

MST INVESTMENT JOINT STOCK

No.2, Alley 159, Tay Son Street, Dan Phuong Commune, Hanoi

Tax code: 0103983390



**SEPARATE FINANCIAL STATEMENT
QUARTER II/2026**

Jul-26

MST INVESTMENT JOINT STOCK COMPANY

No. 2, Alley 159, Tay Son Street, Dan Phuong Commune, Hanoi

MST INVESTMENT JOINT STOCK COMPANY
(Established in the Socialist Republic of Vietnam)

SEPARATE FINANCIAL REPORT QUARTER II/2026

July 2026



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STATEMENT OF FINANCIAL POSITION

30 June 2026

FORM B 01-DN

Unit: VND

Target	Code	Notes	30 June 2026	31 Dec 2025
1	2	3	4	5
A. CURRENT ASSETS	100		2,436,345,955,832	1,934,922,041,533
I. Cash and cash equivalents	110		7,981,062,446	147,026,456,960
1. Cash	111	V.01	7,981,062,446	3,511,456,960
2. Cash equivalents	112	V.01	-	143,515,000,000
II. Short-term investments	120		494,405,393,363	503,184,913,239
3. Investments held to maturity	123	V.03	494,405,393,363	503,184,913,239
III. Short-term receivables	130		1,626,688,835,905	1,176,724,543,745
1. Short-term trade accounts receivable	131	V.02	120,010,706,867	6,039,152,826
2. Short-term prepayments to suppliers	132	V.04	560,569,678,313	347,173,345,543
5. Short-term lendings	135	V.05	971,526,260,319	848,929,854,970
6. Other short-term receivables	136		(25,417,809,594)	(25,417,809,594)
IV. Inventories	140	V.06	293,035,628,068	102,753,268,839
1. Inventories	141		293,035,628,068	102,753,268,839
VI. Other current assets	160		14,235,036,050	5,232,858,750
1. Short-term prepaid expenses	161		486,161,653	156,091,080
2. Value added tax to be reclaimed	162		13,441,008,536	4,768,901,809
3. Taxes and amounts receivable from the State Budget	163		307,865,861	307,865,861
B. NON – CURRENT ASSETS	200		1,260,725,851,349	1,266,455,803,923
I. Long-term receivables	210		576,985,000,000	410,000,000,000
5. Long-term loans receivable	215	V.03	576,985,000,000	410,000,000,000
II. Fixed assets	220		290,696,343	375,048,159
1. Tangible fixed assets	221	V.07	290,696,343	375,048,159
- Historical cost	222		4,722,115,932	4,722,115,932
- Accumulated depreciation (*)	223		(4,431,419,589)	(4,347,067,773)
VI. Long-term investments	260	V.03	677,819,102,231	849,809,102,231
2. Investments in associates and joint ventures	262		333,649,854,166	505,639,854,166
3. Investments in other entities	263		350,383,300,000	350,383,300,000
4. Provision for long-term investments (*)	264		(6,214,051,935)	(6,214,051,935)
VII. Other non-current assets	270		5,631,052,775	6,271,653,533
1. Long-term prepaid expenses	271		5,631,052,775	6,271,653,533
TOTAL ASSETS (280 = 100 + 200)	280		3,697,071,807,181	3,201,377,845,456

STATEMENT OF FINANCIAL POSITION (Continue)

30 June 2026

FORM B 01-DN

Unit: VND

Target	Code	Notes	30 June 2026	31 Dec 2025
1	2	3	4	5
RESOURCES				
C. LIABILITIES	300		2,509,701,501,864	2,030,253,038,275
I. Current liabilities	310		898,561,442,057	689,599,629,389
1. Short-term trade accounts payable	311	V.08	250,779,899,610	110,430,461,315
2. Short-term advances from customers	312	V.09	11,738,683,401	16,624,635,894
4. Taxes and amounts payable to the State budget	314	V.10	15,506,104,073	23,391,857,160
5. Payable to employees	315		227,730,036	224,262,934
6. Short-term accrued expenses	316	V.11	25,622,275,044	25,171,612,600
10. Other short-term payables	320	V.12	104,550,347,764	24,857,350,414
11. Short-term borrowings and finance lease liabilities	321	V.14	490,136,402,129	488,899,449,072
II. Long-term liabilities	330		1,611,140,059,807	1,340,653,408,886
8. Other long-term payables	338	V.12	1,530,544,170,516	1,340,502,873,152
9. Long-term borrowings and finance lease liabilities	339	V.14	80,595,889,291	150,535,734
D. OWNERS' EQUITY	400		1,187,370,305,317	1,171,124,807,181
I. Capital sources and funds	410	V.15	1,187,370,305,317	1,171,124,807,181
1. Paid-in/Share capital	411		1,136,042,200,000	1,136,042,200,000
- Ordinary shares with voting rights	411a		1,136,042,200,000	1,136,042,200,000
10. Retained earnings	420		51,328,105,317	35,082,607,181
- Cumulative undistributed profits after tax at end of the previous year	420a		35,082,607,181	12,294,434,888
- Undistributed profits after tax of the current year	420b		16,245,498,136	22,788,172,293
TOTAL RESOURCES (440 = 300 + 400)	440		3,697,071,807,181	3,201,377,845,456



