CMC INVESTMENT JOINT STOCK COMPANY

Interim Financial Statements

For the first 6 months of 2026

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REPORT OF GENERAL DIRECTOR

The General Director of CMC Investment Joint Stock Company presents this report together with the reviewed interim financial statements for the first 6 months of 2026.

Overview

CMC Investment Joint Stock Company (the "Company"), formerly known as Construction and Mechanical Investment Joint Stock Company No. 1, was converted from a State-owned enterprise pursuant to Decision No. 3854/QD-BGTVT dated 09/12/2004 issued by the Minister of Transport. The Company is an independent accounting entity, operating in accordance with Business Registration Certificate No. 0103009571 issued on 14/10/2005 by the Hanoi Department of Planning and Investment (now Ha Noi Department of Finance), the Law on Enterprises, the Company's Charter, and other relevant regulations. Since its establishment, the Company has amended its Business Registration Certificate (now Enterprise Registration Certificate No. 0100104309) twelve times, most recently on 18/09/2025.

The Company listed its shares on the Hanoi Stock Exchange on 11/12/2006 under the ticker symbol CMC.

Charter capital:	VND51,083,470,000
Share capital as at 30/06/2026:	VND51.083.470.000

Head office

- Address: Lane 83, Ngoc Hoi Street, Yen So Ward, Hanoi City
- Tel: (84) 24.38612718
- Fax: (84) 24.38612718
- Website: www.cmci.com.vn

Principal scope of business: *Trading of machinery and equipment and leasing of warehouses.*

Employees

As at 30/06/2026, the Company had 23 employees (as at 01/01/2026: 23).

Members of the Board of Directors, Supervisory Board, Management, and Chief Accountant during the period and up to the reporting date are as follows:

Board of Directors

• Mr. Ngo Trong Quang	Chairman	Reappointed on 28/04/2026
		Submitted resignation on 01/08/2026 (*)
• Ms. Dao Thi Thanh Ban	Member	Appointed on 28/04/2026
	Chairwoman	Appointed on 01/08/2026
• Mr. Ngo Trong Vinh	Vice Chairman	Reappointed on 28/04/2026
• Mr. Nguyen Trong Ha	Member	Reappointed on 28/04/2026
• Mr. Ngo Anh Phuong	Member	Reappointed on 28/04/2026

REPORT OF GENERAL DIRECTOR (Cont'd)

- Ms. Lam Quynh Huong — Member — Reappointed on 29/04/2021; Resigned on 28/04/2026

(*) The resignation has not yet been approved by the General Meeting of Shareholders.

Supervisory Board

• Ms. Nguyen Thi Hoa	Chief Supervisor	Appointed on 28/04/2026
• Ms. Nguyen Quynh Hoa	Supervisor	Appointed on 28/04/2026
• Ms. Vu Nguyen Lan Phuong	Supervisor	Appointed on 28/04/2026
• Ms. Nguyen Tuyet Quynh	Chief Supervisor	Reappointed on 05/05/2021 Resigned on 28/04/2026
• Mr. Dang Phan Cuong	Supervisor	Appointed on 29/04/2021 Resigned on 28/04/2026
• Ms. Nguyen Thi Hue	Supervisor	Appointed on 29/04/2021 Resigned on 28/04/2026

General Director and Chief Accountant

• Mr. Ngo Anh Phuong	General Director	Reappointed on 08/05/2026
• Mr. Nguyen Trong Ha	Chief Accountant	Reappointed on 08/05/2026

Independent auditor

These interim financial statements were reviewed by AAC Auditing and Accounting Co., Ltd. (Head office: No. 218, April 30th Street, Hoa Cuong Ward, Da Nang City; Tel: (84) 0236.3655886; Fax: (84) 0236.3655887; Website: www.aac.com.vn; Email: aac@dng.vnn.vn).

General Director's statement of responsibility in respect of the interim financial statements

The Company's General Director is responsible for the preparation and fair presentation of these interim financial statements on the basis of:

- Complying with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and other relevant regulations;
- Selecting suitable accounting policies and then applying them consistently ;
- Making judgments and estimates that are reasonable and prudent;
- Preparing the interim financial statements on the going concern basis;
- Responsibility for such internal control as the General Director determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

REPORT OF GENERAL DIRECTOR (Cont'd)

The General Director, who is the legal representative of the Company, hereby confirms that the accompanying interim financial statements including the interim statement of financial position, the interim income statement, the interim statement of cash flows and the notes thereto give a true and fair view of the financial position of the Company as at 30/06/2026 and the result of its operations and its cash flows for the first 6 months of 2026 in accordance with the prevailing Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the interim financial statements.

Legal representative

CÔNG TY CỔ PHẦN ĐẦU TƯ CMC

Ngo Anh Phuong
General Director
Hanoi, 13 August 2026

AAC AUDITING AND ACCOUNTING CO., LTD.
AN INDEPENDENT MEMBER OF PRIMEGLOBAL
AUDITING - ACCOUNTING - FINANCE SPECIALITY
Head Office: No. 218, 30th April Street, Hoa Cuong Ward, Da Nang City
Tel: +84 (236) 3 655 886; Fax: +84 (236) 3 655 887; Email: aac@dng.vnn.vn; Website: http://www.aac.com.vn

No. 875 /2026/BCSX-AAC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **The Shareholders, Board of Directors, and General Director**

CMC Investment Joint Stock Company

We have reviewed the interim financial statements which were prepared on 13/08/2026 of CMC Investment Joint Stock Company (the "Company"), as attached from page 6 to page 43, comprising the interim statement of financial position as at 30/06/2026, the interim income statement, the interim statement of cash flows for the first 6 months of 2026 and the notes thereto.

General Director's Responsibility

The General Director of the Company is responsible for the preparation and fair presentation of these interim financial statements in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the interim financial statements, and for such internal control as the General Director determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of the Company as at 30/06/2026, and its financial performance and its cash flows for the first 6 months of 2026 in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the interim financial statements.

Other Matter

The financial statements for the first 6 months of 2025 and the financial statements for the year 2025 were reviewed and audited by another audit firm. In the Report on Review of Interim Financial Information No.20.06.1.1/25/BCSX/NVA.CNHN dated 14/08/2025, the predecessor auditor expressed an unqualified conclusion. In the Independent Auditor's Report No. 20.06.1.2/25/BCTC/NVA.CNHN dated 27/03/2026, the predecessor auditor expressed an unqualified audit opinion.

AAC Auditing and Accounting Co., Ltd.

Tran Thi Thu Hien – Deputy General Director
Audit Practicing Registration Certificate
No. 0753-2023-010-1

Da Nang, 13 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Form B 01a - DN
Issued under Circular No. 99/2025/TT - BTC dated 27/10/2025 by the Ministry of Finance

	ASSETS	Code	Note	30/06/2026 VND	01/01/2026 VND
A.	**CURRENT ASSETS**	**100**		**91,557,615,079**	**89,092,935,492**
I.	**Cash and cash equivalents**	**110**	**5**	**543,445,921**	**16,777,465,330**
1.	Cash	111		543,445,921	16,777,465,330
2.	Cash equivalents	112		-	-
II.	**Short-term financial investments**	**120**		**33,353,490,551**	**18,473,971,201**
1.	Trading securities	121	6.a	36,657,457,075	19,301,783,250
2.	Allowance for diminution in value of trading securities	122	6.a	(5,553,966,524)	(2,827,812,049)
3.	Short-term held-to-maturity investments	123	6.b	2,250,000,000	2,000,000,000
III.	**Short-term receivables**	**130**		**12,015,141,182**	**18,979,883,605**
1.	Short-term trade receivables	131	7	2,880,030,000	7,673,030,000
2.	Short-term prepayments to suppliers	132	8	11,021,740,703	13,000,993,400
3.	Other short-term receivables	135	9	613,370,479	805,860,205
4.	Allowance for short-term doubtful debts	136	10	(2,500,000,000)	(2,500,000,000)
IV.	**Inventories**	**140**	11	**45,354,359,400**	**34,794,415,356**
1.	Inventories	141		45,847,359,400	35,287,415,356
2.	Allowance for decline in value of inventories	142		(493,000,000)	(493,000,000)
V.	**Short-term biological assets**	**150**		-	-
VI.	**Other current assets**	**160**		**291,178,025**	**67,200,000**
1.	Short-term prepaid expenses	161	14.a	80,640,000	67,200,000
2.	Deductible value added tax	162		210,538,025	-

INTERIM STATEMENT OF FINANCIAL POSITION (cont'd)

