relationship. An investment is still classified as an investment in a subsidiary even if the Company's ownership interest is less than 50% when the Company has de facto control over the investee, and vice versa.

An associate is an entity over which the Company has significant influence but does not have control. Significant influence is generally evidenced by holding from 20% to less than 50% of the voting rights or having the ability to participate in decisions regarding the financial and operating policies of the investee.

These investments are initially recognised at cost, comprising the purchase price and directly attributable transaction costs. Where an investment is acquired in exchange for a non-monetary asset, the cost of the investment is recognised at the fair value of the non-monetary asset at the date of the transaction. Dividends and profits arising before the date of acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits arising after the date of acquisition are recognised in finance income. For dividends received in the form of shares, the Company only records the increase in the number of shares and does not recognise any value.

The determination of control and significant influence is based on the substance of the relationship at the reporting date and is not affected by any future plans for disposal. Where such rights are restricted by legal or operational factors, the Company assesses the circumstances based on the actual conditions to determine the appropriate classification of the investment. When control or significant influence is no longer retained, the investment is derecognised, and the difference between the proceeds received and the carrying amount of the investment is recognised in the financial results for the period.

At the end of the accounting period, the Company assesses the potential impairment of investments in subsidiaries and associates based on objective evidence and available information, including accumulated losses, impairment of assets or the recoverability of the investee's capital. For listed investments, fair value is determined based on the closing price at the end of the accounting period. A provision is recognised when the recoverable amount of an investment is lower than its carrying amount. The recoverable amount is determined based on fair value, where determinable, or the net asset value of the investee, which is determined based on the investee's financial position, operating results and ability to generate future cash flows. The provision is recognised in finance expenses for the period and is reversed when the circumstances giving rise to the provision no longer exist.

The provision for impairment of investments in subsidiaries and associates is recognised based on the consolidated financial statements of the investee. Where the investee is an independent entity without any subsidiaries, the provision is recognised based on the investee's separate financial statements.

IV.4. Accounting Principles for Receivables

Receivables represent the Company's rights to receive cash or other economic benefits from counterparties arising from transactions that have been carried out. Receivables are recognised at their original cost and monitored in detail by counterparty and maturity. At the end of the accounting period, receivables are presented at their original cost less the provision for doubtful debts, if any.

Receivables are classified as short-term or long-term based on the nature of the receivable and the expected collection period of no more than or more than 12 months from the end of the accounting period.

IV.4. Accounting principles for receivables (Cont.)

The Company's receivables comprise:

Trade receivables are amounts due from customers arising from revenue from the sale of products and goods, provision of services and other transactions with customers, where the right to receive payment is subject only to the passage of time. This item also includes receivables from construction contractors in respect of completed work performed under contracts with project owners.

Other receivables comprise receivables arising outside the Company's sales and service activities and other receivables as prescribed by applicable regulations. For material other receivables, the Company monitors and discloses detailed information on the nature of the transactions, amounts, dates of occurrence, repayment/collection terms, overdue status (if any), and other relevant terms in accordance with applicable regulations.

Provision for doubtful debts: The Company assesses the recoverability of receivables based on objective evidence, such as the overdue status of debts, the debtor's financial capacity and other indicators of impaired payment ability. A provision is recognised for overdue receivables or receivables that are not yet due but for which there is evidence that part or all of the amount may not be recoverable. The provision is determined based on the overdue period or the estimated unrecoverable amount for each receivable in accordance with applicable regulations. The provision is recognised in administrative expenses for the period. The provision is reversed when the required provision is lower than the existing provision balance recorded in the accounting books.

IV.5. Accounting principles for inventories

Inventories comprise assets purchased for production or sale in the ordinary course of business, including raw materials, work in progress, finished goods.

Recognition of inventories: Inventories are recognised at cost, comprising purchase costs, conversion costs, non-refundable taxes and other directly attributable costs incurred in bringing the inventories to their present location and condition, net of trade discounts and rebates. At the end of the accounting period, inventories are stated at the lower of cost and net realisable value.

Raw materials are recognised at cost, comprising the purchase price and other directly attributable costs incurred in bringing the materials and supplies to the warehouse.

Work in progress: comprises the costs of main raw materials, direct labor and manufacturing overheads incurred during the production and construction of work-in-progress construction projects.

Finished products: comprise direct materials, direct labour and related manufacturing overheads allocated based on normal operating capacity.

Method of determining the cost of inventories: Weighted average cost method.

Method of accounting for inventories: Inventories are accounted for using the perpetual inventory method, whereby purchases, issues and inventory balances are recorded regularly and continuously in the accounting records.

Method of allowance for inventories: An allowance for inventories is made when there is evidence that the net realizable value of inventories is lower than their cost. Net realisable value is determined based on the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale. The allowance is recognised in cost of goods sold for the period. The allowance is made and reversed based on the comparison between the required allowance and the allowance balance already recognised.

IV.6. Principles of recognition and depreciation fixed assets and investment properties

IV.6.1. Accounting principles for tangible fixed assets

Tangible fixed assets are tangible assets held by the Company for use in its production and business activities that meet all the recognition criteria prescribed by prevailing regulations, including: it is probable that future economic benefits will flow to the Company, their cost can be measured reliably, their useful lives exceed one year, and they meet the prescribed value threshold under prevailing regulations.

Tangible fixed assets are recognised at cost less accumulated depreciation. Cost comprises all costs incurred by the Company to acquire the tangible fixed assets up to the time when the assets are ready for their intended use. Subsequent expenditure is capitalised as part of the cost of tangible fixed assets only when it is probable that future economic benefits associated with the assets will flow to the Company. Other subsequent expenditure that does not meet the above condition is recognised as an expense in the period in which it is incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised in income or expenses for the period.

IV.6.1. Accounting principles for tangible fixed assets (Cont.)

Depending on the source of acquisition, the cost of property, plant and equipment is determined as follows:

The cost of purchased tangible fixed assets comprises the purchase price after deducting trade discounts and rebates, non-refundable taxes incurred upon the purchase of tangible fixed assets, and directly attributable costs incurred to bring the assets to the location and condition necessary for them to be capable of operating in the manner intended by the Company, such as site preparation costs, transportation and handling costs, installation costs, trial operation costs and other related costs. For assets that are real estate, the value of land use rights and assets attached to land are determined and recognised separately in accordance with applicable laws.

The cost of tangible fixed assets acquired through construction contracts is the final settlement value of the construction project in accordance with regulations on the management of construction investment costs, together with other directly attributable costs and registration fees, if any.

IV.6.2. Accounting principles for intangible fixed assets

Intangible assets are identifiable non-monetary assets without physical substance held by the Company for use in its production and business activities, provision of services or rental, which satisfy the recognition criteria prescribed by applicable regulations.

Intangible assets are recognised at cost less accumulated amortisation. The cost of an intangible asset comprises all costs incurred by the Company to acquire the asset up to the time when the asset is ready for use in the manner intended by the Company. Subsequent expenditure is recognised as an expense in the period in which it is incurred, unless such expenditure increases the future economic benefits expected to be derived from the asset and can be measured reliably, in which case it is capitalised as part of the cost of the intangible asset

When an intangible asset is derecognised upon disposal or sale, its cost and accumulated amortisation are derecognised. The difference between the proceeds from disposal and the carrying amount of the asset is recognised as income or expense in the period.

Depending on the source of acquisition, the cost of intangible assets is determined as follows:

The cost of separately acquired intangible fixed assets comprises the purchase price less trade discounts and rebates, non-refundable taxes, and directly attributable costs incurred to bring the assets to the condition necessary for them to be capable of operating in the manner intended by the Company.

The cost of intangible fixed assets in the form of land use rights is the amount paid by the Company to obtain lawful land use rights, including amounts paid to the transferring organization or individual, compensation costs, site clearance costs, land leveling costs, registration fees, etc., or the amount agreed upon by the capital-contributing parties. The recognition of intangible fixed assets in the form of land use rights complies with relevant regulations governing the management, use and

IV.6.3. Accounting Principles for Investment Properties

Investment properties comprise land use rights, buildings, parts of buildings, or both buildings and land, and infrastructure held by the Company for rental purposes or for capital appreciation, rather than for use in production, business or administrative activities or for sale in the ordinary course of business.

