CONSTRUCTION &INVESTMENT JSC NO.18	**SOCIALIST REPUBLIC OF VIETNAM**
	Independence – Freedom – Happiness
No.: 01 / CBTT-L18	
/ Information Disclosure Report "	*Hanoi, August 29th 2026*

PERIODIC DISCLOSURE OF FINANCE STATEMENT

To: - The State Securities Commission;
- Hanoi Stock Exchange.

Pursuant to provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding information disclosure on the Stock market, Investment and Construction Joint Stock Company No. 18 hereby discloses the reviewed interim summarized financial statements (FS) of Year 2026 as follows:

1. Name of Company: Construction And Investment Joint Stock Company No.18
- Securities code: L18
- Head office address: No. 471 Nguyen Trai Street, Thanh Liet Ward, Hanoi City.
- Điện thoại liên hệ/ Telephone: 02 435526925
- Email: donhung1986@gmail.com Website: **www.licogi18.com.vn**

2. Information disclosure content:

- Reviewed interim summarized financial statements of Year 2026:

☐ Separate financial statements (Applicable to listed organizations have no subsidiaries and the superior accounting unit has affiliated units);

☑ Consolidated financial statements (Applicable to listed organizations with subsidiaries);

☐ Combined financial statements (Applicable to listed organizations with dependent accounting units operating their own accounting structures).

- Cases that require explanation:

+ The audit firm gives an opinion that is not unqualified opinion on the financial statements (for audited financial statements of 2025):

☐ Yes ☑ No

Explanatory document in case of intergraton:

☐ Yes ☐ No

+ The difference between pre and post – audit profit in the reporting period is 5% or more, changing from loss to profit or vice versa (for audited financial statements of 2025):

☐ Yes ☐ No

Explanatory document in case of intergraton :

☐ Yes ☐ No

+ Profit after corporate income tax in the business results report of the reporting period has changed by 10% or more compared to the same period report of the previous year

☑ Yes ☐ No

Explanatory document in case of intergraton :

☑ Yes ☐ No

+ Profit after tax in the reporting period is a loss, transferred from profit in the same period of the previous year to loss in this period, or vice versa:

☐ Yes ☐ No

Explanatory document in case of intergraton :

☐ Yes ☐ Không

This information has been publised on the company's website on August 29h 2026, at the following link: www.licogi18.com.vn

3. Report on transactions with a value of 35% or more of total assets in the first six months of Year 2026 : Not applicable

We hereby commit that the information published above is true and take full legal responsibolity for the content of the published information.

Attached documents:
- *Financial Statements;*
- *Explanation of post-tax profit variance.*

PERSON AUTHORIZED FOR INFORMATION DISCLOSURE

M.S.D.N: 0100... C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG SỐ 18 P.THANH LIỆT - TP.HÀ NỘI

KẾ TOÁN TRƯỞNG
Đỗ Thị Nhung

INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY NO 18

REVIEWED INTERIM SUMMARIZED FINANCIAL STATEMENTS

For the period ended 30th June 2026

Hanoi - August 2026

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STATEMENT OF THE EXECUTIVE BOARD

The Executive Board of Investment and Construction Joint Stock Company No 18 presents this report together with the Company's reviewed interim summarized financial statements for the period ended 30th June 2026.

THE COMPANY

Investment and Construction Joint Stock Company No 18 (LICOGI 18) (hereinafter referred to as the "the Company") was equitized from Construction Company No.18 under the General Corporation for Construction and Infrastructure Development - a state-owned enterprise - pursuant to Decision No. 48/QĐ-BXD dated January 10, 2006, issued by the Minister of Construction.

The Company operates under the Enterprise Registration Certificate for a Joint Stock Company with enterprise code 0800001612, initially issued by the Hanoi Department of Planning and Investment on July 1, 2008 (previously, Business Registration Certificate No. 0403000389 was issued by the Business Registration Office - Hai Duong Department of Planning and Investment on February 24, 2006, before the headquarters were relocated from Hai Duong City to Hanoi City), amendments and the 13th amendment dated 15 July 2026 issued by the Hanoi Department of Finance in connection with the increase in the Company's charter capital.

The Company's name in a foreign language: Investment and Construction Joint Stock Company No 18.

Abbreviated name: LICOGI - 18.

The Company is currently listed on the Hanoi Stock Exchange with stock code: L18.

The Company's headquarters is located at: No. 471 Nguyen Trai Street, Thanh Liet Ward, Hanoi City, Vietnam.

BOARD OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS

Members of Board of Management, Supervisors and Board of General Directors who managed the Company during the period and as at the date of this report are as follows:

BOARD OF MANAGEMENT

Mr. Bui Thanh Tuyen	Chairman (Appointed on 28/4/2026)
Mr. Nguyen Xuan Hung	Member (Dismissed on 28/4/2026)
Mr. Trinh Viet Dung	Independent Board Member
Mr. Dang Van Giang	Member
Mr. Nguyen Ngoc Chung	Member

BOARD OF SUPERVISORS

Mr. Luu Ba Thai	Head of the Board
Mr. Bui Cong Phach	Member
Ms. Nguyen Ngoc Lan	Member
Ms. Bui Thi Thuan	Member

BOARD OF GENERAL DIRECTORS

Mr. Nguyen Xuan Hung	General Director (Appointed on 28/4/2026)
Mr. Bui Thanh Tuyen	General Director (Dismissed on 28/4/2026)
Mr. Nguyen Ngoc Chung	Deputy General Director
Mr. Ha Hong Quang	Deputy General Director
Mr. Duong Quoc Khanh	Deputy General Director
Ms. Nguyen Thi Kim Xinh	Deputy General Director
Mr. Dang Long Diep	Deputy General Director
Mr. Phung Van Thanh	Deputy General Director
Mr. Ngo Van Nam	Deputy General Director
Mr. Nguyen Minh Thi	Deputy General Director
Mr. Nguyen Xuan Son	Deputy General Director
Mr. Nguyen Van Chien	Deputy General Director (Appointed on 29/5/2026)

STATEMENT OF THE EXECUTIVE BOARD (CONTINUED)

SUBSEQUENT EVENTS

According to the Executive Board, in all material respects, there have been no significant events occurring after the balance sheet date, affecting the financial position and operation of the Company which would require adjustments or disclosures to be made in the interim summarized financial statements for the period ended 30th June 2026.

AUDITORS

The Company's interim summarized financial statements for the period ended 30th June 2026 have been reviewed by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

RESPONSIBILITY OF THE EXECUTIVE BOARD

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

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently and reasonably;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Summarized Financial Statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the Interim Summarized Financial Statements are free from material misstatements due to frauds or errors;
- Prepare the Interim Summarized Financial Statements on a going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Executive Board is responsible for ensuring that accounting records are properly maintained to reflect, with reasonable accuracy at any given time, the financial position of the Company and to ensure that the interim summarized financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the interim summarized financial statements. The Executive Board is also responsible for safeguarding the Company's assets and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Executive Board confirms that the Company has complied with the above requirements in preparing the interim summarized financial statements.

For and on behalf of the Executive Board,

M.S.D.N: 0800001612 - C.T.C.P.
CÔNG TY
CỔ PHẦN
ĐẦU TƯ VÀ XÂY DỰNG
SỐ 18
P. THANH LIỆT - TP. HÀ NỘI

Nguyen Xuan Hung
Letter of Authorization No. 58/GUQ-HĐQT
dated 08 May 2026 of Chairman
General Director
Hanoi, August 28, 2026

CPA VIETNAM
CPA VIETNAM AUDITING COMPANY LIMITED
Head Office in Hanoi:
8th floor, VG Building, No. 235 Nguyen Trai Str.,
Thanh Xuan Dist., Hanoi, Vietnam
+84 (24) 3 783 2121 info@cpavietnam.vn
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INPACT MEMBER

No: 156/2026/BCSX-CPA VIETNAM-NV3

REVIEW REPORT ON THE INTERIM FINANCIAL STATEMENTS

To: **Shareholders,**
Boards of Management, Supervisors and the Board of General Directors
Construction and Investment Joint Stock Company No 18

We have reviewed the accompanying interim summarized financial statements of Investment and Construction Joint Stock Company No 18, which were prepared on August 28, 2026, from pages 05 to 43, including the Interim Summarized Statement of Financial Position as at 30th June 2026, the Interim Summarized Income Statement and the Interim Summarized Cash flow Statement for the period then ended, and Notes to the Interim Summarized Financial Statements.

Responsibility of the Executive Board

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

Responsibility of Auditors

Our responsibility is to express a conclusion on the interim summarized financial statements based on our review. We conducted our review in accordance with Vietnam Standards on Review Engagements No. 2410 - Review of Interim Financial Information performed by the Independent Auditor of the Entity.

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

Auditors' Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim summarized financial statements, in all material respects, does not give a true and fair view of the financial position of the Company as at 30th June 2026 and the results of operations and its cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim summarized financial statements.

M.S.D.N: 0101917917 CÔNG TY TNHH KIỂM TOÁN CPA VIETNAM THÀNH PHỐ HÀ NỘI VIỆT NAM

Bui Thi Thuy
Deputy General Director
Audit Practising Registration Certificate
No 0580-2023-137-1
Letter of Authorization No.04/2026/UQ-CPA VIETNAM on 02 January 2026 of Chairman
For and on behalf of
CPA VIETNAM AUDITING COMPANY LIMITED
A Member Firm of INPACT
Hanoi, August 28, 2026

INTERIM SUMMARIZED STATEMENT OF FINANCIAL POSITION

As at 30th June 2026

ASSETS		Code	Note	30/06/2026 VND	01/01/2026 VND
A -	**CURRENT ASSETS (100=110+120+130+140+150+160)**	**100**		**3,539,290,043,670**	**3,451,446,726,264**
	Cash and cash equivalents	**110**	5.1	**137,461,406,214**	**195,666,734,662**
1.	Cash	111		36,615,232,427	140,580,734,662
2.	Cash equivalents	112		100,846,173,787	55,086,000,000
II.	**Short - term investments**	**120**		**2,140,000,000**	**640,000,000**
3.	Short - term held to maturity Investments	123	5.2	2,140,000,000	640,000,000
III.	**Short- term receivables**	**130**		**748,857,197,174**	**707,393,610,395**
1.	Short-term receivables from customers	131	5.3	488,124,397,788	566,752,008,517
2.	Prepayments to sellers in short-term	132	5.4	309,562,876,041	200,662,990,446
5.	Other short-term receivables	135	5.5	78,791,332,987	71,907,045,531
6.	Short-term allowances for doubtful debts	136	5.6	(127,621,409,642)	(131,928,434,099)
IV.	**Inventories**	**140**	5.7	**2,643,641,781,143**	**2,543,110,010,083**
1.	Inventories	141		2,654,867,467,950	2,554,335,696,890
2	Allowances for devaluation of inventories	142		(11,225,686,807)	(11,225,686,807)
V.	**Short-term biological assets**	**150**		-	-
VI.	**Other current assets**	**160**		**7,189,659,139**	**4,636,371,124**
1.	Short-term deferred expenses	161	5.8	1,843,308,973	1,852,751,918
2.	Deductible value added tax	162		5,309,079,166	2,746,348,206
3.	Tax and other receivables from government budget	163	5.9	37,271,000	37,271,000
B -	**LONG-TERM ASSETS (200=210+220+230+240+250+260+270)**	**200**		**547,205,015,815**	**445,738,746,787**
I.	**Long-term receivables**	**210**		-	-
II.	**Fixed assets**	**220**		**138,722,902,728**	**128,868,758,658**
1.	Tangible fixed assets	221	5.10	127,282,712,481	114,948,207,474
	- Historical Costs	*222*		*340,227,841,913*	*316,183,082,179*
	- Accumulated depreciation	*223*		*(212,945,129,432)*	*(201,234,874,705)*
2.	Finance lease fixed assets	224	5.11	10,334,033,420	12,692,841,765
	- Historical Costs	*225*		*16,334,678,955*	*19,010,460,773*
	- Accumulated depreciation	*226*		*(6,000,645,535)*	*(6,317,619,008)*
3.	Intangible fixed assets	227	5.12	1,106,156,827	1,227,709,419
	- Historical Costs	*228*		*2,034,401,852*	*2,034,401,852*
	- Accumulated amortization	*229*		*(928,245,025)*	*(806,692,433)*
III.	**Long-term biological assets**	**230**		-	-
IV.	**Investment properties**	**240**		-	-
V.	**Long-term assets in progress**	**250**		**3,957,603,610**	**9,949,258,596**
2.	Construction in progress	252	5.13	3,957,603,610	9,949,258,596
VI.	**Long-term investments**	**260**		**352,973,750,000**	**261,340,000,000**
1.	Investments in subsidiaries	261	5.14	241,408,750,000	250,575,000,000
2.	Investments in joint ventures and associates	262	5.14	10,303,500,000	10,303,500,000
3.	Investments in equity of other entities	263	5.14	101,255,000,000	455,000,000
4.	Allowances for long-term investments	264	5.14	(455,000,000)	(455,000,000)
5.	Long - term held to maturity Investments	265	5.2	461,500,000	461,500,000
VI.	**Other Long-term assets**	**270**		**51,550,759,477**	**45,580,729,533**
1.	Long-term deferred expenses	271	5.8	51,550,759,477	45,580,729,533
	TOTAL ASSETS (280 = 100+200)	280		4,086,495,059,485	3,897,185,473,051