As at 30 June 2026

	ASSETS	Code	Note	30/06/2026 VND	01/01/2026 VND
B.	**LONG-TERM ASSETS**	**200**		**70,092,173,455**	**70,183,488,902**
I.	**Long-term receivables**	**210**		**-**	**-**
II.	**Fixed assets**	**220**		**6,030,807,585**	**5,926,154,888**
1.	Tangible fixed assets	221	13	6,030,807,585	5,926,154,888
	- Cost	222		14,526,952,495	13,927,013,421
	- Accumulated depreciation	223		(8,496,144,910)	(8,000,858,533)
2.	Intangible fixed assets	227		-	-
	- Cost	228		-	-
	- Accumulated amortization	229		-	-
III.	**Long-term biological assets**	**230**		**-**	**-**
IV.	**Investment property**	**240**		**-**	**-**
V.	**Long-term assets in progress**	**250**		**-**	**672,563,414**
1.	Long-term work in process	251		-	-
2.	Construction in progress	252	12	-	672,563,414
VI.	**Long-term financial investments**	**260**		**63,584,770,600**	**63,584,770,600**
1.	Investments in associates, joint ventures	262	6.c	63,584,770,600	63,584,770,600
2.	Equity investments in other entities	263	6.c	3,300,000,000	3,300,000,000
3.	Allowance for long-term held-to-maturity investments	264	6.c	(3,300,000,000)	(3,300,000,000)
VII.	**Other long-term assets**	**270**		**476,595,270**	**-**
1.	Long-term prepaid expenses	271	14.b	476,595,270	-
2.	Deferred income tax assets	272		-	-
	TOTAL ASSETS	**280**		**161,649,788,534**	**159,276,424,394**

INTERIM STATEMENT OF FINANCIAL POSITION (cont'd)
As at 30 June 2026

	RESOURCES	Code	Note	30/06/2026 VND	01/01/2026 VND
C.	**LIABILITIES**	**300**		**94,453,284,792**	**89,955,528,322**
I.	**Current liabilities**	**310**		**94,164,265,039**	**89,578,508,569**
1.	Short-term advances from customers	312	15	805,000,000	305,000,000
2.	Short-term taxes and amounts payable to the State budget	314	16	-	1,557,670,978
3.	Payables to employees	315		206,388,000	174,835,546
4.	Short-term accrued expenses	316	17	3,250,414,746	20,000,000
5.	Short-term unearned revenue	319	18.a	642,732,099	867,132,099
6.	Other short-term payables	320	19.a	598,641,387	1,918,594,894
7.	Short-term loans and finance lease liabilities	321	20	88,345,903,370	84,420,089,615
8.	Bonus and welfare fund	323		315,185,437	315,185,437
II.	**Long-term liabilities**	**330**		**289,019,753**	**377,019,753**
1.	Long-term unearned revenue	337	18.b	189,019,753	197,019,753
2.	Other long-term payables	338	19.b	100,000,000	180,000,000
D.	**EQUITY**	**400**		**67,196,503,742**	**69,320,896,072**
1.	Share capital	411	21	51,083,470,000	51,083,470,000
	- Common shares with voting rights	411a		51,083,470,000	51,083,470,000
	- Preferred shares	411b		-	-
2.	Share premium	412	21	2,100,000	2,100,000
3.	Investment and development fund	418	21	-	9,211,921,095
4.	Other equity funds	419		93,928,484	93,928,484
5.	Undistributed profit affter tax	420	21	16,017,005,258	8,929,476,493
	- Undistributed profit brought forward	420a	21	18,141,397,588	448,991,999
	- Undistributed profit for the current period	420b	21	(2,124,392,330)	8,480,484,494
	TOTAL RESOURCES	**440**		**161,649,788,534**	**159,276,424,394**

Legal representative

CÔNG TY CỔ PHẦN ĐẦU TƯ CMC
M.S.D.N: 0100104309 C.T.C. THÀNH PHỐ HÀ NỘI

Ngo Anh Phuong	**Nguyen Trong Ha**	**Nguyen Anh Hong**
General Director	**Chief Accountant**	**Preparer**

Hanoi City, 13 August 2026

INTERIM INCOME STATEMENT
For the first 6 months of 2026

Form B 02a - DN
Issued under Circular No. 99/2025/TT - BTC dated 27/10/2025 by the Ministry of Finance

	ITEMS	Code	Note	First 6 months of 2026 VND	First 6 months of 2025 VND
1.	Revenue from sales and service provision	01	23	46,737,100,002	44,124,415,944
2.	Revenue deductions	02		-	-
3.	Net revenue from sales and service provision	10		46,737,100,002	44,124,415,944
4.	Cost of goods sold	11	24	41,794,890,669	41,187,480,408
5.	**Gross profit from sales and service provision**	**20**		**4,942,209,333**	**2,936,935,536**
6.	**Gains/losses from sales, disposals of investment property**	21		-	-
7.	Financial income	22	25	1,445,749,501	1,455,687,331
8.	Financial expenses	23	26	5,529,899,559	347,241,899
	In which: Borrowing costs	24		*2,755,444,875*	*1,792,155,932*
9.	Selling expenses	25	27.a	152,568,020	184,767,158
10.	Administrative expenses	26	27.b	2,828,284,653	2,077,617,873
11.	**Operating profit**	**30**		**(2,122,793,398)**	**1,782,995,937**
12.	Other income	31		-	-
13.	Other expenses	32	28	1,598,932	6,079,200
14.	**Other profit**	**40**		**(1,598,932)**	**(6,079,200)**
15.	**Accounting profit before tax**	**50**		**(2,124,392,330)**	**1,776,916,737**
16.	Current corporate income tax expense	51	29	-	251,180,777
17.	Deferred corporate income tax expense	52		-	-
18.	**Profit after tax**	**60**		**(2,124,392,330)**	**1,525,735,960**
19.	Basic earnings per share	70	30	(416)	299
20.	Diluted earnings per share	71	30	(416)	299

Legal representative

CÔNG TY CỔ PHẦN ĐẦU TƯ CMC
M.S.D.N: 0100104309 - C.T.C.P
THÀNH PHỐ HÀ NỘI

Ngo Anh Phuong
General Director

Nguyen Trong Ha
Chief Accountant

Nguyen Anh Hong
Preparer

Hanoi City, 13 August 2026

INTERIM STATEMENT OF CASH FLOWS
For the first 6 months of 2026

Form B 03a - DN
Issued under Circular No. 99/2025/TT - BTC dated 27/10/2025 by the Ministry of Finance

	ITEMS	Code	Note	First 6 months of 2026 VND	First 6 months of 2025 VND
I.	**Cash flows from operating activities**				
1.	Cash receipts from sales, service provision and other income	01		52,035,678,802	61,565,002,559
2.	Cash paid to suppliers	02		(68,946,346,324)	(52,339,167,567)
3.	Cash paid to employees	03		(1,335,977,817)	(919,685,532)
4.	Borrowing costs paid	04	19,26	(1,208,544,162)	(1,654,903,266)
5.	Corporate income tax paid	05	16	(1,177,900,798)	(304,948,123)
6.	Other cash receipts from operating activities	06		4,538,510,353	106,087,277
7.	Other payments for operating activities	07		(5,007,208,245)	(4,458,616,197)
	Net cash from operating activities	**20**		**(21,101,788,191)**	**1,993,769,151**
II.	**Cash flows from investing activities**				
1.	Cash paid for loans, acquisition of debt instruments	23	6b	(250,000,000)	-
2.	Loan interest, dividends, and profits received	27		1,191,955,027	1,449,977,026
	Net cash from investing activities	**30**		**941,955,027**	**1,449,977,026**
III.	**Cash flows from financing activities**				
1.	Proceeds from borrowings	33	20	33,769,522,455	41,985,197,113
2.	Repayment of borrowings	34	20	(29,843,708,700)	(46,193,614,083)
	Net cash from financing activities	**40**		**3,925,813,755**	**(4,208,416,970)**
	Net cash flows for the period	**50**		**(16,234,019,409)**	**(764,670,793)**
	Cash and cash equivalents at the beginning of the period	**60**	5	16,777,465,330	1,166,547,699
	Impacts of exchange rate fluctuations	61		-	-
	Cash and cash equivalents at the end of the period	**70**	5	543,445,921	401,876,906

Legal representative

M.S.D.N: 0100104309 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ CMC
THÀNH ... NỘI

Ngo Anh Phuong
General Director

Nguyen Trong Ha
Chief Accountant

Nguyen Anh Hong
Preparer

Hanoi City, 13 August 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Form B 09a - DN
Issued under Circular No. No. 99/2025/TT - BTC dated 27/10/2025 by the Ministry of Finance

1. Nature of the Company's operations

1.1. Ownership structure

CMC Investment Joint Stock Company (the "Company"), formerly known as Construction and Mechanical Investment Joint Stock Company No. 1, was converted from a State-owned enterprise pursuant to Decision No. 3854/QD-BGTVT dated 09/12/2004 issued by the Minister of Transport. The Company is an independent accounting entity, operating in accordance with Business Registration Certificate No. 0103009571 issued on 14/10/2005 by the Hanoi Department of Planning and Investment (now Ha Noi Department of Finance), the Law on Enterprises, the Company's Charter, and other relevant regulations. Since its establishment, the Company has amended its Business Registration Certificate (now Enterprise Registration Certificate No. 0100104309) twelve times, most recently on 18/09/2025.

