VAN PHAT HUNG CORPORATION

REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 JUNE 2026

September 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Van Phat Hung Corporation (hereinafter referred to as the "Company") presents this report together with the Company's reviewed interim separate financial statements for the period from 01 January 2026 to 30 June 2026.

BOARD OF DIRECTORS, AUDIT COMMITTEE, BOARD OF MANAGEMENT AND CHIEF ACCOUNTANT

The members of the Board of Directors, Audit Committee, Board of Management and Chief Accountant who held office during the period from 01 January 2026 to 30 June 2026 and to the date of this report are as follows:

Board of Directors

Mr. Vo Nguyen Nhu Nguyen	Chairman	Re-appointed on 22 April 2026
Mr. Le Minh Trieu	Member	Appointed on 22 April 2026
Mr. Huynh Minh Long	Member	Appointed on 22 April 2026
Ms. Tang Thuy Hang	Member	Appointed on 22 April 2026
Ms. Nguyen Hoang Hanh	Independent Member	Appointed on 22 April 2026
Ms. Phan Gia Man	Independent Member	Appointed on 22 April 2026
Mr. Vo Anh Tuan	Member	Dismissed on 22 April 2026
Mr. Truong Thanh Nhan	Member	Dismissed on 22 April 2026
Mr. Tran Hai Phuong	Independent Member	Dismissed on 22 April 2026

Audit committee

Ms. Nguyen Hoang Hanh	Chairman	Appointed on 22 April 2026
Ms. Phan Gia Man	Member	Appointed on 22 April 2026
Mr. Tran Hai Phuong	Chairman	Dismissed on 22 April 2026
Mr. Truong Thanh Nhan	Member	Dismissed on 22 April 2026

Board of Management

Mr. Le Minh Trieu	General Director	Appointed on 23 March 2026
Mr. Chau Quang Dat	General Director	Dismissed on 23 March 2026
Mr. Huynh Minh Long	Deputy General Director	Appointed on 07 January 2026

The legal representatives of the Company from 01 January 2026 to 30 June 2026 and to the date of this report include:

Mr. Vo Nguyen Nhu Nguyen	Chairman	
Mr. Le Minh Trieu	General Director	Appointed on 23 March 2026
Mr. Chau Quang Dat	General Director	Dismissed on 23 March 2026

Chief Accountant

Mr. Nguyen Viet Doan	Chief Accountant	Appointed on 03 August 2026
Ms. Le Thi Kim Luyen	Chief Accountant	Dismissed on 03 August 2026

THE AUDITOR

The accompanying separate financial statements have been reviewed by UHY Auditing and Consulting Company Limited.

STATEMENT OF THE BOARD OF MANAGEMENT (CONT'D)

BOARD OF MANAGEMENT STATEMENT OF RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the interim separate financial statements for the period from 01 January 2026 to 30 June 2026, which give a true and fair view of the Company's separate financial position as at 30 June 2026, as well as its interim separate results of operations and interim separate cash flows for the period ended 30 June 2026. In preparing these interim separate financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim separate financial statements;
- Prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business;
- Establishing and implementing an effective internal control system to limit the risk of material misstatement due to fraud or error in preparing and presenting the interim separate financial statements.

The Board of Management confirms that the Company has complied with the above requirements in preparing and presenting the interim separate financial statements for the period from 01 January 2026 to 30 June 2026.

The Board of Management of the Company is responsible for ensuring that the accounting records are properly recorded to fairly reflect the separate financial position of the Company at any time and to ensure that the interim separate financial statements for the period from 01 January 2026 to 30 June 2026 comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the interim separate financial statements for the period from 01 January 2026 to 30 June 2026. In addition, the Board of Management is also responsible for ensuring the safety of the Company's assets and thus taking appropriate measures to prevent and detect fraud and other irregularities.

For and on behalf of the Board of Management,

M.S.D.N:0301822194-C.T.C. CÔNG TY CỔ PHẦN VẠN PHÁT HƯNG THÀNH PHỐ HỒ CHÍ MINH

Le Minh Trieu
General Director
Ho Chi Minh City, 12 September 2026

CÔNG TY CỔ PHẦN VẠN PHÁT HƯNG

Digitally signed by CÔNG TY CỔ PHẦN VẠN PHÁT HƯNG
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No: 163 /2026/UHYHCM-BCSX

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

Regarding the interim separate financial statements of Van Phat Hung Corporation
For the period from 01 January 2026 to 30 June 2026

To: The Shareholders, Board of Directors, Board of Management
Van Phat Hung Corporation

We have reviewed the accompanying interim separate financial statements of Van Phat Hung Corporation (hereinafter referred to as the "Company"), which were prepared on 12 September 2026 as set out on pages 06 to 51, including: the interim separate statement of financial position as at 30 June 2026, the interim income statement, interim cash flow statement for the period from 01 January 2026 to 30 June 2026 and Notes to the selected separate financial statements.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for preparing and presenting the interim separate financial statements in a true and fair view in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the interim separate financial statements and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the interim separate financial statements that are free from material misstatements, whether due to fraud or error.

Responsibilities of the Auditors

Our responsibility is to express an opinion on these interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review engagements No. 2410 - Review of interim financial information performed by the independent auditor on 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.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONT'D)

Basis for Qualified Conclusion

As stated in Note 9 to the interim separate financial statements, as at 30 June 2026, the Company had short-term other receivables related to investment cooperation amounting to VND 130,000,000,000, long-term other receivables related to business cooperation amounting to VND 170,926,581,000, and a long-term advance balance to an individual for the transfer of land use rights amounting to VND 60,004,035,050. Up to the date of this report, we have not been able to obtain sufficient appropriate audit evidence to evaluate the Company's rights and interests in the aforementioned items as well as the recoverability of these amounts. Consequently, we were unable to determine whether any adjustments were necessary to these balances, as well as the related impacts (if any) on other items in the Company's interim separate financial statements.

Qualified Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying separate interim financial statements do not give a true and fair view, in all material respects, of the financial position of Van Phat Hung Corporation as at 30 June 2026, and of its separate interim financial performance and its separate interim cash flows for the period from 01 January 2026 to 30 June 2026 in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and statutory requirements relevant to the preparation and presentation of separate interim financial statements.

Emphasis of Matter

As disclosed in Note 40 of the separate interim financial statements, as at 30 June 2026, the Company's total current assets were lower than current liabilities by an amount of VND 256,851,508,350. This factor indicates the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. However, in order to ensure solvency and maintain operations, the Chairman of the Board of Directors of the Company signed a letter of support to use personal assets to secure financial obligations and sustain the Company's normal business and operating activities. In addition, the Board of Management has also formulated business plans and cash flow projections for subsequent years and is implementing measures to improve the financial position. Therefore, the Company's separate interim financial statements are still prepared on a going concern basis.

Our conclusion is not modified in respect of this matter.

Other Matter

The Company's separate financial statements for the financial year ended 31 December 2025 were audited by another independent audit firm who expressed an unqualified opinion on those financial statements on 26 March 2026. The separat0e interim financial statements for the period from 01 January 2025 to 30 June 2025 were also reviewed by this predecessor auditor who expressed an unqualified conclusion on those financial statements on 25 August 2025.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN UHY
MSDN: 0102021062
THÀNH PHỐ HÀ NỘI

Phan Thanh Dien
Deputy General Director
Auditor's Practicing Certificate No. 1496-2023-112-1
For and on behalf of
UHY AUDITING AND CONSULTING COMPANY LIMITED
Ho Chi Minh City, 12 September 2026

Form B 01a – DN

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	Closing balance (VND)	Opening balance (VND)
CURRENT ASSETS	**100**		**395,230,528,253**	**812,764,132,782**
Cash and cash equivalents	**110**	**5**	**33,278,394,564**	**32,766,053,460**
Cash	111		33,278,394,564	7,766,053,460
Cash equivalents	112		-	25,000,000,000
Short-term financial investments	**120**	**6**	**199,148,772,609**	**145,150,081,402**
Short-term held-to-maturity investments	123		199,148,772,609	145,150,081,402
Current receivables	**130**		**151,161,782,575**	**447,054,631,532**
Short-term trade receivables	131	7	14,389,670,000	25,936,376,364
Short-term advances to suppliers	132	8	2,286,349,972	2,494,597,424
Other short-term receivables	135	9	134,610,027,603	418,747,922,744
Provision for doubtful short-term receivables	136	10	(124,265,000)	(124,265,000)
Inventories	**140**	**11**	**11,020,985,550**	**187,323,551,047**
Inventories	141		11,020,985,550	187,323,551,047
Other current assets	**160**		**620,592,955**	**469,815,341**
Deductible value-added tax	162		620,592,955	469,815,341
NON-CURRENT ASSETS	**200**		**1,684,059,896,458**	**1,205,507,965,496**
Long-term receivables	**210**		461,805,150,859	166,980,093,762
Other long-term receivables	215	9	461,805,150,859	166,980,093,762
Fixed assets	**220**		**1,456,491,571**	**1,819,432,481**
Tangible fixed assets	221	13	1,456,491,571	1,819,432,481
- Cost	*222*		*39,254,149,801*	*39,164,714,616*
- Accumulated depreciation	*223*		*(37,797,658,230)*	*(37,345,282,135)*
Intangible fixed assets	227		-	-
- Cost	*228*		*30,499,300*	*30,499,300*
- Accumulated amortisation	*229*		*(30,499,300)*	*(30,499,300)*
Investment property	**240**	**14**	**8,814,034,907**	**9,029,902,583**
- Cost	241		19,282,898,979	19,282,898,979
- Accumulated depreciation	242		(10,468,864,072)	(10,252,996,396)
Long-term assets in progress	**250**		**309,442,493,799**	**136,679,426,156**
Long-term work in progress	251	15	309,442,493,799	131,361,934,307
Construction in progress	252	12	-	5,317,491,849
Long-term financial investments	**260**	**6**	**888,271,024,789**	**882,560,434,105**
Investments in subsidiaries	261		616,240,000,000	616,240,000,000
Investments in associates and jointly controlled entities	262		127,600,000,000	127,600,000,000
Provision for impairment of long-term investments	264		(6,493,037,406)	(7,073,146,583)
Long-term held-to-maturity investments	265		150,924,062,195	145,793,580,688
Other non-current assets	**270**		**14,270,700,533**	**8,438,676,409**
Long-term prepaid expenses	271	16	5,845,731,118	13,706,994
Deferred income tax assets	272	17	8,424,969,415	8,424,969,415
TOTAL ASSETS	**280**		**2,079,290,424,711**	**2,018,272,098,278**

Form B 01a – DN

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

EQUITY AND LIABILITIES	Codes	Notes	Closing balance (VND)	Opening balance (VND)
LIABILITIES	**300**		**971,009,556,954**	**894,166,711,777**
Current liabilities	**310**		**652,082,036,603**	**893,899,877,277**
Short-term trade payables	311	18	2,782,697,393	2,717,041,762
Short-term advances from customers	312	19	3,669,357,600	138,529,248,066
Dividends and profits payable	313	20	270,579,600	47,923,710,100
Short-term tax and other payables to the State budget	314	21	2,832,007,387	3,185,126,667
Payables to employees	315	22	311,459,449	-
Short-term accrued expenses	316	23	430,568,706	52,964,373,599
Other short-term payables	320	24	10,246,074,112	142,937,986,542
Short-term loan and finance lease obligations	321	26	622,170,752,727	495,894,850,912
Bonus and welfare fund	323	25	9,368,539,629	9,747,539,629
Non-current liabilities	**330**		**318,927,520,351**	**266,834,500**
Long-term advances from customers	332	19	135,239,163,155	-
Long-term accrued expenses	334	23	52,217,619,599	-
Other long-term payables	338	24	131,277,003,097	-
Long-term provisions	343		193,734,500	266,834,500
EQUITY	**400**	**27**	**1,108,280,867,757**	**1,124,105,386,501**
Share capital	411		953,578,000,000	953,578,000,000
- Shares with voting rights	*411a*		*953,578,000,000*	*953,578,000,000*
Share premium	412		1,002,264,126	1,002,264,126
Retained earnings	420		153,700,603,631	169,525,122,375
- Retained earnings at the end of the prior year	*420a*		169,525,122,375	177,402,736,116
- Retained earnings for the current period	*420b*		(15,824,518,744)	(7,877,613,741)
TOTAL EQUITY AND LIABILITIES	**440**		**2,079,290,424,711**	**2,018,272,098,278**