INTERIM SUMMARIZED STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30th June 2026

	RESOURCES	Code	Note	30/06/2026 VND	01/01/2026 VND
C-	**LIABILITIES (300=310+330)**	**300**		**3,273,721,997,740**	**3,135,197,123,677**
I.	**Short-term liabilities**	**310**		**2,269,968,594,372**	**2,186,895,811,229**
1.	Short-term trade payables	311	5.15	508,567,018,579	517,621,604,207
2.	Short-term prepayments from customers	312	5.16	1,253,745,026,314	1,051,187,186,794
4.	Short-term Taxes and other payables to State budget	314	5.9	2,438,370,715	30,095,672,723
5.	Payables to employees	315		25,165,543,725	53,803,023,027
6.	Short-term accrued expenses	316	5.17	5,306,376,171	2,245,658,528
10.	Other short-term payments	320	5.18	47,268,717,641	32,488,779,018
11.	Short-term borrowings and finance lease liabilities	321	5.20	414,785,555,225	493,684,400,930
13.	Bonus and welfare funds	323		12,691,986,002	5,769,486,002
II.	**Long-term liabilities**	**330**		**1,003,753,403,368**	**948,301,312,448**
9.	Long-term borrowings and finance lease liabilities	339	5.20	929,830,958,647	874,378,867,727
13.	Long-term provisions	343	5.19	73,922,444,721	73,922,444,721
D-	**OWNERS' EQUITY**	**400**	**5.21**	**812,773,061,745**	**761,988,349,374**
1.	Contributed capital	411		457,397,930,000	457,397,930,000
	- *Ordinary shares with voting rights*	*411a*		*457,397,930,000*	*457,397,930,000*
2.	Capital surplus	412		14,282,390,909	14,282,390,909
4.	Other capital	414		114,348,590,000	-
8.	Development and investment funds	418		32,958,359,843	27,958,359,843
10.	Undistributed profit after tax	420		193,785,790,993	262,349,668,622
	- *Undistributed profit after tax brought forward*	*420a*		*133,001,078,622*	*100,263,333,850*
	- *Undistributed profit after tax for the current year*	*420b*		*60,784,712,371*	*162,086,334,772*
	TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	**440**		**4,086,495,059,485**	**3,897,185,473,051**

Hanoi, August 28, 2026

Preparer	Chief Accountant	General Director
Le Thi Luong Thu	**Do Thi Nhung**	**Nguyen Xuan Hung**

M.S.D.N:0800001612-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG SỐ 18
P.THANH LIỆT - TP.HÀ NỘI

INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY NO 18
No. 471 Nguyen Trai Street, Thanh Liet Ward, Hanoi City, Vietnam

Form B 02b - DN
Issued under Circular No. 99/2025/TT-BTC October 27, 2025 of the Ministry of Finance

INTERIM SUMMARIZED INCOME STATEMENT

For period ended 30 June, 2026

ITEMS		Code	Note	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
1.	Revenues from sales and services rendered	01	6.1	865,404,323,893	444,288,568,965
2.	Revenue deductions	02		-	-
3.	Net revenues from sales and services rendered (10 = 01-02)	10		865,404,323,893	444,288,568,965
4.	Cost of goods and services	11	6.2	778,421,397,344	362,388,194,924
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**86,982,926,549**	**81,900,374,041**
6	Gain/(loss) on sale and disposal of investment properties	21		-	-
7	Financial income	22	6.3	19,466,621,657	17,285,459,137
8	Financial expenses	23	6.4	23,715,543,739	13,961,521,894
	In which: interest expenses	*24*		*23,177,548,922*	*13,483,801,102*
9	Selling expenses	25	6.5	4,870,629,183	5,119,294,498
10	General administrative expenses	26	6.5	10,499,757,967	4,712,925,559
11	**Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}**	**30**		**67,363,617,317**	**75,392,091,227**
12	Other income	31	6.6	1,055,342,961	493,432,551
13	Other expenses	32	6.6	2,687,719,757	25,199,691,990
14	**Other profits (40 = 31-32)**	40		**(1,632,376,796)**	**(24,706,259,439)**
15	**Total net profit before tax (50 = 30+40)**	50		**65,731,240,521**	**50,685,831,788**
16	Current corporate income tax expenses	51	6.7	4,946,528,150	9,248,112,353
17	Deferred corporate income tax expenses	52		-	-
18	**Profits after enterprise income tax (60 = 50-51-52)**	60		**60,784,712,371**	**41,437,719,435**

Hanoi, August 28, 2026

Preparer	Chief Accountant	General Director
Le Thi Luong Thu	Do Thi Nhung	Nguyen Xuan Hung

M.S.D.N: 0800001612-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG SỐ 18
P. THANH LIỆT - TP. HÀ NỘI

INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY NO 18
No. 471 Nguyen Trai Street, Thanh Liet Ward, Hanoi City, Vietnam

INTERIM SUMMARIZED CASH FLOW STATEMENT

(Indirect Method)

For the period ended 30 June, 2026

ITEMS	Code	Note	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
I. Net cash flows from operating activities				
1. *Profit before tax*	*01*		*65,731,240,521*	*50,685,831,788*
2. *Adjustments for*				
- Depreciation of fixed assets and investment properties	02		11,514,833,846	9,032,832,182
- Provisions	03		(4,307,024,457)	(6,206,550,000)
- Gains (losses) on investing activities	05		(19,447,778,492)	(17,074,442,654)
- Interest expenses	06		23,177,548,922	13,483,801,102
3. *Operating profit before changes in working capital*	*08*		*76,668,820,340*	*49,921,472,418*
- Increase (decrease) in receivables	09		(30,481,391,952)	(71,319,913,123)
- Increase (decrease) in inventories	10		(100,531,771,060)	(158,703,522,712)
- Increase (decrease) in payables	11		173,769,359,162	364,465,335,809
- Increase (decrease) defered expenses	12		(5,960,586,999)	(17,170,119,830)
- Interest paid	14		(13,370,342,340)	(20,542,669,741)
- Corporate income tax paid	15		(29,621,507,845)	(64,995,098,073)
- Other receipts from operating activities	16		1,181,225,360	7,020,000
- Other payments on operating activities	17		(2,894,125,325)	(1,819,921,333)
Net cash flows from operating activities	*20*		*68,759,679,341*	*79,842,583,415*
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(15,377,322,930)	(35,212,430,387)
3. Expenditures on loans and purchase of debt instruments from other entities	23		(3,000,000,000)	(53,961,500,000)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		1,500,000,000	61,300,000,000
5. Expenditures on equity investments in other entities	25		(100,800,000,000)	(15,500,000,000)
6. Proceeds from equity investment in other entities	26		4,105,000,000	-
7. Proceeds from interests, dividends and distributed profits	27		10,054,069,926	8,983,080,019
Net cashflow from investing activities	30		**(103,518,253,004)**	**(34,390,850,368)**
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		322,337,415,427	365,568,197,395
4. Repayment of financial principal	34		(343,932,798,542)	(477,171,522,361)
5. Payment for finance leasing debts	35		(1,851,371,670)	(2,093,593,896)
Net cashflow from financing activities	40		**(23,446,754,785)**	**(113,696,918,862)**
Net cashflow during the period (50 = 20+30+40)	**50**		**(58,205,328,448)**	**(68,245,185,815)**
Cash and cash equivalents at beginning of year	**60**	**5.1**	**195,666,734,662**	**164,444,006,572**
Cash and cash equivalents at end of year (70 = 50+60+61)	**70**	**5.1**	**137,461,406,214**	**96,198,820,757**

Hanoi, August 28, 2026

Preparer	Chief Accountant	General Director
Le Thi Luong Thu	Do Thi Nhung	Nguyen Xuan Hung

M.S.D.N:0800001612 C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG SỐ 18 P. THANH LIỆT - T.P HÀ NỘI

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS
For the period ended 30 June 2026

1. COMPANY INFORMATION

1.1 Structure of ownership

Investment and Construction Joint Stock Company No 18 (LICOGI 18) is a joint-stock company that was equitized from Construction Company No. 18 under the General Corporation for Construction and Infrastructure Development - a State-owned enterprise - pursuant to Decision No. 48/QĐ-BXD dated January 10, 2006, issued by the Minister of Construction.

The Company operates under the Enterprise Registration Certificate for a Joint Stock Company with business registration number 0800001612, initially issued by the Hanoi Department of Planning and Investment on July 1, 2008 (previously Business Registration Certificate No. 0403000389, issued by the Business Registration Office – Hai Duong Department of Planning and Investment on February 24, 2006, before relocating its headquarters from Hai Duong City to Hanoi City), amendments and the 13th amendment dated 15 July 2026 2026 issued by the Hanoi Department of Finance in connection with the increase in the Company's charter capital.

The Company's name in English: Construction and Investment Joint Stock Company No. 18, abbreviated name: LICOGI 18.

The Company's Charter capital under the Certificate of Business Registration, as amended for the 13th time on July 15, 2026 is VND 571,746,520,000 (In words: *Five hundred and seventy-one billion, seven hundred and forty-six million, five hundred and twenty thousand Vietnamese Dong*).

The Company is currently listed on the Hanoi Stock Exchange with the stock code L18

The Company's registered office is located at: No. 471 Nguyen Trai Street, Thanh Liet Ward, Hanoi City, Vietnam.

The total number of the Company's employees as at 30/06/2026 is 750 (as at 01/01/2026 is 630).