The Company listed its shares on the Hanoi Stock Exchange on 11/12/2006 under the ticker symbol CMC.

1.2. ***Scope of business:*** *Trading and services.*

1.3. ***Operating activities:*** *The Company's principal activities are trading of machinery and equipment and leasing of warehouses.*

1.4. ***Normal course of business cycle****: The Company's normal course of business cycle is 12 months.*

1.5. Corporate structure:

The Company has a business location at No. 69–71 Pho 8/3, Bach Mai Ward, Hanoi, Vietnam.

List of Associates

- Viet Nam Railway Signal Telecommunication Joint Stock Company
  Address: Lane 115 Dinh Cong Street, Dinh Cong Ward, Hanoi City
  Company's voting rights: 30.55%
  Company's ownership interest: 30.55%
  Company's interest: 30.55%
- Hanoi HCGC Cartographic Geotechnical Joint Stock Company
  Address: Lane 115 Dinh Cong Street, Dinh Cong Ward, Hanoi City
  Company's voting rights: 47.16%
  Company's ownership interest: 47.16%
  Company's interest: 47.16%

1.6. ***Number of employees:*** As at 30/06/2026, the Company had 23 employees (as at 01/01/2026: 23 employees).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

1.7. *Comparability of information presented in the financial statements:*

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Corporate Accounting System (effective from 01/01/2026 and applicable to accounting periods beginning on or after 01/01/2026), replacing Circular No. 200/2014/TT-BTC dated 22/12/2014 and its subsequent amendments.

Except for items for which Circular No. 99/2025/TT-BTC requires retrospective application, the Company applies all other items in the accompanying financial statements prospectively. Significant changes in the Company's accounting policies and their impact on the financial statements, if any, are presented in the following notes to the financial statements:

Trading securities (Note 4.2.a)

Held-to-maturity investments (Note 4.2.b)

Borrowing costs (Note 4.11)

2. Accounting period, currency used in accounting

The annual accounting period of the Company is from 1 January to 31 December.

These interim financial statements were prepared for the first 6 months of 2026 (starting on 01/01/2026 and ending on 30/06/2026).

Financial statements and accounting transactions are expressed in Vietnamese Dong (VND).

3. Applied accounting standards and accounting system

The Company applies the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System as guided under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance.

4. Accounting policies, accounting estimates and relevant applicable regulations

4.1 *Cash and cash equivalents*

Cash comprises cash on hand, demand deposits and cash in transit.

Cash equivalents are short-term investments with original maturities of three months or less from the investment date that are readily convertible to known amounts of cash and are subject to an insignificant risk upon conversion into cash at the end of the accounting period.

Demand deposits and cash equivalents are included in "Cash and cash equivalents" only when the Company is not subject to any restrictions on the use of such funds.

4.2 *Financial investments*

a) *Trading securities*

Trading securities are securities and other financial instruments held by the Company for trading purposes.

Before 01/01/2026, trading securities were initially recognized at cost, comprising the purchase price plus acquisition costs;

From 01/01/2026, the cost of trading securities is initially recognized at the fair value of the consideration paid at the transaction date. Acquisition costs (if any), such as brokerage fees,

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

transaction fees, information service fees, taxes and bank charges... are recognized in financial expenses for the period.

Cash dividends or cash interest received relating to the period before the investment date are recognized as a reduction in the carrying amount of the investment.

After initial recognition, trading securities are stated at cost less any allowance for diminution in value of trading securities. An allowance for diminution in value of trading securities is made at the end of the reporting period where there is reliable evidence that the market value of securities held by the Company has fallen below their carrying amount:

- For listed trading securities, or where the fair value of the securities can be reliably determined, the allowance is based on the market value of the securities at the end of the reporting period;
- For trading securities whose fair value cannot be determined at the end of the reporting period, the allowance is based on the losses incurred by the investee.

Trading securities are recognized when the Company obtains ownership, specifically:

- Listed securities are recognized on the trade date (T+0);
- Unlisted securities are recognized when the Company obtains legal ownership in accordance with applicable laws and regulations.

The cost of trading securities is determined consistently using the weighted average method.

b) Held-to-maturity investments

Held-to-maturity investments are investments held to maturity for the purpose of earning periodic interest, comprising: term deposits, valuable papers (treasury bills, promissory notes, certificates of deposit), bonds, preferred shares classified as financial liabilities, loans, and other held-to-maturity investments or investments of a similar nature, excluding derivative instruments.

Held-to-maturity investments are initially recognized at the actual amount paid to acquire the investment. Where a discount or premium arises on acquisition, the Company amortizes such discount or premium to financial income using the straight-line method, as appropriate over the term of the investment. Where the periodic amortized premium of a held-to-maturity investment exceeds the periodic income at the nominal interest rate of that investment, the difference is recognized in financial expenses.

An allowance for held-to-maturity investments is made at the reporting date where there is an indication or evidence that a held-to-maturity investment of the Company may be impaired.

c) Investments in joint associates; and equity investments in other entities

An associate is an entity over which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the associate but not control or joint control over those policies. An entity is considered as an associate if the Company holds (directly or indirectly) from 20% to less than 50% of the voting shares of the entity.

Long-term equity investments in other companies are investments which the Company has no power to control or joint control, no significant influence over the investees.

Investments in associates and long-term equity investments in other companies are stated at cost (comprising the purchase price and directly attributable acquisition costs) less any allowance for impairment. Dividends and profits received in money or non-monetary assets for the period prior to the investment date shall be recorded as a decrease in value of investment.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Allowance

An allowance for investments in associates is made if these investments are impaired or if the investees suffer losses, leading to the irrecoverability of the Company's investments. An allowance for long-term equity investments in other entities is made as follows:

- If an investment in listed shares or the fair value of the investment can be determined reliably, the allowance is based on the market price of the shares;
- If the fair value of the shares cannot be determined reliably, the allowance is based on the loss incurred by the investee.

With regards to the investees that are required to prepare consolidated financial statements, the impairment allowance is made based on the consolidated financial statements. For other cases, the allowance is made based on the financial statements of the investees.

4.3 Receivables

Receivables comprise trade receivables and other receivables.

- Trade receivables are trade-related amounts arising from buying-selling transactions between the Company and its customers;
- Other receivables are non-trade amounts which are not related to buying-selling, intra-company transactions.

Receivables are recognized at no more than their recoverable amount, determined as cost less an allowance for doubtful debts. The allowance for doubtful debts represents the estimated loss as at the end of the reporting period for receivables that are overdue, or not yet due but for which there is evidence that the receivable may be impaired because the debtor has died, disappeared, absconded, or is unlikely or unable to settle the debt; has become bankrupt; is undergoing bankruptcy or dissolution proceedings; is being prosecuted, detained or tried; is subject to judgment enforcement; is suffering from a serious illness; enforcement of judgment has been requested but cannot be carried out; a debt-recovery lawsuit has been filed but proceedings have been suspended; or for other reasons,...

For overdue receivables, the Company estimates the allowance based on an ageing analysis, as follows:

- 30% of the value of receivables overdue from 6 months to under 1 year.
- 50% of the value of receivables overdue from 1 year to under 2 years.
- 70% of the value of receivables overdue from 2 years to under 3 years.
- 100% of the value of receivables overdue for 3 years or more.

Receivables are monitored in detail by original term, remaining term at the end of the accounting period, by original currency and by debtor.

4.4 Inventories

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories comprises: costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition.

Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Inventories issued are determined in terms of quantity and value for each transaction and accounted for using the specific identification method.

An allowance for decline in the value of inventories is recognized for each inventory item where its net realizable value is lower than its cost. For work in progress relating to services, the allowance is determined for each type of service with a separately selling price.

4.5 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

Cost comprises the purchase price and all costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the Company.