Investment properties are initially recognised at cost, comprising all actual costs incurred or the fair value of the asset given in exchange to acquire the property up to the date the property is ready for use. The cost is determined depending on the circumstances, as follows: for acquired properties (comprises the purchase price and directly attributable costs); for self-constructed properties (comprises the actual construction cost and related costs). Costs that are not necessary to bring the property to the condition necessary for its intended use, costs incurred before the property reaches normal operating conditions, and abnormal costs are excluded from the cost. Subsequent expenditure is recognised as an expense in the period in which it is incurred, unless it is probable that the expenditure will generate future economic benefits, in which case it is capitalised as part of the cost of the assets.

At the end of the accounting period, the Company discloses the fair value of investment properties based on market information or appropriate valuation methods. Where the fair value cannot be reliably determined, the Company clearly discloses the reasons in the financial statements in accordance with applicable regulations.

IV.6.3. Accounting Principles for Investment Properties (Cont.)

Transfers between investment properties, owner-occupied properties and inventories are made only when there is a change in use and do not result in any change in the cost of the assets. Investment properties are derecognised when there is a change in use, upon sale or disposal, or upon the expiry of a finance lease and return of the assets.

IV.6.4. Accounting Principles for Depreciation of Property, Plant and Equipment and Investment Properties

Tangible fixed assets and investment properties related to production and business activities or held for rental are depreciated in accordance with prevailing regulations. Depreciation expense is recognised as production and business expenses for the period.

The Company applies the depreciation method for tangible fixed assets and investment properties in accordance with prevailing regulations, using the straight-line method to allocate the depreciable amount of the assets evenly over their estimated useful lives. The depreciation periods are determined in accordance with the useful life ranges prescribed by the Ministry of Finance and the Company's actual conditions of use.

The estimated useful lives of tangible fixed assets and investment properties held for rental are as follows:

Buildings and structures	*06 - 50 years*
Machinery and equipment	*06 - 12 years*
Transportation and facilities	*08 - 15 years*
Software programs	*05 year*

Land use rights with a term are amortised in accordance with the land allocation period (50 years).

IV.7. Accounting Principles for Prepaid Expenses

Prepaid expenses comprise costs actually incurred that relate to the business results of multiple accounting periods, such as repair costs, insurance expenses, tools and equipment issued for use, and other costs that do not meet the criteria for recognition as fixed assets.

Prepaid expenses are allocated to production and business expenses using the straight-line method over the estimated benefit period of each expense. The allocation period is determined based on the nature of the expense, the contractual term or the estimated useful life, as follows:

Tools and equipment: Tools and equipment put into use are allocated to expenses using the straight-line method over an allocation period of no more than 12 months.

Repair expenses: Significant one-off repair expenses are allocated to expenses using the straight-line method over an allocation period of no more than 36 months.

Other prepaid expenses: Other costs put into use are allocated to expenses using the straight-line method over an allocation period of no more than 36 months.

IV.8. Accounting Principles for Payables

Liabilities are recognised when the Company has a present obligation arising from past transactions or events and settlement of the obligation is expected to result in an outflow of the Company's economic resources. Liabilities are recognised when the obligation is probable and its amount can be measured reliably.

At the end of the accounting period, payables are classified as short-term or long-term based on the remaining term of the payment obligation in accordance with applicable accounting standards and regulations.

Payables are monitored in detail by counterparty, payment term, currency of the payable and other relevant factors based on the Company's management requirements, in accordance with the following principles:

Trade payables represent the Company's payment obligations to suppliers of goods and services and other relevant parties under contractual arrangements. These payables are monitored in detail by each counterparty, including advances paid to suppliers. Discounts and rebates, if any, are accounted for separately in accordance with applicable regulations.

IV.8. Accounting Principles for Payables (Cont.)

Other payables: comprise non-trade payables and amounts payable that do not arise directly from the purchase of goods or provision of services, including social insurance, health insurance, unemployment insurance and trade union fund contributions; deposits and collateral received; deferred revenue; and other amounts payable to the Project Management Board in accordance with regulations. These amounts are monitored in detail by each payee and the nature of the payable.

IV.9. Employee Benefits

Employee benefits comprise salaries, wages, bonuses, mandatory insurance contributions and other benefits that the Company is obliged to pay to employees in accordance with applicable laws, employment contracts, collective labour agreements or the Company's regulations in exchange for services rendered by employees. Employee benefits are recognised as expenses in the period when employees render the services giving rise to the Company's present obligation. Unpaid employee benefits at the end of the accounting period are recognised as payables to employees or other related payables in accordance with applicable regulations

Salaries, wages and other salary-related amounts payable to employees are recognised as expenses for the period based on working time or the volume of work completed in accordance with employment contracts and relevant regulations of the Company.

Mandatory insurance contributions, including social insurance, health insurance and unemployment insurance, and other amounts payable as prescribed by law, are recognised as expenses for the period in accordance with applicable laws and recognised as payables until they are paid to the relevant authorities.

Deductions from employees' salaries as required by law or agreed upon are recognised as amounts payable to or on behalf of the relevant parties until settlement.

Bonuses and other employee benefits, if any, are recognised when the Company has a present obligation arising from past events, it is probable that an outflow of economic resources will be required to settle the obligation, and the amount of the obligation can be reliably measured.

IV10. Accounting Principles for Dividends and Profit Distributions Payable

Dividends and profits payable represent dividends and profits that the Company is obliged to pay to shareholders in cash or other assets in accordance with the resolutions or decisions on profit distribution and applicable laws. The payable is recognised when the Company has an obligation to make the payment and no longer has the right to refuse payment to the shareholders.

IV.11. Principles for Recognition of Accrued Expenses

Accrued expenses represent expenses that have actually been incurred or are certain to be incurred in relation to the Company's production and business activities during the period but, as at the date of preparation of the financial statements, are not yet fully supported by sufficient documentation, have not been paid or are not yet due for payment. Such expenses are recognised based on the matching principle between revenue and expenses, ensuring that expenses are recognised in the accounting period in which they are incurred. Accrued expenses are recognised based on reasonable and reliable grounds and are estimated appropriately in accordance with the expected actual expenses to be incurred.

Accrued expenses include items such as interest expense payable.

IV.12. Principles for recognizing deferred revenue

Deferred revenue represents amounts received in advance by the Company that do not yet meet the criteria for immediate revenue recognition in the current period. This includes advance payments made by customers for the lease of assets for one or more accounting periods, which should be allocated appropriately over the relevant period. It excludes amounts paid in advance by customers where the Company has not yet provided the goods or services, as well as revenue that has not yet been collected.

Deferred revenue is initially recognized at the actual amount received and is subsequently allocated over the relevant accounting periods to revenue or other income in accordance with the matching principle between revenue and expenses.

IV.13. Principles for the recognition of borrowings

The Company's borrowings comprise short-term loans and bank loans obtained to finance its production and business activities. Borrowings are initially recognised at the actual amounts received and the amounts payable, excluding borrowing costs, and are tracked in detail by lender, loan agreement, loan term, and currency.

Borrowings with a remaining repayment period of more than 12 months from the end of the accounting period are classified as long-term borrowings. Borrowings with a remaining repayment period of 12 months or less, or for which the Company does not have an unconditional right to defer settlement for at least 12 months from the end of the accounting period, are classified as short-term borrowings.

IV.14. Principles for the Recognition and Capitalization of Borrowing Costs

Borrowing costs include interest expense. Borrowing costs are recognised as finance expenses in the period in which they are incurred, except for borrowing costs directly attributable to the construction or production of qualifying assets that meet the capitalisation criteria, which are capitalised as part of the cost of such assets when the conditions prescribed in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are satisfied.

IV.15. Principles for the Recognition of Equity

Owners' contributed capital is recognized based on the actual amount of capital contributed, rather than the amount of capital committed to be contributed or amounts receivable from shareholders.

Share premium represents the difference between the par value and the issue price of shares, including the reissuance of treasury shares. It may be a positive share premium where the issue price is higher than the par value, or a negative share premium where the issue price is lower than the par value.

Treasury shares are presented as a deduction from equity at their actual repurchase cost, including costs directly attributable to the share repurchase transaction. Upon reissuance or cancellation of treasury shares, the difference between the reissuance price or cancellation price and the carrying amount of the treasury shares is recognised as an adjustment to share premium in accordance with applicable regulations.