1.2 Operating industries and principal activities

- Extraction of stone, sand, gravel, and clay;
- Manufacturing of concrete, cement, gypsum, and concrete-based products;
- Mechanical processing, metal treatment, and coating;
- Details: Fabrication and manufacturing of construction mechanical products, formwork systems, scaffolding, and industrial buildings;
- Repair of machinery and equipment;
- Installation of machinery and industrial equipment;
- Drainage and wastewater treatment;
- Construction of residential and non-residential buildings;
- Construction of railway and road infrastructure;
- Construction of electrical infrastructure;
- Construction of water supply and drainage infrastructure;
- Construction of telecommunications and communication infrastructure;
- Construction of other public utility projects;
- Construction of hydraulic structures;
- Construction of mining projects;
- Construction of processing and manufacturing facilities;
- Construction of other civil engineering structures;
- Demolition; Details: Demolishing or dismantling buildings and other structures;
- Site preparation;

1.2 Operating Industries and Principal Activities (Continued)

- Installation of electrical systems; Installation of water supply and drainage systems, heating and air-conditioning systems; Installation of other construction systems;
- Completion of construction works;
- Real estate investment and business;
- Other specialized construction activities, investment, and power generation;

The Company's principal activities during the period included executing civil, industrial, transportation, and hydropower projects, as well as urban and industrial infrastructure, water supply and drainage, and environmental sanitation projects, develope real estate projects...

1.3. Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4. Statement on the comparability of information in the interim summarized financial statements

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Accounting Regime for Enterprises. This Circular replaces the Accounting Regime for Enterprises issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 1 January 2026.

The Company has applied the guidance of Circular No. 99/2025/TT-BTC since 1 January 2026. In cases where the application of this Circular results in changes in the presentation of the financial statements, the Company will restate or reclassify the comparative figures in accordance with the regulations. Accordingly, the accounting information and figures presented in the interim separate financial statements are comparable as they have been calculated and presented consistently

1.5. The Company Structure

As at June 30, 2026, the Company has subsidiaries, associates and branches as follows:

Company name	Business sector	% Ownership	Voting Rights
Subsidiaries			
Investment & Construction JSC No. 18.1	Construction	51.00%	51.00%
Investment & Construction JSC No. 18.3	Construction	51.00%	51.00%
Investment & Construction JSC No. 18.5	Construction	51.00%	51.00%
No.18.6 Investment and Construction One Member Company Limited	Construction	100.00%	100.00%
No.18.8 Investment and Construction One Member Company Limited	Construction	51.00%	51.00%
Muong Khuong Power JSC	Hydropower	60.00%	60.00%
Investment and Industrial development Company Limited 18.9	Real Estate Investment	51.00%	51.00%
Associate and Joint Venture Company			
Investment & Construction JSC No. 18.7	Construction	34.35%	34.35%
Branch office			
Hai Phong Branch - Investment & Construction JSC No. 18	Real Estate	100.00%	100.00%

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal year

The Company's fiscal year begins on January 1 and ends on December 31.

The Company's interim summarized financial statements are prepared for the period ended on 30th June 2026.

2.2 Accounting currency

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

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Company applies the Vietnamese Accounting System for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Minister of Finance

3.2 Statements for the compliance with Accounting Standards and System

The Executive Board ensures full compliance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System currently in effect, and the relevant legal regulations governing the preparation and presentation of the interim summarized financial.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Below are the major accounting policies adopted by the Company in the preparation of the interim financial statements:

Basis of preparation of the Interim Summarized Financial Statements

The accompanying interim summarized financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of interim summarized financial statements.

The accompanying interim summarized financial statements are the Company and its Branch; therefore, they do not include the interim financial statements of subsidiaries. Users of the summarized interim financial statements should read them together with the Company's interim consolidated financial statements for the six-month period ended June 30, 2026 to obtain full information of the Company's financial position as well as the results of operations and cash flows in the period.

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

Accounting Estimates

The preparation of the interim summarized financial statements in compliance with Vietnamese Accounting Standards requires the Executive Board to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets at the reporting date, as well as the reported amounts of revenue and expenses during the accounting period. Actual business performance may differ from these estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Exchange rates applied in accounting

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

Assets and liabilities denominated in currencies other than VND, except for demand deposits, are translated into VND at the average transfer buying and selling exchange rates of the commercial bank where the Company regularly conducts transactions. The Company does not retranslate part or all of the foreign currency-denominated receivables for which provision for doubtful debts has been made;

Balances of foreign currency-denominated demand deposits are translated into VND at the average of the transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains its deposit accounts at the end of the accounting period.

Foreign exchange differences arising from the translation of foreign currency-denominated monetary items are recognized in the results of operations for the period and presented on a net basis in the Income Statement.

Financial investments

Held to maturity investments

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

Held-to-maturity investments are initially recognized at cost, including the purchase cost and any transaction-related costs. Subsequently, held-to-maturity investments are measured at their carrying amount, comprising the principal and accrued interest up to the reporting date, less any provision for impairment losses, if any. Interest from these investments after the acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interests arising prior to the Company's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

Allowance for bad debts of held-to-maturity investments is made in conformity with current accounting regulations.

Financial Investments

Investments in subsidiaries over which the Company has control, investments in associates and joint ventures over which the Company has significant influence are stated at cost method in the interim financial statements, including the purchase price and costs directly attributable to the acquisition of such investments.

Profit distributions that Company received from the accumulated profits of the subsidiaries, associates after the Company obtains control right are recognized in income statement. Other distributions are considered a recovery of investment and are deducted to the investment value.

Investments in subsidiaries, joint ventures, associates and other investments are presented at cost less allowance for diminution in value (if any) in the Statement of Financial Position.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Provision for impairment of investments

Provision for impairment of investments in associates and other entities is made when an investee incurs losses or an investment in another entity is impaired, resulting in the Company's potential loss of capital.

The financial statements of the investee are used as the basis for determining the provision for impairment arising from losses incurred by the investee.

Receivables

Receivables represent the amounts recoverable from customers or other parties. Receivables are presented at their carrying amount, net of allowances for doubtful debts.

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

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labour, and general operation (if any) incurred in bringing the inventories to their present location and conditions.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories. The cost of inventories is determined in accordance with the weighted average method.

Deferred expenses

Deferred expenses represent actual expenses incurred but related to the financial performance of multiple accounting periods, and their allocation to business expenses in subsequent accounting periods.

Prepaid expenses are recognized at historical cost and classified as short-term or long-term on the summarized statement of financial position based on the prepaid period.

Long-term prepaid expenses include tools and instruments that have been put into use but have not yet been fully allocated to business results, with an allocation period not exceeding three years.

Tangible fixed assets and Depreciation

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

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

Details are as follows:

	Depreciation Period Years
Buildings, structures	07 - 30
Motor vehicles	06 - 10
Machinery and equipment	05 - 10
Office equipment	03 - 07

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

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Intangible fixed assets and Amortization

The Company's intangible fixed assets, including the LICOGI brand, accounting software, and website, are recorded at historical cost and stated at historical cost less accumulated amortization.

Historical costs of intangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

The LICOGI brand is amortized on a straight-line basis over 10 years, while computer software and the website are amortized over their estimated useful lives of 3 years

Finance leases as lessee

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

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

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

Financial leased assets are depreciated in accordance with the straight-line method over their estimated useful lives like the Company owned assets or over the leased term in case the leased term is shorter, in details:

	Depreciation Period *Years*
Motor vehicles	06 - 10
Machinery and equipment	05 - 10

Construction in progress

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

Payables

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

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

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets of which the seller is an independent entity with the Company.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Asset leasing as lessor

Operating leases as lessor

The value of an operating lease asset is recognized on the Statement of Financial Position according to the asset classification of the Company.

Initial direct costs to create revenue of operating leases are recognized as expenses in the period when they incur or are allocated to expenses over the lease term according to the lease contract. Revenue of operating leases is recognized in the income statement for the period on straight-line method over the lease term, regardless of the payment method.

Depreciation of operating lease assets is made on a consistent basis with the lessor's depreciation policy for similar assets.

Deferred corporate income tax assets

Deferred corporate income tax assets

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

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

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

Dividends and profits payable

Dividends are recognized as liabilities when the Company's Board of Directors issues a dividend declaration notice and the Vietnam Securities Depository and Clearing Corporation issues a notice of the record date for entitlement to dividends.

Accrued expenses

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

Loans and finance lease liabilities

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

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

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a summarized loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of Borrowing costs

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Provisions for payables

The recognized amount of a provision for payables is the best estimate of the amount that will be required to settle the present obligation as at the fiscal year end date or balance sheet date.

Only expenses related to the provision for payables made initially will be offset by such provision.

When the difference between the provision for payables made in the previous accounting period that has not yet been used up is larger than the provision for payables made in the reporting period, it shall be reversed and recorded as a decrease in production and business expenses in the period, excluding the larger difference of the provision payables for warranty of construction works reversed into other income in the period.

Owners' equity

Owners' equity is recorded based on the actual capital contributed by the owners.

Capital surplus is recognized as the positive or negative difference between the actual issuance price and the par value of shares in the case of an initial public offering (IPO), additional issuance, or reissuance of treasury shares.

Undistributed Profits are determined based on the company's after-tax business results and profit distribution policies.

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

Revenue and other income

Revenue from sale of goods

Revenue from the sale of goods is recognized when all the following five (5) conditions are met:

(a) The Company has transferred the significant risks and rewards of ownership of the goods to the buyer;

(b) The Company no longer retains managerial control or effective control over the goods sold;

(c) The amount of revenue can be measured reliably;

(d) It is probable that the economic benefits associated with the sales transaction will flow to the Company; and

(e) The costs related to the sales transaction can be measured reliably.

Revenue from services

Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. If the service transaction spans multiple periods, revenue is recognized in the financial year based on the stage of completion at the balance sheet date. The outcome of a service transaction is deemed reliably measurable when all the following four (4) conditions are satisfied:

(a) The amount of revenue can be measured reliably;

(b) It is probable that the economic benefits associated with the service transaction will flow to the Company;

(c) The stage of completion at the Summarized Statement of Financial Position can be reliably determined; and

(d) The costs incurred for the transaction and the costs to complete the service transaction can be reliably measured.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Construction Contracts

Revenue and expenses from construction contracts are recognized as follows: For construction contracts where the Company is paid based on the actual volume completed, when the contract's outcome can be reliably determined and is confirmed by the customer, revenue and related expenses are recognized in proportion to the completed work as confirmed by the customer during the year, as reflected on the issued invoice.

When the contract's outcome cannot be reliably estimated, if the Company is able to recover the incurred contract costs, contract revenue is recognized only to the extent of the recoverable costs. In such cases, no profit is recognized, even if the total contract costs exceed the total contract revenue.

Revenue from sale of Real Estate

Revenue is recognized when significant risks and ownership rights have been transferred to the buyer, which typically coincides with the unconditional transfer of contracts. For conditional transfers, revenue is recognized only when all significant conditions are satisfied.

In cases where real estate properties are sold under a self-completion model by the customer or completed by the Company at the customer's request, revenue is recognized upon the completion and handover of the basic construction phase to the customer.

For subdivided land plots that have been transferred to customers, the Company recognizes revenue for the sold land plots when all the following conditions are met:

The risks and benefits associated with land use rights have been transferred to the buyer;

The amount of revenue can be measured reliably;

The costs related to the land sale transaction can be identified;

The Company is certain to benefit from the land sales.

Revenue of operating lease

Revenue of operating lease is recognized on a straight-line basis over the lease term. Rental payments received in advance of many periods are recognized to revenue in accordance with the lease term.