Phan Duy Dung
General Director
20th July 2026

Nguyen Minh Huyen
Chief Accountant

Nguyen Thi Nhu Ngoc
Preparer

SEAPARATED STATEMENT OF INCOME
2nd Quarter 2026

FORM B 02-DN

Unit: VND

Target	Code	Notes	Quarter II/2026		Accumulated from the beginning of the year end of this quarter	
			This year	Prior year	This year	Prior year
1. Gross sales	01	VI.1	501,731,112,981	367,275,644,875	894,971,990,524	731,487,980,348
3. Net sales	10		501,731,112,981	367,275,644,875	894,971,990,524	731,487,980,348
4. Cost of goods sold	11	VI.2	492,968,445,851	364,706,372,456	883,740,995,707	720,011,369,743
5. Gross profit	20		8,762,667,130	2,569,272,419	11,230,994,817	11,476,610,605
7. Income from financial activities	22	VI.3	108,988,757,455	63,084,677,593	121,475,344,339	69,018,792,653
8. Expenses from financial activities	23	VI.4	103,849,078,977	61,129,208,009	107,062,370,940	66,679,496,592
9. Selling expenses	25		-	(100,000,000)	3,829,602	40,014,000
10. General and administrative expenses	26	VI.5	3,164,449,567	1,428,069,342	5,292,520,135	2,494,559,118
11. Operating profit/(loss)	30		10,737,896,041	3,196,672,661	20,347,618,479	11,281,333,548
12. Other income	31	VI.6	-	1,022,421,596	180,000	2,061,545,747
13. Other expenses	32		8,000	-	8,000	-
14. Profit from other activities	40		(8,000)	1,022,421,596	172,000	2,061,545,747
15. Net accounting profit before tax	50		10,737,888,041	4,219,094,257	20,347,790,479	13,342,879,295
16. Current corporate income tax expense	51	VI.7	2,214,108,626	852,888,945	4,102,292,343	2,707,256,906
18. Net profit after tax	60		8,523,779,415	3,366,205,312	16,245,498,136	10,635,622,389
Basic earnings per share			75.03	95.64	143	95.64



Phan Duy Dzung
General Director
20th July 2026

Nguyen Minh Huyen
Chief Accountant

Nguyen Thi Nhu Ngoc
Preparer

STATEMENT OF CASH FLOWS

(Indirect method)
2nd Quarter 2026

FORM B 03-DN

Unit: VND

Target	Code	From 31 Dec 2025 To 30 June 2026	From 31 Dec 2024 To 30 June 2025
I. Cash flows from operating activities		-	-
1.Profit/(loss) before tax	1	20,347,790,479	13,342,879,295
2.Adjustments for:		-	-
- Depreciation and amortisation	2	84,351,816	84,351,816
- (Increases)/decreases in provisions	3	-	(139,124,151)
- (Gain)/loss on investing activities	5	(121,475,344,339)	(69,018,792,653)
- Interest expense	6	107,062,370,940	66,679,496,592
3. Operating profit/(loss) before adjustments to working capital	8	6,019,168,896	10,948,810,899
- (Increases)/decreases in accounts receivable	9	(390,724,158,527)	(202,246,756,986)
- (Increases)/decreases in inventory	10	(190,282,359,229)	(26,195,174,635)
- Increases/(decreases) in accounts payable	11	305,202,376,459	836,610,879,966
- (Increases)/decreases in prepaid expenses	12	310,530,185	(105,649,892)
- Interest paid	14	(17,374,703,771)	(66,753,469,195)
- Corporate income tax paid	15	(11,878,178,996)	(1,703,424,101)
Net Cash generated from/(used in) operating activities	20	(298,727,324,983)	550,555,216,056
II. Cash flows from investing activities			
3. Loan granted, purchases of debt instruments of other entities	23	(599,675,460,000)	(769,840,000,000)
4. Collections of loan, proceeds from sales of debt instruments of other entities	24	452,121,979,876	7,000,000,000
Proceeds from recovery of investments in other entities	26	171,990,000,000	-
7. Dividends, interest and other investment income	27	53,563,103,979	1,826,471,949
Net cash flows generated from investing activities	30	77,999,623,855	(761,013,528,051)
III. Cash flows from financing activities			
3. Proceeds from loans' principals	33	577,809,440,577	401,532,371,133
4. Repayments of loans' principals	34	(496,127,133,963)	(189,138,760,425)
Net cash flows from financing activities	40	81,682,306,614	212,393,610,708
Net increase in cash and cash equivalents	50	(139,045,394,514)	1,935,298,713
Cash and cash equivalents at beginning of the period/year	60	147,026,456,960	3,225,028,300
Cash and cash equivalents at end of the period/year	70	7,981,062,446	5,160,327,013



Phan Duy Dzung
General Director
20th July 2026

Nguyen Minh Huyen
Chief Accountant

Nguyen Thi Nhu Ngoc
Preparer

NOTES TO FINANCIAL STATEMENTS

FORM B 09-DN

I OVERVIEW

MST Investment Joint Stock Company in Vietnam under the Joint Stock Company Business Registration Certificate No. 0103983390 issued by the Hanoi Department of Planning and Investment for the first time on June 18, 2009, the 36th change on July 16, 2026, issued by the Department of Planning and Investment of Hanoi City.