Approved, 12 September 2026

Nguyen Thi My Hoa	**Nguyen Viet Doan**	**General Director**
Preparer	**Chief Accountant**	**LE MINH TRIEU**

M.S.D.N:0312221794-C.T.C.P
CÔNG TY CỔ PHẦN VẠN PHÁT HƯNG
THÀNH PHỐ HỒ CHÍ MINH

Form B 02a - DN

INTERIM SEPARATE INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Current period (VND)	Prior period (VND)
Revenue from sales of goods and rendering of services	**01**	**28**	**45,986,745,605**	**38,712,412,649**
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	**10**		**45,986,745,605**	**38,712,412,649**
Cost of goods sold and services	11	29	46,657,984,560	30,717,019,644
Gross profit/(loss) from sales of goods and rendering of services	**20**		**(671,238,955)**	**7,995,393,005**
Financial income	22	30	12,664,979,609	11,374,527,360
Financial expenses	23	31	19,298,683,376	11,220,437,605
- In which: Borrowing expenses	*24*		*19,878,792,553*	*10,602,165,549*
Selling expenses	25	32	-	130,000,000
General and administrative expenses	26	33	8,716,418,207	12,095,927,644
Net profit/(loss) from operating activities	**30**		**(16,021,360,929)**	**(4,076,444,884)**
Other income	31	34	584,999,999	1,809,424,328
Other expenses	32	35	388,157,814	32,329,360
Other profit/(loss)	**40**		**196,842,185**	**1,777,094,968**
Profit/(loss) before tax	**50**		**(15,824,518,744)**	**(2,299,349,916)**
Current corporate income tax expense	51		-	-
Deferred corporate income tax expense	52		-	-
Profit/(loss) after tax	**60**		**(15,824,518,744)**	**(2,299,349,916)**

Approved, 12 September 2026

		General Director
Nguyen Thi My Hoa	**Nguyen Viet Doan**	**LE MINH TRIEU**
Preparer	**Chief Accountant**	

CÔNG TY CỔ PHẦN VẠN PHÁT HƯNG

Form B 03a – DN

INTERIM SEPARATE CASH FLOW STATEMENT
(Applying indirect method)
For the period from 01 January 2026 to 30 June 2026

Items	Codes	Notes	Current period (VND)	Prior period (VND)
Cash flows from operating activities				
Profit before tax	***01***		***(15,824,518,744)***	***(2,299,349,916)***
Adjustments for:				
Depreciation and amortization	02		668,243,771	762,997,317
Provisions/(reversal of provisions)	03		(653,209,177)	578,272,056
Gain/(loss) from investing activities	05		(12,664,979,609)	(11,343,467,510)
Interest expense	06		19,878,792,553	10,602,165,549
Operating profit before changes in working capital	***08***		***(8,595,671,206)***	***(1,699,382,504)***
Increase, decrease in receivables	09		922,053,886	(33,632,144,229)
Increase, decrease in inventories	10		(1,777,993,995)	8,637,937,335
Increase, decrease in payables (excluding interest and corporate income tax)	11		(49,837,641,672)	(23,700,634,942)
Increase, decrease in prepaid expenses	12		7,476,528	375,781,274
Interest paid	14		(18,796,384,387)	(10,413,432,501)
Corporate income tax paid	15		(280,749,854)	(27,794,717,262)
Other operating cash outflows	17		(379,000,000)	(694,666,000)
Net cash flows from operating activities	***20***		***(78,737,910,700)***	***(88,921,258,829)***
Cash flows from investing activities				
Cash payments for acquisition of fixed assets and other long-term assets	21		(556,417,266)	(2,330,767,855)
Cash outflows for loans granted and purchase of debt instruments of other entities	23		(151,700,271,025)	(48,328,812,500)
Cash inflows from collection of loans and disposal of debt instruments of other entities	24		102,640,000,000	106,610,000,000
Cash outflows for equity investments in other entities	25		-	(265,900,000,000)
Cash inflows from recovery of investments in other entities	26		-	160,000,000,000
Interest and dividends received	27		2,591,038,280	7,521,476,349
Net cash flows from investing activities	***30***		***(47,025,650,011)***	***(42,428,104,006)***

Form B03 a – DN

INTERIM SEPARATE CASH FLOW STATEMENT (CONT'D)
(Applying indirect method)
For the period from 01 January 2026 to 30 June 2026

Items	Codes	Notes	Current period (VND)	Prior period (VND)
Cash flows from financing activities				
Cash receipts from borrowings	33		320,682,952,727	265,040,000,000
Cash repayments of borrowings	34		(194,407,050,912)	(222,330,247,897)
Net cash flows from financing activities	*40*		*126,275,901,815*	*42,709,752,103*
Net cash flows during the period	**50**		**512,341,104**	**(88,639,610,732)**
Opening balance of cash and cash equivalents	**60**	**5**	**32,766,053,460**	**131,409,893,265**
Effects of exchange rate changes	61		-	-
Closing balance of cash and cash equivalents	**70**	**5**	**33,278,394,564**	**42,770,282,533**

Approved, 12 September 2026

Nguyen Thi My Hoa	**Nguyen Viet Doan**	**General Director**
Preparer	**Chief Accountant**	**LE MINH TRIEU**

CÔNG TY CỔ PHẦN VẠN PHÁT HƯNG

1. COMPANY OVERVIEW

Structure of ownership

Van Phat Hung Corporation (hereinafter referred to as the "Company"), formerly known as Van Phat Hung Co., Ltd., was established on 09 September 1999. In October 2006, Van Phat Hung Co., Ltd. was converted into Van Phat Hung Corporation. The Company was established and operates under Enterprise Registration Certificate No. 0301822194 dated 04 October 2006. During its course of operations, the Company was granted the 37th amended Enterprise Registration Certificate dated 27 March 2026 by the Department of Finance of Ho Chi Minh City.

The Company's head office is located at: 2nd Floor, Tulip Tower, No. 15 Hoang Quoc Viet Street, Phu Thuan Ward, Ho Chi Minh City.

The Company's registered charter capital is VND 953,578,000,000, and the actual contributed charter capital as at 30 June 2026 is VND 953,578,000,000, equivalent to 95,357,800 shares with a par value of VND 10,000 per share.

Business sectors

The principal activities of the Company are in the real estate sector.

Principal business activities

The Company's main business activities are:

- Real estate;
- Civil construction;
- Real estate brokerage; real estate exchange services and real estate consultancy;
- Leasing of office buildings and premises for business purposes;
- Real estate management services (buildings and condominiums);
- Residential area infrastructure development.

Normal business cycle

For real estate business activities, the normal operating cycle extends beyond 12 months and is determined in accordance with the specific progress and plan of each project. For other business activities, the Company's normal operating cycle is within a period not exceeding 12 months.

Company's structure

As at 30 June 2026, the company has the following subsidiaries:

Company name	Proportion of ownership	Proportion of interests	Proportion of voting rights	Main activities
Dinh An Investment Corporation	99%	99%	99%	Real estate business, healthcare
Hoa Binh Environmental Services Joint Stock Company	99%	99%	99%	Waste treatment; Organic fertiliser manufacturing; Cemetery construction and service operations
Casa Bonita Joint Stock Company	99%	99%	99%	Real estate business; Landscape care and maintenance services

1. COMPANY OVERVIEW (CONT'D)

As at 30 June 2026, the company has the following associates:

Company name	Proportion of ownership	Proportion of interests	Proportion of voting rights	Main activities
An Hung Investment Trading Services Corporation	44%	44%	44%	Real estate business

Number of workers

The total number of employees of the Company as at 30 June 2026 was: 26 employees (as at 31 December 2025: 33 employees)

2. FISCAL YEAR

The fiscal year begins on 01 January and ends on 31 December of the Calendar year. This interim separate financial statement is prepared for the period from 01 January 2026 to 30 June 2026.

Accounting currency

The unit of currency used in accounting is the Vietnamese Dong (VND).

3. APPLIED ACCOUNTING STANDARDS AND REGULATIONS

Applicable accounting system and comparability of information on the financial statements

The Company applies Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance guiding the Enterprise Accounting System, circulars guiding the implementation of accounting standards issued by the Ministry of Finance, and other statutory requirements relevant to the preparation and presentation of the separate interim financial statements.

Effective from 01 January 2026, the Company has adopted the new accounting regime in accordance with Circular No. 99/2025/TT-BTC. The opening balances have been adjusted and restated pursuant to the regulations of this Circular. Consequently, the figures presented as at 30 June 2026 are consistent and comparable with those in the separate statement of financial position as at 01 January 2026.

Statement of compliance with accounting standards and regulations

The Company's separate financial statements are prepared and presented in compliance with the requirements of Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the interim separate financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents

Cash includes cash on hand, demand deposits, term deposits, cash in transit, bank deposits with an original maturity of no more than three months are highly liquid, easily convertible into a specified amount of cash, and carry minimal risk of changes in their convertible value

Financial investments

Held-to-maturity investments

An investment is classified as held-to-maturity when the Company has both the intention and the ability to hold it until maturity. Held-to-maturity investments include: time deposits at banks, bonds, preferred shares that the issuer is obligated to repurchase at a specific future date, loans held to maturity for the purpose of earning periodic interest, and other similar investments.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and any transaction-related costs. After initial recognition, these investments are measured at their recoverable amount. Interest income from held-to-maturity investments after the acquisition date is recognized in the Statement of Profit or Loss on an accrual basis. Any interest accrued prior to the acquisition is deducted from the cost at the time of purchase.

When there is firm evidence that part or all of an investment may not be recoverable and the amount of the loss can be measured reliably, the loss is recognised in financial expenses during the year and deducted directly from the carrying amount of the investment.

Investments in subsidiaries, joint ventures and associates

Subsidiaries

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of the investee to obtain economic benefits from its activities.

Associates

An associate is an entity in which the Company has significant influence but does not have the power to govern the financial and operating policies of the investee. Significant influence is the power to participate in decisions concerning the financial and operating policies of the investee, but not to control those policies.

Investments in subsidiaries, joint ventures and associates are initially recognised at cost, including the purchase price or capital contribution together with transaction costs directly attributable to the acquisition of the investment. If the investment is made by way of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the transaction date.

Dividends and profits earned before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits earned after the acquisition are recognised as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

A provision for impairment of investments in subsidiaries, joint ventures and associates is established when the subsidiaries, joint ventures or associates incur losses. The provision amount is determined as the difference between the total actual contributed capital of all investors in the investee and its net assets, multiplied by the Company's ownership percentage of the total actual contributed capital of all investors in the investee. Where the investee prepares consolidated financial statements, the consolidated financial statements are used as the basis for determining the provision for impairment.

Any increase or decrease in the provision for impairment of investments in subsidiaries, joint ventures and associates required at the end of the financial year is recognised in financial expenses.

Receivables

Receivables are tracked in detail by original repayment term, remaining repayment term at the reporting date, original currency, and individual debtor, and are presented at their carrying amounts, net of provisions for doubtful debts.