Revenue from interest income, dividends and profits received and other income

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

Cost of goods sold

Including the cost of products, goods, real estate, and services sold during the year, recorded in accordance with the revenue recognized in the period.

For direct material costs exceeding normal consumption levels, labour costs, and unallocated fixed manufacturing overhead costs that are not included in the value of products in inventory, these costs are immediately recognized as the cost of goods sold (after deducting any compensation, if applicable), even if the products and goods have not yet been recognized as sold.

Financial expenses

Financial expenses reflect expenses incurred during the period, which mainly include:

Borrowing costs: recognized monthly based on the loan amount, interest rate, and actual loan duration.

Provision for investment losses in other entities and other financial expenses...

The above items are recorded at their total amount incurred during the year and are not offset against financial income.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Current corporate income tax expense and deferred corporate income tax expense

Corporate income tax expenses (or corporate income tax income): is total current and deferred corporate income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

- Current corporate income tax expenses: This is the corporate income tax payable, calculated based on taxable income during the year and the applicable corporate income tax rate. Current corporate income tax is determined based on taxable income and the tax rate applicable for the tax year.

The difference between taxable income and accounting profit arises from adjustments to the discrepancies between accounting profit and taxable income under current tax policies.

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

The Company applies a corporate income tax rate of 20% for income from regular business activities and 10% for income from the Low-Income Housing Project.

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

Related parties

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

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

Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Executive Board confirms that the Company operates in business segments of construction, concrete manufacturing, other activities in a single geographical segment - Vietnam. Therefore, the segment report will be prepared by business segments.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM SUMMARIZED STATEMENT OF FINANCIAL POSITION

5.1 CASH AND CASH EQUIVALENTS

	30/06/2026 VND	01/01/2026 VND
Cash on hand	357,797,470	445,202,589
Bank deposits (*)	36,257,434,957	68,819,532,073
Cash in transit	-	71,316,000,000
Cash equivalents (**)	100,846,173,787	55,086,000,000
Total	**137,461,406,214**	**195,666,734,662**

(*) Details of demand deposits:

	30/06/2026 VND	01/01/2026 VND
Bank for Investment and Development of Vietnam - Bac Hai Duong Branch	4,810,865,608	29,536,856,021
Bank for Investment and Development of Vietnam - Quang Minh Branch	31,396,595,365	39,232,177,819
Other Banks	49,973,984	50,498,233
Total	**36,257,434,957**	**68,819,532,073**

(**) Details of cash equivalents:

	30/06/2026 VND	01/01/2026 VND
Bank for Investment and Development of Vietnam - Quang Minh Branch	100,846,173,787	55,086,000,000
	100,846,173,787	**55,086,000,000**

(*) Term deposits of 1-3 months at interest rates of 2.1%-4.75% per annum

5.2 FINANCIAL INVESTMENTS

a) Held to maturity investments

	30/06/2026 (VND)			01/01/2026 (VND) (Restate)		
	Original cost	Recoverable amount	Allowance	Original cost	Recoverable amount	Allowance
Short - term	**2,140,000,000**	**2,140,000,000**	-	**640,000,000**	**640,000,000**	-
Term deposits	***140,000,000***	***140,000,000***	-	***140,000,000***	***140,000,000***	-
Bank for Investment and Development of Vietnam - Bac Hai Duong Branch (*)	140,000,000	140,000,000	-	140,000,000	140,000,000	-
Lending (**)	***2,000,000,000***	***2,000,000,000***	-	***500,000,000***	***500,000,000***	-
TTBGROUP Joint Stock Company	2,000,000,000	2,000,000,000	-	-	-	-
Loans to individuals	-	-	-	500,000,000	500,000,000	-
Long - term	**461,500,000**	**461,500,000**	-	**461,500,000**	**461,500,000**	-
Lending (**)	***461,500,000***	***461,500,000***	-	***461,500,000***	***461,500,000***	-
Loans to individuals	461,500,000	461,500,000	-	461,500,000	461,500,000	-
Total	2,601,500,000	2,601,500,000	-	1,101,500,000	1,101,500,000	-

(*) A 12-month term deposit bearing interest at a rate of 4.2% per annum.
(**) Short-term loan agreements bearing interest at 8.5% per annum and long-term loan agreements bearing interest at 6% per annum.

5.3 RECEIVABLES FROM CUSTOMERS

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	488,124,397,788	(95,969,401,760)	566,752,008,517	(95,969,401,760)
Phuc Son Group Joint Stock Company	66,105,845,456	(66,105,845,456)	66,105,845,456	(66,105,845,456)
TTP Industrial Development Investment Group Joint Stock Company	125,693,864,396	-	127,193,864,396	-
Others	296,324,687,936	(29,863,556,304)	373,452,298,665	(29,863,556,304)
Total	488,124,397,788	(95,969,401,760)	566,752,008,517	(95,969,401,760)
In which: Receivables from related parties (Details in Note 7.1)	*30,857,983,714*	-	*59,264,948,271*	-

5.4 PREPAYMENTS TO SUPPLIERS

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	**Allowances**	**Book value**	**Allowances**
Short-term	**309,562,876,041**	-	**200,662,990,446**	-
Center for Land Fund Development Area - V Branch	32,844,509,899	-	6,529,335,999	-
Dong Son Infrastructure Investment Joint Stock Company	43,300,303,331	-	57,096,579,221	-
Quang Huy HP Construction Joint Stock Company (Hoang Kim)	37,741,303,915	-	46,137,827,668	-
Tien Phong - Vina One Member Investment, Construction and Trading Co., Ltd	47,462,029,000	-	-	-
Others	148,214,729,896	-	90,899,247,558	-
Total	**309,562,876,041**	-	**200,662,990,446**	-
In which: Repayments to related parties (Details in Note 7.1)	*24,085,710,298*	-	*27,820,991,855*	-

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

5.5 OTHER RECEIVABLES

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	**78,791,332,987**	**(31,652,007,882)**	**71,907,045,531**	**(35,959,032,339)**
- Deposits	1,978,922,375	-	1,839,297,050	-
- Receivables from individuals	2,660,049,751	-	1,759,199,051	-
- Other receivables	74,152,360,861	(31,652,007,882)	68,308,549,430	(35,959,032,339)
+ Advances	*29,294,802,582*	-	*27,246,132,254*	-
+ Manh Dat Tourism Construction Company Limited (i)	*25,158,627,150*	*(25,158,627,150)*	*25,158,627,150*	*(25,158,627,150)*
+ Kim Son Building Materials Production Joint Stock Company (ii)	*5,593,380,732*	*(5,593,380,732)*	*5,593,380,732*	*(5,593,380,732)*
+ Maksteel Industrial Equipment Joint Stock Company	-	-	*4,307,024,457*	*(4,307,024,457)*
+ Others	*14,105,550,397*	*(900,000,000)*	*6,003,384,837*	*(900,000,000)*
Total	**78,791,332,987**	**(31,652,007,882)**	**71,907,045,531**	**(35,959,032,339)**
***In which: Other receivables from parties** (Details in Note 7.1)*	***3,459,570,000***	-	***1,942,438,510***	-

(i) The Company provided a loan to Manh Dat Construction and Tourism Co., Ltd. under Conditional Loan Agreement No. 02/2014/HĐVV-L18 dated 15 August 2014. The parties have entered into a memorandum of agreement to convert the loan into 7,200 m² of commercial land. The project is currently awaiting approval for the overall adjustment of the detailed 1/500 master plan in connection with the Hoa Lac Satellite Urban Area project.

(ii) The outstanding balance comprises both the principal and accrued interest arising from loans provided by the Company to Kim Son Construction Materials Manufacturing Joint Stock Company to support its business operations. On 8 July 2024, the Company entered into Sales and Purchase Agreement No. 01/HĐMB/L18-TT for the purchase and sale of solid bricks for construction works. Under the agreement, Kim Son Company, as a related party, is responsible for paying 40% of the value of the goods to the seller. This amount will be subject to an offsetting agreement between the parties and accounted for in accordance with applicable laws and regulations.

5.6 BAD DEBTS

	30/06/2026 (VND)				01/01/2026 (VND)			
	Overdue period	Original value	Allowances	Recoverable amount	Overdue period	Original value	Allowances	Recoverable amount
1) Trade receivables		111,864,326,023	(95,969,401,760)	15,894,924,263		111,864,326,023	(95,969,401,760)	15,894,924,263
Phuc Son Group Joint Stock Company	> 3 years	66,105,845,456	(66,105,845,456)	-	> 3 years	66,105,845,456	(66,105,845,456)	-
Foundation Engineering and Construction Joint Stock Company No. 20	> 3 years	5,100,675,805	(5,100,675,805)	-	> 3 years	5,100,675,805	(5,100,675,805)	-
Mrs. Nguyen Thi Xa	> 3 years	31,789,848,525	(15,894,924,262)	15,894,924,263	> 3 years	31,789,848,525	(15,894,924,262)	15,894,924,263
Others	> 3 years	8,867,956,237	(8,867,956,237)	-	> 3 years	8,867,956,237	(8,867,956,237)	-
2) Other receivables		31,652,007,882	(31,652,007,882)	-		35,959,032,339	(35,959,032,339)	-
Manh Dat Tourism Construction Company Limited	> 3 years	25,158,627,150	(25,158,627,150)	-	> 3 years	25,158,627,150	(25,158,627,150)	-
Kim Son Construction Materials Manufacturing Joint Stock Company	> 3 years	5,593,380,732	(5,593,380,732)	-	> 3 years	5,593,380,732	(5,593,380,732)	-
Maksteel Industrial Equipment Joint Stock Company	> 3 years	-	-	-	> 3 years	4,307,024,457	(4,307,024,457)	-
New World Trading Consulting Joint Stock Company	> 3 years	900,000,000	(900,000,000)	-	> 3 years	900,000,000	(900,000,000)	-
Total		143,516,333,905	(127,621,409,642)	15,894,924,263		147,823,358,362	(131,928,434,099)	15,894,924,263

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For the period ended 30 June 2026

5.7 INVENTORIES

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Raw materials	3,839,857,889	-	3,387,478,412	-
Work in progress (*)	1,571,125,369,740	-	2,255,929,434,619	-
Finished goods (**)	1,079,902,240,321	(11,225,686,807)	295,018,783,859	(11,225,686,807)
Total	2,654,867,467,950	(11,225,686,807)	2,554,335,696,890	(11,225,686,807)

(*) Details of work in progress	30/06/2026 VND	01/01/2026 (Restate) VND
Short-term	**1,571,125,369,740**	**2,255,929,434,619**
Work in progress of real estate projects (***)	1,406,083,352,422	2,136,397,672,345
Others	165,042,017,318	119,531,762,274
Total	**1,571,125,369,740**	**2,255,929,434,619**

(**) The value of products approved for sale under the Project for Housing for Workers and Low-Income Earners in Ai Quoc Ward, Hai Duong City, and the New Bac Cau Han Urban Area Project (Phase 1).

(***) As at 30 June 2026, inventories relating to certain of the Company's projects are being used as collateral for the Company's borrowings (Details in Note 5.21).

Of which, the number of land lots for which land use right certificates have been issued under the New Bac Cau Han Urban Area Project and which are pledged or mortgaged as collateral for borrowings as at 30 June 2026 was 145 lots (as at 1 January 2026: 145 lots).