Subsequent costs are recognized as part of the cost of a tangible fixed asset only when it is determined that such costs increase the future economic benefits derived from the use of the asset beyond its originally assessed standard of performance. Costs that fail to meet this criterion are recognized as an expense in the period.

Depreciation

Tangible fixed assets are depreciated using the straight-line method over their estimated useful life. The depreciation periods are consistent with Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance, as follows:

Kinds of assets	Depreciation period (years)
Buildings, architectures	10
Motor vehicles	10
Office equipment	5

4.6 Construction in progress

Construction in progress reflects costs incurred on capital construction projects (including new purchases, new construction, periodic repairs, upgrades and renovations,...) relating to fixed assets and investment property; costs of nurturing and caring for biological assets during the construction period prior to maturity. These costs are directly attributable to assets that are in progress, not yet completed, or completed but not yet put into use as at the end of the reporting period.

4.7 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses. These are expenditures that have been incurred but relate to the operations of more than one accounting period and are therefore allocated to the respective accounting periods on an appropriate basis. The Company's primary prepaid expenses comprise:

- Tools and supplies put into use, allocated on a straight-line basis over a period of up to 3 years.
- Other prepaid expenses: The Company selects an appropriate allocation method and allocation basis over the period in which economic benefits are expected to be generated based on the nature and extent of the prepaid expenses.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.8 Payables

Payables comprise trade payables and other payables.

- Trade payables are trade-related amounts, arising from buying-selling transactions between the Company and its suppliers;
- Other payables are non-trade amounts, which are not related to buying-selling, intra-company transactions.

Payables are recognized at cost, which is not less than the amount required to settle the obligation, and are classified as current and non-current based on their remaining term as at the reporting date.

Payables are monitored in detail by creditor, original term, remaining term and original currency.

4.9 Accrued expenses

Accrued expenses are recognized for amounts to be paid in the future relating to goods or services already received from suppliers, or already supplied to customers, during the reporting period but not yet actually paid because the required supporting documents and accounting records are not yet available.

4.10 Unearned revenue

Unearned revenue comprises amounts received in advance by the Company for one or more accounting periods in respect of the lease of assets.

Based on the nature of the amounts received in advance, the Company selects and consistently applies an allocation method and basis appropriate to the stage of completion of the related performance obligations and the economic substance of the transaction.

4.11 Loans and finance lease liabilities

Loans and finance lease liabilities are stated at cost and classified as current and non-current based on their remaining term at the end of the accounting period.

The Company monitors loans and finance lease liabilities by creditor, loan agreement, original term, remaining term and original currency.

Borrowing costs

Before 01/01/2026, borrowing costs (comprising interest expense and other costs directly attributable to loans) were recognized as operating expenses in the period in which they were incurred .

From 01/01/2026, borrowing costs directly attributable to a loan (other than interest payable), such as appraisal fees, audit fees, loan documentation costs and loan arrangement fees, are amortized over the term of the loan.

4.12 Owners' equity

Share capital

Share capital reflects the actual capital contributed by shareholders.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Share premium

Share premium reflects the difference between the issue price and par value of the shares issued, net of costs directly related to the issuance of shares; the difference between the re-issue price and book value, net of costs directly related to the re-issuance of shares; and the capital component of convertible bonds upon maturity.

Profit distribution

Undistributed after-tax profit reflects the Company's operating results (profit or loss) after corporate income tax and the distribution of profits or treatment of losses.

After-tax profit is appropriated to funds and distributed to shareholders in accordance with the Company's Charter or the Resolution of the General Meeting of Shareholders.

Dividends and profits paid to shareholders shall not exceed undistributed after-tax profit, with consideration given to non-cash items included in undistributed after-tax profit that may affect cash flows and the Company's ability to pay dividends.

4.13 Revenue and other income

- Revenue from the sale of goods and the rendering of services is recognized when the Company has obtained, or will obtain, economic benefits, the amount of revenue can be reliably measured, and the following conditions are also met:
  - ✓ Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer and there is no significant uncertainty regarding the sale price or the possibility of return of the goods;
  - ✓ Revenue from the rendering of services is recognized when the services have been completed. Where services are rendered over multiple accounting periods, revenue for each period is recognized based on the stage of completion of the services at the end of the reporting period.
- Revenue from operating leases of assets is recognized in the income statement on a straight-line basis over the lease term.
- Financial income is recognized when the amount of income can be reliably measured and it is probable that economic benefits will flow to the Company from the transaction.
  - ✓ Interest income is recognized on a time-proportion basis using the effective interest rate;
  - ✓ Dividends on shares deposited with the Vietnam Securities Depository and Clearing Corporation (VSDC) are recognized on the record date. Dividends and profits distributed by other companies are recognized when the Company's right to receive the dividends or profits is established.
  - ✓ Share dividends are not recognized as financial income. Dividends received relating to the period before the investment date are recorded as a reduction in the carrying amount of the investment.
- Other income comprises income arising from activities other than the Company's operating activities and is recognized when it can be reliably measured and it is probable that economic benefits will flow the Company.

4.14 Cost of goods sold

Cost of products, goods sold and services rendered is recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Costs of inventories and services rendered which are incurred in excess of the ordinary level are charged out to cost of goods sold in the period, not to the production cost of goods and services.

The value of inventory shortages and losses, after deducting any compensation received (if any), is recognized in cost of goods sold for the period.

4.15 Financial expenses

Financial expenses reflect expenses incurred in financial activities, including expenses or losses relating to financial investments: Costs of purchasing trading securities, borrowing costs that are not eligible for capitalization, losses on disposal of financial investments, transaction costs on the sale of financial investments; Allowance for diminution in value of trading securities and allowance for impairment of investments in other entities; Settlement discounts granted to buyers, etc.

4.16 Selling expenses and administrative expenses

Selling expenses reflect the expenses actually incurred in the sale of products and goods and the rendering of services.

Administrative expenses reflect the expenses actually incurred in connection with the general administration of the Company.

4.17 Corporate income tax expense

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

Current corporate income tax expense comprises current CIT expense determined in accordance with the Law on Corporate Income Tax, and top-up tax expense determined in accordance with the global minimum tax rules.

Deferred corporate income tax expense is the amount of corporate income tax payable in future periods arising from the recognition of a deferred tax liability during the period or the reversal of a deferred tax asset recognized in prior periods.

4.18 Financial instruments

Initial recognition

Financial assets

A financial asset is recognized initially at cost plus transaction costs directly attributable to the acquisition of the asset. The Company's financial assets comprise cash on hand, bank demand deposits, trade receivables, other receivables and financial investments.

Financial liabilities

A financial liability is recognized initially at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities comprise loans, trade payables, accrued expenses, and other payables.

Subsequent measurement

Currently, there has been no requirement for subsequent measurement of financial instruments.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.19 Applicable tax rates and charges payable to the State Budget

- Value-added tax (VAT): A VAT rate of 10% is applied to machinery and equipment trading and warehouse leasing activities. For the period from 01/01/2026 to 30/06/2026, the Company applied a VAT rate of 8% pursuant to Decree No. 174/2025/ND-CP dated 30/06/2025 of the Government.
- Corporate income tax (CIT): CIT is applied at a rate of 20%.
- Other taxes and obligation are fulfilled in accordance with prevailing regulations.

4.20 Related parties

Parties are considered to be related if one party has the ability to (directly or indirectly) control the other party or exercise significant influence over the other party in making financial or operational decisions.