The Company's major activities include:

Motor vehicle rental; Retail sale of cars; Wholesale sale of cars and other motor vehicles; Agent for buying and selling, consigning goods. Import and export of the company's business items. Construction of civil works, industrial parks and urban areas, traffic, roads, railways, waterways, irrigation, agriculture, hospitals, schools, cultural and sports areas, lighting systems, energy, infrastructure works, bridges and tunnels. Management of investment projects in construction of works, traffic infrastructure, industry, civil, irrigation, urban infrastructure. Investment consulting on civil, industrial, traffic, irrigation, infrastructure works (excluding legal and financial consulting). Consulting on traffic, urban and industrial park works (excluding legal, financial consulting and construction design services). Buying, selling, renting machinery and equipment for construction, industry, office equipment, equipment for design. Buying, selling, manufacturing construction materials, concrete, asphalt concrete, cement products and asphalt; Mining minerals (except minerals prohibited by the state).

The company has its head office and branches at the following locations:

Headquarters**Locations**

Headquarters No. 2, Alley 159, Tay Son Street, Dan Phuong Commune, Hanoi.

Transaction Office No. 73-TT3D, Phung Khoang New Urban Area, Alley 19, To Huu Street, Thanh Xuan Ward, Hanoi.

II. THE BASIS OF PREPARATION OF FINANCIAL STATEMENTS AND FISCAL YEAR**1. The basis of preparation of financial statements**

The accompanying financial statements are presented in Vietnamese Dong (VND), using the historical cost principle and in accordance with Vietnamese Accounting Standards. The Vietnamese Accounting System and relevant current regulations in Vietnam.

2. Fiscal year

The fiscal year of the company begins on 1 January and ends on 31 December.

III. ACCOUNTING STANDARDS AND REGIMES APPLIED**1. Applicable accounting regime**

The company applies the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated January 1, 2026 of the Ministry of Finance, Vietnamese Accounting Standards issued by the Ministry of Finance and accompanying amendments, supplements and instructions.

2. Applicable accounting form

The Company's registered accounting book form is computerized accounting.

IV. APPLICABLE ACCOUNTING POLICIES**1. Cash and cash equivalents**

Cash and cash equivalents include: cash in the fund; bank deposits; Short-term investments with a recovery or maturity of not more than 3 months that are easily convertible to a known amount of cash and are subject to no risk of conversion to cash since the date of purchase of the investment at the reporting date.

NOTES TO FINANCIAL STATEMENTS

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2. Receivables

Receivables are presented at carrying amount less allowance for doubtful debts.

The allowance for doubtful debts represents the amount of receivables that the company expects to be unable to collect at the end of the financial year, including:

Overdue receivables:

	<u>Provision level</u>
From 6 months to less than 1 year	30% of value
From 1 year to less than 2 years	50% of value
From 2 years to less than 3 years	70% of value
From 3 years or more	100% of value

Other receivables:

Provision for doubtful debts is made based on the expected loss that is not recoverable.

The increase or decrease in the provision account balance is recognized in the business management expenses of the year.

3. Inventories

Inventories are presented at the lower of cost and net realizable value. The cost of inventories comprises direct materials, direct labour and, if any, overheads that have been incurred in bringing the inventories to their present location and condition. Cost is determined by the weighted average method. Net realizable value is determined as the estimated selling price less all costs of completion and costs to be incurred in marketing, selling and distribution.

An inventory provision is created for the estimated loss due to impairment (through diminution, damage, obsolescence, etc.) of raw materials, finished goods and merchandise inventories owned by the Company based on appropriate evidence of impairment at the balance sheet date. Increases or decreases in the inventory provision are recorded in cost of goods sold during the year.

4. Tangible fixed assets

Tangible assets are recorded as tangible fixed assets if they simultaneously satisfy the following criteria:

- (i) It is certain that future economic benefits will be obtained from the use of the asset;
- (ii) The period of use is more than 1 year;
- (iii) The original cost of the asset must be determined reliably and has a value of VND 30,000,000 or more.

Tangible fixed assets are presented at original cost less accumulated depreciation.

Original cost

The original cost of a tangible fixed asset comprises its purchase price and any other costs directly attributable to bringing the asset to its working condition for use.

The original cost of self-made or self-constructed tangible fixed assets includes construction costs, actual production costs incurred plus installation and testing costs.

The cost of a tangible fixed asset purchased in exchange for a dissimilar tangible fixed asset or another asset is determined based on the fair value of the tangible fixed asset received, or the fair value of the asset given up, after adjusting for any cash or cash equivalents additionally paid or received. The cost of a tangible fixed asset purchased in exchange for a similar tangible fixed asset, or which may be formed by being sold in exchange for ownership of a similar asset, is calculated based on the residual value of the fixed asset given up.

NOTES TO FINANCIAL STATEMENTS

FORM B 09-DN

The cost of a tangible fixed asset that is financed or donated and initially recorded at its initial fair value or nominal value and the costs directly attributable to bringing the asset to its working condition for use. Expenditures incurred after the initial recognition of a tangible fixed asset are recorded as an increase in the cost of the asset if it is certain that these costs will result in an increase in future economic benefits from the use of the asset. Expenditures that do not satisfy the above conditions are recorded as production and business expenses in the year.