5.8 DEFERRED EXPENSES

	30/06/2026 VND	01/01/2026 VND
Short-term	**1,843,308,973**	**1,852,751,918**
Prepaid tools and supplies awaiting allocation	598,943,516	745,340,835
Insurance and inspection expenses	561,095,716	455,347,287
Others	683,269,741	652,063,796
Long-term	**51,550,759,477**	**45,580,729,533**
Prepaid tools and supplies awaiting allocation	49,373,843,040	41,534,982,748
Others	2,176,916,437	4,045,746,785
Total	**53,394,068,450**	**47,433,481,451**

5.9 TAX AND OTHER RECEIVABLES FROM AND PAYABLES TO THE STATE BUDGET

	01/01/2026 VND	Additions VND	Paid VND	30/06/2026 VND
Payables	**30,095,672,723**	**18,854,595,429**	**46,511,897,437**	**2,438,370,715**
Short-term	*30,095,672,723*	*18,854,595,429*	*46,511,897,437*	*2,438,370,715*
Value Added Tax	3,629,886,951	12,578,028,667	15,697,605,197	510,310,421
Corporate income tax	26,222,889,600	4,946,528,150	29,621,507,845	1,547,909,905
Personal income tax	242,896,172	1,330,038,612	1,192,784,395	380,150,389
Receivables	**37,271,000**	-	-	**37,271,000**
Short-term	*37,271,000*	-	-	*37,271,000*
Land tax, Land rental charges	37,271,000	-	-	37,271,000

5.10 INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORICAL COST					
As at 01/01/2026	**25,369,955,439**	**219,109,234,902**	**70,868,599,112**	**835,292,726**	**316,183,082,179**
Purchase	705,600,000	16,244,180,335	3,944,595,730	474,601,851	21,368,977,916
Purchase of leased assets under a finance lease	-	-	2,675,781,818	-	2,675,781,818
As at 30/06/2026	**26,075,555,439**	**235,353,415,237**	**77,488,976,660**	**1,309,894,577**	**340,227,841,913**
ACCUMULATED DEPRECIATION					
As at 01/01/2026	**13,739,370,630**	**132,447,458,957**	**54,319,493,052**	**728,552,066**	**201,234,874,705**
Depreciation	623,947,036	7,786,130,631	1,897,013,317	65,272,836	10,372,363,820
Purchase of leased assets under a finance lease	-	-	1,337,890,907	-	1,337,890,907
As at 30/06/2026	**14,363,317,666**	**140,233,589,588**	**57,554,397,276**	**793,824,902**	**212,945,129,432**
NET BOOK VALUE					
As at 01/01/2026	**11,630,584,809**	**86,661,775,945**	**16,549,106,060**	**106,740,660**	**114,948,207,474**
As at 30/06/2026	**11,712,237,773**	**95,119,825,649**	**19,934,579,384**	**516,069,675**	**127,282,712,481**

Historical cost of tangible fixed assets which are fully depreciated but still in use as at 30/06/2026 is VND 144,444,981,999 (as at 01/01/2026: VND 141,427,360,911).

Net book value of tangible fixed assets used to secure bank loans as at 30/06/2026 is VND 49,529,224,325 (as at 01/01/2026: VND 55,121,357,165).

List of existing tangible fixed assets representing 10% or more of total tangible fixed assets:

	30/06/2026 (VND)			01/01/2026 (VND)		
Asset name	Historical cost	Accumulated depreciation	Net book value	Historical cost	Accumulated depreciation	Net book value
Buildings and Structures						
Company's Head Office in Hanoi	7,780,726,242	3,241,969,268	4,538,756,974	7,780,726,242	2,982,611,726	4,798,114,516
Office Building in Ho Chi Minh City	5,176,798,649	1,388,871,316	3,787,927,333	5,176,798,649	1,296,428,483	3,880,370,166
Machinery, equipment						
SANY SR405R Rotary Drilling Rig	20,185,185,185	2,539,659,653	17,645,525,532	20,185,185,185	1,530,400,394	18,654,784,791
Transportation means						
SANY Concrete Pump Truck – 30L-961.33	5,735,427,156	686,974,537	5,048,452,619	5,735,427,156	328,510,340	5,406,916,816

5.11 INCREASES, DECREASES IN FINANCE LEASED FIXED ASSETS

Unit: VND

	Machinery, equipment	Transportation means	Total
HISTORICAL COST			
As at 01/01/2026	**11,308,943,939**	**7,701,516,834**	**19,010,460,773**
Purchase of leased assets under a finance lease	-	(2,675,781,818)	(2,675,781,818)
As at 30/06/2026	**11,308,943,939**	**5,025,735,016**	**16,334,678,955**
ACCUMULATED DEPRECIATION			
As at 01/01/2026	**3,562,702,054**	**2,754,916,954**	**6,317,619,008**
Depreciation	314,108,438	706,808,996	1,020,917,434
Purchase of leased assets under a finance lease	-	(1,337,890,907)	(1,337,890,907)
As at 30/06/2026	**3,876,810,492**	**2,123,835,043**	**6,000,645,535**
NET BOOK VALUE			
As at 01/01/2026	**7,746,241,885**	**4,946,599,880**	**12,692,841,765**
As at 30/06/2026	**7,432,133,447**	**2,901,899,973**	**10,334,033,420**

List of existing finance-leased fixed assets representing 10% or more of total finance lease assets:

Asset name	30/06/2026 (VND)			01/01/2026 (VND)		
	Historical cost	Accumulated depreciation	Net book value	Historical cost	Accumulated depreciation	Net book value
Sany LP10023 Concrete Pump Truck (29CD-00220)	2,478,825,926	746,186,788	1,732,639,138	2,478,825,926	591,260,168	1,887,565,758
Launching Gantry Crane Set (Solidarity)	2,583,000,000	817,802,568	1,765,197,432	2,583,000,000	656,365,068	1,926,634,932

5.12 INCREASES, DECREASES IN INTANGIBLE FIXED ASSETS

Unit: VND

	Trademark, trade name	Computer software	Total
HISTORICAL COST			
As at 01/01/2026	**540,000,000**	**1,494,401,852**	**2,034,401,852**
Increase			-
As at 30/06/2026	**540,000,000**	**1,494,401,852**	**2,034,401,852**
ACCUMULATED DEPRECIATION			
As at 01/01/2026	**540,000,000**	**266,692,433**	**806,692,433**
Amortization	-	121,552,592	121,552,592
As at 30/06/2026	**540,000,000**	**388,245,025**	**928,245,025**
NET BOOK VALUE			
As at 01/01/2026	-	**1,227,709,419**	**1,227,709,419**
As at 30/06/2026	-	**1,106,156,827**	**1,106,156,827**

The historical cost of intangible fixed assets which have been fully amortized but still in use as at 30/06/2026 is VND 579,690,000 (as at 01/01/2026: VND 540,000,000).

5.12 INCREASES, DECREASES IN INTANGIBLE FIXED ASSETS (continued)

List of existing intangible fixed assets representing 10% or more of total intangible fixed assets:

	30/06/2026 (VND)			01/01/2026 (VND)		
Asset name	Historical cost	Accumulated amortization	Net book value	Historical cost	Accumulated amortization	Net book value
FAST Business Software	686,250,000	107,642,123	578,607,877	686,250,000	39,017,123	647,232,877
LICOGI Trademark	500,000,000	500,000,000	-	500,000,000	500,000,000	-

5.13 CONSTRUCTION IN PROGRESS

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Recoverable amount	Original value	Recoverable amount
a) Construction in progress				
Fixed asset investment	**3,594,726,460**	**3,594,726,460**	**9,588,206,534**	**9,588,206,534**
Purchase of machinery	3,594,726,460	3,594,726,460	9,588,206,534	9,588,206,534
Construction in progress costs	**362,877,150**	**362,877,150**	**361,052,062**	**361,052,062**
Construction in progress mechanical workshop and other facilities	362,877,150	362,877,150	361,052,062	361,052,062
Total	3,957,603,610	3,957,603,610	9,949,258,596	9,949,258,596

5.14 LONG-TERM FINANCIAL INVESTMENTS

Unit: VND

	Rate		30/06/2026 (VND)			01/01/2026 (VND)		
	Capital held	Voting rights	Original price	Fair value	Provision	Original price	Fair value	Provision
Investments in subsidiaries			**241,408,750,000**	**241,408,750,000**	-	**250,575,000,000**	**250,575,000,000**	-
Investment & Construction JSC No. 18.1	51.0%	51.0%	44,178,750,000	44,178,750,000	-	42,075,000,000	42,075,000,000	-
Investment & Construction JSC No. 18.3	51.00%	51.00%	51,000,000,000	51,000,000,000	-	51,000,000,000	51,000,000,000	-
Investment & Construction JSC No. 18.5	51.00%	51.00%	25,500,000,000	25,500,000,000	-	25,500,000,000	25,500,000,000	-
No.18.6 Investment and Construction One Member Company Limited	100.000%	100.000%	10,000,000,000	10,000,000,000	-	10,000,000,000	10,000,000,000	-
Investment & Construction JSC No. 18.8 (*)	51.000%	51.000%	11,730,000,000	11,730,000,000	-	23,000,000,000	23,000,000,000	-
Muong Khuong Power JSC	60.000%	60.000%	48,000,000,000	48,000,000,000	-	48,000,000,000	48,000,000,000	-
Investment and Industrial development Company Limited	51.000%	51.000%	51,000,000,000	51,000,000,000	-	51,000,000,000	51,000,000,000	-
Investment in Joint Venture Company			**10,303,500,000**	**10,303,500,000**	-	**10,303,500,000**	**10,303,500,000**	-
Investment & Construction JSC No. 18.7	34.35%	34.35%	10,303,500,000	10,303,500,000	-	10,303,500,000	10,303,500,000	-
Other long-term investments			**101,255,000,000**	**100,800,000,000**	(455,000,000)	455,000,000	-	(455,000,000)
BOT National Highway 2 Joint Stock Company	2.92%	2.92%	455,000,000	-	(455,000,000)	455,000,000	-	(455,000,000)
Dai Dong Thinh Vuong Joint Stock Company (**)	16.80%	16.80%	100,800,000,000	100,800,000,000		-	-	
Total			352,967,250,000	352,512,250,000	(455,000,000)	261,333,500,000	260,878,500,000	(455,000,000)

(*) Under Decision No. 28/2026/QĐ-HĐQT/L18 dated 31 March 2026, the Company approved the conversion of Investment and Construction No. 18.8 One Member Company Limited from a single-member limited liability company into a joint stock company. During the period, Investment and Construction No. 18 Joint Stock Company transferred part of its ownership interest to other individuals, reducing its ownership interest to 51% of the charter capital.

(**) The investment in Dai Dong Thinh Vuong Joint Stock Company is made pursuant to the capital contribution agreement among the shareholders. Investment and Construction No. 18 Joint Stock Company has contributed VND 100.8 billion, equivalent to 16.8% of the charter capital, to establish an enterprise with Enterprise Registration No. 2301372615, first issued on 2 December 2025. The purpose of the investment is to participate in the bidding process for selection of an investor and to develop the Dai Dong Thinh Vuong Urban Area Project in Vu Ninh Ward, Bac Ninh Province.