Currency: VND

5. Cash and cash equivalents

Cash and cash equivalents that are not restricted in use	30/06/2026	01/01/2026
Cash on hand	13,493,405	38,788,449
Demand deposits	529,952,516	974,636,881
Joint Stock Commercial Bank for Investment and Development of Vietnam – Nam Ha Noi Branch	*56,069,695*	*439,829,076*
Asia Commercial Joint Stock Bank (ACB) – Hanoi Branch	*177,968,495*	*378,892,496*
Tien Phong Commercial Joint Stock Bank (TPBank) – Thang Long Branch	*286,141,878*	-
MB Securities Joint Stock Company	*3,936,752*	*888,960*
Guotai Haitong Securities (Vietnam) Corp.	*5,835,696*	*155,026,349*
Cash in transit (*)	-	15,764,040,000
Total	543,445,921	16,777,465,330

(*) This represents the proceeds from the Company's sale of shares with ticker symbols ICT, MBB and CKV on 30 December 2025 and 31 December 2025 (the sale proceeds are settled on a T+2 basis).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

6. Investments

a. Trading securities

	30/06/2026			01/01/2026		
	Cost	Fair value (*)	Allowance	Cost	Fair value (*)	Allowance
- Total value of shares	36,657,457,075		5,553,966,524	19,301,783,250		2,827,812,049
+ Educational Book Joint Stock Company in Ha Noi City (EBS)	*9,389,611,200*	*11,396,950,000*	-	*9,389,611,200*	*13,056,700,000*	-
+ Cao Son Coal Joint Stock Company (CST)	*3,025,009,240*	*1,897,500,000*	*1,127,509,240*	*3,025,009,240*	*2,225,250,000*	*799,759,240*
+ Vietnam Livestock Corporation - Joint Stock Company (VLC)	*2,543,285,000*	*1,286,061,350*	*1,257,223,650*	*2,543,285,000*	*1,403,286,500*	*1,139,998,500*
+ Saigon Hanoi Commercial Joint Stock Bank (SHB)	*16,913,147,500*	*14,905,000,000*	*2,008,147,500*	-	-	-
+ Other shares	*4,786,404,135*	*4,637,593,300*	*1,161,086,134*	*4,343,877,810*	*4,934,880,800*	*888,054,309*
Total	**36,657,457,075**		**5,553,966,524**	**19,301,783,250**		**2,827,812,049**

(*) The fair value of securities listed on the Stock Exchange is determined based on the closing price as at the end of the reporting period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Movements in trading securities

	Increases		Decreases		
	Quantity	Value	Quantity	Value	Remark
- Total value of shares	1,136,400	17,777,019,515	30,600	420,759,600	
+ Saigon Hanoi Commercial Joint Stock Bank (SHB)	*1,100,000*	*16,913,147,500*	-	-	*Increase due to additional purchases*
+ Nam Hoa Trading & Production Corporation (NHT)	*8,400*	*107,116,015*	-	-	*Increase due to additional purchases*
+ Military Commercial Joint Stock Bank (MBB)	*28,000*	*756,756,000*	-	-	*Increase due to additional purchases*
+ Quang Ninh Book & Educational Equipment JSC (QST)	-	-	*14,200*	*197,266,400*	*Decrease due to sales*
+ Joint Stock Company for Telecom and Informatics (ICT)	-	-	*15,800*	*213,284,200*	*Decrease due to sales*
+ Art Design and Communication Joint Stock Company (ADC)	-	-	*600*	*10,209,000*	*Decrease due to sales*

b. Short-term held-to-maturity investments

	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Allowance amount	Cost	Recoverable amount	Allowance amount
Loans	2,250,000,000	2,250,000,000	-	2,000,000,000	2,000,000,000	-
- FIVE STAR Kim Giang Co., Ltd (*)	*2,000,000,000*	*2,000,000,000*	-	*2,000,000,000*	*2,000,000,000*	-
- Lamarr Technology Joint Stock Company (**)	*250,000,000*	*250,000,000*	-	-	-	-
Total	**2,250,000,000**	**2,250,000,000**	**-**	**2,000,000,000**	**2,000,000,000**	**-**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

(*) Pursuant to Loan Agreement No. 01/HDVV-CMC-GFS/2023 dated 10/05/2023 and the accompanying appendices extending the loan term, the Company granted a loan of VND2,000,000,000 to Five Star Kim Giang Co., Ltd. The loan term was extended for 9 months (from 10/02/2026 to 10/11/2026, at an interest rate of 10% per annum.

(**) Pursuant to the Loan Agreement dated 12/06/2026, the Company granted a loan of VND 100,000,000 to Lamarr Technology Joint Stock Company, with a loan term of 3 months and an interest rate of 10% per annum. Pursuant to the Loan Agreement dated 24/03/2026, the Company also granted a loan of VND150,000,000 to Lamarr Technology Joint Stock Company, with a loan term of 3 months and an interest rate of 7.5% per annum.

c. Equity investments in other entities

		30/06/2026						01/01/2026		
	Operational status	% ownership	% voting right	Number of shares	Cost	Recoverable amount	Allowance amount	Cost	Recoverable amount	Allowance amount
Investments in associates, joint ventures					63,584,770,600	63,584,770,600	-	63,584,770,600	63,584,770,600	-
- Viet Nam Railway Signal Telecommunication JSC (i)	*Operating*	*30.55%*	*30.55%*	*2,443,668*	*46,608,970,600*	*46,608,970,600*	-	*46,608,970,600*	*46,608,970,600*	-
- Hanoi HCGC Cartographic Geotechnical JSC (i)	*Operating*	*47.16%*	*47.16%*	*943,100*	*16,975,800,000*	*16,975,800,000*	-	*16,975,800,000*	*16,975,800,000*	-
Investment in other entity					3,300,000,000	-	3,300,000,000	3,300,000,000	-	3,300,000,000
- CMC - KPI JSC (ii)	*Temporarily suspended*				*3,300,000,000*	-	*3,300,000,000*	*3,300,000,000*	-	*3,300,000,000*
Total					**66,884,770,600**	**63,584,770,600**	**3,300,000,000**	**66,884,770,600**	**63,584,770,600**	**3,300,000,000**

(i) The latest financial statements of these companies show that they are profitable and that the invested capital is preserved. Accordingly, the Company records these investments at cost and does not make any allowance for impairment.

(ii) The Company was unable to obtain information about the investee company. According to information published on the website of the General Department of Taxation, since 29/10/2020, this company has no longer operated at its registered address. The Company's Management has determined that the cost of the investment is not recoverable and, accordingly, has made a full allowance for impairment of this investment.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

(These notes form part of and should be read in conjunction with the accompanying interim financial statements)

7. Trade receivables short-term

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
T-MARTSTORES Joint Stock Company	690,030,000	-	690,030,000	-
Nguyen Duy Nhat Building Materials Trading Household Business	300,000,000	-	-	-
Dau Van Tai	330,000,000	-	-	-
Tran Van Binh	525,000,000	-	-	-
Binh Minh Construction & Trading Services Co., Ltd	500,000,000	-	-	-
Other customers	535,000,000	-	6,983,000,000	-
Total	2,880,030,000	-	7,673,030,000	-

Trade receivables from related parties

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
Low Current Telecom Joint Stock Company	8,000,000	-	8,000,000	-
Total	8,000,000	-	8,000,000	-

8. Short-term prepayments to suppliers

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
120 Mechanical Joint Stock Company (*)	2,500,000,000	2,500,000,000	2,500,000,000	2,500,000,000
WAKITA & CO., LTD	2,362,672,950	-	861,327,000	-
ARAI LOGISTICS CO., LTD	774,913,540	-	4,903,476,900	-
T.H.I CORP	1,458,671,000	-	614,100,000	-
ASAHI CORPORATION CO LTD	-	-	2,869,993,900	-
YUTAKA. Inc	1,492,261,313	-	-	-
TOMIYA CORPORATION	1,142,050,000	-	-	-
Other suppliers	1,291,171,900	-	1,252,095,600	-
Total	11,021,740,703	2,500,000,000	13,000,993,400	2,500,000,000

(*) Details are presented in Note 10

9. Other short-term receivables

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
Advances	9,000,000	-	205,000,000	-
- Ngo Anh Phuong	-	-	*200,000,000*	-
- Other advances	*9,000,000*	-	*5,000,000*	-
Deposits	572,915,000	-	572,915,000	-
- Deposit for warehouse rental (*)	*155,505,000*	-	*155,505,000*	-
- Deposit for the purchase of machinery from a foreign supplier	*417,410,000*	-	*417,410,000*	-
Interest receivable on loans	31,455,479	-	27,945,205	-
Total	613,370,479	-	805,860,205	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

(*) Deposit equivalent to six months' warehouse rental (Details are presented in Note 22).

10. Bad debts

	30/06/2026			01/01/2026		
	Original amount of receivables	Recoverable amount	Reason for allowance	Original amount of receivables	Recoverable amount	Reason for allowance
Prepayment to suppliers	2,500,000,000	-		2,500,000,000	-	
+ 120 Mechanical JSC (*)	*2,500,000,000*	-	Overdue for more than 3 years	*2,500,000,000*	-	Overdue for more than 3 years
Total	**2,500,000,000**	**-**		**2,500,000,000**	**-**	

(*) This represents an advance paid by the Company to 120 Mechanical JSC (arising in 2006) for the transfer of approximately 2.5 hectares of land at the premises of Mechanical Factory No. 120, under the Investment Project for the Construction of a Steel Structure and Automotive Parts Manufacturing Plant in Yen My Industrial Park, Hung Yen, pursuant to the Agreement Minutes dated 10/08/2006.