The development investment fund is appropriated from undistributed profits and is used for the purpose of expanding the scale of the Company's production and business activities or making investments in the Company's production and business operations in accordance with applicable regulations or decisions of the owner. The appropriation and utilisation of the development investment fund are carried out in accordance with applicable laws and the Company's Charter.

Recognition principles for undistributed profits

Undistributed post-tax profits reflect the Company's after-tax business performance and the distribution of profits or treatment of accumulated losses in accordance with applicable laws and the Company's Charter.

The distribution of profits is made based on the Company's undistributed post-tax profits, taking into consideration its financial position, cash flows, and restrictions prescribed by applicable laws, the Company's Charter, and resolutions of the General Meeting of Shareholders.

When distributing profits, the Company considers the impact of non-cash items that may affect its ability to pay dividends or distribute profits, including gains arising from the revaluation of assets contributed as capital, revaluation of foreign currency-denominated monetary items, revaluation of financial instruments, and other non-cash items.

In the event that the Company prepares consolidated financial statements, profit distribution is based on the undistributed post-tax profits available for distribution to owners, after considering the Company's financial position, solvency, and capital requirements for its production and business activities and those of its subsidiaries. The amount distributed shall not exceed the lower of the undistributed profits reported in the separate financial statements and the consolidated financial statements.

IV.16. Principles and Methods for the Recognition of Revenue and Other Income

Revenue from the sale of goods is recognised when all five of the following conditions are satisfied:

1.The Company has transferred to the buyer the significant risks and rewards associated with ownership of the products and goods;

2.The Company no longer retains managerial involvement to the degree usually associated with ownership or control over the goods;

3.The revenue can be measured reliably;

4. The Company has received or will receive the economic benefits from the sales transaction; and

5. The costs incurred or to be incurred in respect of the sales transaction can be measured reliably.

IV.16. Principles and Methods for the Recognition of Revenue and Other Income (Cont.)

Revenue from the provision of services is recognised when all four of the following conditions are satisfied:

1.The revenue can be measured reliably. Where the contract stipulates that the buyer has the right to return the purchased services subject to specific conditions, the Company recognizes revenue only when such specific conditions no longer exist and the buyer no longer has the right to return the services provided;

2. The Company has received or will receive the economic benefits arising from the service transaction;

3. The stage of completion of the transaction at the reporting date can be measured reliably; and

4. The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Revenue from operating leases: For lease payments received in advance for multiple periods, revenue is allocated over the lease term.

Revenue from construction contracts: Construction contract revenue comprises contractually agreed revenue, adjustments increasing or decreasing contract revenue, bonuses, and claims or other payments, provided that such amounts are probable to result in an increase or decrease in contract revenue and can be measured reliably. Where the outcome of a construction contract cannot be estimated reliably, revenue is recognized only to the extent of costs incurred that are probable of being recovered. Costs incurred are recognized immediately as expenses in the period.

Principles and Methods for the Recognition of Finance Income

Finance income is recognised when both of the following conditions are satisfied: 1.It is probable that the economic benefits associated with the transaction will flow to the Company; and 2.The amount of revenue can be measured reliably.

Finance income comprises interest on bank deposits, returns on capital utilization, and interest or gains from investments in securities.

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

When an amount previously recognised as revenue becomes irrecoverable, or its recoverability is uncertain, the amount is recognised as an expense in the period in which the loss is identified, rather than as a reduction of revenue.

IV.17. Accounting Principles for the Recognition of Cost of Goods Sold

Cost of goods sold reflects the cost of products and services sold during the period and the production costs of construction products (for construction enterprises), which are recognised as cost of goods sold or deducted from cost of goods sold in the reporting period. Cost of goods sold is recognized when the transaction occurs or when it is reasonably certain that the cost will arise in the future, regardless of whether payment has been made. Cost of goods sold and revenue are recognized simultaneously in accordance with the matching principle. Costs incurred in excess of normal consumption levels are recognised immediately in cost of goods sold in accordance with the prudence principle.

IV.18. Accounting Principles for Finance Expenses

Finance expenses comprise expenses and losses arising from financial activities, including borrowing costs that are not capitalized in accordance with applicable regulations; provisions for impairment of long-term financial investments and reversals thereof; provisions for diminution in value of trading securities and reversals thereof; and other finance costs.

Finance costs are recognised separately for each type of expense when actually incurred during the period and can be measured reliably when sufficient supporting evidence for such costs is available.

IV.19. Accounting Principles for Selling Expenses and General and Administrative Expenses

Selling expenses: Reflect actual expenses incurred in the course of selling products and goods and providing services by the Company. Selling expenses include selling labour costs and other cash expenses.

General and administrative expenses: These reflect the general management costs of the Company as a whole. General and administrative expenses include management staff costs (salaries, payroll-related contributions, and insurance); depreciation expenses of fixed assets used for management purposes; taxes, fees and charges; allowance for doubtful debts; outsourced service expenses; and other cash expenses incurred by the administrative department.

IV.19 Accounting Principles for Selling Expenses and General and Administrative Expenses (Cont.)

Recognition principles: Selling expenses and general and administrative expenses are recognised in the Statement of Income in accordance with the matching and accrual principles when incurred, regardless of the timing of actual payment. Expenses that are not considered deductible or valid expenses under the Corporate Income Tax Law but are supported by sufficient invoices and accounting documentation are fully recognized as accounting expenses in the period and are excluded when calculating corporate income tax.

IV.20. Principles and Methods for the Recognition of Current Corporate Income Tax Expenses

Corporate income tax expense comprises current corporate income tax expense incurred during the year, which is used as the basis for determining the Company's after-tax business results for the current accounting period.

Current income tax: Current income tax represents the corporate income tax payable (or refundable), determined based on taxable income and the corporate income tax rate applicable for the year. Taxable income is determined based on accounting profit after adjusting for differences in accordance with the laws and regulations on corporate income tax, including non-deductible expenses, tax-exempt or non-taxable income, tax losses carried forward in accordance with applicable regulations, and other adjustments.

The Company has been subject to tax audits and inspections up to and including 2018.

The Company's tax obligations are declared and determined based on the applicable tax regulations. As the application and interpretation of tax regulations may vary, the Company's tax returns may be subject to examination and reassessment by the tax authorities in accordance with applicable regulations. Any difference between the tax amount recognized and the tax amount determined under the tax authorities' conclusion, if any, will be recognized in the financial statements in the period when an official decision or conclusion is issued by the tax authorities.

The applicable tax policy for the Company for the current year is as follows: the corporate income tax rate is 20% of taxable income.

IV.21. Related parties

During the course of its operations, the Company enters into transactions with related parties. Parties are considered to be related if one party has the ability to control, or exercise significant influence over, the other party in making decisions on financial and operating policies. In considering each related party relationship, the substance of the relationship, rather than merely its legal form, is taken into account.

In accordance with Vietnamese Accounting Standard No. 26, the Company's related parties include:

- Entities that control or are under common control with the Company: the Parent Company and subsidiaries.
- Associates: Entities which the Company has significant influence but which are not subsidiaries.
- Individuals with significant voting rights: Individuals who have, directly or indirectly, voting rights that give them significant influence over the Company, including their close family members.
- Key management personnel: Individuals having the authority and responsibility for planning, directing and controlling the activities of the Company, including members of the Board of Management, executive management personnel and their close family members.
- Entities under the influence of related individuals: Entities in which key management personnel or individuals with significant voting rights (as mentioned above) directly or indirectly hold a significant portion of the voting rights, or over which such individuals exercise significant influence.

IV.22. Principles for presenting assets, revenue, and business results by segment

The Company's reportable segments are determined based on its organisational management structure and internal reporting system, including reporting by business segment and geographical area.

Business segment (primary segment): Represents the production or provision of distinct products or services, or groups of related products or services, which are clearly distinguishable. This segment is subject to risks and economic benefits that differ from those of other business segments of the Company.

Geographical segment (secondary segment): Represents the production or provision of products or services within a particular economic environment. This segment is subject to risks and economic benefits that differ from those of business segments operating in other economic environments.