The classification of receivables into trade receivables, internal receivables, and other receivables is based on the following principles:

- Trade receivables represent commercial receivables arising from sales transactions between the Company and independent customers, including receivables arising from entrusted export sales through other entities.
- Other receivables represent non-commercial receivables that are not related to sales transactions.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

The provision for doubtful debts is established for each doubtful receivable based on overdue aging or estimated potential losses, specifically:

- For overdue receivables:
  - 30% of the outstanding balance for receivables overdue for more than 6 months but less than 1 year.
  - 50% of the outstanding balance for receivables overdue for 1 year but less than 2 years.
  - 70% of the outstanding balance for receivables overdue for 2 years but less than 3 years.
  - 100% of the outstanding balance for receivables overdue for 3 years or more.

- For receivables that are not yet overdue but are unlikely to be recovered, the provision is based on estimated losses.

Any increase or decrease in the provision for doubtful debts required at the end of the financial year is recognised in administrative expenses.

Inventories

Inventories are measured at the lower of cost and net realisable value.

Inventories comprise work-in-progress real estate projects under construction for sale in the ordinary course of business, including land use levy, consideration for the transfer of land use rights, compensation, support and resettlement costs, initial site clearance, direct construction costs and reasonably allocated general production costs, which are directly included in the cost of inventories. Borrowing costs related to the projects are capitalised in accordance with the "Principles for recognition and capitalisation of borrowing costs" policy.

The cost of inventories is determined on a weighted average basis and comprises all costs of purchase and other costs directly incurred in bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price of inventories in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

A provision for decline in value of inventory is recognised for each inventory item where the cost exceeds its net realisable value. For unfinished services, provisions are determined for each type of service with a distinct pricing structure. Increases and decreases in the provision for inventory devaluation at the end of the financial year are recognised in the cost of sales.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all expenditures incurred by the Company to acquire the asset up to the time the asset is brought to the location and condition necessary for it to operate in the manner intended by the Company. Expenditures incurred subsequent to initial recognition are added to the carrying amount of the asset only when it is probable that such expenditures will generate future economic benefits from the use of the asset. Expenditures that do not satisfy the above condition are recognised as production and business expenses in the period 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 as income or expense for the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful lives or depreciation rates of the various categories of tangible fixed assets are as follows:

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Asset category	Estimated useful lives (years)
- Buildings and structures	05 - 25
- Machinery and equipment	06 - 10
- Transportation and transmission equipment	04 - 20
- Office equipment and management tools	03 - 06
- Management software	03

Investment property

Investment property comprises land use rights, buildings, parts of buildings, or infrastructure owned by the Company or held under finance leases for the purpose of earning rental income or for capital appreciation. Investment property is stated at cost less accumulated depreciation. The cost of investment property includes all expenditures incurred by the Company or the fair value of consideration given in exchange to acquire the investment property up to the date of acquisition or completion of construction.

Expenditures incurred subsequent to the initial recognition of investment property are recognised as expenses, unless it is probable that such expenditures will enable the investment property to generate future economic benefits in excess of the originally assessed standard of performance, in which case such expenditures are capitalised.

When investment property is sold, its cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the period.

For investment properties held under operating leases, they are recognised at historical cost, accumulated depreciation, and carrying amount. Depreciation is charged on a straight-line basis over the estimated useful lives as follows:

Asset category	Estimated useful lives (years)
- Infrastructure	06 - 25

Transfers from owner-occupied property to investment property are made only when the owner ceases to occupy the property and commences leasing it out under an operating lease arrangement, or upon completion of the construction phase. Transfers from investment property to owner-occupied property are made only when the owner commences using the property or begins development for sale. The transfers of investment property to owner-occupied property or inventories does not change the cost or carrying amount of the property at the date of transfer.

Investment property held for capital appreciation is not depreciated. Where there is objective evidence that such investment property has declined in value below market value and the decrease can be measured reliably, the cost of the investment property held for capital appreciation is written down accordingly, and the resulting loss is recognised in cost of sales.

Construction in progress

Construction in progress reflects directly attributable costs (including interest expenses where applicable in accordance with the Company's accounting policy) incurred for assets under construction, machinery, and equipment being installed for production, leasing, and management purposes, as well as costs related to ongoing fixed asset repairs. These assets are recognised at cost and are not subject to depreciation until they are brought into use.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Operating leases

A lease is classified as an operating lease when substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Operating lease expenses are recognised on a straight-line basis over the lease term, irrespective of the method of lease payment.

Prepaid expenses

Expenses incurred that are related to the business operating results of multiple accounting periods are recorded as prepaid expenses and amortised gradually to profit or loss in subsequent accounting periods.

The calculation and allocation of prepaid expenses to production and business costs of each accounting period are determined based on the nature and extent of each expense type to select an appropriate allocation method and criteria. Prepaid expenses are amortised systematically to production and business costs on a straight-line basis.

The Company's prepaid expenses comprise the following:

- Repair and maintenance expenses, tools and supplies awaiting allocation, etc., are amortised to expenses during the year on a straight-line basis over a period not exceeding 36 months

Payables and accrued expenses

Payables and accrued expenses are recognised at the value of the present obligations that the Company is required to settle in the future, arising from transactions for goods purchased or services received, or other financial obligations at the time of preparing the interim separate financial statements.

Accrued expenses are recognised based on reasonable and reliable estimates of the amounts payable, taking into account the information and conditions available at the end of the accounting period.

Liabilities are monitored in detail by original repayment term, the remaining repayment term at the reporting date, original currency, and individual creditor. Liabilities are not recognised at an amount lower than the obligation to be settled.

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

- Trade payables: Represent commercial liabilities arising from the purchase of goods, services, and assets where the seller is an independent entity from the Company;
- Accrued expenses: Represents the unincurred costs of ancillary construction items (such as roads, landscaping, electricity and water supply, infrastructure, etc.) included in the cost of real estate that has been sold and for which revenue has been recognised. Such costs must be included in the approved investment and construction budget. The costs are recognised when the real estate is handed over and sales revenue is recognised;
- Dividends and profits payable: Represent the dividends and profits payable by the Company to its owners;
- Other payables: Represent non-commercial payables that are not related to transactions involving the purchase, sale, or supply of goods and services.

Principles for recognition of loans and finance lease obligations

Loans and finance lease obligations are initially recognised at the amount actually received. Transaction costs and finance costs directly attributable to the borrowings are recognised as financial expenses in the period incurred, except where such costs are capitalised in accordance with the Company's borrowing cost policy.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Subsequent to initial recognition, loans and finance lease obligations are subsequently recognised at the outstanding amounts payable, including principal and interest payable in accordance with the relevant loan agreements or lease contracts. Borrowing costs and related financial expenses are recognised in the expenses of the period in which they are incurred, except where such costs are capitalised in accordance with the Company's borrowing cost policy.

For lease contracts that qualify for classification as finance leases, the leased assets and lease liabilities are recognised in accordance with the economic substance of the transactions.

Principles for recognition and capitalisation of borrowing costs

Borrowing costs comprise interest expenses and other costs incurred directly in connection with the Company's borrowings.

Borrowing costs are recognised as expenses in the period in which they are incurred, except for borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, in which case such borrowing costs are capitalised as part of the cost of the respective assets until the assets are ready for their intended use or sale.

The capitalisation of borrowing costs is carried out based on the actual timing and extent of investment activities and is applied only during the period in which activities necessary to prepare the asset for its intended use are in progress.

Principles of recognising deferred revenue

Deferred revenue includes revenue received in advance from customers, including amounts paid in advance for one or more accounting periods in respect of asset leases; assets supported, sponsored, or gifted with attached conditions for the management, use, and control of such assets; and other deferred revenue items, such as revenue corresponding to the value of goods, services, or discount amounts for customers under loyalty programmes.

Deferred revenue is recognised as revenue in the accounting period in which the Company fulfils its obligation to provide goods or services, or is allocated over the period of the customer's economic benefit, in accordance with the nature of the transaction and the terms of the contract.

Owners' equity

Share capital

Share capital is recognised based on the actual capital contributions made by shareholders/members/owners and approved by the competent authorities (if any).

Share premium

Share premium is recognised as the difference between the issuance price and the par value of shares upon initial issuance or additional issuance, the difference between the reissuance price and the carrying value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to additional share issuances and reissuance of treasury shares are deducted from the share premium.

Treasury shares

When the Company repurchases its owned shares, the consideration paid, including directly attributable transaction costs, is recognised as treasury shares and presented as a deduction from equity. Upon reissuance, the difference between the reissuance price and the carrying value of treasury shares is recognised in share premium.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Profit distribution

Profit after corporate income tax is distributed to the owners after appropriations to funds in accordance with the Company's Charter and applicable laws and regulations, and upon approval by the General Meeting of Owners.

The distribution of profits to the owners takes into consideration non-cash items included in undistributed post-tax profits that may affect cash flows and the Company's ability to pay dividends, such as gains arising from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments, and other non-cash items.

Dividends/profits are recognised as liabilities when they are approved by the General Meeting of Shareholders.

The list of shareholders entitled to receive dividends is established by the Vietnam Securities Depository and Clearing Corporation

Revenue

Revenue from sale of goods and finished products

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

- The Company has transferred substantially all the risks and rewards of ownership of the goods or products to the buyer;
- The Company no longer retains managerial involvement to the degree usually associated with ownership, or effective control over the goods or products;
- The revenue can be measured reliably. Where contracts provide buyers with the right to return purchased goods or products subject to specified conditions, revenue is recognised only when such conditions no longer exist, and the buyer no longer has the right to return the goods or products (except where customers are entitled to return goods in exchange for other goods or services);
- The Company has received or will probably receive economic benefits from the sales transaction;
- The costs relating to the sales transaction can be measured reliably

Revenue from rendering of services

Revenue from rendering of services is recognised when the outcome of the transaction can be measured reliably. Where services are rendered over multiple accounting periods, revenue recognised in each period is determined based on the stage of completion of the transaction as at the reporting date. The outcome of a service transaction is considered to be reliably measurable when all of the following conditions are satisfied:

- The revenue can be measured reliably. Where contracts provide customers with the right to return purchased services subject to specified conditions, revenue is recognised only when such conditions no longer exist, and the customer no longer has the right to cancel the services;
- It is probable that the economic benefits associated with the service transaction will flow to the Company;
- The stage of completion of the transaction at the end of the accounting period can be measured reliably;
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

In cases where services are performed over multiple periods, revenue recognised in the period is based on the outcome of the work completed as at the end of the accounting period.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Revenue from sale of real estate

Revenue from the sale of real estate for which the Company acts as the developer is recognised when all of the following conditions are simultaneously satisfied:

- The real estate property has been fully completed and handed over to the buyer, and the Company has transferred substantially all the risks and rewards of ownership of the property to the buyer.
- The Company no longer retains managerial involvement to the degree usually associated with ownership, or effective control over the real estate property.
- The revenue can be measured reliably.
- The Company has received or will probably receive economic benefits from the real estate sale transaction.
- The costs relating to the real estate sale transaction can be measured reliably.

Construction revenue

Where the outcome of a construction contract can be estimated reliably:

- For construction contracts under which contractors are entitled to payment based on planned progress milestones, contract revenue and related costs are recognised in proportion to the stage of completion determined by the Company as at the end of the financial year.
- For construction contracts under which contractors are entitled to payment based on the value of work performed, contract revenue and related costs are recognised in proportion to the completed work certified by the customers and reflected in the invoices issued.

Variations in construction work volume, claims for compensation, and other collections are recognised as revenue only when they have been agreed with the customers.

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

- Revenue is recognised only to the extent of contract costs incurred that are probable of being recovered.
- Contract costs are recognised as expenses when incurred.