Depreciation

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

	<u>Range of years</u>
Machinery, equipment	05 - 12
Transportation and transmission vehicles	06 - 10
Other fixed assets	03 - 08

5. Financial investments***Investment in affiliated companies***

Investments in associates over which the company has significant influence are accounted for using the cost method. Distributions from the accumulated net profits of the associates arising subsequent to the date on which the company has significant influence are recognised in the company's income statement for the year.

Other distributions are considered a return of investment and are deducted from the investment value.

Investing in joint ventures

The company's share of the joint venture's capital contribution is accounted for using the cost method. Distributions from the accumulated net profits of the joint ventures after the date the company enters into the joint venture are included in the income statement of the company. Other distributions are considered as a recovery of investments and are deducted from the investment value.

The company's share of jointly controlled operations is recognised in the financial statements by accounting for: (i) the assets controlled by the company and the liabilities incurred by the company; (ii) the expenses incurred and its share of the revenue from the sale of goods or provision of services by the joint venture.

The company's share of capital contributions in business cooperation contracts in the form of joint ventures and jointly controlled assets is recorded in the financial statements by accounting for: (i) The share of capital contributions to jointly controlled assets, classified according to the nature of the assets; (ii) The company's own liabilities; (iii) The share of liabilities jointly incurred with other joint venture capital contributors; (iv) Income from the sale or use of the share of products from the joint venture together with the share of expenses incurred from the joint venture's operations; (v) Expenses incurred in connection with the joint venture capital contribution.

Securities and other investments

Investments in securities and other investments are recorded at their actual purchase price and expenses related to the purchase of the investments.

Provision for loss of financial investments

Provisions for losses on financial investments are made in accordance with current accounting regulations. Accordingly, the company is allowed to make provisions for freely traded securities investments whose book value is higher than the market price at the end of the fiscal year. For long-term financial investments, the company will make provisions if the economic organization in which the company is investing is making a loss, except in cases of planned losses determined in the business plan before the investment.

NOTES TO FINANCIAL STATEMENTS

FORM B 09-DN

6. Loan costs

Borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets that necessarily take a substantial period of time to get ready for their intended use or sale are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Income earned on the temporary investment of borrowings is deducted from the cost of the relevant assets. All other interest expenses are recorded in the company's operating results for the year.

7. Prepaid expenses

Prepaid expenses include short-term or long-term prepaid expenses on the balance sheet and are allocated over the period for which the expenses are paid or the economic benefits generated from these expenses.

8. Payables and advance payments

Payables and advance payments are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the company by the supplier.

9. Provisions

Provisions are recognised when all of the following conditions are met: (i) the Company has a present obligation as a result of a past event; (ii) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and (iii) a reliable estimate can be made of the amount of the obligation.

10. Owner's capital

Owner's capital is recorded at the actual amount of capital contributed.

Undistributed profit after tax is the profit from the company's operations after deducting adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors of previous years.

11. Revenue

Revenue is recognised when it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, rebates and sales returns.

Sales revenue

Revenue from transactions involving the rendering of services is recognized when the outcome of the transaction can be measured reliably. The outcome of a transaction involving the rendering of services is recognized when all of the following conditions are met: (i) The amount of revenue can be measured reliably; (ii) It is probable that the economic benefits associated with the transaction will flow to the Company; (iii) The stage of completion of the transaction at the balance sheet date can be measured reliably; and (iv) The costs incurred for the transaction and the costs to complete the transaction can be measured.

Revenue from service provision

Revenue from a transaction involving the rendering of services is recognised when the outcome of the transaction can be measured reliably. The outcome of a transaction involving the rendering of services is recognised when all of the following conditions are met: (i) The amount of revenue can be measured reliably; (ii) It is probable that the economic benefits associated with the transaction will flow to the Company; (iii) The stage of completion of the transaction at the balance sheet date can be measured reliably; and (iv) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

NOTES TO FINANCIAL STATEMENTS

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Revenue from interest, royalties, dividends and profits distributed

Revenue arising from interest, royalties, dividends and profits distributed by the company is recognized when all of the following conditions are satisfied: (i) It is probable that the economic benefits from the transaction will flow to the company; and (ii) The revenue can be measured reliably.

Construction revenue:

When the outcome of a contract can be estimated reliably:

- For construction contracts that stipulate that contractors are paid according to planned progress, revenue and costs related to the contract are recorded corresponding to the completed work portion as determined by the company at the end of the fiscal year.
- For construction contracts that stipulate that contractors are paid based on the value of completed work, revenue and costs related to the contract are recorded in proportion to the completed work confirmed by the customer and reflected on the issued invoices.

Increases and decreases in construction volume, compensation and other revenues are only recorded as revenue when agreed with customers.

When the outcome of a construction contract cannot be estimated reliably:

- The company's revenue is only recognized to the extent of contract costs incurred for which reimbursement is relatively certain.
- Contract costs are only recognized as expenses when incurred.