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5.15 TRADE PAYABLES

	30/06/2026 VND	01/01/2026 VND
Short-term	**508,567,018,579**	**517,621,604,207**
Investment and Construction JSC No. 18.1	15,325,597,114	22,735,529,672
Investment and Construction JSC No. 18.3	22,717,125,338	23,615,176,611
Investment and Construction JSC No. 18.5	24,394,400,537	24,394,400,537
Investment and Construction One Member Company Limited No. 18.6	136,426,943,103	111,511,968,323
Investment and Construction JSC No. 18.7	39,446,031,406	41,978,138,802
Others	270,256,921,081	293,386,390,262
Total	**508,567,018,579**	**517,621,604,207**
In which:		
Trade payables are related parties	***240,301,352,597***	***225,245,817,525***
(Details in Note 7.1)		

5.16 PREPAYMENTS FROM CUSTOMERS

	30/06/2026 VND	01/01/2026 VND
Short-term	**1,253,745,026,314**	**1,051,187,186,794**
Hai Phong Agricultural and Rural Development Construction Investment Project Management Board	114,779,983,000	188,767,486,000
Hanoi Traffic Construction Investment Project Management Board	346,196,492,000	341,837,094,000
Hanoi Ring Road No. 4 Expressway Joint Stock Company	102,128,237,436	-
Vinh Phuc Regional Project Management Board	97,556,642,000	107,980,427,000
Hai Phong Transport Construction Investment Project Management Board	320,688,950,282	157,212,400,615
Others	272,394,721,596	255,389,779,179
Total	**1,253,745,026,314**	**1,051,187,186,794**
In which:		
Prepayments from customers are related parties	***31,952,935,186***	***35,904,744,186***
(Details in Note 7.1)		

5.17 ACCRUED EXPENSES

	30/06/2026 VND	01/01/2026 VND
Short-term	**5,306,376,171**	**2,245,658,528**
Accrued Construction Costs	4,393,068,594	1,428,866,519
Accrued Interest Expense Payable	913,307,577	749,229,969
Accrued Guarantee Fees	-	67,562,040
Total	5,306,376,171	2,245,658,528

5.18 OTHER PAYABLES

	30/06/2026 VND	01/01/2026 (Restate) VND
Short-term	**47,268,717,641**	**32,488,779,018**
Trade Union fees	465,030,138	304,877,938
Social insurance	810,020,250	-
Health insurance	143,900,550	-
Unemployment insurance	63,531,000	-
Short-term deposits received	29,405,806,700	26,525,806,700
Others	16,380,429,003	5,658,094,380
Total	47,268,717,641	32,488,779,018

5.19 Provisions

	01/01/2026 VND	Increase VND	Decrease VND	30/06/2026 VND
Long-term	**73,922,444,721**	-	-	**73,922,444,721**
- Provision for Warranty of Construction Works and Projects	73,922,444,721	-	-	73,922,444,721
Total	73,922,444,721	-	-	73,922,444,721

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5.20 BORROWINGS AND FINANCE LEASE LIABILITIES

	30/06/2026 VND	Increase VND	Decrease VND	01/01/2026 VND
Short-term loans	**414,785,555,225**	**254,313,815,427**	**333,212,661,132**	**493,684,400,930**
Borrowings	*336,785,555,225*	*254,313,815,427*	*239,012,661,132*	*321,484,400,930*
+ Bank for Investment and Development of Vietnam - Bac Hai Duong Branch (1)	98,997,724,530	85,409,563,948	77,104,826,246	90,692,986,828
+ Bank for Investment and Development of Vietnam - Quang Minh Branch (2)	187,075,830,695	163,654,251,479	157,119,834,886	180,541,414,102
+ Muong Khuong Power Joint Stock Company	-	1,700,000,000	1,700,000,000	-
+ Borrowings from other entities (3)	50,712,000,000	3,550,000,000	3,088,000,000	50,250,000,000
Long-term loan due	*78,000,000,000*	-	*94,200,000,000*	*172,200,000,000*
+ Bank for Investment and Development of Vietnam - Quang Minh Branch (4)	78,000,000,000	-	94,200,000,000	172,200,000,000
Long-term loans	**929,830,958,647**	**68,023,600,000**	**12,571,509,080**	**874,378,867,727**
Borrowings	*925,917,299,998*	*68,023,600,000*	*10,720,137,410*	*868,613,837,408*
+ Bank for Investment and Development of Vietnam - Quang Minh Branch (4)	578,000,000,000	-	129,492,410	578,129,492,410
+ Borrowings from other entities (5)	347,917,299,998	68,023,600,000	10,590,645,000	290,484,344,998
Finance lease liabilities	*3,913,658,649*	-	*1,851,371,670*	*5,765,030,319*
BIDV - SUMI TRUST Leasing Company, Ltd	3,913,658,649	-	1,851,371,670	5,765,030,319
Total	1,344,616,513,872	322,337,415,427	345,784,170,212	1,368,063,268,657

5.20 BORROWINGS AND FINANCE LEASE LIABILITIES (CONTINUED)

Details of certain significant credit agreements:

(1) Credit Facility Agreement No. 02/2025/219063/HĐTD dated 12 September 2025: A revolving credit facility with a maximum limit of VND 400 billion, comprising a VND 100 billion limit for loans and payment guarantees and a VND 300 billion limit for other guarantees. The purpose of the facility is to supplement working capital, provide guarantees and open letters of credit (L/Cs). The facility is available from the date of signing this Agreement until 15 August 2026. The tenor of each loan is specified in the respective credit agreement. The applicable interest rate is determined under each respective credit agreement. Security for the loans: as stipulated in the security agreements entered into before, on and after the date of this Agreement.

(2) Credit Facility Agreement No. 01/2025/219063/HĐTD dated 27 August 2025: A revolving credit facility with a maximum limit of VND 1,400 billion, comprising a VND 200 billion limit for short-term loans and payment guarantees and a VND 1,200 billion limit for the issuance of guarantees. The purpose of the facility is to supplement working capital, provide guarantees and open letters of credit (L/Cs) to support the customer's construction and installation activities. The facility is available from the date of signing this Agreement until 15 August 2026. The tenor of each loan is specified in the respective credit agreement. The applicable interest rate is determined under each respective credit agreement. Security for the loans: as stipulated in the security agreements entered into before, on and after the date of this Agreement.

(3) Short-term borrowings from individuals bearing interest rates ranging from 5% to 7.5% per annum, obtained to finance the Company's business operations and unsecured. These short-term borrowings have maturities ranging from 3 to 12 months.

(4) Credit Agreement No. 01/2023/219063/HĐTDDA dated 29 December 2023: The maximum loan amount is VND 516 billion. The purpose of the loan is to finance eligible and lawful costs incurred in implementing the Project: New Bac Cau Han Urban Area – Phase 1, Stage 2, excluding interest expenses incurred during the construction period and compensation and site clearance costs included in the total investment of the Project. The loan tenor is 60 months, with a 12-month grace period. The interest rate for the first six months is 7.8% per annum. Thereafter, the lending interest rate shall be determined by the Lender and notified to the Borrower every six months, on 1 July each year, in accordance with the Lender's applicable interest rate notice. Security: pursuant to the notarized mortgage agreements over movable assets and property rights, and the notarized mortgage agreements over future-formed real estate, which have been registered with the Secured Transactions Registration Authority and the Land Registration Authority, where eligible.

Credit Agreement No. 01/2024/219063/HĐTDDA dated 20 December 2024: The maximum loan amount is VND 280 billion. The purpose of the loan is to finance eligible investment costs incurred in implementing the No. 1 Urban Area Project in Huong Thuong Commune, Thai Nguyen City, excluding site clearance costs. The loan tenor is 60 months from the date of the first disbursement. The interest rate for the first year is 8% per annum; thereafter, a floating interest rate shall apply in accordance with the Bank's regulations. The loan is secured pursuant to mortgage agreements over movable assets and property rights and mortgage agreements over real estate.

Credit Agreement No. 01/2025/219063/HĐTD dated 24 April 2025: The maximum loan amount is VND 20 billion. The purpose of the loan is to finance the investment costs of indirect fixed assets. The loan tenor is 60 months from the date of the first disbursement. The interest rate for the first year is 8% per annum; thereafter, a floating interest rate shall apply in accordance with the Bank's regulations. The loan is secured by pledge and mortgage agreements.

(5) Long-term borrowings from individuals bearing interest rates ranging from 7% to 8.3% per annum, obtained to supplement working capital and finance investments in the Bac Cau Han Urban Area Project and the Huong Thuong Urban Area Project. These borrowings are unsecured and have maturities ranging from 2 to 5 years.

5.20 BORROWINGS AND FINANCE LEASE LIABILITIES (CONTINUED)

(6) BIDV – SUMI TRUST Financial Leasing Company Limited has entered into the following financial lease agreements:

- Finance Lease Contract No. 21722000409/HĐCTTC dated September 28, 2022. Leased assets: 03 brand-new SAKAI vibratory rollers (100% new). Price per vehicle: VND 1,860,000,000. Total lease amount: VND 5,580,000,000. Purpose: To serve transportation operations. Lease term: 48 months. Lease interest rate: 8.4% per year for the first 3 months from the disbursement date. After this period, the lease interest rate will be the reference rate plus a margin and will be adjusted every 3 months.
- Finance Lease Contract No. 21723000169/HĐCTTC dated April 28, 2023. Leased assets: 02 CNHTC/HOWO 6x4 dump trucks with square beds. Price per vehicle: VND 1,370,000,000. Total lease amount: VND 2,740,000,000. Purpose: New investment, serving the core business of construction execution. Lease term: 48 months. Lease interest rate: 7.2% per year for the first 3 months from the disbursement date. After this period, the lease interest rate will be the reference rate plus a margin and will be adjusted every 3 months.
- Finance Lease Contract No. 21723000674/HĐCTTC dated December 5, 2023. Leased assets: Concrete pump truck. Total lease amount: VND 2,096,000,000. Purpose: To serve construction projects. Lease term: 48 months. Lease interest rate: The lease interest rate will be the reference rate plus a margin and will be adjusted every 3 months.
- Finance Lease Contract No. 21723000686/HĐCTTC dated December 11, 2023. Leased assets: Beam launcher vehicle set. Total lease amount: VND 2,009,000,000. Purpose: To serve construction projects. Lease term: 48 months. Lease interest rate: The lease interest rate will be the reference rate plus a margin and will be adjusted every 3 months.
- Finance Lease Contract No. 21724000023/HĐCTTC dated January 17, 2024. Leased assets: Cable percussion drilling rig. Total lease amount: VND 1,883,968,800. Purpose: To serve construction projects. Lease term: 48 months. Lease interest rate: The lease interest rate will be the reference rate plus a margin and will be adjusted every 3 months.
- Finance Lease Contract No. 21723000247/HĐCTTC dated May 6, 2024. Leased assets: Gantry crane. Total lease amount: VND 1,200,000,000. Purpose: To serve construction projects. Lease term: 48 months. Lease interest rate: The lease interest rate will be the reference rate plus a margin and will be adjusted every 3 months.