The difference between the cumulative contract revenue recognised and the cumulative amount billed under planned progress billing is recognised as amounts due from customers for construction contracts or amounts due to customers for construction contracts.

Interest income

Interest income is recognised on an accrual basis, based on deposit account balances and the actual interest rates applicable to each period.

Dividends and distributed profits

Dividends and distributed profits are recognised when the Company's right to receive such dividends or profits arising from capital contributions is established. Share dividends are recognised only by recording an increase in the number of shares held, without recognising the value of the shares received

Cost of goods sold

Cost of goods sold during the period is recognised in line with the revenue generated in the period and in compliance with the prudence principle. Cases of material and goods losses exceeding standard limits, abnormal expenses, and inventory losses (after deducting the responsibility borne by relevant collectives or individuals) are fully and promptly recognised in the cost of goods sold of the period.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Expense recognition

Cost of sales is recognised when costs directly related to the generation of revenue have been incurred and can be measured reliably, in accordance with the matching principle, regardless of the timing of payment.

Where necessary, costs directly related to the revenue recognised during the year are estimated and recognised based on reasonable and consistent assumptions. Costs in excess of normal consumption levels are recognised immediately in cost of sales in accordance with the prudence principle.

Expenses other than cost of sales, including selling expenses, general and administrative expenses, and other operating expenses, are recognised in the income statement during the period in which they are incurred, in accordance with the related revenue and regardless of the timing of payment. Such expenses are recognised when sufficient evidence exists that an obligation has arisen and the amount can be measured reliably.

Expenses that do not generate future economic benefits are recognised immediately as expenses in the year in accordance with the prudence principle.

Expenses are classified and presented in accordance with the economic substance of each type of expense, in compliance with applicable accounting standards and the accounting regulations in force.

Corporate income tax

Corporate income tax expense comprises current corporate income tax and deferred corporate income tax.

Current corporate income tax

Current corporate income tax is the amount of tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and tax losses carry forwards.

Deferred income tax

Deferred income tax represents the amount of corporate income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred corporate income tax liabilities are recognised for all taxable temporary differences. Deferred corporate income tax assets are recognised only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

Deferred corporate income tax assets and deferred corporate income tax liabilities are measured using the tax rates expected to apply in the period when the assets are realised, or the liabilities are settled, based on tax rates in effect at the end of the accounting period. Deferred corporate income tax is recognised in the income statement, except to the extent that it relates to items recognised directly in equity, in which case the related deferred corporate income tax is also recognised directly in equity.

Related parties

Parties are considered to be related to the Company if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company and the other party are subject to common control or common significant influence. Such related parties may be enterprises or individuals, including close members of their families.

5. CASH AND CASH EQUIVALENTS

	Closing balance (VND)	Opening balance (VND)
- Cash	4,403,423,207	3,314,146,119
- Demand deposits	28,874,971,357	4,451,907,341
+ *Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon South Branch*	*25,643,460,245*	*259,244,962*
+ *Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tan Dinh Branch*	*1,977,704,593*	*542,353,959*
+ *Agribank Securities Corporation*	*60,377*	*2,257,787,049*
+ *Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch*	*307,256,079*	*698,047,815*
+ *Other banks*	*946,490,063*	*694,473,556*
- Cash equivalents	-	25,000,000,000
Total	**33,278,394,564**	**32,766,053,460**

6. FINANCIAL INVESTMENTS

6.1 HELD-TO-MATURITY INVESTMENTS

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term	**199,148,772,609**	**199,148,772,609**	-	**145,150,081,402**	**145,150,081,402**	-
Loans to related parties	68,048,029,091	68,048,029,091	-	25,777,460,320	25,777,460,320	-
+ An Hung Investment TM DV Corporation (i)	*7,298,812,500*	*7,298,812,500*	-	*7,298,812,500*	*7,298,812,500*	-
+ Thuan Hung Construction Corporation (ii)	*7,650,000,000*	*7,650,000,000*	-	*7,550,000,000*	*7,550,000,000*	-
+ Hoa Binh Urban Environmental Services Joint Stock Company (iii)	*8,000,000,000*	*8,000,000,000*	-	*8,200,000,000*	*8,200,000,000*	-
+ Casa Bonita Joint Stock Company (iv)	*38,000,000,000*	*38,000,000,000*	-	-	-	-
+ Accrued interest income	*7,099,216,591*	*7,099,216,591*		*2,728,647,820*	*2,728,647,820*	
Loans to other organisations and individuals	131,100,743,518	131,100,743,518	-	112,932,621,082	112,932,621,082	-
+ Ms. Vo Thuy Anh (v)	*90,537,262,648*	*90,537,262,648*	-	*95,537,262,648*	*95,537,262,648*	-
+ Ms. Ly Yen Nhi (vi)	*22,400,000,000*	*22,400,000,000*	-	*7,500,000,000*	*7,500,000,000*	-
+ Phu My Thuan Joint Stock Company (vii)	17,505,670,025	17,505,670,025	-	9,805,399,000	9,805,399,000	-
+ Accrued interest income	657,810,845	657,810,845		89,959,434	89,959,434	
Other investments	-	-	-	6,440,000,000	6,440,000,000	-
Long-term	**150,924,062,195**	**150,924,062,195**	-	**145,793,580,688**	**145,793,580,688**	-
Bonds (viii)	8,419,642,740	8,419,642,740	-	8,162,573,151	8,162,573,151	-
+ Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch	*6,000,000,000*	*6,000,000,000*	-	*6,000,000,000*	*6,000,000,000*	-
+ Vietnam Bank for Agriculture and Rural Development - Saigon South Branch	*2,000,000,000*	*2,000,000,000*	-	*2,000,000,000*	*2,000,000,000*	-
+ Accrued interest income	*419,642,740*	*419,642,740*		162,573,151	162,573,151	
Loans to related parties	142,504,419,455	142,504,419,455	-	137,631,007,537	137,631,007,537	-
+ An Hung Investment TM DV Corporation (ix)	*97,399,638,411*	*97,399,638,411*	-	*97,399,638,411*	*97,399,638,411*	-
+ Accrued interest income	*45,104,781,044*	*45,104,781,044*		*40,231,369,126*	*40,231,369,126*	
Total	**350,072,834,804**	**350,072,834,804**	-	**290,943,662,090**	**290,943,662,090**	-

6. FINANCIAL INVESTMENTS (CONT'D)

6.1 HELD-TO-MATURITY INVESTMENTS (CONT'D)

(i) Short-term loan to An Hung Investment TM DV Corporation under Loan Agreement No. 01/HĐCV/2025 dated 07 January 2025 and its appendix, with a credit limit of VND 7,298,812,500, an interest rate of 9% per annum, and the loan term extended to 07 January 2027.

(ii) Loan to Thuan Hung Construction Corporation under Capital Loan Agreement No. 01/HĐVV/2025/TH-VPH dated 20 May 2025 and its appendix, with a credit limit of VND 10,000,000,000, an interest rate of 9% per annum, and the loan term extended to 20 May 2027. This loan was guaranteed by a third party.

(iii) Loan to Hoa Binh Urban Environment Service Joint Stock Company under Loan Agreement No. 02/HĐCV/2022 dated 06 April 2022 and its appendices, with a credit limit of VND 10,000,000,000, an interest rate of 8% per annum, and the loan term extended to 06 April 2027.

(iv) The loan under Loan Agreement No. 01/HĐCV/2026/VPH-CASA dated 03 February 2026 entered between Van Phat Hung Corporation and Casa Bonita Joint Stock Company. According to the contract, Van Phat Hung Corporation lends Casa Bonita Joint Stock Company an amount of VND 40,000,000,000, for a loan term of 12 months, at an interest rate of 7.1% per annum.

(v) Loan to Ms. Vo Thuy Anh under the following loan contracts:

+ Contract No. 02/HĐCV/2024 dated 08 August 2024 and its appendix, with a credit limit of VND 12,787,000,000, an interest rate of 8% per annum, the loan term extended to 08/08/2027, and the outstanding loan balance as at 30 June 2026 amounting to VND 4,087,000,000;

+ Contract No. 03/HĐCV/2024 dated 06 September 2024 and its appendix, with a credit limit of VND 110,000,000,000, an interest rate of 8% per annum, the loan term extended to 05/09/2026, and the outstanding loan balance as at 30 June 2026 amounting to VND 86,450,262,648.

The above loan was guaranteed by a third party.

(vi) The loan to Ms Ly Yen Nhi under Appendix to Loan Agreement No. 01/HĐCV/2025 dated 20 May 2025 and its appendix, with a credit limit of VND 22,400,000,000, an interest rate of 8% per annum, and the loan term extended to 19 May 2027. This loan was guaranteed by a third party.

(vii) Loan to Phu My Thuan Joint Stock Company under Contract No. 02/HĐCV/2025 dated 03 September 2025, with a loan limit of VND 17,505,670,025, an interest rate of 7% per annum. This loan was guaranteed by a third party.

6. FINANCIAL INVESTMENTS (CONT'D)

6.1 HELD-TO-MATURITY INVESTMENTS (CONT'D)

(viii) The Company holds bonds issued by Vietnam Bank for Agriculture and Rural Development with the following details:

Bond code	Par value (VND)	Quantity	Issue date	Bond Maturity	Interest rate/year
AGRIBANK202703	1,000,000	2,000	24/12/2020	7 years	Reference interest rate + margin: - First 5 years: +1.3%/year - Last 2 years: +1.5%/year
AGRIBANK243401	100,000	30,000	14/08/2024	10 years	Reference interest rate + margin: - First 5 years: +2%/year - Last 5 years: +3%/year
AGRIBANK253501	100,000	30,000	29/07/2025	10 years	Reference interest rate + margin: - First 5 years: +1.8%/year - Last 5 years: +3%/year

(ix) Long-term loan to An Hung Commercial Service Joint Stock Company under the following loan contracts:

+ Loan Contract No. 02/HĐCV/2020 dated 12 November 2020 and its appendices, with a loan limit of VND 66,252,402,000, a lending interest rate of 10% per annum, an outstanding loan balance as at 30 June 2026 of VND 66,252,402,000.

+ Loan Contract No. 01/HĐCV/2021 dated 20 June 2021 and its appendices, with a loan limit of VND 9,547,598,000, a lending interest rate of 10% per annum, an outstanding loan balance as at 30 June 2026 of VND 6,694,236,411.

+ Loan Contract No. 03/HĐCV/2022 dated 13 June 2022, with a loan limit of VND 1,368,000,000, a lending interest rate of 9% per annum, an outstanding loan balance as at 30 June 2026 of VND 1,368,000,000.

+ Loan Contract No. 07/HĐCV/2022 dated 19 December 2022, with a loan limit of VND 46,170,000,000, a lending interest rate of 10% per annum, an outstanding loan balance as at 30 June 2026 of VND 23,085,000,000.

According to the Memorandum of Agreement on Principal and Loan Interest Repayment Plan dated 1 January 2025, the maturity of the loan principal has been extended to 31 December 2028.