11. Inventories

	30/06/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
Goods in transit	349,648,017	-	4,927,883,100	-
Tools and instruments	-	-	483,550,812	-
Merchandise goods	45,497,711,383	493,000,000	29,875,981,444	493,000,000
Total	**45,847,359,400**	**493,000,000**	**35,287,415,356**	**493,000,000**

- The value of merchandise goods subject to write-down due to damage and obsolescence as at 30/06/2026 is VND677,597,290.
- No inventories were pledged as collateral for debts at the end of the reporting period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

12. Construction in progress

	30/06/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
Construction in progress	-	-	672,563,414	672,563,414
+ Purchase of fixed assets	-	-	*599,939,074*	*599,939,074*
+ Other expenses	-	-	*72,624,340*	*72,624,340*
Total	**-**	**-**	**672,563,414**	**672,563,414**

13. Tangible fixed assets

	Buildings, architectures	Motor vehicles	Office equipment	Total
Cost				
Opening balance	110,919,200	13,816,094,221	-	13,927,013,421
Additions	-	-	599,939,074	599,939,074
Disposals	-	-	-	-
Closing balance	**110,919,200**	**13,816,094,221**	**599,939,074**	**14,526,952,495**
Accumulated depreciation				
Opening balance	110,919,200	7,889,939,333	-	8,000,858,533
Charge for the perriod	-	445,291,452	49,994,925	495,286,377
Disposals				-
Closing balance	**110,919,200**	**8,335,230,785**	**49,994,925**	**8,496,144,910**
Net book value				
Opening balance	-	5,926,154,888	-	5,926,154,888
Closing balance	**-**	**5,480,863,436**	**549,944,149**	**6,030,807,585**

- There were no tangible fixed assets pledged, mortgaged as security for loans as at the end of the period.
- The cost of fully depreciated tangible fixed assets that were still in use as at the end of the period was VND5,021,184,331.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- List of assets accounted for 10% or more of total existing tangible fixed assets:

Asset name	30/06/2026 Cost	30/06/2026 Accumulated depreciation	30/06/2026 Carrying amount	01/01/2026 Cost	01/01/2026 Accumulated depreciation	01/01/2026 Carrying amount
BMW 30H-900.17	7,751,680,000	3,036,074,652	4,715,605,348	7,751,680,000	2,648,490,654	5,103,189,346
Lexus 29A-678.99	2,750,134,063	2,750,134,063	-	2,750,134,063	2,750,134,063	-

14. Prepaid expenses

a. Short-term

	30/06/2026	01/01/2026
Machinery yard rental expenses (*)	80,640,000	67,200,000
Total	**80,640,000**	**67,200,000**

(*) Details are presented in Note 22.

b. Long-term

	30/06/2026	01/01/2026
Tools and instruments put into use	476,595,270	-
Total	**476,595,270**	**-**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

15. Short-term advances from customers

	30/06/2026	01/01/2026
Minh Tri Import Export Services Trading Company Limited	250,000,000	-
Lo Van Hung	420,000,000	-
Thuy Ngoc 68 Construction and Trading Co., Ltd	-	305,000,000
Other customers	135,000,000	-
Total	**805,000,000**	**305,000,000**

16. Short-term taxes and amounts payable to the State budget

	Opening balance	Amount to be paid	Actual amount paid	Closing balance
Value-added tax	379,770,180	3,782,690,007	4,162,460,187	-
Export-import tax	-	11,505,900	11,505,900	-
Corporate income tax	1,177,900,798	-	1,177,900,798	-
Personal income tax	-	26,773,425	26,773,425	-
Land&housing tax, land rent	-	445,756,905	445,756,905	-
Total	**1,557,670,978**	**4,266,726,237**	**5,824,397,215**	**-**

The Company's tax returns would be subject to examination of tax authorities. The tax amounts reported in these financial statements could be changed under decision of the tax authorities.

17. Short-term accrued expenses

	30/06/2026	01/01/2026
Audit fee for the 2025 financial statements	-	20,000,000
Interest payable	3,250,414,746	-
Total	**3,250,414,746**	**20,000,000**

18. Unearned revenue

a. Short-term

	30/06/2026	01/01/2026
Revenue from leasing of warehouses	627,300,000	851,700,000
Revenue from leasing of vehicles (*)	15,432,099	15,432,099
Total	**642,732,099**	**867,132,099**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Long-term

	30/06/2026	01/01/2026
Revenue from leasing of vehicles (*)	189,019,753	197,019,753
Total	189,019,753	197,019,753

(*) Long-term unearned revenue under Vehicle Lease Agreement No. 01-2024/HDTX dated 4 October 2024 with Dai Duong Solar Joint Stock Company, with a lease term of 15 years and total rental consideration for the entire lease term of VND250,000,000 (inclusive of VAT).

19. Other payables

a. Short-term

	30/06/2026	01/01/2026
Trade union fees	69,311,223	67,155,743
Trade union and Party membership fees collected on behalf	155,218,163	147,925,117
Other payables	374,112,001	1,703,514,034
Total	598,641,387	1,918,594,894

b. Long-term

	30/06/2026	01/01/2026
Long-term deposits received	100,000,000	180,000,000
Total	100,000,000	180,000,000

20. Loans and finance lease liabilities

a. Short-term

	Opening balance	Increases	Decreases	Closing balance
Short-term loans	84,420,089,615	33,769,522,455	29,843,708,700	88,345,903,370
- Tien Phong Commercial Joint Stock Bank – Nam Thang Long Branch (i)	-	*8,696,117,275*	-	*8,696,117,275*
- Bank for Investment and Development of Vietnam (BIDV) – Nam Ha Noi Branch (ii)	*14,692,073,900*	*1,098,500,000*	*15,265,573,900*	*525,000,000*
- Asia Commercial Joint Stock Bank (ACB) – Hanoi Branch (iii)	*2,078,134,800*	*8,541,411,180*	*2,078,134,800*	*8,541,411,180*
- Viet Nam Railway Signal Telecommunication JSC (iv)	*20,858,163,000*	-	-	*20,858,163,000*
- Hanoi HCGC Cartographic Geotechnical JSC (iv)	*11,370,000,000*	-	-	*11,370,000,000*
- Loans from individuals (iv)	*35,421,717,915*	*15,433,494,000*	*12,500,000,000*	*38,355,211,915*
Total	84,420,089,615	33,769,522,455	29,843,708,700	88,345,903,370

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

(i) The loan from Tien Phong Commercial Joint Stock Bank – Nam Thang Long Branch under Credit Facility Agreement No. 114/2026/HDTD/MDH dated 13 May 2026 is used to supplement working capital, settle L/Cs and pay expenses related to the import of goods. The maximum credit limit is VND15 billion, with a credit facility period of 12 months. The interest rate is specified in each respective credit agreement. The loan is secured by real estate, being Apartment No. S2-1002, Building Block No. 02 (Sachi Building), under the Office, Residential and Kindergarten Complex Project at No. 201 Minh Khai, Minh Khai Ward, Hai Ba Trung District, Hanoi City (now Bach Mai Ward, Hanoi City), owned by a related party (Mr. Ngo Trong Vinh), pursuant to the Mortgage Agreement for Securing Third-Party Obligations No. 140/2026/HDBD/MDH dated 13 May 2026.

(ii) The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam – Nam Ha Noi Branch under Credit Facility Agreement No. 01/2025/147042/HDTD dated 24 April 2025 is used to supplement working capital, provide guarantees and issue L/Cs. The maximum credit limit is VND15 billion, with a credit facility period of 12 months. The interest rate is specified in each respective credit agreement. The loan is secured by land use rights and ownership of the residential house at Group 39, Hoang Mai Ward, Hanoi City, owned by a related party (Mr. Ngo Trong Vinh).