Based on the management structure and the characteristics of the consolidated production and business activities, the Company has selected business segments as the primary segment reporting format and geographical segments as the secondary segment reporting format.

IV.23. Accounting Estimates

The preparation of the separate financial statements in compliance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises, and relevant statutory regulations governing the preparation and presentation of separate financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities, as well as the disclosure of contingent assets and liabilities at the end of the accounting period, and the reported amounts of revenue and expenses throughout the financial year. These estimates and assumptions are regularly reviewed based on historical experience and other factors, including future assumptions that may have a material impact on the Company's separate financial statements and which are considered reasonable by the Board of

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

V.1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not subject to any restrictions on use.	**30 June 2026**	**01 January 2026**
Cash	773,945,529	1,144,889,351
Demand deposit	65,629,978	13,803,978,393
+ Joint Stock Commercial Bank for Investment and Development of Vietnam – Da Nang Branch	*23,484,651*	*13,316,789,304*
+ Other banks	*42,145,327*	*487,189,089*
Cash equivalents	236,626,193	-
+ Vietnam Maritime Commercial Joint Stock Bank	*236,626,193*	-
Total	**1,076,201,700**	**14,948,867,744**

A deposit with Vietnam Maritime Commercial Joint Stock Bank, with a term of one month and an interest rate of 2.8% per annum. The account was opened on 01 April 2026.

V.2. Financial investments (see detailed disclosures on page 39–40)

V.3. Short-term accounts receivable from customers

	30 June 2026		**01 January 2026**	
	Carrying amount	**Provision**	**Carrying amount**	**Provision**
+ Branch of Construction Joint Stock Company No. 5 - Construction Factory No. 9	*14,394,373,214*	-	*14,744,373,214*	-
+ Han Giang Viet Company Limited	*12,019,676,015*	-	*13,821,067,015*	-
+ Thanh Trong Hieu Construction and Trading Joint Stock Company	*4,742,420,391*	-	*5,010,383,391*	-
+ Other customers	*10,527,076,595*	*(2,008,785,856)*	*15,080,200,209*	*(2,035,785,856)*
Total	**41,683,546,215**	**(2,008,785,856)**	**48,656,023,829**	**(2,035,785,856)**

V.4. Short-term suppliers prepayment

	30 June 2026		**01 January 2026**	
	Carrying amount	**Provision**	**Carrying amount**	**Provision**
+ Huong Sang Environment and Biological Resources One Member Limited Liability Comapany	-	-	*10,000,000*	-
+ Duy Thinh Company Limited (HN Station)	*126,274,039*	-	-	-
+ Other suppliers	*23,989,840*	-	-	-
Total	**150,263,879**	-	**10,000,000**	-

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months accounting period of 2026

Unit: VND

V.5. Other short-term receivables

	30 June 2026		01 January 2026	
	Carrying amount	Provision	Carrying amount	Provision
Advances to employees	20,032,320	-	43,324,218	-
Deposits	397,240,935	-	91,438,838	-
Overpaid social insurance	3,072,000	-	-	-
Other receivables	77,310,987,895	(218,363,370)	70,826,283,230	(218,363,370)
+ Command 5	*68,873,479,685*	-	*62,388,775,020*	-
+ Other receivables	*8,437,508,210*	*(218,363,370)*	*8,437,508,210*	*(218,363,370)*
Total	**77,731,333,150**	**(218,363,370)**	**70,961,046,286**	**(218,363,370)**

Including: receivables from teams, detailed by project	30 June 2026	01 January 2026
Constructing separate wastewater collection infrastructure and sewer lines to transfer rainwater to the Han River for the basin from Xuan Huong Lake to the border of Quang Nam province.	45,047,676,975	47,840,255,587
Other projects	32,044,947,550	22,767,664,273
Total	**77,092,624,525**	**70,607,919,860**

V.6. Allowance for doubtful debts (see detailed disclosures on page 41)

V.7. Inventories

	30 June 2026		01 January 2026	
	Cost	Provision	Cost	Provision
Raw materials	1,986,518,977	-	404,100,244	-
Work in progress	32,395,727,258	-	14,197,530,603	-
Finished goods	55,356,704	-	55,356,704	-
Total	**34,437,602,939**	-	**14,656,987,551**	-

V.7. Basis for allocation of raw materials

The Company allocates raw materials and supplies on a reasonable and consistent basis across accounting periods, in accordance with the nature of their use and the specific characteristics of each project.

V.8. Prepaid expenses

	30 June 2026	01 January 2026
a. Short-term prepaid expenses	**666,544,661**	**583,804,544**
Cost of repairs, insurance, vehicle inspection	629,087,962	547,495,310
Tools and equipment for use	37,456,699	-
Other prepaid expenses	-	36,309,234
b. Long-term prepaid expenses	**674,313,220**	**429,914,919**
Repair costs	635,613,701	243,386,381
Other prepaid expenses	38,699,519	186,528,538
Total	**1,340,857,881**	**1,013,719,463**

V.9. Tangible fixed assets

Items	Buildings & structures	Machinery & equipment	Transportation and facilities	Total
Original cost				
Balance as at 1 January 2026	3,779,352,822	16,508,376,088	42,779,168,247	**63,066,897,157**
Balance as at 30 June 2026	3,779,352,822	16,508,376,088	42,779,168,247	**63,066,897,157**
Accumulated depreciation				
Balance as at 1 January 2026	3,291,118,565	15,741,717,091	41,026,669,178	**60,059,504,834**
Charge for the period	*73,356,532*	*412,233,009*	*827,068,164*	**1,312,657,705**
Balance as at 30 June 2026	3,364,475,097	16,153,950,100	41,853,737,342	**61,372,162,539**
Net book value				
Balance as at 1 January 2026	488,234,257	766,658,997	1,752,499,069	**3,007,392,323**
Balance as at 30 June 2026	414,877,725	354,425,988	925,430,905	**1,694,734,618**

- The net book value of tangible fixed assets pledged or mortgaged as security for borrowings was VND 414,877,725.

- The cost of tangible fixed assets that were fully depreciated but remain in use at the end of the period amounted to VND 42,542,054,847.

- Ending original costs of tangible fixed assets–waiting to be disposed: None.

- Commitments on tangible fixed assets acquisitions, sales of large value : None.

- Other changes in tangible fixed assets: None.

V.10. Intangible fixed assets

Items	Land use rights	Software programs	Total
Original cost			
Balance as at 1 January 2026	5,279,628,029	37,821,000	**5,317,449,029**
Balance as at 30 June 2026	5,279,628,029	37,821,000	**5,317,449,029**
Accumulated depreciation			
Balance as at 1 January 2026	401,469,693	37,821,000	**439,290,693**
Charge for the period	*83,078,340*	-	**83,078,340**
Balance as at 30 June 2026	484,548,033	37,821,000	**522,369,033**
Net book value			
Balance as at 1 January 2026	4,878,158,336	-	**4,878,158,336**
Balance as at 30 June 2026	4,795,079,996	-	**4,795,079,996**

- Land use rights according to certificate number AC 148860 at 31 Nui Thanh, Hoa Cuong Ward, Danang City with a term of use of 50 years until 1 November 2054.

- Remaining value of intangible assets used as mortgage or pledge to secure loans: VND 4,795,079,996.

- Original cost of intangible fixed assets at the end of the period has been fully depreciated but still in use: VND 37,821,000.

- Commitments for the future purchase or sale of significant intangible fixed assets: None.

- Other changes in intangible fixed assets: None.

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months accounting period of 2026

Unit: VND

V.11 Investment properties

Items	Land use rights	Buildings	Total
Original cost			
Balance as at 1 January 2026	1,199,468,955	83,868,363	**1,283,337,318**
Balance as at 30 June 2026	1,199,468,955	83,868,363	**1,283,337,318**
Accumulated depreciation			
Balance as at 1 January 2026	91,209,163	83,731,671	**174,940,834**
Charge for the period	*18,874,416*	*136,692*	**19,011,108**
Balance as at 30 June 2026	110,083,579	83,868,363	**193,951,942**
Net book value			
Balance as at 1 January 2026	1,108,259,792	136,692	**1,108,396,484**
Balance as at 30 June 2026	1,089,385,376	-	**1,089,385,376**

Investment real estate is a part of land area and constructions on land according to land use right certificate No. AC 148860 at 31 Nui Thanh, Hoa Cuong Ward, Danang City with a term of use of 50 years until 1 November 2054 and is being leased by the Company.