The difference between the total cumulative revenue of the construction contract recorded and the cumulative amount recorded on the contract's progress payment invoices is recorded as a receivable or a payable according to the progress payment schedule of the construction contracts.

12. Taxes*Current Income Tax*

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including any losses), and it further excludes items that are not taxable or deductible.

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

Other Taxes

Other taxes are applied according to the current tax laws in Vietnam.

NOTES TO FINANCIAL STATEMENTS

FORM B 09-DN

V. ADDITIONAL INFORMATION FOR BALANCE SHEET ITEMS

1. CASH AND CASH EQUIVALENTS

Unit: VND

	30 June 2026	31 Dec 2025
Cash	4,833,385,453	1,493,545,996
Demand deposits	3,147,676,993	2,017,910,964
Non-term bank deposits	-	143,515,000,000
Total	7,981,062,446	147,026,456,960

2. SHORT-TERM RECEIVABLES FROM CUSTOMERS

	30 June 2026		31 Dec 2025	
	Cost	Provision	Cost	Provision
VINA2 Investment And Construction JSC	2,718,268,800	-	2,990,630,131	-
699 Trading And Construction JSC	1,038,002,060	(1,038,002,060)	1,038,002,060	(1,038,002,060)
Stavian Chemical JSC	116,119,466,057	-	-	-
Other receivables	134,969,950	-	2,010,520,635	-
Total	120,010,706,867	(1,038,002,060)	6,039,152,826	(1,038,002,060)

3. ADVANCES TO SELLERS

	30 June 2026	31 Dec 2025
Time deposits	110,410,000,000	156,485,000,000
Bond investments	25,999,933,363	336,699,913,239
Short-term loan receivables	524,980,460,000	10,000,000,000
AGroup Investment Group JSC	6,000,000,000	6,000,000,000
Viet Nhat Construction And Environmental Technologies JSC	51,718,460,000	-
Bao Thang Metal Import Export And Trading CO.,LTD	36,900,000,000	-
VTMT Trading & Investment CO.,LTD	31,129,000,000	-
Tan Hoang Viet Trading and Construction CO., LTD	68,525,000,000	-
Vivaland Group JSC	26,860,000,000	-
ORIENT Investment And Consulting CO.,LTD	132,863,000,000	-
Other companies	4,000,000,000	4,000,000,000
Debt purchased from SHB	166,985,000,000	-
Long-term loan receivables	410,000,000,000	410,000,000,000
Hera Quy Nhon JSC	410,000,000,000	410,000,000,000
Total	1,071,390,393,363	913,184,913,239

NOTES TO FINANCIAL STATEMENTS

FORM B 09-DN

4. PREPAYMENTS TO SUPPLIERS

	30 June 2026	31 Dec 2025
Huy Duong Group JSC	10,899,500,000	10,899,500,000
Hung Thinh Building JSC	7,232,527,365	-
CMTECH Viet Nam Company Limited	102,567,482,241	102,567,482,241
TQI Construction Investment Consulting And Trading JSC	15,857,448,214	23,497,448,214
Truong Xuan Loc Trading Construction JSC	137,435,067,218	151,785,067,218
Unischool Hoa Lac Education JSC	27,545,000,000	-
HOMAX Urban Development Investment JSC	139,669,154,110	51,632,106,165
MGT Viet Nam Energy Company Limited	35,132,000,000	-
Thai Hung Construction Development And JSC	56,019,000,000	1,229,000,000
Global A Au Company Limited	8,860,000,000	-
Other companies	19,352,499,165	5,562,741,705
Total	560,569,678,313	347,173,345,543

5. OTHER RECEIVABLES

	30 June 2026		31 Dec 2025	
	Value	Provision	Value	Provision
Short term	971,526,260,319	(24,379,807,534)	848,929,854,970	(24,379,807,534)
BCC in stone quarry	24,379,807,534	(24,379,807,534)	24,379,807,534	(24,379,807,534)
Financial investment cooperation	669,039,000,348	-	609,839,103,993	-
Interest receivable from BCC real estate and Financial Income	189,128,026,527	-	126,706,621,924	-
Short-term deposits and collaterals	87,489,705,603	-	87,000,000,000	-
Other receivables from bonds	1,489,720,307	-	1,004,321,519	-
Total	971,526,260,319	(24,379,807,534)	848,929,854,970	(24,379,807,534)

6. INVENTORY

	30 June 2026		31 Dec 2025	
	Cost	Provision	Cost	Provision
Work in progress	293,035,628,068	-	102,753,268,839	-
Total	293,035,628,068	-	102,753,268,839	-

7. TANGIBLE FIXED ASSETS

	Machinery and equipment	Vehicles	Other	Total
COST				
31 Dec 2025	3,496,190,477	1,180,925,455	45,000,000	4,722,115,932
30 June 2026	3,496,190,477	1,180,925,455	45,000,000	4,722,115,932
ACCUMULATED DEPRECIATION				
31 Dec 2025	3,496,190,477	805,877,296	45,000,000	4,347,067,773
Depreciation during the year	-	-	-	-
30 June 2026	3,496,190,477	805,877,296	45,000,000	4,347,067,773
REMAINING VALUE				
31 Dec 2025	-	375,048,159	-	375,048,159
30 June 2026	-	290,696,343	-	290,696,343