(iii) The loan from Asia Commercial Joint Stock Bank – Hanoi Branch under Credit Facility Agreement No. HAN.DN.2199.280625 dated 21 August 2025 is used to supplement working capital, provide guarantees and issue L/Cs. The maximum credit limit is VND24 billion, with a credit facility period of 12 months. The interest rate is specified in each respective debt acknowledgement agreement. The loan is secured by real estate at Land Lots No. 58 and 59, Map Sheet No. 51-I-10, 8/3 Street, 201 Collective Residential Area, Group 45B, 8/3 Street, Minh Khai Ward, Hai Ba Trung District, Hanoi City (now Bach Mai Ward, Hanoi City), owned by a related party (Mr. Ngo Trong Vinh).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

(iv) Details of loans from other parties:

Lender	Loan agreement	Loan maturity date	Interest rate	Outstanding loan balance (VND)	Purpose of loan
Mr. Ngo Trong Dat	Agreement No. 03-26/HDVV-NTD and Appendix No. 04-26/PL-NTD dated 01/05/2026	31/12/2026	6% per annum	4,600,000,000	To serve operating activities
	Total			**4,600,000,000**	
Ms. Tran Thi Nga	Agreement No. 05-26/HDVV-TTN and Appendix No. 05-26/PL-TTN dated 01/05/2026	31/12/2026	6.5% per annum	4,000,000,000	To serve operating activities
	Total			**4,000,000,000**	
Mr. Hoang Manh Linh	Remaining balance under Agreement No. 04-2026/HDVV-HML dated 01/01/2026 and Appendix No. 01-26/PL-HML dated 01/05/2026	31/12/2026	6.5% per annum	800,000,000	To serve operating activities
	Total			**800,000,000**	
Ms. Ngo Phuong Anh	Agreement No. 01-26/HDVV-NTH dated 01/01/2026	31/12/2026	0.50%	555,238,915	To serve operating activities
	And other loan agreements	31/12/2026	0.50%	523,494,000	To serve operating activities
	Total			**1,078,732,915**	
Ms. Ngo Thu Huong	Agreement No. 01-26/HDVV-NTH dated 01/01/2026 and Appendix No. 01-26/PL-NTH dated 01/05/2026	31/12/2026	6.5% per annum (from 01/05/2026 is 7,5% per annum)	16,726,479,000	To serve operating activities
	Agreement No. 02-26/HDVV-NTH dated 01/01/2026 and Appendix No. 02-26/PL-NTH dated 01/05/2026	31/12/2026	6.5% per annum (from 01/05/2026 is 7.5% per annum)	8,000,000,000	To serve operating activities
	And other loan agreements	31/12/2026	6.5% per annum (from 01/05/2026 is 7.5% per annum)	3,050,000,000	To serve operating activities
	Total			**27,776,479,000**	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Mr. Luong Van Vinh	Loan Agreement No. 0101/26/HDVV-LVV dated 01/01/2026	31/12/2026	Non-interest-bearing	40,000,000	To serve operating activities
	Total			**40,000,000**	
Ms. Ngo Thi Thanh Huyen	Agreement No. 0207/26/HDVV-NTTH dated 30/06/2026	31/12/2026	Non-interest-bearing	60,000,000	
	Total			**60,000,000**	
Hanoi HCGC Cartographic Geotechnical JSC	No. 01/HGCG-CMC/2018 dated 02/4/2018 and Appendix No. Agreement No. 01/HCGC-CMC/2026 dated 01/01/2026	31/12/2026	6% per annum	1,270,000,000	To serve operating activities
	No. 02/HGCG-CMC/2018 dated 16/4/2018 and Appendix No. Agreement No. 02/HCGC-CMC/2026 dated 01/01/2026	31/12/2026	6% per annum	1,000,000,000	To serve operating activities
	No. 03/HGCG-CMC/2018 dated 18/4/2018 and Appendix No. Agreement No. 03/HCGC-CMC/2026 dated 01/01/2026	02/01/2027	6% per annum	900,000,000	To serve operating activities
	No. 04/HGCG-CMC/2018 dated 23/4/2018 and Appendix No. Agreement No. 04/HCGC-CMC/2026 dated 01/01/2026	01/01/2027	6% per annum	1,500,000,000	To serve operating activities
	No. 05/HGCG-CMC/2018 dated 24/4/2018 and Appendix No. Agreement No. 05/HCGC-CMC/2026 dated 01/01/2026	31/12/2026	6% per annum	600,000,000	To serve operating activities
	No. 01/HGCG-CMC/2020 dated 06/01/2020 and Appendix No. Agreement No. 06/HCGC-CMC/2026 dated 01/01/2026	31/12/2026	6% per annum	1,550,000,000	To serve operating activities
	No. 02/HGCG-CMC/2020 dated 07/01/2020 and Appendix No. Agreement No. 07/HCGC-CMC/2026 dated 01/01/2026	31/12/2026	6% per annum	1,850,000,000	To serve operating activities
	No. 01/HGCG-CMC/2021 dated 02/3/2021 and Appendix No. Agreement No. 08/HCGC-CMC/2026 dated 01/01/2026	31/12/2026	6% per annum	200,000,000	To serve operating activities
	No. 02/HGCG-CMC/2024 dated 29/3/2021 and Appendix No. Agreement No. 09/HCGC-CMC/2026 dated 01/01/2026	31/12/2026	6% per annum	1,500,000,000	To serve operating activities
	No. 03/HGCG-CMC/2021 dated 28/5/2021 and Appendix No. Agreement No. 10/HCGC-CMC/2026 dated 01/01/2026	31/12/2026	6% per annum	500,000,000	To serve operating activities
	No. 01/HGCG-CMC/2024 dated 04/7/2024 and Appendix No. Agreement No. 11/HCGC-CMC/2026 dated 01/01/2026	31/12/2026	6% per annum	500,000,000	To serve operating activities
	Total			**11,370,000,000**	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Viet Nam Railway Signal Telecommunication JSC	No. 01-STC/2023/HDVV dated 11/4/2023 and Appendix No. Loan Agreement No. 01-STC/2023/HDVV-PL05	10/04/2026	5.5% per annum	3,000,000,000	To serve operating activities
	No. 0602/HDVV-STC dated 06/02/2024 and Appendix No. Loan Agreement No. 0602/HDVV-STC-PL03	05/02/2026	5.5% per annum	2,000,000,000	To serve operating activities
	No. 01-2025/HDVV-TCCP dated 09/7/2025	09/07/2026	7% per annum	3,358,163,000	To serve operating activities
	No. 1712/2025/HDVV-CMC dated 17/12/2025	17/12/2026	7% per annum	12,500,000,000	To serve operating activities
	Total			**20,858,163,000**	
	TOTAL LOANS FROM OTHER PARTIES			**70,583,374,915**	

b. Loans from related parties

	Opening balance	Increases	Decreases	Closing balance
Short-term loans	62,109,880,915	15,433,494,000	11,800,000,000	65,743,374,915
- Viet Nam Railway Signal Telecommunication JSC	*20,858,163,000*	-	-	*20,858,163,000*
- Hanoi HCGC Cartographic Geotechnical JSC	*11,370,000,000*	-	-	*11,370,000,000*
- Ms. Ngo Thi Thanh Huyen	-	*60,000,000*	-	*60,000,000*
- Ms. Ngo Thu Huong	*24,726,479,000*	*13,200,000,000*	*10,150,000,000*	*27,776,479,000*
- Ms. Ngo Phuong Anh	*555,238,915*	*2,173,494,000*	*1,650,000,000*	*1,078,732,915*
- Mr. Ngo Trong Dat	*4,600,000,000*	-	-	*4,600,000,000*
Total	**62,109,880,915**	**15,433,494,000**	**11,800,000,000**	**65,743,374,915**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

21. Owners' equity

a. Statement of changes in owners' equity

	Share capital	Share premium	Development investment fund	Other equity funds	Undistributed profit after tax	Total
As at 01/01/2025	**45,610,500,000**	**2,100,000**	**9,211,921,095**	**93,928,484**	**5,921,961,999**	**60,840,411,578**
Increase/(decrease) in capital during the period	5,472,970,000	-	-	-		**5,472,970,000**
Profit/(loss) for the period	-	-	-	-	8,480,484,494	**8,480,484,494**
Profit distribution	-	-	-	-	(5,472,970,000)	**(5,472,970,000)**
As at 31/12/2025	**51,083,470,000**	**2,100,000**	**9,211,921,095**	**93,928,484**	**8,929,476,493**	**69,320,896,072**
As at 01/01/2026	**51,083,470,000**	**2,100,000**	**9,211,921,095**	**93,928,484**	**8,929,476,493**	**69,320,896,072**
Profit/(loss) for the period	-	-	-	-	(2,124,392,330)	**(2,124,392,330)**
Other increases/(decreases) (*)	-	-	(9,211,921,095)	-	9,211,921,095	-
As at 30/06/2026	**51,083,470,000**	**2,100,000**	-	**93,928,484**	**16,017,005,258**	**67,196,503,742**

(*) The 2026 Annual General Meeting of Shareholders dated 28/04/2026 approved the reversal of the Development Investment Fund to Undistributed profit after tax, with a total amount of VND9,211,921,095. The purpose of the reversal was to pay stock dividends to shareholders from undistributed after-tax profit after the reversal of the Development Investment Fund, thereby maximizing shareholder benefits and strengthening the alignment between shareholders and the Company.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Breakdown of share capital