The investment property portfolio as at the end of the period is as follows:	**Original cost**	**Accumulated depreciation**	**Net book value**
Office building at 31 Nui Thanh, Hoa Cuong Ward, Danang City	83,868,363	83,868,363	-
Land use rights at 31 Nui Thanh, Hoa Cuong Ward, Danang City	1,199,468,955	110,083,579	**1,089,385,376**
Total	**1,283,337,318**	**193,951,942**	**1,089,385,376**

Income and expenses related to investment properties held for rental are as follows:

	The first six months of 2026	**The first six months of 2025**
Rental income	380,727,273	360,000,001
Costs related to generating income from leasing	19,011,108	19,694,358

Remaining value of investment properties held for rental pledged as security for borrowings at the end of the period was VND 1,089,385,376.

Original cost of investment properties fixed assets at the end of the year has been fully depreciated but still in use: VND 83,868,363.

Other disclosures and explanations: As at the reporting date, the Company has not yet determined the fair value of its investment properties due to the lack of sufficient conditions to perform such valuation. In addition, the investment properties are held solely for rental purposes. The fair value of these investment properties may differ from their carrying amount; however, the Company assesses that there has been no impairment in the value of these properties in the market.

V.12. Short-term accounts payable to suppliers

	30 June 2026	01 January 2026
Third-party suppliers	**15,255,540,913**	**11,517,890,013**
+ Quang Nam Cement Distribution Co., Ltd	*5,170,185,435*	*4,718,759,847*
+ Le Trung Gia Trading and Service Co., Ltd	*1,245,453,267*	*2,901,930,767*
+ Mai Ngoc Anh Transport Co., Ltd	*1,817,958,733*	*1,577,673,234*
+ Khoi Phat Loc Company Limited	*2,497,888,915*	*731,184,000*
+ Other suppliers	*4,524,054,563*	*1,588,342,165*
Total	**15,255,540,913**	**11,517,890,013**

V.13. Short-term advances from customers

	30 June 2026	01 January 2026
Third-party customers	6,476,065,938	995,000
+ Dong Son Holdings Joint Stock Company	*1,549,230,893*	-
+ Dacinco Investment Construction Company Limited.	*4,722,721,660*	-
+ Other customers	*204,113,385*	*995,000*
Total	**6,476,065,938**	**995,000**

V.14. Payment of dividends and profits

	30 June 2026	01 January 2026
Dividends and profits payable	*5,163,745,157*	*65,693,071*
Total	**5,163,745,157**	**65,693,071**

V.15. Taxes and other receivables from and payables to the State

V.15. a. Short-term taxes and other payables

Items	01 January 2026	Amount payable during the period	Amount actually paid during the period	30 June 2026
Value Added Tax (VAT)	-	30,287,518	30,287,518	-
Corporte income tax	1,449,394,791	1,072,348,040	1,522,686,831	999,056,000
Personal income tax	43,556,890	315,125,435	205,354,596	153,327,729
Other fees, duties and obligations	-	100,370,661	100,370,661	-
Total	**1,492,951,681**	**1,518,131,654**	**1,858,699,606**	**1,152,383,729**

V.15. b. Short-term taxes and other receivables

Items	01 January 2026	Increases during the period	Received/offset during the period	30 June 2026
Deductible value added tax	348,181,021	4,888,826,715	4,477,138,958	759,868,778
Cộng	**348,181,021**	**4,888,826,715**	**4,477,138,958**	**759,868,778**

The Board of General Directors assesses that the Company's tax declarations and fulfillment of its tax obligations are in compliance with applicable regulations. However, the application of tax laws is subject to the interpretation and guidance of the competent state authorities from time to time. Accordingly, the final tax amounts upon tax assessment may differ from the amounts currently recognised in the financial statements.

The company pays VAT according to the deduction method. VAT tax rate is as follows:

Value Added Tax (VAT): The Company applies the credit method, with the standard applicable tax rates of 5% and 8% in accordance with prevailing regulations.

During the first 6 months of the year, the Company was entitled to a 2% reduction in value-added tax ("VAT") in accordance with Decree No. 174/2025/ND-CP, effective from 1 July 2025 to 31 December 2026, and Resolution No. 204/2025/QH15 dated 17 June 2025 on the 9th Session of the 15th National Assembly.

Corporate Income Tax (CIT): Calculated based on taxable income at the standard tax rate of 20%.

Personal Income Tax (PIT): Withheld, declared, and paid on behalf of employees in accordance with applicable tax regulations.

Other taxes, fees and charges: Determined and declared in accordance with the relevant applicable laws and regulations from time to time.

V.16. Payables to employees	30 June 2026	01 January 2026
Salary payable	971,291,738	1,076,049,600
Total	**971,291,738**	**1,076,049,600**

V.17. Accrued expenses	30 June 2026	01 January 2026
Accrued interest expense	37,539,678	-
Total	**37,539,678**	**-**

V.18. Deferred revenue – short-term	30 June 2026	01 January 2026
Deferred revenue from asset leases	33,764,236	31,582,418
+ FPT Long Chau Pharmaceutical Joint Stock Company	*33,764,236*	*31,582,418*
Total	**33,764,236**	**31,582,418**

V.19. Other payables	30 June 2026	01 January 2026
V.19. a. Other payables – short-term	**20,266,739,342**	**20,684,021,970**
Union funds	611,381,912	582,387,112
Amounts payable to construction teams	19,545,699,433	19,973,774,292
+ Command 1	*1,887,822,513*	*1,818,552,323*
+ Command 4	*66,748,123*	*6,331,243,279*
+ Command 5	*16,781,411,245*	*10,993,278,738*
+ Other teams	*809,717,552*	*830,699,952*
Other payables	*109,657,997*	*127,860,566*
V.19. b. Other payables – long-term	**171,000,000**	**171,000,000**
Long-term deposits and collateral received	171,000,000	171,000,000
Total	**20,437,739,342**	**20,855,021,970**
Including: payables to teams, detailed by project		
Monarchy Block B Resort Complex	66,748,123	6,331,243,279
Lien Chieu Wastewater Treatment Plant	3,374,910,933	6,599,688,253
Other projects	16,104,040,377	7,042,842,760
Total	**19,545,699,433**	**19,973,774,292**

V.20. Short-term borrowings (see detailed disclosure on page 42)

V.21 Bonus and welfare funds	**30/06/2026**	**01/01/2026**
Opening balance	**413,844,971**	**739,004,971**
Increase from profit appropriation	268,318,531	-
Fund expenditure	(128,700,000)	(325,160,000)
Closing balance	**553,463,502**	**413,844,971**

V.22. Owners' equity

V.22. 1. Comparison schedule for changes in Owner's Equity (see detailed disclosure on page 43)

V.22. 2. Details of owners' shareholding	**Capital contribution ratio**	**30 June 2026**	**01 January 2026**
Danang Housing Development Investment JSC	44.12%	44,070,000,000	44,070,000,000
Ms. Vo Thi Ngoc	5.24%	5,232,940,000	5,232,940,000
Shareholding owned by other owners	46.63%	46,572,630,000	46,572,630,000
Treasury shares	4.00%	4,000,000,000	4,000,000,000
Total	**100.00%**	**99,875,570,000**	**99,875,570,000**

The status of charter capital contribution is as follows:

	According to the Enterprise Registration Certificate		***Contributed charter capital***	***Charter capital still needs to be contributed***
	VND	**Ratio %**	**VND**	**VND**
Contribute capital in cash	99,875,570,000	100.00%	99,875,570,000	-
Cộng	**99,875,570,000**	**100.00%**	**99,875,570,000**	-

As 30 June 2026, the Company has fully contributed charter capital according to the the Enterprise Registration Certificate of VND 99,875,570,000.