6. FINANCIAL INVESTMENTS (CONT'D)

6.2 INVESTMENTS IN OTHER ENTITIES

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investments in subsidiaries	**616,240,000,000**	**611,935,990,649**	**(4,304,009,351)**	**616,240,000,000**	**611,113,748,015**	**(5,126,251,985)**
- Hoa Binh Urban Environmental Services Joint Stock Company (i)	*144,640,000,000*	*140,335,990,649*	*(4,304,009,351)*	*144,640,000,000*	*139,513,748,015*	*(5,126,251,985)*
- Dinh An Investment Corporation (ii)	*164,700,000,000*	*164,700,000,000*	-	*164,700,000,000*	*164,700,000,000*	-
- Casa Bonita Joint Stock Company (iii)	*306,900,000,000*	*306,900,000,000*	-	*306,900,000,000*	*306,900,000,000*	-
Investments in associates, jointly ventures	**127,600,000,000**	**125,410,971,945**	**(2,189,028,055)**	**127,600,000,000**	**125,653,105,402**	**(1,946,894,598)**
- An Hung Investment Trading Services Corporation (iv)	*127,600,000,000*	*125,410,971,945*	*(2,189,028,055)*	*127,600,000,000*	*125,653,105,402*	*(1,946,894,598)*
Total	**743,840,000,000**	**737,346,962,594**	**(6,493,037,406)**	**743,840,000,000**	**736,766,853,417**	**(7,073,146,583)**

(i) Hoa Binh Urban Environment Service Joint Stock Company operates under Enterprise Registration Certificate No. 0304607942 initially issued on 21 June 2006 by the Department of Planning and Investment of Ho Chi Minh City and subsequent amended certificates. The charter capital of Hoa Binh is VND 20,000,000,000, divided into 2,000,000 shares with a par value of VND 10,000 per share. As at 30 June 2026, the Company holds 1,980,000 shares of Hoa Binh, representing 99.00% of the actual contributed charter capital of Hoa Binh as at 30 June 2026. Currently, Hoa Binh is still operating normally. The "Construction of Cemetery Park in Da Phuoc Commune, Binh Chanh District" project is in the stage of awaiting approval of the unit land price to determine the land use levy for the Company to fulfil its financial obligations regarding the land plot.

(ii) Dinh An Investment Corporation operates under Enterprise Registration Certificate No. 0316770686 initially issued on 26 March 2021 by the Department of Planning and Investment of Ho Chi Minh City and subsequent amended certificates. The charter capital of Dinh An is VND 300,000,000,000, divided into 30,000,000 shares with a par value of VND 10,000 per share. According to the registered charter capital of Dinh An, the Company contributed VND 297,000,000,000, equivalent to 29,700,000 shares. As at 30 June 2026, the Company had not yet fully contributed the registered charter capital to Dinh An, with the actual capital contribution of the Company amounting to VND 164,700,000,000, equivalent to 16,470,000 shares, representing 99.70% of the actual contributed charter capital of Dinh An as at 30 June 2026. Currently, Dinh An is still in the process of investing and completing procedures related to the project such as completing legal documentation, and has not yet generated revenue from business and operating activities.

6. FINANCIAL INVESTMENTS (CONT'D)

6.2 INVESTMENTS IN OTHER ENTITIES (CONT'D)

(iii) Casa Bonita Joint Stock Company under Enterprise Registration Certificate No. 0317559534 initially issued on 09 November 2022 by the Department of Planning and Investment of Ho Chi Minh City and subsequent amended certificates. The charter capital of Casa Bonitas is VND 310,000,000,000, divided into 31,000,000 shares with a par value of VND 10,000 per share. According to the registered charter capital of Casa Bonita, the Company contributed VND 306,900,000,000, equivalent to 30,690,000 shares. As at 30 June 2026, the Company holds 30,690,000 shares of Casa Bonita, representing 99.00% of the actual contributed charter capital of Casa Bonita as at 30 June 2026. Currently, Casa Bonita is still in the process of investing and completing procedures related to the project such as completing legal documentation, and has not yet generated revenue from business and operating activities.

(iv) An Hung Investment Trading Services Corporation operates under Enterprise Registration Certificate No. 0315246642 initially issued on 28 August 2018 by the Department of Planning and Investment of Ho Chi Minh City and subsequent amended certificates. The charter capital of An Hung is VND 290,000,000,000, divided into 29,000,000 shares with a par value of VND 10,000 per share. As at 31 December 2024, the Company holds 12,760,000 shares of An Hung, representing 44.00% of the actual contributed charter capital of An Hung as at 30 June 2026. Currently, An Hung is in the process of investing and completing procedures related to the project such as completing legal documentation and land-related matters concerning the Nhon Duc Residential Area investment and construction project, and has not yet generated revenue from business and operating activities.

7. TRADE RECEIVABLES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Trade receivables from related parties	5,370,300,000	-	5,042,250,000	-
+ An Hung Investment TM DV Corporation	5,370,300,000	-	5,042,250,000	-
- Trade receivables from other customers	9,019,370,000	-	20,894,126,364	-
+ Dinosaur Academy Company Limited	-	-	7,751,120,000	-
+ Customers purchasing apartments and land lots	9,017,370,000	-	13,141,006,364	-
+ Other customers	2,000,000	-	2,000,000	-
Total	**14,389,670,000**	-	**25,936,376,364**	-

8. ADVANCES TO SUPPLIERS

	Closing balance (VND)	Opening balance (VND)
- Advances to related parties	-	-
- Advances to other suppliers	2,286,349,972	2,494,597,424
+ *Ms. Nguyen Thi Ngoc Vui*	*462,677,000*	*462,677,000*
+ *Viet Bach Investment Consulting and Construction Corporation*	*340,900,000*	*340,900,000*
+ *Advances to other suppliers*	*1,482,772,972*	*1,691,020,424*
Total	**2,286,349,972**	**2,494,597,424**

9. OTHER RECEIVABLES

9a Other short-term receivables

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- **Receivables from related parties**	**130,000,000,000**	-	**130,000,000,000**	-
Receivables from business cooperation contracts	***130,000,000,000***	-	***130,000,000,000***	-
+ Ms. Vo Thi Thuy Trinh and Mr. Nguyen Ke Toan (*)	130,000,000,000	-	130,000,000,000	-
- **Receivables from other organisations and individuals**	**4,610,027,603**	-	**288,747,922,744**	-
Receivables from land advances	-	-	***275,340,057,097***	-
+ Ms. Vo Nguyen Huyen Tran	-	-	87,891,723,575	-
+ Ms. Ly Yen Nhi	-	-	27,033,626,117	-
+ Mr. Le Minh Trieu	-	-	58,507,331,313	-
+ Ms. Vo Thuy Anh	-	-	101,907,376,092	-
Advances to other parties	***3,838,983,877***	-	***759,983,877***	-
Receivables from compensation for site clearance	-	-	***11,855,000,000***	-
+ Ho Chi Minh city University of Physical Education and Sport	-	-	10,082,700,000	-
+ Ho Chi Minh City University of Natural Resources and Environment	-	-	1,772,300,000	-
Other short-term receivables	***771,043,726***	-	***792,881,770***	-
Total	**134,610,027,603**	-	**418,747,922,744**	-

(*) Receivables from the business cooperation contract between the Company and Mr Nguyen Ke Toan – Ms Vo Thi Thuy Trinh under Business Cooperation Contract No. 01/HDHT-TMNPXMR dated 19 December 2023 regarding the "Phu Xuan Kindergarten Expansion Investment" project. The Company's capital contribution ratio is 65% of the total project investment capital, and the aforementioned individuals contribute 35%. Upon project finalisation, 10% of the profit is allocated to the Company, and the remaining 90% is distributed proportionately to each party's actual capital contribution ratio. To date, the project remains in the capital contribution stage for agricultural land compensation and completion of legal procedures for land use levy payment. The Company also assessed that there is no indication of impairment in the value of these land plots as at 30 June 2026. In addition, the Company expects to carry out the necessary procedures to recover this investment during 2026. This business cooperation arrangement has not been guaranteed.

9. OTHER RECEIVABLES (CONT'D)

9b. Other long-term receivables

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- **Receivables from related parties**	**170,926,581,000**	-	**164,736,581,000**	-
Receivables from business cooperation contracts	***170,926,581,000***	-	***164,736,581,000***	-
+ Tan Luc Corporation (i)	170,926,581,000	-	164,736,581,000	-
- **Receivables from other organisations and individuals**	**290,878,569,859**	-	**2,243,512,762**	-
Receivables from land advances	***270,340,057,097***	-	-	-
+ Mr. Le Minh Trieu (ii)	58,507,331,313	-	-	-
+ Ms. Vo Thuy Anh (ii)	101,907,376,092	-	-	-
+ Ms. Vo Nguyen Huyen Tran	87,891,723,575	-	-	-
+ Ms. Ly Yen Nhi	22,033,626,117	-	-	-
Deposit	***6,585,032,104***	-	***145,032,104***	-
Receivables from compensation for site clearance	***11,855,000,000***	-	-	-
+ Ho Chi Minh city University of Physical Education and Sport	10,082,700,000	-	-	-
+ Ho Chi Minh City University of Natural Resources and Environment	1,772,300,000	-	-	-
Other long-term receivables	***2,098,480,658***	-	***2,098,480,658***	-
Total	**461,805,150,859**	-	**166,980,093,762**	-

(i) Receivables under the business cooperation between the Company and Tan Luc Corporation - a related party, under Business Cooperation Contract No. 01/2025/HTKD/TL-VPH dated 10 March 2025 regarding the "Secondary real estate investment and trading". The maximum total capital for implementation is VND 200 billion. The capital contribution ratio for business operations is 95% by the Company and 5% by Tan Luc. The profit sharing ratio for each product is 70% for the Company and 30% for Tan Luc. The term of the business cooperation is 36 months. In the event of a transaction loss, Tan Luc will bear 100% of such loss. This business cooperation arrangement has not been guaranteed.

9. OTHER RECEIVABLES (CONT'D)

9b. Other long-term receivables (cont'd)

(ii) Receivables from advances to employees to purchase land use rights as approved by the Company's Board of Management. As at 30 June 2026, the relevant employees have acquired the land plots and will complete legal procedures to transfer the ownership of these land plots to the Company once eligible or dispose of them to other parties upon the Company's approval. Among them, an amount of VND 60,004,035,050 has not been guaranteed.

10. PROVISION FOR DOUBTFUL RECEIVABLES

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Other receivables	**124,265,000**	-	**124,265,000**	**124,265,000**	-	**124,265,000**
Duong Ngoc Dung	124,265,000	-	124,265,000	124,265,000	-	124,265,000
Total	**124,265,000**	-	**124,265,000**	**124,265,000**	-	**124,265,000**

11. INVENTORIES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Work in progress	11,020,985,550	-	187,323,551,047	-
Total	**11,020,985,550**	-	**187,323,551,047**	-

12. WORK IN PROGRESS

	Closing balance (VND)		Opening balance (VND)	
	Cost	Recoverable amount	Cost	Recoverable amount
- Construction in progress	-	-	5,317,491,849	-
Total	-	-	**5,317,491,849**	-

13. TANGIBLE FIXED ASSETS

Unit: VND

	Buildings and structures	Machinery and equipment	Transportation and transmission equipment	Office equipment and management tools	Other tangible fixed assets	Total
Cost						
Opening balance	**1,313,317,956**	**22,244,606,977**	**12,400,906,151**	**1,568,718,342**	**1,637,165,190**	**39,164,714,616**
Acquisitions during the period	-	-	-	*89,435,185*	-	*89,435,185*
Closing balance	**1,313,317,956**	**22,244,606,977**	**12,400,906,151**	**1,658,153,527**	**1,637,165,190**	**39,254,149,801**
In which:						
Fully depreciated but still in use	1,313,317,956	22,244,606,977	7,770,872,713	1,267,740,161	1,637,165,190	34,233,702,997
Awaiting disposal						
Accumulated depreciation						
Opening balance	**(1,313,317,956)**	**(22,244,606,977)**	**(10,742,182,741)**	**(1,408,009,271)**	**(1,637,165,190)**	**(37,345,282,135)**
Depreciation for the period	-	-	*(401,279,004)*	*(51,097,091)*	-	*(452,376,095)*
Closing balance	**(1,313,317,956)**	**(22,244,606,977)**	**(11,143,461,745)**	**(1,459,106,362)**	**(1,637,165,190)**	**(37,797,658,230)**
Net book value						
Opening balance	-	-	**1,658,723,410**	**160,709,071**	-	**1,819,432,481**
Closing balance	-	-	**1,257,444,406**	**199,047,165**	-	**1,456,491,571**

The historical cost of fully depreciated tangible fixed assets that were still in use as at 30 June 2026 was VND 34,233,702,997 (as at 01 January 2026: VND 31,573,414,115).