NOTES TO FINANCIAL STATEMENTS

FORM B 09-DN

8. SHORT-TERM PAYABLES

	30 June 2026	31 Dec 2025
Vina 2 Investment and Construction JSC	110,571,866,403	88,146,413,875
Industrial Investment and Construction JSC No. 9	10,248,460,002	10,248,460,002
Phale Plactics JSC	8,699,355,720	-
Neo Floor JSC	27,625,408,560	-
ADC PLASTIC.,JSC	9,207,000,680	-
Thuan Duc JSC	33,445,187,695	-
Thuan Duc ECO JSC	5,539,968,000	-
Minh Vu Construction One Member Limited Liability Company	715,199,080	887,199,080
ND construction and trading, investment JSC	-	9,278,834,196
Maruni international JSC	29,706,854,544	37,800
Phuong duyen machinery equipment & spare part CO.,LTD	13,185,445,225	-
Other Suppliers	1,835,153,701	1,869,516,362
Total	250,779,899,610	110,430,461,315

9. SHORT TERM ADVANCE PAYMENT BUYERS

	30 June 2026	31 Dec 2025
Urban Infrastructure and Transport Construction JSC	8,398,910,305	8,398,910,305
Do Thanh Real Estate Investment and Development JSC	-	6,125,725,589
Other Customers	3,339,773,096	2,100,000,000
Total	11,738,683,401	16,624,635,894

10. TAXES AND OTHER PAYABLES TO THE STATE

	30 June 2026	31 Dec 2025
Corporate Income Tax	14,660,484,912	22,436,371,565
Personal Income Tax	90,689,231	88,462,120
Fees, charges and other payables	754,929,930	867,023,475
Total	15,506,104,073	23,391,857,160

11. EXPENSES

	30 June 2026	31 Dec 2025
Interest payable	20,868,291,865	20,868,291,865
Compensation for breach of contract	2,093,783,819	2,593,783,819
Other prepayments	2,660,199,360	1,709,536,916
Total	25,622,275,044	25,171,612,600

NOTES TO FINANCIAL STATEMENTS

FORM B 09-DN

12. OTHER PAYABLES

	30 June 2026	31 Dec 2025
Business cooperation with Huy Duong Group JSC	1,530,544,170,516	1,340,502,873,152
Business cooperation with TLG Real Estate Group JSC	-	15,000,000,000
Company Limited Salavills Real Estate	1,000,000,000	-
Huy Duong Group JSC	84,303,625,913	-
Union Fund	111,709,537	50,426,300
Others	19,135,012,314	10,121,186,300
Total	1,635,094,518,280	1,365,674,485,752

NOTES TO FINANCIAL STATEMENTS

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13. FINANCIAL INVESTMENTS

	30 June 2026			31 Dec 2025		
	Original cost	Provision	Reasonable value (*)	Original cost	Provision	Reasonable value (*)
Investment in joint ventures	333,649,854,166	-	(*)	505,639,854,166	-	(*)
+ Vina 2 Investment and Construction JSC	333,649,854,166	-	(*)	333,649,854,166	-	(*)
+ Urban Infrastructure and Traffic Construction JSC	-	-	(*)	171,990,000,000	-	(*)
Investment in others	350,383,300,000	6,214,051,935	(*)	350,383,300,000	6,214,051,935	(*)
+ Do Thanh Real Estate Investment and Development JSC	123,600,000,000	3,869,085,460	(*)	123,600,000,000	3,869,085,460	(*)
+ Huy Duong Group JSC	28,500,000,000	2,343,824,531	(*)	28,500,000,000	2,343,824,531	(*)
+ Hera Quy Nhon JSC	198,283,300,000	1,141,944	(*)	198,283,300,000	1,141,944	(*)
Total	684,033,154,166	6,214,051,935		856,023,154,166	6,214,051,935	

Details of investments as on 30 June 2026 are as follows:

Names of Investment Companies	Relationship	Place of establishment & operation	Ownership ratio	Voting rights ratio	Major activities
- Vina 2 Investment and Construction JSC	Affiliates	Hanoi city	36.16%	36.16%	Construction of residential houses, other civil works
- Huy Duong Group JSC	Other	Hanoi city	6.33%	6.33%	Electricity production
- Do Thanh Real Estate Investment and Development JSC	Other	Hanoi city	12.12%	12.12%	Real estate business, land use rights owned, used or leased
- Hera Quy Nhon JSC	Other	Hanoi city	18%	18%	Accommodation services