Details of Finance Lease Liabilities

Finance lease liabilities settled	Current Period (VND)			Previous Period (VND)		
Term	Total finance lease payments	Interest	Principal	Total finance lease payments	Interest	Principal
Under 1 year						
From 1 year to 5 year	2,059,604,283	208,232,613	1,851,371,670	2,244,965,148	151,371,252	2,093,593,896
Over 5 years						

5.21 OWNERS' EQUITY

a. Changes in Owners' Equity

Unit: VND

	Owners' equity	Capital surplus	Other capital	Development and investment funds	Undistributed profit after tax	Total
As at 01/01/2025	**381,165,280,000**	**14,355,118,182**	-	**27,958,359,843**	**181,495,983,850**	**604,974,741,875**
Stock dividend	76,232,650,000	-	-	-	(76,232,650,000)	-
Profit in the previous year	-	-	-	-	162,086,334,772	162,086,334,772
Share issuance costs charged to equity	-	(72,727,273)	-	-	-	(72,727,273)
Appropriation to equity funds	-	-	-	-	(5,000,000,000)	(5,000,000,000)
As at 01/01/2026	**457,397,930,000**	**14,282,390,909**	-	**27,958,359,843**	**262,349,668,622**	**761,988,349,374**
Profit in this year	-	-	-	-	60,784,712,371	60,784,712,371
Stock dividend (*)	-	-	114,348,590,000	-	(114,348,590,000)	-
Appropriation to equity funds (*)	-	-	-	5,000,000,000	(15,000,000,000)	(10,000,000,000)
As at 30/06/2026	**457,397,930,000**	**14,282,390,909**	**114,348,590,000**	**32,958,359,843**	**193,785,790,993**	**812,773,061,745**

(*) Resolution No. 42/2026/NQ-ĐHĐCĐ dated 28 April 2026 of the 2026 Annual General Meeting of Shareholders approved the profit distribution plan for 2025 as follows:

- Appropriation to the Bonus Fund: VND 2,000,000,000
- Appropriation to the Welfare Fund: VND 3,000,000,000
- Appropriation to the development and investment fund: VND 5,000,000,000
- Appropriation to the management bonus fund: VND 5,000,000,000
- The Company issued shares to increase its share capital from owners' equity at a rate of 25% of charter capital, equivalent to VND 114,349,482,500, thereby increasing the owners' investment capital at a bonus share ratio of 100:25. The record date for exercising the rights was 16 June 2026. As at 30 June 2026, the Company had not yet obtained the amended Enterprise Registration Certificate reflecting the increase in charter capital. Accordingly, the amount of VND 114,349,482,500 was recorded under "Other capital of owners".
- On July 15, 2026, the Company was granted the 13th amended Enterprise Registration Certificate, pursuant to which the Company's charter capital was increased to VND 571,746,520,000. As of August 22, 2026, the Company had completed the procedures for the additional listing of 11,434,859 shares on the Hanoi Stock Exchange.

5.21 OWNERS' EQUITY (Continued)

b. Details of Owners' Equity

	30/06/2026 VND	01/01/2026 VND
Mr. Bui Thanh Tuyen	231,604,670,000	231,604,670,000
Vinh Phuc Infrastructure Development JSC	41,416,680,000	41,416,680,000
Other shareholders	184,376,580,000	184,376,580,000
Total	**457,397,930,000**	**457,397,930,000**

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

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Shareholders' capital		
Opening balance	457,397,930,000	381,165,280,000
Increased during the period	-	76,232,650,000
Decreased during the period	-	-
Closing balance	457,397,930,000	457,397,930,000
Divided, Profits distribution	**114,348,590,000**	**76,232,650,000**

d. Shares

	30/06/2026 Shares	01/01/2026 Shares
Quantity of registered shares	45,739,793	45,739,793
Quantity of issued shares	45,739,793	45,739,793
Common shares	45,739,793	45,739,793
Outstanding shares	45,739,793	45,739,793
Common shares	45,739,793	45,739,793
Par value of outstanding shares (VND/ shares)	*10,000*	*10,000*

5.22 OFF SUMMARIZED STATEMENT OF FINANCIAL POSITION ITEMS

a. Tangible fixed assets

No.	Asset type	Item	Historical cost VND	Net book value VND	Pledged/ mortgaged to	Purpose of security	Term
1	Buildings, structures	Tangible fixed assets	11,888,997,032	5,760,412,525	Bank for Investment and Development of Vietnam JSC - Quang Minh Branch	Long-term borrowing	Until December 29, 2028
2	Machinery, equipment	Tangible fixed assets	144,153,777,891	39,025,910,000	Bank for Investment and Development of Vietnam JSC - Quang Minh Branch	Short-term borrowing	Until August 15, 2026
3	Transportation means	Tangible fixed assets	26,564,740,343	4,742,901,800	Bank for Investment and Development of Vietnam JSC - Quang Minh Branch	Short-term borrowing	Until August 15, 2026

b. Other assets

No.	Asset type	Item	Value VND	Pledged/ mortgaged to	Purpose of security	Term
1	Cau Han Urban Area Project - Hai Duong	Inventories	209,587,649,595	Bank for Investment and Development of Vietnam JSC - Quang Minh Branch	Long-term borrowing	Until December 29, 2028

2) Bad debts written off

	30/06/2026 VND	01/01/2026 VND
Total bad debts written off	5,750,451,235	5,750,451,235

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SUMMARIZED INCOME STATEMENT

6.1 REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Revenue from construction contract	722,458,331,215	319,748,633,482
Revenue from real estate	93,318,704,627	113,509,594,510
Revenue from equipment rental, sale of goods, testing service...	49,627,288,051	11,030,340,973
Total	865,404,323,893	444,288,568,965
In which:		
Revenue from related parties (Details in Note 7.1)	*37,361,046,734*	*11,454,319,346*

6.2 COST OF GOODS SOLD

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Cost of construction contracts	686,140,982,192	299,893,437,173
Cost of real estate activities	51,426,415,465	57,103,846,493
Cost of semi-finished products, goods and services,...	40,853,999,687	5,390,911,258
Total	**778,421,397,344**	**362,388,194,924**

6.3 FINANCIAL INCOME

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Interest income from demand deposits	18,843,165	-
Interest income from deposits	2,350,819,588	1,244,664,552
Dividends received	17,096,958,904	15,829,778,102
Late payment interest from buyer	-	211,016,483
Total	**19,466,621,657**	**17,285,459,137**
In which:		
Financial income with related parties:	*17,124,605,525*	*16,099,993,403*
(Details in Note 7.1)		

6.4 FINANCIAL EXPENSES

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Interest expenses	13,022,689,162	11,691,003,787
Loan interest expense for Cau Han Urban Area	10,154,859,760	1,792,797,315
Realized foregin exchange loss	-	199,215,000
Others	537,994,817	278,505,792
Total	**23,715,543,739**	**13,961,521,894**

6.5 SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Selling expenses	**4,870,629,183**	**5,119,294,498**
Employee expenses	2,995,197,789	1,807,910,726
Materials expenses	81,969,359	81,682,408
Amortization and Depreciation expenses	51,247,658	11,025,000
Outsourcing expenses	1,642,775,819	3,182,496,364
Other cash expenses	99,438,558	36,180,000
General administrative expenses	**10,499,757,967**	**4,712,925,559**
Employee expenses	9,113,951,127	6,432,497,402
Materials expenses	748,919,814	656,717,998
Amortization and Depreciation expenses	810,843,803	632,806,517
Charges and fee	487,924,078	192,325,069
Provision expense (reversal) for doubtful debts	(4,307,024,457)	(6,206,550,000)
Outsourcing expenses	3,148,729,509	1,750,535,990
Other cash expenses	496,414,093	1,254,592,583
Total	**15,370,387,150**	**9,832,220,057**

6.6 OTHER INCOME / OTHER EXPENSES

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Other income		
Gains from fine, pelnaty received	2,000,000	493,432,551
Insurance compensation for damage caused by Typhoon Matmo	1,053,340,560	-
Others	2,401	-
Total	**1,055,342,961**	**493,432,551**
Other expenses		
Debt waivers and reductions pursuant to court judgment for timely payment	1,291,703,457	-
Late payment penalties and interest	34,058,084	25,199,691,990
Costs of remediation of damage caused by Typhoon Matmo	1,261,847,088	-
Debt settlement and other expenses	100,111,128	-
Total	**2,687,719,757**	**25,199,691,990**
Other profits	**(1,632,376,796)**	**(24,706,259,439)**

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

6.7 CURRENT CORPORATE INCOME TAX EXPENSE

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Net profit before tax	**65,731,240,521**	**50,685,831,788**
Profit from ordinary business activities	**40,998,599,773**	**29,612,711,741**
- Increase adjustment	*477,245,537*	*339,299,706*
+ Allowances for non-executive members of the Board of Directors and Supervisory Board	*338,000,000*	*272,000,000*
+ Non-deductible expenses	*104,165,535*	*32,219,704*
+ Amortization and depreciation	*35,080,002*	*35,080,002*
- Decrease adjustment	*(41,475,845,310)*	*(29,952,011,447)*
+ Dividends distributed	*(17,096,958,904)*	*(15,829,778,102)*
+ Loss carryforward	*(24,378,886,406)*	*(14,122,233,345)*
Total taxable income from ordinary business acitvities	-	-
Tax rate	20%	20%
Current corporate income tax expense	-	-
Profit from real estate business activities	**24,732,640,748**	**21,073,120,047**
- Increase adjustment	-	*25,167,441,715*
Total taxable income from social housing business activities	**24,732,640,748**	**46,240,561,762**
Tax rate	20%	20%
Current corporate income tax	**4,946,528,150**	**9,248,112,353**
Total current corporate income tax expense	**4,946,528,150**	**9,248,112,353**

6.8 PRODUCTION AND BUSINESS EXPENSES BY FACTORS

	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Raw material expenses	370,410,258,981	277,182,361,152
Employee expenses	92,665,651,687	69,152,160,643
Amortization and Depreciation expenses	11,550,646,504	8,944,686,933
Provision (reversal) expenses	(4,307,024,457)	(6,206,550,000)
Outsourcing expenses	398,353,885,861	153,502,945,757
Other cash expenses	43,842,343,284	44,354,510,454
Total	**912,515,761,860**	**546,930,114,939**

7. OTHER INFORMATION

7.1 Information on Related Parties

List of the Company's Related Parties

Related Party	Relationship
Vinh Phuc Infrastructure Development Joint Stock Company	Major shareholder
Investment & Construction JSC No. 18.1	Subsidiary
Investment & Construction JSC No. 18.3	Subsidiary
Investment & Construction JSC No. 18.5	Subsidiary
No.18.6 Investment and Construction One Member Company Limited	Subsidiary
Investment & Construction JSC No. 18.8	Subsidiary
Muong Khuong Power Joint Stock Company	Subsidiary
Investment and Industrial development Company Limited 18.9	Subsidiary
Investment & Construction JSC No. 18.7	Associate
Licogi Corporation - JSC	Capital-contributing company
Members of the Board of Management, Board of General Directors, Board of Supervisors and individuals related to key management members...	Significant influence

During the period, the Company had the following transactions with related parties:

a) Transactions with Related Parties

Related parties	Nature of transaction	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Interest Receivable		27,646,621	270,215,301
Investment & Construction JSC No. 18.1	Loan interest income	360,568	142,569,863
No.18.6 Investment and Construction One Member Company Limited	Loan interest income	27,286,053	122,905,203
Investment & Construction JSC No. 18.8	Loan interest income	-	4,740,235
Dividends received from subsidiaries and associates		17,096,958,904	15,829,778,102
Investment & Construction JSC No. 18.1	Dividend	4,916,958,904	5,737,500,000
Investment & Construction JSC No. 18.3	Dividend	6,120,000,000	6,630,000,000
Investment & Construction JSC No. 18.5	Dividend	3,060,000,000	2,725,495,890
Investment & Construction JSC No. 18.7	Dividend	-	736,782,212
Muong Khuong Power Joint Stock Company	Dividend	3,000,000,000	-
Other transactions		112,070,000,000	15,500,000,000
Investment and Industrial development Company Limited 18.9	Capital contribution	-	15,500,000,000
Dai Dong Thinh Vuong Joint Stock Company	Capital contribution	100,800,000,000	-
Investment & Construction JSC No. 18.8	Capital transfer	11,270,000,000	-

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

7.1 Information on Related Parties (Continued)

a) Transactions with Related Parties (Continued)