14. INVESTMENT PROPERTIES

Unit: VND

	Opening balance	Increases	Decreases	Closing balance
a) Investment properties held for lease				
Cost	**12,572,900,567**	-	-	**12,572,900,567**
Infrastructure	12,572,900,567	-	-	12,572,900,567
Accumulated depreciation	**10,252,996,396**	**215,867,676**	-	**10,468,864,072**
Infrastructure	10,252,996,396	215,867,676	-	10,468,864,072
Net book value	**2,319,904,171**	**(215,867,676)**	-	**2,104,036,495**
Infrastructure	2,319,904,171	(215,867,676)	-	2,104,036,495
b) Investment properties held for appreciation				
Cost	**6,709,998,412**	-	-	**6,709,998,412**
Buildings and land use rights	6,709,998,412	-	-	6,709,998,412
Impairment losses	-	-	-	-
Net book value	**6,709,998,412**	-	-	**6,709,998,412**
Buildings and land use rights	6,709,998,412	-	-	6,709,998,412
Cost	**19,282,898,979**			**19,282,898,979**
Net book value	**9,029,902,583**			**8,814,034,907**

The historical cost of fully amortised intangible assets but were still in use of the Company as at 30 June 2026 was VND 7,174,284,586 (as at 01 January 2026: VND 7,174,284,586).

Details of investment properties holding a value of 10% or more of the total investment property value during the period:

Unit: VND

No.	Items	Cost	Accumulated depreciation/ Impairment losses	Carrying amount
1	Phu My Apartment Basement	7,174,284,586	7,174,284,586	-
2	Hoang Quoc Viet Apartment Basement Car Park	2,154,828,737	915,802,206	1,239,026,531
3	Swimming Pool at Blocks 1A–1B of Phu Thuan Apartment (La Casa)	3,243,787,244	2,378,777,280	865,009,964
4	Ca Mau Building	6,709,998,412	-	6,709,998,412
Total		**19,282,898,979**	**10,468,864,072**	**8,814,034,907**

15. LONG-TERM WORK IN PROGRESS

	Closing balance (VND)		Opening balance (VND)	
	Cost	Recoverable amount	Cost	Recoverable amount
District 2 Residential Area Project (i)	122,597,782,094	122,597,782,094	122,597,782,094	122,597,782,094
Phu My Residential Area Project (ii)	66,003,429,102	66,003,429,102	-	-
Phu Xuan Residential Area Project (iii)	76,822,926,384	76,822,926,384	-	-
Phu Thuan Apartment Residential Area Project (iv)	24,164,159,998	24,164,159,998	-	-
District 9 Project (v)	7,671,279,979	7,671,279,979	7,325,900,105	7,325,900,105
Nhon Duc Residential Project (vi)	10,744,664,134	10,744,664,134	-	-
Nhon Duc Social Housing Project	1,293,077,844	1,293,077,844	1,293,077,844	1,293,077,844
Phu Xuan School Project	145,174,264	145,174,264	145,174,264	145,174,264
Total	**309,442,493,799**	**309,442,493,799**	**131,361,934,307**	**131,361,934,307**

(i) Binh Trung Dong Residential Area Project, District 2 in Binh Trung Ward, Ho Chi Minh City, with the Company acting as a secondary developer, being part of the Main Technical Infrastructure Investment and Construction Project for Binh Trung Dong - Cat Lai Residential Area (with a total scale of 154ha), Binh Trung Ward and Cat Lai Ward, Ho Chi Minh City.

(ii) Representing the amount whereby the Company is currently transferring the remaining land plots in Phu My Residential Area (equivalent to 1,440m2), whilst the Company is completing legal procedures to proceed with the project component on the 6,000m2 land plot where the 110kV power transmission line crossing through the land area has been undergrounded.

(iii) Representing expenses related to the Kindergarten Project in Phu Xuan Residential Area, with an area of 9,722 m2. To date, the Company is still continuing to complete legal procedures to continue executing the project.

(iv) Representing the area in respect of which the Company is carrying out procedures to transfer the remaining area of the land project designated for medical use.

(v) Representing compensation costs, site levelling costs and initial infrastructure design costs for the land plot with an area of 2,798m2 in Long Truong Ward, Ho Chi Minh City

(vi) The Company is continuing to complete procedures to execute the school project component of Nhon Duc Residential Area (equivalent to 6,007m2 of land).

15. LONG-TERM WORK IN PROGRESS (CONT'D)

In addition, the Company uses the following assets as collateral to secure the loans:

- Land use rights for land lot No. 141-69 located in Nha Be Commune, Ho Chi Minh City, land lot No. 1283 located at 33, Long Truong Ward, Ho Chi Minh City, and land lot No. 1284 located at 33, Long Truong Ward, Ho Chi Minh City, belonging to Phu Xuan Project, with an original cost of VND 6,006,600,998.

- Apartment No. 11.1, Block 1A of Apartment Complex 1A - 1B in La Casa Mixed-use Apartment Complex belonging to Phu Thuan Apartment Complex Project, with an original cost of VND 2,715,999,085.

16. LONG-TERM PREPAID EXPENSES

	Closing balance (VND)	Opening balance (VND)
Tulip Office Renovation and Construction	6,230,466	13,706,994
Phu Xuan Office Renovation and Construction Costs	5,839,500,652	-
Total	**5,845,731,118**	**13,706,994**

17. DEFERRED TAX ASSETS

	Closing balance	Opening balance
Deferred tax assets relating to deductible temporary differences:	8,424,969,415	8,424,969,415
Total	**8,424,969,415**	**8,424,969,415**

18. TRADE PAYABLES

	Closing balance (VND)	Opening balance (VND)
- Payables to related parties	-	75,178,000
+ *Thuan Hung Construction Corporation*	-	*57,240,000*
+ *Sai Gon Moi Real Estate Corporation*	-	*17,938,000*
- Payables to other suppliers	2,782,697,393	2,641,863,762
+ *Ho Van Xuan and Pham Thi Hoa (*)*	*605,000,000*	*605,000,000*
+ *Le Van Nhieu and Vo Thi Con (*)*	*550,000,000*	*550,000,000*
+ *Pham Van Nghiep and Vo Thi Het (*)*	*550,000,000*	*550,000,000*
+ *Rinco Environment & Technology Company Limited*	*293,152,328*	*293,152,328*
+ *Other suppliers*	*784,545,065*	*643,711,434*
Total	**2,782,697,393**	**2,717,041,762**

(*) Payables for resettlement land compensation

19. ADVANCES FROM CUSTOMERS

19a. Short-term advances from customers

	Closing balance (VND)	Opening balance (VND)
+ Phu Xuan land plot customers	-	109,500,000,107
+ Phu Xuan 2 land plot customers	-	10,636,363,647
+ Phu My land plot customers	670,000,000	7,183,533,670
+ Phu Thuan land plot customers	-	6,454,545,461
+ Nhon Duc land plot customers	2,885,445,600	4,754,805,181
+ Land plot management fee	113,912,000	-
Total	**3,669,357,600**	**138,529,248,066**

19. ADVANCES FROM CUSTOMERS (CONT'D)

19b. Long-term advances from customers

	Closing balance (VND)	Opening balance (VND)
+ Phu Xuan land plot customers	110,590,909,199	-
+ Phu Xuan 2 land plot customers	10,636,363,647	-
+ Phu My land plot customers	5,883,533,669	-
+ Phu Thuan land plot customers	6,454,545,461	-
+ Nhon Duc land plot customers	1,673,811,179	-
Total	**135,239,163,155**	-

20. DIVIDENDS AND PROFITS PAYABLE

	Closing balance (VND)	Opening balance (VND)
Dividends and profits payable	270,579,600	47,923,710,100

21. TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Opening balance (VND)	Payable (VND)	Paid (VND)	Closing balance (VND)
- Output value-added tax	-	301,665,224	301,665,224	-
- Corporate income tax	280,749,854	-	280,749,854	-
- Personal income tax	100,895,374	2,447,787,686	2,520,157,112	28,525,948
- Fees, charges and other payables	2,803,481,439	-	-	2,803,481,439
Total	**3,185,126,667**	**2,749,452,910**	**3,102,572,190**	**2,832,007,387**

22. PAYABLES TO EMPLOYEES

Unit: VND

	Closing balance (VND)	Opening balance (VND)
- Salaries payable	311,459,449	-
Total	**311,459,449**	**-**

23. ACCRUED EXPENSES

23a. Short-term accrued expenses

	Closing balance (VND)	Opening balance (VND)
- Accrued project expenses	-	52,217,619,599
+ Phu Xuan 2 Project	-	25,321,810,128
+ Nhon Duc Project	-	14,620,684,746
+ Phu Xuan Project	-	6,522,507,182
+ Phu My Project	-	5,288,520,108
+ Other Projects	-	464,097,435
- Transfer Costs	256,200,000	256,200,000
- Borrowing Costs	174,368,706	98,750,000
- Other Accrued Expenses	-	391,804,000
Total	**430,568,706**	**52,964,373,599**

23b. Long-term accrued expenses

	Closing balance (VND)	Opening balance (VND)
- Accrued project expenses	52,217,619,599	-
+ Phu Xuan 2 Project	25,321,810,128	-
+ Nhon Duc Project	14,620,684,746	-
+ Phu Xuan Project	6,522,507,182	-
+ Phu My Project	5,288,520,108	-
+ Other Projects	464,097,435	-
Total	**52,217,619,599**	**-**

24. OTHER PAYABLES

24a. Other short-term payables

	Closing balance (VND)	Opening balance (VND)
- Trade union funds	10,812,000	-
- Short-term security deposits received	8,946,335,000	140,223,338,097
+ An Gia Phu Thinh Joint Stock Company	-	131,277,003,097
+ Dinh An Investment Corporation (*)	8,045,835,000	8,045,835,000
+ Other parties	900,500,000	900,500,000
- Other short-term payables	1,288,927,112	2,714,648,445
Total	**10,246,074,112**	**142,937,986,542**

(*) Deposit received from Dinh An Investment Corporation for the transfer of land use rights in Nhon Duc Commune, Nha Be District under Deposit Contract No. 01/HDDC/2022 dated 17 March 2022, to acquire land use rights for land plots with a total area of 1,809.9 m2 (comprising 600 m2 of residential land and 1,209.9 m2 of agricultural land), located in Nhon Duc Commune, Nha Be District. On 21 November 2023, the Company and Dinh An signed Agreement Minutes No. 01/2023/BBTT to adjust and reduce the 600 m2 of residential land, leaving a remaining total land area of 1,209.9 m2. To date, the Company has handed over the land plots; however, the transfer procedures have not yet been completed.

24b. Other long-term payables

	Closing balance (VND)	Opening balance (VND)
- Long-term security deposits received	131,277,003,097	-
+ An Gia Phu Thinh Joint Stock Company (*)	131,277,003,097	-
Total	**131,277,003,097**	**-**

(*) Deposit received from An Gia Phu Thinh Joint Stock Company for the transfer of land use rights for the Medical Function Land Plot (Hospital Land Plot) in Phu Thuan Residential Area (La Casa), Phu Thuan Ward, Ho Chi Minh City under Contract No. 01/HDDCYTPVH-AG dated 24 January 2019. To date, both parties are still in the process of carrying out legal procedures to complete this transfer.