V.22. 3. Capital transactions with owners and distribute dividends and share profits	**The first 6 months of 2026**	**The first 6 months of 2025**
Owner's capital contribution		
Contributed capital at the beginning of the period	*99,875,570,000*	*99,875,570,000*
Contributed capital at the end of the period	*99,875,570,000*	*99,875,570,000*
Dividends and distributed profits	5,098,052,086	-

V.22. 4. Dividends	**The first 6 months of 2026**	**The first 6 months of 2025**
Dividends declared after the end of the accounting period		
Dividends declared on ordinary shares	*Undeclared*	*5.32%*

V.22. 5. Shares	**30 June 2026**	**01 January 2026**
Number of shares authorized for issuance	9,987,557	9,987,557
Number of shares sold to the public	9,987,557	9,987,557
Ordinary share	*9,987,557*	*9,987,557*
Number of shares repurchased	400,000	400,000
Ordinary share	*400,000*	*400,000*
Number of existing shares in issue	9,587,557	9,587,557
Ordinary share	*9,587,557*	*9,587,557*
Par value of outstanding shares: Vietnamese Dong per share.	*10,000*	*10,000*

V.22. 6. Profit distribution

Present information on profit distribution during the period:

The Resolution No. 01/NQ-ĐHĐCĐ-NDX dated 18 April 2026 of the 2026 Annual General Meeting of Shareholders approved the profit distribution plan for 2025.

	Amount
Profit distribution to shareholders	5,098,052,086
Appropriation to the bonus and welfare fund	268,318,531
Total	**5,366,370,617**

V.22. 7. Treasury shares

As at 30 June 2026, the Company held 400,000 treasury shares with a value of VND 7,426,893,655 (as at 31 December 2025: 400,000 treasury shares with a value of VND 7,426,893,655).

V.22. 8. Enterprise funds

	30 June 2026	01 January 2026
Investment and development fund	1,272,340,620	1,272,340,620
Total	**1,272,340,620**	**1,272,340,620**

- Purpose of appropriating and using funds

Investment and development fund is established from the profit after tax of the enterprise and used for expanding the operating scale or investing further in the enterprise.

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF INCOME

VI.1 Total revenue from sale of goods and provision of services

	The first 6 months of 2026	The first 6 months of 2025
Revenue from sales of finished products and goods	37,867,701,418	17,561,112,958
Revenue from service rendered	380,727,273	420,896,271
Revenue from construction contract	16,712,637,971	6,259,442,768
Total	**54,961,066,662**	**24,241,451,997**

VI.2. Cost of sales

	The first 6 months of 2026	The first 6 months of 2025
Cost of finished products and goods sold	33,410,805,895	16,679,107,957
Cost of service rendered	60,550,278	172,267,936
Cost of construction	15,877,534,443	5,952,069,229
Total	**49,348,890,616**	**22,803,445,122**

VI.3. Financial income

	The first 6 months of 2026	The first 6 months of 2025
Interest on deposits and capital usage fees	3,683,073,232	3,209,160,642
Profit from sale of securities	20,210	76,241
Total	**3,683,093,442**	**3,209,236,883**

VI.4. Financial expenses

	The first 6 months of 2026	The first 6 months of 2025
Interest expense	1,077,827,180	710,206,464
Provision/Reversal for long-term financial investments	1,282,321,669	(398,947,715)
Provision/Reversal for devaluation of trading securities	51,530	(409,550)
Custody and SMS notification service fees	790,252	784,208
Total	**2,360,990,631**	**311,633,407**

VI.5. Selling expenses

	The first 6 months of 2026	The first 6 months of 2025
Salaries	873,867,800	220,514,900
Other cash expenses	70,520,000	-
Total	**944,387,800**	**220,514,900**

VI.6. General and administration expenses

	The first 6 months of 2026	The first 6 months of 2025
Salaries	717,622,900	657,772,000
Depreciation	89,583,684	48,044,514
Taxes, fees and duties	-	13,440,738
Reversal for doubtful debts	(27,000,000)	-
Services bought from outsiders	37,672,432	33,212,574
Other cash expenses	324,260,131	464,242,426
Total	**1,142,139,147**	**1,216,712,252**

VI.7. Other income

	The first 6 months of 2026	The first 6 months of 2025
Water charges for leased office premises	6,154,259	-
Other income	82,500	46,160,746
Total	**6,236,759**	**46,160,746**

VI.8. Other expenses

	The first 6 months of 2026	The first 6 months of 2025
Additional tax assessed	11,161,951	371,105
Other expenses	35,521,984	50,217,338
Total	**46,683,935**	**50,588,443**

VI.9. Costs of production and doing business by factors

	The first 6 months of 2026	The first 6 months of 2025
Cost of raw materials and materials	48,640,800,327	24,099,456,881
Labour cost	16,101,197,083	9,216,894,450
Depreciation and amortization	1,414,747,153	2,098,268,136
Provision expenses/(Reversal of provision)	(27,000,000)	-
Services bought from outsiders	2,620,130,244	573,811,294
Other sundry expenses by cash	883,739,411	739,048,215
Total	**69,633,614,218**	**36,727,478,976**

VI.10. Current corporate income tax

Corporate income tax payable during the period is estimated as follows:

	The first 6 months of 2026	The first 6 months of 2025
1. Gross profit before tax	**4,807,304,734**	**2,893,955,502**
2. Adjustments to increase/(decrease) total profit before corporate income tax (2.1 + 2.2)	**203,540,296**	**65,614,106**
2.1.Adjustments increasing total profit before corporate income tax	203,540,296	107,670,106
- Non-Deductible Expenses	*143,540,296*	*47,670,106*
- Remuneration to the Board of Management not involved in day-to-day management	*60,000,000*	*60,000,000*
2.2. Adjustments decreasing total profit before corporate income tax	-	(42,056,000)
- Insurance compensation	-	*(42,000,000)*
- Dividends and other amounts	-	*(56,000)*
3. Taxable income under the Corporate Income Tax Law (3 = 1 + 2)	**5,010,845,030**	**2,959,569,608**
3.1. Taxable income from production and business activities	5,010,845,030	2,959,569,608
4. Taxable income after appropriation to the Science and Technology Development Fund	**5,010,845,030**	**2,959,569,608**
4.1. Taxable income subject	5,010,845,030	2,959,569,608
5. Corporate income tax from business operations at the standard tax rate of 20% (4 × 20%)	**1,002,169,006**	**591,913,922**
6. Adjustments to corporate income tax payable for prior period	**29,092,545**	**524,000**
- Adjustment to corporate income tax finalization for prior years	*1,344,000*	524,000
- Additional tax payable following the 2018 tax inspection decision – Decision No. 195/QĐ-KPHQ dated 6 February 2026	*27,748,545*	-
7. Total corporate income tax expense	**1,031,261,551**	**592,437,922**

VI.11. Earnings per share

Information on earnings per share is presented in the consolidated Financial Statements.

VII. OBJECTIVES AND FINANCIAL RISK MANAGEMENT POLICIES

The Company is exposed to financial risks arising from its business and investment activities, including market risk, credit risk, and liquidity risk. The Board of General Directors regularly monitors these risks and implements appropriate risk management measures to mitigate their adverse effects.

VII.1. Market risks

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices.

1.1. Interest rate risk

Interest rate risk arises primarily from the Company's interest-bearing borrowings and deposits. The Company manages this risk by monitoring movements in market interest rates, balancing its capital structure, and maintaining adequate liquidity.

VII.2. Credit risk

Credit risk arises from the possibility that customers, counterparties, or financial institutions may fail to fully meet their payment obligations as agreed. The Company manages this risk by assessing the financial capacity of customers, regularly monitoring receivables, and maintaining deposits with reputable credit institutions.

VII.3. Liquidty risk

Liquidity risk arises when the Company does not have sufficient financial resources to meet its payment obligations as they fall due. This risk is primarily related to mismatches in the timing between cash flows from financial assets and the settlement of liabilities. The Company manages liquidity risk by maintaining adequate cash and cash equivalents and regularly monitoring cash flows and capital utilization plans to ensure its ability to meet financial obligations as they fall due. The Board of General Directors assesses that the Company has sufficient access to funding sources and maintains its existing credit facilities to meet its working capital requirements and future payment obligations.

VII.4. Legal and Compliance Risk:

The Company manages legal and compliance risks by regularly updating applicable laws and regulations, reviewing compliance, and implementing appropriate control measures to mitigate potential risks.