NOTES TO FINANCIAL STATEMENTS

FORM B09 - DN

14. LOANS AND FINANCE LEASES

Content	31 Dec 2025		During the year		30 June 2026	
	Value	Debt Payable	Increase	Decrease	Value	Debt Payable
a. Short-term loans	488,899,449,072	488,899,449,072	497,303,872,736	496,066,919,679	490,136,402,129	490,136,402,129
- MBBANK	13,922,000,000	13,922,000,000	35,634,070,687	13,922,000,000	35,634,070,687	35,634,070,687
- BIDV	-	-	10,400,000,000	-	10,400,000,000	10,400,000,000
- TPBANK	450,000,000,000	450,000,000,000	301,273,239,083	479,207,000,000	272,066,239,083	272,066,239,083
- SHB	-	-	149,996,562,966	-	149,996,562,966	149,996,562,966
- TLG Group Property JSC	721,020,504	721,020,504	-	721,020,504	-	-
- Personal loan	24,136,000,000	24,136,000,000	-	2,216,899,175	21,919,100,825	21,919,100,825
b. Long-term loan due to be repaid	120,428,568	120,428,568	-	-	120,428,568	120,428,568
+ Tien Phong Commercial Joint Stock Bank - Thanh Tri Branch (v)	120,428,568	120,428,568	-	-	120,428,568	120,428,568
c. Long-term loans	150,535,734	150,535,734	-	60,214,284	80,595,889,291	80,595,889,291
- Tien Phong Commercial Joint Stock Bank - Thanh Tri Branch (v)	150,535,734	150,535,734	-	60,214,284	90,321,450	90,321,450
- MBBANK	-	-	80,505,567,841	-	80,505,567,841	80,505,567,841
Total loan and financial lease debt	489,049,984,806	489,049,984,806	497,303,872,736	496,127,133,963	570,732,291,420	570,732,291,420

NOTES TO FINANCIAL STATEMENTS

FORM B09-DN

15. OWNER'S CAPITAL

15.1. BALANCE SHEET OF FLUCTUATIONS IN EQUITY

	Owner's capital	Undistributed after-tax profit	Total
Opening balance	760,043,010,000	88,617,624,888	848,660,634,888
Profit of the previous year	-	22,788,172,293	22,788,172,293
Capital contribution in the previous year	300,000,000,000	-	300,000,000,000
Dividend payment	75,999,190,000	(75,999,190,000)	-
Board compensation	-	(324,000,000)	(324,000,000)
31 Dec 2025	1,136,042,200,000	35,082,607,181	1,171,124,807,181
Opening balance	1,136,042,200,000	35,082,607,181	1,171,124,807,181
Profit for the year	-	16,245,498,136	16,245,498,136
30 June 2026	1,136,042,200,000	51,328,105,317	1,187,370,305,317

15.2. STOCKS

	30 June 2026 Stock	31 Dec 2025 Stock
Number of shares registered for issuance	113,604,220	113,604,220
Number of shares sold to the public	113,604,220	113,604,220
Common Stock	113,604,220	113,604,220
Preferred Stock	-	-
Number of shares allowed to be bought back	-	-
Common Stock	-	-
Preferred Stock	-	-
Number of outstanding shares	113,604,220	113,604,220
Common Stock	113,604,220	113,604,220
Preferred Stock	-	-
Share price: 10,000 (VND/Share)	10,000	10,000

NOTES TO FINANCIAL STATEMENTS

FORM B09-DN

VI, ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. REVENUE

	The first half of 2026	The first half of 2025
- Sales revenue	826,442,029,184	673,704,203,248
- Construction contract revenue	68,529,961,340	57,783,777,100
Total	894,971,990,524	731,487,980,348

2. COST

	The first half of 2026	The first half of 2025
- Cost of goods sold	824,369,591,170	672,150,776,757
- Cost of construction	59,371,404,537	47,860,592,986
Total	883,740,995,707	720,011,369,743

3. FINACIAL INCOME

	The first half of 2026	The first half of 2025
- Interest from deposits and loans	14,607,887,198	56,083,231,988
- Interest from business cooperation contracts	89,314,166,527	9,488,309,363
- Interest from bond contracts	17,553,290,614	3,447,251,302
Total	121,475,344,339	69,018,792,653

4. FINANCIAL EXPENSES

	The first half of 2026	The first half of 2025
- Interest expense	16,951,484,951	12,959,859,841
- Interest expense under business cooperation and investment agreements	89,314,166,527	53,719,636,751
- Interest expense on bonds	796,719,462	-
Total	107,062,370,940	66,679,496,592

5. GENERAL MANAGENMENT EXPENSES

	The first half of 2026	The first half of 2025
- Management materials, CCDC	422,370,414	-
- Personnel Expenses	1,705,649,741	1,056,017,770
- Fixed asset depreciation costs	86,323,476	90,536,589
- Taxes, fees and charges	180,824,715	347,202,981
- Other cash expenses	2,897,351,789	1,000,801,778
Total	5,292,520,135	2,494,559,118

6. OTHER INCOME

	The first half of 2026	The first half of 2025
- Provosion Reverse	-	139,124,151
- Income from real estate investment cooperation	-	1,919,523,21
- Other income	180,000	2,898,379
Total	180,000	2,061,545,747

NOTES TO FINANCIAL STATEMENTS

FORM B09-DN

7, CURRENT CORPORATE INCOME TAX EXPENSES

	The first half of 2026	The first half of 2025
- Total accounting profit before tax	20,347,790,479	13,342,879,295
- Non-deductible expenses	163,663,236	193,404,236
- Total taxable income for the year	20,511,461,715	13,536,284,531
- Current corporate income tax rate	20%	20%
- Estimated corporate income tax payable	4,102,292,343	2,707,256,906
Total current corporate income tax expense	4,102,292,343	2,707,256,906