Related parties	Nature of transaction	For the period ended 30/06/2026 VND	For the period ended 30/06/2025 VND
Sales transactions		**37,361,046,734**	**11,454,319,346**
Sale of Goods and Services		**5,456,289,938**	**7,483,504,366**
Investment & Construction JSC No. 18.1	Guarantee fees	38,387,973	61,133,382
Investment & Construction JSC No. 18.3	Testing services	-	51,144,014
	Testing services		
No.18.6 Investment and Construction One Member Company	Expenses for vehicle and equipment rental, scaffolding processing, and concrete costs	-	6,881,766,762
Investment & Construction JSC No. 18.7	Other services	5,417,901,965	231,982,467
Muong Khuong Power JSC	Machinery rental and other	-	94,400,000
Licogi Corporation - JSC	Repair rental	-	163,077,741
Lease and Other Transactions		**31,904,756,796**	**3,970,814,980**
Investment & Construction JSC No. 18.1	Construction cost for Han bridge raw structure and equipment rental	2,115,150,996	3,391,075,000
No.18.6 Investment and Construction One Member Company Limited	Machinery rental and concrete charges, penalties, and guarantee fees	29,603,806,283	44,324,146
Investment & Construction JSC No. 18.7	Office rental, utilities, land lease	72,499,926	-
Investment & Construction JSC No. 18.8	Amounts for Concrete, Machinery Rental, and Guarantee Fees...	113,299,591	535,415,834
Purchasing transactions		**135,942,785,436**	**35,635,411,092**
Construction volume		**132,961,999,001**	**33,946,675,071**
Investment & Construction JSC No. 18.1	Construction volume	7,619,961,095	6,393,803,605
No.18.6 Investment and Construction One Member Company Limited	Construction volume	110,891,558,356	17,405,230,215
Investment & Construction JSC No. 18.7	Construction volume	9,167,758,994	-
Investment & Construction JSC No. 18.8	Construction volume	5,282,720,556	10,147,641,251
Equipment Rental, Land Lease and Other Transactions		**2,980,786,435**	**1,688,736,021**
Investment & Construction JSC No. 18.1	Equipment rental	1,728,000,000	60,000,000
	Joint venture capital interest	-	278,505,792
No.18.6 Investment and Construction One Member Company Limited	Equipment rental	1,096,668,535	328,560,000
Investment & Construction JSC No. 18.7	Office rent, utilities, and land lease	91,117,900	242,870,229
	Land lease	-	13,800,000
Investment and Industrial development Company Limited 18.9	Consulting service fee	65,000,000	-
Licogi Corporation - JSC	Crane and tool rental	-	765,000,000

7.1 Information on related parties (Continued)

a) Balances with related parties

Related parties	Nature of transaction	30/06/2026 VND	01/01/2026 VND
Receivables from customers		**30,857,983,714**	**59,264,948,271**
Investment & Construction JSC No. 18.1	Receivables from customers	2,961,858,537	733,774,362
Vinh Phuc Infrastructure Development JSC	Receivables from customers	-	51,739,152,592
No.18.6 Investment and Construction One Member Company Limited	Receivables from customers	27,829,013,422	6,724,909,562
Licogi Corporation - JSC	Receivables from customers	67,111,755	67,111,755
Advance Payment to Suppliers		**24,085,710,298**	**27,820,991,855**
Licogi Corporation - JSC	Advance payment to suppliers	16,147,880,000	16,147,880,000
Investment & Construction JSC No. 18.1	Advance payment to suppliers	2,314,700,000	-
No.18.6 Investment and Construction One Member Company Limited	Advance payment to suppliers	3,809,214,435	8,856,652,887
Investment & Construction JSC No. 18.8	Advance payment to suppliers	1,813,915,863	2,816,458,968
Other Receivables		**3,459,570,000**	**1,942,438,510**
Investment & Construction JSC No. 18.1	Other receivables	129,000,000	139,697,915
No.18.6 Investment and Construction One Member Company Limited	Other receivables	327,000,000	1,728,553,218
Investment & Construction JSC No. 18.8	Other receivables	3,570,000	74,187,377
Muong Khuong Power Joint Stock Company	Other receivables	3,000,000,000	-
Payables to suppliers		**240,301,352,597**	**225,245,817,525**
Investment & Construction JSC No. 18.1	Payables to suppliers	15,325,597,114	22,735,529,672
Investment & Construction JSC No. 18.3	Payables to suppliers	22,717,125,338	23,615,176,611
Investment & Construction JSC No. 18.5	Payables to suppliers	24,394,400,537	24,394,400,537
No.18.6 Investment and Construction One Member Company Limited	Payables to suppliers	136,426,943,103	111,511,968,323
Investment & Construction JSC No. 18.7	Payables to suppliers	39,446,031,406	41,978,138,802
Investment & Construction JSC No. 18.8	Payables to suppliers	1,121,651,519	-
Investment and Industrial development Company Limited 18.9	Payables to suppliers	-	141,000,000
Licogi Corporation - JSC	Payables to suppliers	869,603,580	869,603,580
Advances from Customers		**31,952,935,186**	**35,904,744,186**
Vinh Phuc Infrastructure Development JSC	Advances from Customers	-	3,951,809,000
Investment & Construction JSC No. 18.3	Advances from Customers	998,400,000	998,400,000
Investment & Construction JSC No. 18.5	Advances from Customers	30,954,535,186	30,954,535,186

7.1 Information on related parties (Continued)

b) Remuneration and income of the Board of Management, the Supervisory Board, the Executive Board, and other key management personnel.

Full Name	Position	6 month of 2026 VND	6 month of 2025 VND
Remuneration for Board of Management			
Mr. Bui Thanh Tuyen	Chairman (Appointed on 28/4/2026)	280,000,000	100,000,000
Mr. Nguyen Xuan Hung	Member (Dismissed on 28/4/2026)	210,000,000	280,000,000
Mr. Dang Van Giang	Member	130,000,000	100,000,000
Mr. Nguyen Ngoc Chung	Member	130,000,000	100,000,000
Mr. Trinh Viet Dung	Member	130,000,000	100,000,000
Ms. Vu Thi Thu Thuy	Secretary	24,000,000	36,000,000
Mr. Bui Hoang Hai	Secretary	12,000,000	-
Total		**916,000,000**	**716,000,000**
Remuneration for Board of Supervisors			
Mr. Luu Ba Thai	Head of the Board	190,000,000	180,000,000
Mr. Bui Cong Phach	Member	100,000,000	90,000,000
Ms. Nguyen Ngoc Lan	Member	78,000,000	72,000,000
Ms. Bui Thi Thuan	Member	100,000,000	90,000,000
Total		**468,000,000**	**432,000,000**
Salaries of Board of General Directors and Other Managers			
Mr. Nguyen Xuan Hung	General Director (Appointed on 28/4/2026)	360,360,000	124,380,000
Mr. Bui Thanh Tuyen	General Director (Dismissed on 28/4/2026)	327,200,000	309,540,000
Mr. Nguyen Ngoc Chung	Deputy General Director	341,055,000	215,240,000
Mr. Duong Quoc Khanh	Deputy General Director	340,755,000	228,335,000
Mr. Ha Hong Quang	Deputy General Director	347,625,000	231,269,000
Mr. Ngo Van Nam	Deputy General Director	362,160,000	243,180,000
Mr. Dang Long Diep	Deputy General Director	311,355,000	206,841,000
Ms. Nguyen Thi Kim Xinh	Deputy General Director	363,960,000	244,980,000
Mr. Phung Van Thanh	Deputy General Director	358,920,000	238,474,000
Mr. Nguyen Minh Thi	Deputy General Director	378,920,000	239,384,667
Mr. Nguyen Xuan Son	Deputy General Director	345,975,000	138,825,000
Ms. Do Thi Nhung	Chief Accountant, Information Disclosure Officer	328,080,000	214,430,527
Ms. Vu Thi Thu Thuy	Secretary of the Board of Management	159,200,000	179,250,257
Mr. Bui Hoang Hai	Deputy General Director	82,340,000	-
Total		**4,407,905,000**	**2,814,129,451**

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30 June 2026

7.2 Segment reporting

The Company prepares the Segment Report based on three business segments: Construction, Real Estate Business, and Product exchange, goods, and testing activities.

Segment reporting for the period ended June 30, 2025:

Unit: VND

ITEMS	Real Estate Business Activities	Construction Activities	Product exchange, goods, and testing activities	Total
1	*2*	*3*	*4*	*5*
Net revenue from external sales	113,509,594,510	319,748,633,482	11,030,340,973	444,288,568,965
Departmental expenses	57,103,846,493	299,893,437,173	5,390,911,258	362,388,194,924
Operating profit by department	**56,405,748,017**	**19,855,196,309**	**5,639,429,715**	**81,900,374,041**
Unallocated expenses by department				**9,832,220,057**
Profit from business activities				72,068,153,984
Financial income				17,285,459,137
Financial expenses				13,961,521,894
Other income				493,432,551
Other expenses				25,199,691,990
Current corporate income tax				9,248,112,353
Net profit after tax				**41,437,719,435**

Segment reporting for the period ended June 30, 2026:

Unit: VND

ITEMS	Real Estate Business Activities	Construction Activities	Product exchange, goods, and testing activities	Total
1	*2*	*3*	*4*	*5*
Net revenue from external sales	93,318,704,627	722,458,331,215	49,627,288,051	865,404,323,893
Departmental expenses	51,426,415,465	686,140,982,192	40,853,999,687	778,421,397,344
Operating profit by department	**41,892,289,162**	**36,317,349,023**	**8,773,288,364**	**86,982,926,549**
Unallocated expenses by department				**15,370,387,150**
Profit from business activities				71,612,539,399
Financial income				19,466,621,657
Financial expenses				23,715,543,739
Other income				1,055,342,961
Other expenses				2,687,719,757
Current corporate income tax				4,946,528,150
Net profit after tax				**60,784,712,371**

7.3 Comparative figures

Comparative figures in the interim summarized statement of financial position and related notes are taken from the financial statements for the year ended 30/6/2026 which have been audited by CPA VIETNAM Auditing Company Limited - A Member Firm of INPACT.

Comparative figures in the interim summarized income statement, interim summarized cash flows statement and related notes are taken from the interim financial statements for the period ended 30/6/2025 which have been reviewed by CPA VIETNAM Auditing Company Limited - A Member Firm of INPACT.

Certain line items in the consolidated Statement of Financial Position as at 1 January 2026 have been reclassified and presented retrospectively to comply with the guidance of Circular No. 99 as follows:

Items	Code	31/12/2025 (Presented) VND	01/01/2026 (Restate) VND	Difference VND	Note
CURRENT ASSETS					
II. Short - term investments					
3. Short - term held to maturity Investments	123	140,000,000	640,000,000	500,000,000	(i)
III. Short- term receivables					
5. Short-term loan receivables	135	500,000,000	-	(500,000,000)	
LONG-TERM ASSETS					
I. Long-term receivables					
5. Long-term loan receivables	215	461,500,000	-	(461,500,000)	
VI. Long - term investments					
5. Long - term held to maturity Investments	265	-	461,500,000	(461,500,000)	(i)

(i) Reclassification of the balances of "Short-term and long-term receivables from loans" to "Short-term and long-term held-to-maturity investments" in accordance with the guidance of Circular No. 99/2025/TT-BTC.

Hanoi, August 28, 2026

Preparer	Chief Accountant	General Director
Le Thi Luong Thu	Do Thi Nhung	Nguyen Xuan Hung

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG SỐ 18
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