VIII. ADDITIONAL INFORMATION FOR ITEMS IN THE CASH FLOW STATEMENT

VIII.1 Borrowing amount in the period

	The first 6 months of 2026	The first 6 months of 2025
- Proceeds from the borrowing under normal agreement	40,171,408,046	26,992,621,788

VIII.2 Payment for principal debts

	The first 6 months of 2026	The first 6 months of 2025
- Payment for principal debts under normal agreement	39,293,857,825	26,367,499,210

IX. OTHER INFORMATION

IX.1. Contingent liabilities, commitments and other information

As at 30 June 2026, the Company had no contingent liabilities or material financial commitments requiring disclosure.

IX.2. Subsequent events

There were no material events arising after the reporting date from 30 June 2026 to the date of approval of these Notes that would require adjustments to the amounts or disclosures in the Company's financial statements.

IX.3. Transactions and Balances with related parties

Detailed definitions of related parties are presented in Note IV.21.

Details of the principal related parties and their relationships are presented as follows:

1. Direct subsidiary (see the list in Note I.8);

2. Direct associate (see the list in Note I.8);

3. Individuals serving on the Board of Management, Board of Supervisors, Board of General Directors, and Chief Accountant, as well as their respective family members.

4. Da Nang Housing Development Investment Joint Stock Company is a major shareholder of the Company.

The Board of General Directors confirms that it has fully disclosed the identities of the Company's related parties and all related party relationships and transactions known to the Company. The Company undertakes to comply with the regulations on determining related party transaction prices based on the arm's length principle.

IX.3. a. Income of key management members

Key management personnel comprise members of the Board of Management and members of the executive management team (the Board of General Directors and the Chief Accountant). Related individuals of key management personnel are close family members of the key management personnel.

Related parties	Position	Nature of income	The first 6 months of 2026	The first 6 months of 2025
1. Remuneration of members of the Board of Management and Board of Supervisors			**150,000,000**	**150,000,000**
Mr. Nguyen Van Hieu	Chairman	Remuneration	30,000,000	30,000,000
Ms. Vo Thi Ngoc	Vice Chairman	Remuneration	24,000,000	24,000,000
Mr. Nguyen Quang Minh Khanh	Member	Remuneration	18,000,000	18,000,000
Mr. Nguyen Quang Minh Khoa	Member	Remuneration	18,000,000	18,000,000
Mr. Luong Thanh Vien	Member	Remuneration	18,000,000	18,000,000
Ms. Duong Thi Thanh Hai	Chief Supervisor	Remuneration	18,000,000	18,000,000
Ms. Hoang Yen Ninh	Member	Remuneration	12,000,000	12,000,000
Ms. Pham Thi Thanh Thuy	Member	Remuneration	12,000,000	12,000,000

Related parties	Position	Nature of income	The first 6 months of 2026	The first 6 months of 2025
2. Income of the Board of General Directors and Chief Accountant			**443,323,100**	**517,362,000**
Mr. Luong Thanh Vien	General Director	Salaries and bonuses	151,953,000	151,974,000
Mr. Nguyen Van Hieu	Deputy General Director	Salaries and bonuses	93,485,000	74,869,000
Mr. Ong Van Hung (Resigned on 01 July 2025)	Deputy General Director	Salaries and bonuses	-	91,316,000
Mr. Pham Truong Chau	Deputy General Director	Salaries and bonuses	118,620,600	110,939,000
Ms. Le Thi Anh Truc	Chief Accountant	Salaries and bonuses	79,264,500	88,264,000

3b. Related Party Transactions and Balances with related parties

During the period, the Company had no outstanding balances with related parties.

IX.3. b. Transactions with related parties

IX.3. b1. Cash receipts, cash payments and other transactions with related parties during the period	Arising the period	
	The first 6 months of 2026	The first 6 months of 2025
1. Cash collected and paid on behalf of others	**10,705,280**	-
Danang Housing Development Investment JSC	*10,705,280*	-

IX.4. Presentation of assets, revenue and business results by segment

The Board of General Directors has determined that the Company's management decisions are primarily based on the types of products and services provided by the Company rather than the geographical areas in which such products and services are provided. Accordingly, the Company's primary segment reporting is by business segment.

IX.4. Primary segment reporting: by business sector

IX.4. 1a. Segment income statement by business sector for the first 6 months accounting period of 2026

As at 30 June 2026, the Company reports its operations by the following business segments: sale of finished products, sale of goods, provision of services, and construction and installation. The Company analyzes revenue and cost of goods sold by segment as follows:

Segments	Net revenue	Cost of sales	Gross profit
Revenue from sales of finished products and goods	37,867,701,418	33,410,805,895	4,456,895,523
Revenue from service rendered	380,727,273	60,550,278	320,176,995
Revenue from construction contract	16,712,637,971	15,877,534,443	835,103,528
Total	**54,961,066,662**	**49,348,890,616**	**5,612,176,046**

IX.4. 1b. Segment income statement by business sector for the first 6 months accounting period of 2025

As at 30 June 2025, the Company reports its operations by the following business segments: sale of finished products, sale of goods, provision of services, and construction and installation. The Company analyzes revenue and cost of goods sold by segment as follows:

Segments	Net revenue	Cost of sales	Gross profit
Revenue from sales of finished products and goods	17,561,112,958	16,679,107,957	882,005,001
Revenue from service rendered	420,896,271	172,267,936	248,628,335
Revenue from construction contract	6,259,442,768	5,952,069,229	307,373,539
Total	**24,241,451,997**	**22,803,445,122**	**1,438,006,875**

IX.4. 2. Secondary Segment Reporting: By Geographical Area

The Company primarily operates in the construction and ready-mixed concrete production sectors. The Company is located in Da Nang City and does not have any branches in other localities. Accordingly, the Company does not present segment reporting disclosures.

IX.5. Comparative Information

Restatement and presentation of opening balances upon adoption of Circular No. 99/2025/TT-BTC

IX.5. 1. Adoption of the New Accounting System

As presented in Note III.1, from 1 January 2026, the Company adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the accounting system for enterprises. The Board of General Direcors has assessed the impact of adopting Circular No. 99/2025/TT-BTC on the Company's financial statements. The principal changes relate to the classification, presentation and disclosure of certain items in the financial statements. The adoption of this Circular did not result in any material impact on the Company's financial position, results of operations or cash flows.

2. Impact of the Adoption of the New Accounting System

The application of the new accounting system has no material impact on the comparative figures presented in the consolidated financial statements. The impact of the restatement on the comparative figures is as follows:

Item	Code	01 January 2026 Amount before adjustment	Amount after adjustment	Difference arising from adjustments
In the Statement of Financial Position+ Statement				
1. Dividends and profits payable	313	-	65,693,071	65,693,071
2. Other short-term payables	320	20,749,715,041	20,684,021,970	(65,693,071)

IX.6. Information on going concern: The Company will continue to operate into the future.

Approved, 28 August 2026

THE LEGAL REPRESENTATIVE

Prepared by	**Chief Accountant**	**General Director**
Do Thi Thuy Trang	**Le Thi Anh Truc**	**Luong Thanh Vien**

CÔNG TY CỔ PHẦN XÂY LẮP PHÁT TRIỂN NHÀ ĐÀ NẴNG

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months accounting period of 2026

Unit: VND

V.2. Financial investments

V.2. a. Trading securities

	30 June 2026				01 January 2026			
	Quantity	Original price	Fair value	Provision	Quantity	Original price	Fair value	Provision
V.2. a1. Total stock value	**126**	**1,758,830**	**1,707,300**	**(51,530)**	**126**	**1,758,830**	**2,060,100**	**-**
+ Saigon - Danang Commercial Joint Stock Bank	126	1,758,830	1,707,300	(51,530)	126	1,758,830	2,060,100	-
Total	**126**	**1,758,830**	**1,707,300**	**(51,530)**	**126**	**1,758,830**	**2,060,100**	**-**

V.2. a2. Basis for determining the fair value of trading securities

The fair value of listed securities is determined based on the closing price at the reporting date of the financial statements.

The Company recognizes a provision for diminution in value of trading securities for investments whose market value is lower than their cost at the end of the accounting period.