25. BONUS AND WELFARE FUND

	Current period	Prior period
Opening balance	9,747,539,629	10,552,205,629
Appropriations from profit	-	-
Other increases	-	-
Utilisation of the fund	379,000,000	804,666,000
Other decreases	-	-
Closing balance	**9,368,539,629**	**9,747,539,629**

26. SHORT-TERM LOAN AND FINANCE LEASE OBLIGATIONS

	Closing balance (VND)	Movement during the period (VND)		Opening balance (VND)
		Increases	Decreases	
Short-term loans and finance lease liabilities payable to related parties (i)	***327,957,000,000***	***151,950,000,000***	***38,853,000,000***	***214,860,000,000***
- C.T.C Joint Stock Company	135,843,000,000	33,000,000,000	28,517,000,000	131,360,000,000
- Dinh An Investment Corporation	29,950,000,000	-	6,050,000,000	36,000,000,000
- Tan Luc Corporation	70,564,000,000	28,950,000,000	886,000,000	42,500,000,000
- Casa Bonita Joint Stock Company	5,000,000,000	-	-	5,000,000,000
- Sai Gon Moi Real Estate Corporation	86,600,000,000	90,000,000,000	3,400,000,000	-
Short-term loans and finance lease liabilities payable to other organisations and individuals	***294,213,752,727***	***168,732,952,727***	***155,554,050,912***	***281,034,850,912***
Short-term bank loans	75,132,952,727	77,132,952,727	10,709,650,912	8,709,650,912
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon South Branch (ii)	7,146,261,815	7,146,261,815	8,709,650,912	8,709,650,912
- Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch (iii)	38,000,000,000	40,000,000,000	2,000,000,000	-
- Vietnam Bank for Agriculture and Rural Development - Northern Ho Chi Minh City Branch (iv)	29,986,690,912	29,986,690,912	-	-
Short-term loans from other organisations (i)	145,753,000,000	80,500,000,000	140,800,000,000	206,053,000,000
- Viet Hung Management Corporation	2,553,000,000	-	65,000,000,000	67,553,000,000
- Nhan An Education Trading and Services Joint Stock Company (formerly known as Nhan An Tourism Trading and Services Company Limited)	104,700,000,000	40,000,000,000	-	64,700,000,000
- Nguyet An Consulting Services Company Limited	30,300,000,000	35,000,000,000	44,800,000,000	40,100,000,000
- Phu Hung Real Estate Agency Consulting Company Limited	-	-	30,000,000,000	30,000,000,000
- Di An General Clinic Joint Stock Company	2,700,000,000	-	1,000,000,000	3,700,000,000
- Del Sol Company Limited	5,500,000,000	5,500,000,000	-	-
Short-term loans from individuals (v)	73,327,800,000	11,100,000,000	4,044,400,000	66,272,200,000
- Ms. Nguyen Thi Thuy Dung	57,453,800,000	-	3,068,400,000	60,522,200,000
- Ms. Phan Tiet Hong Ha	8,374,000,000	3,100,000,000	476,000,000	5,750,000,000
- Vo Thanh Sang	4,500,000,000	5,000,000,000	500,000,000	-
- Vo Quang Vinh	3,000,000,000	3,000,000,000	-	-
Total	**622,170,752,727**	**320,682,952,727**	**194,407,050,912**	**495,894,850,912**

26. SHORT-TERM LOAN AND FINANCE LEASE OBLIGATIONS (CONT'D)

(i) Loans from organisations to supplement working capital, unsecured, with interest rates stipulated under each contract and accompanying contract appendices. Detailed information is as follows:

No.	Lender (Organization)	Contract/Appendix No.	Contract/Appendix Date	Loan limit (VND)	Interest rate	Maturity date
1	C.T.C Joint Stock Company	02/PLHĐVV	09/05/2026	60,640,000,000	5%	09/05/2027
		03/2025/CTC-VPH	06/10/2025	47,000,000,000	6.3%	06/10/2026
		01/2026/CTC-VPH	02/06/2026	40,000,000,000	8.2%	02/06/2027
2	Viet Hung Management Corporation	14/08/PLHĐVV/2019	19/11/2025	102,000,000,000	7%	19/11/2026
3	Nhan An Education Trading and Services Joint Stock Company (formerly known as Nhan An Tourism Trading and Services Company Limited)	04/HĐVV/2025	07/08/2025	40,000,000,000	6.5%	07/08/2026
		06/HĐVV/2025	17/11/2025	44,000,000,000	7.1%	17/11/2026
		06/HDVV/2026	13/05/2026	40,000,000,000	8.5%	13/05/2027
4	Nguyet An Consulting Services Company Limited	02/HĐVV/2026	17/03/2026	35,000,000,000	8.2%	17/03/2027
5	Dinh An Investment Corporation	01/07/PLHĐVV/2025	30/12/2025	36,000,000,000	5%	30/12/2026
6	Tan Luc Corporation	PL01-01/2025/TL-VPH	30/12/2025	42,500,000,000	6.7%	30/12/2026
		02/2026/TL-VPH	26/06/2026	28,950,000,000	8.2%	26/06/2027
7	Casa Bonita Joint Stock Company	PL02-01/HĐCV/2024/CASA	27/05/2026	20,050,000,000	10%	27/05/2027
8	Di An General Clinic Joint Stock Company	02/01/PLHĐCV/2025	01/07/2025	3,700,000,000	12%	01/07/2026
9	Del Sol Company Limited	01/HĐCV/2026	05/01/2026	5,500,000,000	7%	05/01/2027
10	Sai Gon Moi Real Estate Corporation	01/HĐVV/2026	04/02/2026	40,000,000,000	7.5%	04/02/2027
		04/HĐVV/2026	20/03/2026	30,000,000,000	8%	20/03/2027
		05/HĐVV/2026	17/04/2026	20,000,000,000	9%	17/04/2027
Total				**635,340,000,000**		

26. SHORT-TERM LOAN AND FINANCE LEASE OBLIGATIONS (CONT'D)

(ii) Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon South Branch under Credit Line Agreement No. 018/020/24/0070 dated 29 May 2026 and its appendices, with a credit limit of VND 8.9 billion, inclusive of the outstanding debt at the bank under Credit Line Agreement No. 018/020/24/0000127-CV signed on 14/10/2024. Loan purpose: To finance legitimate and valid short-term credit requirements serving business and operating activities. The loan interest rate is determined according to the Bank's notifications. Limit availability period: 09 months. Collateral for the loan comprises Land use rights for land lot No. 141-69 located in Nha Be Commune, Ho Chi Minh City, land lot No. 1283 located at 33, Long Truong Ward, Ho Chi Minh City, land lot No. 1284 located at 33, Long Truong Ward, Ho Chi Minh City, and receivables arising from the loan capital.

(iii) Loan from Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch under Credit Contract No. 6360-LAV-202501475 dated 04 April 2025 and its appendices, with a credit limit of VND 40 billion. Loan purpose: To supplement working capital for civil construction execution business. The loan interest rate is 6% per annum and/or specifically adjusted in accordance with each Promissory Note. Limit availability period: 12 months. Collateral for the loan is Apartment No. 11.1, Block 1A of Apartment Complex 1A - 1B in La Casa Mixed-use Apartment Complex.

(iv) Loan from Vietnam Bank for Agriculture and Rural Development – Northern Ho Chi Minh City Branch under Credit Contract No. 6421-LAV-2026000156 dated 31 March 2026 and its appendices, with a credit limit of VND 30 billion. Loan purpose: To supplement expenses to settle expenses for civil construction execution. The loan interest rate is specifically adjusted in accordance with each Promissory Note. Limit availability period: 12 months. Collateral for this loan comprises personal assets: Land use rights for land lot No. 1247 with an area of 100m2 located in Nhon Duc Commune, Nha Be District, Ho Chi Minh City, land lot No. 930 with an area of 373.2m2 located in Hiep Phuoc Commune, Ho Chi Minh City, and land lot No. 928 with an area of 168m2 located in Hiep Phuoc Commune, Ho Chi Minh City.

(v) Loans from individuals to supplement working capital, unsecured, with interest rates stipulated under each contract and accompanying contract appendices. Detailed information is as follows:

No.	Lender (Individual)	Contract/Appendix No.	Contract/Appendix Date	Loan limit (VND)	Interest rate	Maturity date
1	Ms. Nguyen Thi Thuy Dung	05/HĐVV/2025	24/09/2025	61,590,000,000	6.3%	24/09/2026
		05/11/PLHĐVV/2020	07/12/2025	3,500,000,000	12%	07/12/2026
2	Ms. Phan Tiet Hong Ha	01/05/PLHĐVV/2024	05/11/2025	3,000,000,000	12%	01/11/2026
		HĐ08/HĐVV/2026	02/06/2026	3,100,000,000	12%	02/06/2027
3	Vo Thanh Sang	07/HDVV/2026	01/06/2026	5,000,000,000	12%	01/06/2027
4	Vo Quang Vinh	09/HĐVV/2026	05/06/2026	3,000,000,000	12%	05/06/2027
Total				79,190,000,000		

27. OWNERS' EQUITY

27.1 RECONCILIATION OF MOVEMENTS IN EQUITY

Unit: VND

	Components of equity			
	Contributed capital	**Share premium**	**Retained earnings**	**Total**
Opening balance of the prior year	**953,578,000,000**	**1,002,264,126**	**225,081,636,116**	**1,179,661,900,242**
- Loss for the prior year	-	-	(7,877,613,741)	(7,877,613,741)
- Dividends	-	-	(47,678,900,000)	(47,678,900,000)
Opening balance of the period	**953,578,000,000**	**1,002,264,126**	**169,525,122,375**	**1,124,105,386,501**
- Loss for the period	-	-	(15,824,518,744)	(15,824,518,744)
Closing balance	**953,578,000,000**	**1,002,264,126**	**153,700,603,631**	**1,108,280,867,757**

27. OWNERS' EQUITY (CONT'D)

27.2 DETAILS OF OWNERS' EQUITY

	Closing balance (VND)	Opening balance (VND)
- Mr. Vo Anh Tuan	105,034,630,000	105,034,630,000
- Ms. Phan Tiet Hong Minh	66,191,380,000	66,191,380,000
- Mr. Vo Nguyen Nhu Nguyen	78,208,810,000	78,208,810,000
- Ms. Vo Phan Hong Ngoc	77,806,560,000	77,806,560,000
- Mr. Vo Phan Khoi Nguyen	77,806,560,000	77,806,560,000
- Contributed capital from other investors	548,530,060,000	548,530,060,000
Total	**953,578,000,000**	**953,578,000,000**

27.3 EQUITY TRANSACTIONS WITH OWNERS AND DISTRIBUTION OF PROFITS, DIVIDENDS

	Current period (VND)	Prior period (VND)
- Contributed capital		
Opening balance	953,578,000,000	953,578,000,000
Increases	-	-
Decreases	-	-
Clossing balance	*953,578,000,000*	*953,578,000,000*
- Dividends and profits distributed	-	(47,678,900,000)

27.4 SHARES

	Closing balance (VND)	Opening balance (VND)
- Number of shares authorised for issuance	95,357,800	95,357,800
- Number of shares issued to the public	95,357,800	95,357,800
Ordinary shares	*95,357,800*	*95,357,800*
Preference shares (classified as equity)	-	-
- Number of shares outstanding	95,357,800	95,357,800
Ordinary shares	95,357,800	95,357,800
Preference shares (classified as equity)	-	-

**Par value per share (VND/share): 10,000*

28. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Current period (VND)	Prior period (VND)
- Revenue from construction activities	43,596,461,991	18,304,500,006
- Revenue from real estate sales	-	17,301,607,272
- Revenue from rendering services	2,390,283,614	3,106,305,371
Total	**45,986,745,605**	**38,712,412,649**