9. INFORMATION ON RELATED PARTIES

Related parties	Relationship
Mr. Nguyen Huy Quang	Chairman of the Board
Mrs. Ta Thi Dinh	Standing Vice Chairman of the Board of Directors (Appointed as a member of the Board of Directors effective from April 28, 2026)
Mr. Phan Duy Dzung	Member of the Board of Directors and General Director
Mr. Hoang Van Minh	Independent Director
Mr. Nguyen Quang Nguyen	Independent Director
Mr. Trinh Van Hung	Board Member (Dismissed on April 28, 2026)
Mrs. Nguyen Thi Trang Nhung	Head of the Supervisory Board (Dismissed on April 28, 2026)
Mrs. Nguyen Dieu Vy	Head of the Supervisory Board (Appointed on April 28, 2026)
Mrs. Nguyen Thi Thuy	Board of Supervisors
Mrs. Vu Thi Thuy	Board of supervisors
Mr. Nguyen Dang Kien	Deputy General Director
Mrs. Nguyen Minh Huyen	Chief Accountant
TLG Investment JSC	Mr. Nguyen Thanh Tuyen is a major shareholder of the Company and also the legal representative of TLG Investment Joint Stock Company.
Urban Infrastructure and Transport Construction JSC	Affiliated company (Ceased to be an associate effective from May 15, 2026).
Vina2 Investment and Construction JSC	Affiliated company, Mr. Nguyen Huy Quang is the Vice Chairman of the Board of Vina2 Investment and Construction JSC
Do Thanh Real Estate Investment and Development JSC	Mr. Nguyen Huy Quang is the Member of the Board of Directors and also the Deputy General Director of Do Thanh Real Estate Development Investment JSC.
Vina2 Construction And Mechanical Equipment JSC	Mr. Nguyen Huy Quang is a member of the Board of Directors of VINA2 Construction and Mechanical Equipment Joint Stock Company.
NBA JSC	Mr. Nguyen Huy Quang is the General Director of NBA JSC
Hera Quy Nhon JSC (Formerly Greenhill Village JSC)	Mr. Nguyen Huy Quang is the General Director of Hera Quy Nhon JSC
Vina2 Investment and Construction JSC	Mr. Trinh Van Hung is the Deputy General Director of Vina2 Investment and Construction JSC
Phuc Thanh Hung Investment JSC	Mr. Trinh Van Hung is the board member of Phuc Thanh Hung Investment JSC
Song Hong Capital Corporation JSC	Mr. Nguyen Quang Nguyen is the board member of Song Hong Capital Corporation JSC

NOTES TO FINANCIAL STATEMENTS

FORM B09-DN

DQI Investment And Trading JSC

Mr. Nguyen Dang Kien is the General Director of DQI Investment And Trading JSC from June 13, 2025 until now.

ND Construction And Trading, Investment JSC

Ms. Ta Thi Dinh is the Chairwoman of the Board of Directors of DQI Investment and Trading JSC

This company is related to Mrs. Nguyen Thi Mai Phuong, the sister of Mr. Nguyen Dang Kien (Deputy General Director) effective from March 25, 2026

JSC Huy Duong group

Other investment companies.

9. TRANSACTIONS WITH RELATED PARTIES

Transactions with related parties	Contents	2 nd Quarter 2026
Vina 2 Investment and Construction JSC	Purchase of goods and services (excluding VAT)	77,378,014,826
Do Thanh Real Estate Investment and Development JSC	Selling goods and services (excluding VAT)	56,867,667,079
Balance with related parties		
Related parties	Contents	2nd Quarter 2026
Urban Infrastructure and Transport Construction JSC	Other payables	305,814,994
	Advance payments from buyers	8,398,910,305
Vina 2 Investment and Construction JSC	Accounts receivable from customers	2,718,268,800
	Payable to sellers	110,571,866,403
Do Thanh Real Estate Investment and Development JSC	Advance payments from buyers	1,239,773,096
JSC Huy Duong Group	Advance payments to sellers	10,899,500,000
	Other Receivables	1,614,847,796,429
Hera Quy Nhon JSC	Advance payments to sellers	3,300,645,482
	Other receivables	160,020,393,037

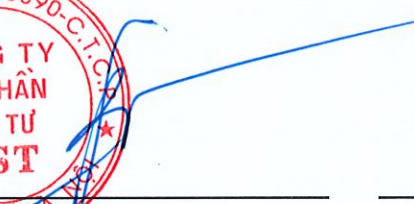
NOTES TO FINANCIAL STATEMENTS

FORM B09-DN

The income of the Board of Directors, Board of Management, Board of Supervisors

Full name	Title	2 nd Quater 2026
Mr Phan Duy Dzung	General Director	74,382,438
Mr Nguyen Dang Kien	Deputy General Manager	61,225,746
Mrs Nguyen Thi Trang Nhung	Head of the Supervisory Board (Dismissed on April 28,2026)	24,588,407
Mrs.Nguyen Dieu Vy	Head of the Supervisory Board (Appointed on April 28, 2026)	12,647,040
Total		172.843.631




Phan Duy Dzung
General Director
20th July 2026


Nguyen Minh Huyen
Chief Accountant


Nguyen Thi Nhu Ngoc
Preparer