V.2. b. Investing capital in other units

	30 June 2026			01 January 2026		
	Original price	Recoverable amount	Provision	Original price	Recoverable amount	Provision
V.2. b1. Investment in the subsidiary	**20,527,000,000**	**15,302,142,536**	**(5,224,857,464)**	**20,527,000,000**	**15,198,289,591**	**(5,328,710,409)**
+ Da Nang Ngoc Hoi Water Supply Joint Stock Company (1)	*20,527,000,000*	*15,302,142,536*	*(5,224,857,464)*	*20,527,000,000*	*15,198,289,591*	*(5,328,710,409)*
V.2. b2. Investiment in the associate	**19,585,000,000**	**17,735,193,617**	**(1,849,806,383)**	**9,585,000,000**	**9,121,368,231**	**(463,631,769)**
+ New Light Ray Investment Joint Stock Company (2)	*19,585,000,000*	*17,735,193,617*	*(1,849,806,383)*	*9,585,000,000*	*9,121,368,231*	*(463,631,769)*
Total	**40,112,000,000**	**33,037,336,153**	**(7,074,663,847)**	**30,112,000,000**	**24,319,657,822**	**(5,792,342,178)**

V.2. b3. Investment status and activities of investments in the subsidiary during the period

(1) Da Nang Ngoc Hoi Water Supply Joint Stock Company was established under Enterprise Registration Certificate No. 6101209288 issued by the Department of Planning and Investment of Kon Tum Province on 4 May 2022, with charter capital of VND 33,000,000,000. As at the date of the financial statements, the Company had invested VND 20,527,000,000 in Da Nang Ngoc Hoi Water Supply Joint Stock Company, representing 62.2% of its charter capital, and had fully contributed 100% of the committed capital. Due to the decline in the operating results and equity of Da Nang Ngoc Hoi Water Supply Joint Stock Company, the Board of General Directors assessed that the investment showed signs of impairment and recognised an appropriate provision based on its recoverable amount as at the date of the financial statements.

V.2. b4. Investment status and activities of the associate during the period

(2) New Light Ray Investment Joint Stock Company was established under Enterprise Registration Certificate No. 0401402429 issued by the Department of Planning and Investment of Da Nang City on 26 May 2025, with charter capital of VND 49,000,000,000. During the period, the Company made an additional capital contribution of VND 10,000,000,000 to Tia Sang Moi Investment Joint Stock Company. As at the date of the financial statements, the Company had invested VND 19,585,000,000 in Tia Sang Moi Investment Joint Stock Company, representing 39.97% of its charter capital, and had fully contributed 100% of the committed capital. Due to the losses incurred by Tia Sang Moi Investment Joint Stock Company and the decline in its equity, the Board of General Directors assessed that the investment showed signs of impairment and recognized an appropriate provision based on its recoverable amount as at the date of the financial statements.

V.2. b5. Transactions with subsidiaries and associates

During the period, the Company did not enter into any transactions with its subsidiary and associates.

V.2. b6. Movements in provisions for diminution in value of trading securities and provisions for impairment of other investments

	01/01/2026	Provision recognized	Reversal of provision	30 June 2026
Short - term	-	**51,530**	-	**51,530**
Allowance for diminution in the value of trading securities	-	51,530	-	51,530
Long - term	**5,792,342,178**	**1,429,621,007**	**(147,299,338)**	**7,074,663,847**
Allowance for diminution in the value of long-term financial investments	5,792,342,178	1,429,621,007	(147,299,338)	7,074,663,847
Total	**5,792,342,178**	**1,429,672,537**	**(147,299,338)**	**7,074,715,377**

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months accounting period of 2026

Unit: VND

V.6. Allowance for doubtful debts

Item	30 June 2026			01 January 2026		
	Original price	Recoverable amount	Overdue days	Original price	Recoverable amount	Overdue days
V.6. **a. Allowance for doubtful debts - Short-term receivables**	2,227,149,226	-		2,254,149,226	-	
Short-term accounts receivable from customers	2,008,785,856	-		2,035,785,856	-	
+ An Xuan Thinh Construction and Trading JSC	*338,630,000*	-	*Over 3 years*	*338,630,000*	-	*Over 3 years*
+ Truong Xuan Construction JSC	*229,261,006*	-	*Over 3 years*	*229,261,006*	-	*Over 3 years*
+ Others	*1,440,894,850*	-	*Over 3 years*	*1,467,894,850*	-	*Over 3 years*
Other receivables	218,363,370	-		218,363,370	-	
+ Mr. Phan Xuan Long	*218,363,370*	-	*Over 3 years*	*218,363,370*	-	*Over 3 years*
Total	**2,227,149,226**	-		**2,254,149,226**	-	

V.6. b. Movements in allowance for doubtful receivables

Allowance for doubtful debts for the following receivables	01 January 2026	Provision recognised	Reversal of provision	Other adjustments (increases/decreases)	30 June 2026
Accounts receivable from customers	2,035,785,856	-	(27,000,000)	-	2,008,785,856
Other short-term receivables	218,363,370	-	-	-	218,363,370
Total	2,254,149,226	-	(27,000,000)	-	2,227,149,226

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months accounting period of 2026

Unit: VND

V.20. Short-term loans

Item	30 June 2026	During the period		01 January 2026
		Increase	Decrease	
a. Short-term borrowings	**29,949,484,460**	**40,171,408,046**	**39,293,857,825**	**29,071,934,239**
Short-term bank borrowings	29,949,484,460	40,171,408,046	39,293,857,825	29,071,934,239
Total	**29,949,484,460**	**40,171,408,046**	**39,293,857,825**	**29,071,934,239**

V.20. 1. Bank borrowings

Lender	Interest rate	Maturity date	Outstanding balance as at	
			30 June 2026	01 January 2026
1. Short-term bank borrowings			**29,949,484,460**	**29,071,934,239**
+ VietNam JSC Bank For Industry And Trade - Song Han Branch	*Interest rates for each debt acknowledgment*	*12 September 2026*	*29,949,484,460*	*29,071,934,239*
Total			**29,949,484,460**	**29,071,934,239**

Borrowings disclosure

(1) VietNam JSC Bank For Industry And Trade - Song Han Branch

The Loan from Vietnam Joint Stock Commercial Bank for Industry and Trade – Song Han Branch, under Credit Agreement No. 3014116454/2025/HĐHMCV/NHCT49-NDX dated 12 September 2025, with a credit limit of VND 30 billion. The loan has a term of 12 months from the date of the first disbursement. The interest rate is floating, determined based on the lending bank's reference rate and periodically adjusted in accordance with the terms of the credit agreement. The loan is secured by land use rights and assets attached to the land under the executed security agreement. As at the date of these financial statements, the outstanding principal balance was VND 29,949,484,460.

NOTES TO THE FINANCIAL STATEMENTS

For the first 6 months accounting period of 2026

Unit: VND

HỒ THỊ TRÀ HƯƠNG

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V.22. Owners' equity

1. Comparison schedule for changes in Owner's Equity

Items	Owners' Equity	Capital surplus	Treasury shares	Investment and development fund	Retained earnings	Total
Balance as at 01 January 2025	**99,875,570,000**	**250,000,000**	**(7,426,893,655)**	**1,272,340,620**	**17,649,117,188**	**111,620,134,153**
Profit for the first 6 months of 2025	-	-	-	-	2,301,517,580	2,301,517,580
Balance as at 30 June 2025	**99,875,570,000**	**250,000,000**	**(7,426,893,655)**	**1,272,340,620**	**19,950,634,768**	**113,921,651,733**
Profit for the last 6 months of 2025	-	-	-	-	3,208,425,767	3,208,425,767
Balance as at 31 December 2025	**99,875,570,000**	**250,000,000**	**(7,426,893,655)**	**1,272,340,620**	**23,159,060,535**	**117,130,077,500**
Balance as at 01 January 2026	**99,875,570,000**	**250,000,000**	**(7,426,893,655)**	**1,272,340,620**	**23,159,060,535**	**117,130,077,500**
Profit for the first 6 months of 2026	-	-	-	-	3,776,043,183	3,776,043,183
Appropriation to the bonus and welfare fund	-	-	-	-	(268,318,531)	(268,318,531)
Casb dividend distribution	-	-	-	-	(5,098,052,086)	(5,098,052,086)
Balance as at 30 June 2026	**99,875,570,000**	**250,000,000**	**(7,426,893,655)**	**1,272,340,620**	**21,568,733,101**	**115,539,750,066**