29. COST OF GOODS SOLD

	Current period (VND)	Prior period (VND)
- Cost of construction contracts	43,596,461,991	18,304,500,002
- Cost of real estate sold	-	8,345,129,592
- Other costs	3,061,522,569	4,067,390,050
Total	**46,657,984,560**	**30,717,019,644**

30. FINANCIAL INCOME

	Current period (VND)	Prior period (VND)
- Interest income from term deposits	442,610,492	837,893,241
- Interest income from loans	11,965,299,528	10,315,665,351
- Interest income from investments in bonds, promissory notes and treasury bills	257,069,589	220,968,768
Total	**12,664,979,609**	**11,374,527,360**

31. FINANCIAL EXPENSES

	Current period (VND)	Prior period (VND)
- Borrowing costs	19,878,792,553	10,602,165,549
- Provision for investments in subsidiaries, associates, and trading securities	(580,109,177)	618,272,056
Total	**19,298,683,376**	**11,220,437,605**

32. SELLING EXPENSES

	Current period (VND)	Prior period (VND)
- Brokerage fee	-	130,000,000
Total	**-**	**130,000,000**

33. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period (VND)	Prior period (VND)
- Employee expenses	4,986,737,284	7,013,399,973
- Administrative materials expenses	109,402,734	223,224,206
- Office supplies expenses	115,535,667	230,841,313
- Depreciation of fixed assets	452,376,095	546,094,313
- Taxes, fees and charges	14,622,149	26,285,981
- Purchased services	2,524,037,660	3,089,018,519
- Other expenses	513,706,618	967,063,339
Total	**8,716,418,207**	**12,095,927,644**

34. OTHER INCOME

	Current period (VND)	Prior period (VND)
- Penalties for breach of contracts	494,999,999	1,807,307,000
- Other income	90,000,000	2,117,328
Total	**584,999,999**	**1,809,424,328**

35. OTHER EXPENSES

	Current period (VND)	Prior period (VND)
- Office renovation expenses	388,157,814	-
- Tax penalties and back taxes	-	234,182
- Other expenses	-	32,095,178
Total	**388,157,814**	**32,329,360**

36. COSTS OF PRODUCTION AND BUSINESS BY NATURE OF EXPENSE

	Current period (VND)	Prior period (VND)
- Materials expenses	224,938,401	230,841,313
- Labour costs	4,986,737,284	7,013,399,973
- Depreciation of fixed assets	668,243,771	762,997,317
- Purchased services	48,965,444,544	25,082,233,152
- Other cash expenses	917,196,581	1,216,573,526
Total	**55,762,560,581**	**34,306,045,281**

37. CURRENT CORPORATE INCOME TAX EXPENSES

	Current period (VND)	Prior period (VND)
- **Accounting profit before tax**	**(15,824,518,744)**	**(2,299,349,916)**
- **Adjustments:**	**622,756,231**	**1,514,798,406**
+Non-deductible expenses	*622,756,231*	*1,514,798,406*
- **Taxable income**	**(15,201,762,513)**	**(784,551,510)**
- **Assessable income**	**(15,201,762,513)**	**(784,551,510)**
- Corporate income tax rate	20%	20%
- **Current corporate income tax expense**	-	-

38. TRANSACTIONS WITH RELATED PARTIES

38a. Transactions with subsidiaries

Related parties of the Company comprising subsidiaries during the period from 1 January 2026 to 30 June 2026 are as follows:

No.	Related parties	Relationship
1	Hoa Binh Urban Environmental Services Joint Stock Company	Subsidiaries
2	Dinh An Investment Corporation	Subsidiaries
3	Casa Bonita Joint Stock Company	Subsidiaries

Transactions with subsidiaries:

	Current period (VND)	Prior period (VND)
Loans granted	-	**400,000,000**
- Hoa Binh Urban Environmental Services Joint Stock Company	-	400,000,000
Loan collections	**200,000,000**	**50,000,000,000**
- Hoa Binh Urban Environmental Services Joint Stock Company	200,000,000	50,000,000,000
Borrowings	-	**3,000,000,000**
- Casa Bonita Joint Stock Company	-	3,000,000,000
Repayment of borrowings	**6,050,000,000**	**1,000,000,000**
- Casa Bonita Joint Stock Company	6,050,000,000	1,000,000,000
Interest payable	**1,089,250,000**	**237,041,096**
- Dinh An Investment Corporation	799,934,933	-
- Casa Bonita Joint Stock Company	289,315,067	237,041,096
Interest paid	**1,089,250,000**	**237,041,096**
- Dinh An Investment Corporation	799,934,933	-
- Casa Bonita Joint Stock Company	289,315,067	237,041,096
Interest receivable	**1,477,193,911**	**1,022,007,914**
- Hoa Binh Urban Environmental Services Joint Stock Company	328,355,555	1,022,007,914
- Casa Bonita Joint Stock Company	1,148,838,356	-
Interest received	**1,656,260,579**	**1,278,241,248**
- Hoa Binh Urban Environmental Services Joint Stock Company	507,422,223	1,278,241,248
- Casa Bonita Joint Stock Company	1,148,838,356	-
Capital contribution	-	**236,200,000,000**
- Casa Bonita Joint Stock Company	-	236,200,000,000

38. TRANSACTIONS WITH RELATED PARTIES (CONT'D)

38b. Transactions with other related parties

Other related parties of the Company comprise:

No.	Related parties	Relationship
1	An Hung Investment TM DV Corporation	Associates
2	Thuan Hung Construction Corporation	Related companies
3	Sai Gon Moi Real Estate Corporation	Related companies
4	C.T.C Joint Stock Company	Related companies
5	Tan Luc Corporation	Related companies
6	Members of the Board of Directors, Audit Committee, Board of Management, and their close family members	Key personnel and closely associated persons

Transactions with other related parties:

Transactions arising between the Company and other related parties that are not subsidiaries are as follows:

	Current period (VND)	Prior period (VND)
Revenue from goods and services	**303,750,000**	**607,500,000**
- An Hung Investment TM DV Corporation	303,750,000	607,500,000
Office rental expenses	**750,000,000**	**684,000,000**
- Thuan Hung Construction Corporation	750,000,000	684,000,000
Loans granted	**100,000,000**	**16,928,812,500**
- Thuan Hung Construction Corporation	100,000,000	6,700,000,000
- An Hung Investment TM DV Corporation	-	7,298,812,500
- C.T.C Joint Stock Company	-	2,930,000,000
Loan collections	-	**20,610,000,000**
- C.T.C Joint Stock Company	-	20,610,000,000
Advances	**60,000,000**	**50,060,000**
- Huynh Minh Long	60,000,000	-
- Le Minh Trieu	-	31,500,000
- Tang Thuy Hang	-	18,560,000
Refund of advances	**145,000,000**	**7,227,288,500**
- Huynh Minh Long	130,000,000	-
- Le Minh Trieu	-	7,223,728,500
- Tang Thuy Hang	15,000,000	3,560,000
Borrowings	**151,950,000,000**	**95,640,000,000**
- Sai Gon Moi Real Estate Corporation	90,000,000,000	10,000,000,000
- Tan Luc Corporation	28,950,000,000	-
- C.T.C Joint Stock Company	33,000,000,000	85,640,000,000

38. TRANSACTIONS WITH RELATED PARTIES (CONT'D)

Transactions with other related parties (cont'd):

	Current period (VND)	Prior period (VND)
Repayment of borrowings	**32,803,000,000**	**33,122,267,236**
- Sai Gon Moi Real Estate Corporation	3,400,000,000	-
- Tan Luc Corporation	886,000,000	9,889,500,000
- Thuan Hung Construction Corporation	-	23,112,767,236
- C.T.C Joint Stock Company	28,517,000,000	120,000,000
Interest payable	**7,159,874,484**	**2,650,068,360**
- Thuan Hung Construction Corporation	-	431,952,671
- Sai Gon Moi Real Estate Corporation	2,234,638,358	1,675,013,698
- Tan Luc Corporation	1,443,612,236	46,586,922
- C.T.C Joint Stock Company	3,481,623,890	496,515,069
Interest paid	**7,159,874,484**	**2,650,068,360**
- Thuan Hung Construction Corporation	-	431,952,671
- Sai Gon Moi Real Estate Corporation	2,234,638,358	1,675,013,698
- Tan Luc Corporation	1,443,612,236	46,586,922
- C.T.C Joint Stock Company	3,481,623,890	496,515,069
Interest receivable	**5,538,310,974**	**5,706,667,908**
- An Hung Investment TM DV Corporation	5,199,158,920	5,188,361,060
- Thuan Hung Construction Corporation	339,152,054	39,008,219
- C.T.C Joint Stock Company	-	479,298,629
Interest received	**497,206,849**	**486,178,080**
- C.T.C Joint Stock Company	-	479,372,601
- Thuan Hung Construction Corporation	497,206,849	6,805,479

Remuneration of key management personnel:

	Current period (VND)	Prior period (VND)
Board of Directors		-
- Mr. Le Minh Trieu	219,712,500	-
- Mr. Huynh Minh Long	132,181,633	-
- Mr. Chau Quang Dat	134,530,000	-
Chief Accountant		
- Ms. Le Thi Kim Luyen	339,600,000	339,600,000
Total	**826,024,133**	**339,600,000**

39. COMPARATIVE FIGURES

39a. Application of new accounting systems

The Company applies Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Minister of Finance guiding the Enterprise Accounting System, circulars guiding the implementation of accounting standards issued by the Ministry of Finance, and other relevant statutory regulations on the preparation and presentation of financial statements.

39b. Changes in accounting policies

From 01 January 2026, the Company applies Circular No. 99/2025/TT-BTC issued by the Minister of Finance guiding the Corporate Accounting System, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Minister of Finance.

39c. Impact of the application of new accounting standards/regulations, changes in accounting policies, and correction of errors

The effects of the adoption of new accounting standards and changes in accounting policies on the comparative figures in the interim financial statements are as follows:

	Codes	Previously reported amount (VND)	Restated (VND)	Difference (VND)
Statement of Financial Position				
Current assets				
- Short-term held-to-maturity investments	123	6,440,000,000	145,150,081,402	138,710,081,402
- Short-term loan		135,891,474,148	-	(135,891,474,148)
- Other short-term	135	421,729,103,149	418,747,922,744	(2,981,180,405)
- Long-term loan		97,399,638,411	-	(97,399,638,411)
Non-current assets				
- Other long-term	215	207,211,462,888	166,980,093,762	(40,231,369,126)
- Long-term held-to-maturity investments	265	8,000,000,000	145,793,580,688	137,793,580,688
Liabilities				
- Dividends and profits payable	313	-	47,678,900,000	47,678,900,000
- Other short-term payables	320	190,861,696,642	143,182,796,642	(47,678,900,000)

40. GOING CONCERN ASSUMPTION

As at 30 June 2026, the Company's total current assets were lower than its current liabilities by VND 256,851,508,350. This factor indicates the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. However, in order to ensure solvency and maintain operations, the Chairman of the Board of Directors of the Company signed a letter of support to use personal assets to secure financial obligations and sustain the Company's normal business and operating activities. In addition, the Board of Management has also formulated business plans and cash flow projections for subsequent years and is implementing measures to improve the financial position. Therefore, the Company's separate interim financial statements are still prepared on a going concern basis.

40. GOING CONCERN ASSUMPTION (CONT'D)

Other than the aforementioned event, the Company has no other events that cast significant doubt on its ability to continue as a going concern, and the Company has neither the intention nor the necessity to significantly curtail the scale of its operations.

41. EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

There have been no events occurring after the end of the accounting period that require adjustments to or disclosures in the interim financial statements.

Approved, 12 September 2026

		General Director
Nguyen Thi My Hoa	**Nguyen Viet Doan**	LE MINH TRIEU
Preparer	**Chief Accountant**	