	30/06/2026	01/01/2026
Mr. Ngo Trong Vinh	15,989,126,110	15,989,126,110
Mr. Ngo Anh Phuong	14,277,829,865	14,277,829,865
Ms. Ngo Thi Thanh Huyen	7,156,794,147	7,156,794,147
Mr. Ngo Trong Quang	6,559,117,548	6,559,117,548
Other shareholders	7,100,602,330	7,100,602,330
Total	**51,083,470,000**	**51,083,470,000**

c. Capital transactions with owners and distribution of dividends and profits

	First 6 months of 2026	First 6 months of 2025
Share capital		
- Opening balance	51,083,470,000	45,610,500,000
- Increases in the period	-	-
- Decreases in the period	-	-
- Closing balance	51,083,470,000	45,610,500,000
Dividends, profits distributed		

d. Shares

	30/06/2026 Shares	01/01/2026 Shares
Number of shares authorized for issuance	5,108,347	5,108,347
Number of shares sold to the public	5,108,347	5,108,347
- Common shares	*5,108,347*	*5,108,347*
Number of shares repurchased (treasury shares / the Company's own shares repurchased)	-	-
Number of outstanding shares	5,108,347	5,108,347
- Common shares	*5,108,347*	*5,108,347*
Par value of outstanding shares: VND10,000		

e. Dividends, profits

At the Annual General Meeting of Shareholders dated 26/03/2025, the shareholders approved a plan to issue shares to pay the 2025 dividends in shares to existing shareholders at a ratio of 35%. Under the approved plan, the Company expects to issue a maximum of 1,787,921 shares, with a total issue value at par value of VND17,879,210,000. The source of funds is undistributed post-tax profits as presented in the financial statements for the year ended 31/12/2025 and undistributed post-tax profits after reversal of the development investment fund. As at the date of these financial statements, the Company has not yet implemented the above plan.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

f. Undistributed profit after tax

	First 6 months of 2026	Year 2025
Profit brought forward	8,929,476,493	448,991,999
Reversal of the Development Investment Fund to undistributed profit	9,211,921,095	-
Profit after corporate income tax for the current period	(2,124,392,330)	8,480,484,494
Profit distribution	-	-
Undistributed profit after tax at the period end	**16,017,005,258**	**8,929,476,493**

22. Off-statement of financial position items

Leased assets

The Company has entered into the following operating lease agreements:

- **For the land used as the Company's operating headquarters**

Under the Land Lease Agreement dated 31/07/2009 entered into with the People's Committee of Hanoi City, the Company leases 2,105 m^2 of land located in Hoang Liet Ward, Hoang Mai District (now Yen So Ward), Hanoi City, with the following terms:

- Lease term: 50 years from 09/12/2004.
- Purpose of use: For the Company's head office and product showroom.
- Land rental payment method: Annual land rental payments.
- Land rental rate: VND423,522/m^2/year for the leased area of 2,105 m^2. The land rental rate is fixed for five years (from 22 April 2024 to 21 April 2029). Upon expiry of this period, the land rental rate will be re-determined in accordance with the regulations of the State.

- **Company's office lease**

Under Agreement No. 66/HDNT-CMC dated 13/01/2026 entered into with Mr. Ngo Trong Vinh (a related party), the Company leases premises located at No. 67-69, 8/3 Street, Bach Mai Ward, Hanoi City. Details are as follows:

- The Company leases the bare premises on the 1st, 2nd and 3rd floors, with a total area of 480 m^2. The lessee is responsible for the costs of design, sanitary equipment, tiling, electrical and water installation, air-conditioning systems and internet installation;
- Lease term: 10 years, from 01/02/2026 to 31/01/2036;
- Purpose: For use as the Company's office;
- Rental rate: VND36,000,000/month. The rental rate is fixed for the first 2 years. The rental rate is fixed for the first 5 years and, thereafter, may be adjusted depending on market fluctuations, provided that the increase or decrease does not exceed 10% of the contractual rental amount.

- **For the land used as the Company's warehouse**

Under Agreement No. 122-HĐ/AMC-CMC dated 04/12/2017 entered into with Military Bank Asset Management Company Limited, the Company leases 672 m^2 of land located at Km11, National Highway No.5, Duong Xa Commune, Gia Lam District (now Gia Lam Commune), Hanoi City. Details are as follows:

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- Lease term: The Company signed Addendum No. 11/2026/PLHĐ-MBAMC-CMC to extend the lease term until 31 August 2026;
- Purpose: For use as a warehouse;
- Rental rate: VND66,000/m²/month for the leased area of 672 m² (inclusive of VAT). The rental rate is applicable from 1 March 2026 to 31 August 2026.

As at 30 June 2026, the total minimum future lease payments are as follows:

	30/06/2026	01/01/2026
Total future minimum lease payments under non-cancellable operating lease agreements, by maturity	29,526,554,768	30,418,423,673
- Within 1 year	1,412,217,810	1,642,329,810
- From 01 to 05 years	5,294,055,240	5,294,055,240
- More than 05 years	22,820,281,718	23,482,038,623

23. Revenue from sales and service provision

	First 6 months of 2026	First 6 months of 2025
Revenue from sales of goods	45,775,000,002	42,841,851,845
Revenue from service provision	962,100,000	1,282,564,099
Total	**46,737,100,002**	**44,124,415,944**

Revenue from related parties

	First 6 months of 2026	First 6 months of 2025
Cost of services rendered	8,000,000	7,716,049
- Dai Duong Solar Joint Stock Company	*8,000,000*	*7,716,049*
Total	**8,000,000**	**7,716,049**

24. Cost of goods sold

	First 6 months of 2026	First 6 months of 2025
Cost of goods goods sold	41,349,133,764	41,260,643,503
Cost of services rendered	445,756,905	445,756,905
Reversal of allowance for decline in value of inventories	-	(518,920,000)
Total	**41,794,890,669**	**41,187,480,408**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

25. Financial income

	First 6 months of 2026	First 6 months of 2025
Interest income from bank deposits and loans	108,815,101	100,906,331
Gain from trading securities	244,705,400	4,530,000
Dividends and profits received	1,092,229,000	1,350,251,000
Total	**1,445,749,501**	**1,455,687,331**

26. Financial expenses

	First 6 months of 2026	First 6 months of 2025
Borrowing costs	2,755,444,875	1,792,155,932
Securities transaction fees	20,940,694	12,127,536
Loss on securities sales	-	3,736,557,000
Allowance for decline in value of trading securities	2,726,740,565	(5,244,634,598)
Other financial expenses	26,773,425	51,036,029
Total	**5,529,899,559**	**347,241,899**

27. Selling expenses and administrative expenses

a. Selling expenses

	First 6 months of 2026	First 6 months of 2025
Purchases of supplies and equipment	152,568,020	130,119,158
Other expenses	-	54,648,000
Total	**152,568,020**	**184,767,158**

b. Administrative expenses

	First 6 months of 2026	First 6 months of 2025
Staff costs	1,418,606,792	985,392,544
Materials and tools expenses	196,202,060	126,677,935
Depreciation of fixed assets	495,286,377	445,291,452
Outsourced service expenses	499,726,628	276,532,335
Other expenses	218,462,796	243,723,607
Total	**2,828,284,653**	**2,077,617,873**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

28. Other expenses

	First 6 months of 2026	First 6 months of 2025
Penalty for early repayment of loans	-	6,000,000
Penalties for late tax payment	1,598,932	79,200
Total	1,598,932	6,079,200

29. Current corporate income tax expense

	First 6 months of 2026	First 6 months of 2025
Accounting profit before tax	(2,124,392,330)	1,776,916,737
Adjustments to arrive at taxable income	1,557,846,880	(521,012,854)
- Incremental adjustments	2,650,075,880	829,238,146
+ Depreciation attributable to the portion of the cost exceeding VND1.6 billion	*307,584,000*	*307,584,000*
+ Non-deductible interest expense under regulations on related-party transactions	*2,340,892,948*	*515,574,946*
+ Other non-deductible expenses	*1,598,932*	*6,079,200*
- Decremental adjustments	1,092,229,000	1,350,251,000
+ Dividends and profits received	*1,092,229,000*	*1,350,251,000*
Total taxable income	(566,545,449)	1,255,903,883
corporate income tax	-	251,180,777
Current corporate income tax expense	**-**	**251,180,777**

30. Basic, diluted earnings per share

	First 6 months of 2026	First 6 months of 2025
Profit after corporate income tax	(2,124,392,330)	1,525,735,960
Adjustments inrcreasing or decreasing profit after tax	-	-
Profit or loss attributable to common shareholders	(2,124,392,330)	1,525,735,960
Weighted average number of common shares outstanding	5,108,347	5,108,347
Basic, diluted earnings per share	**(416)**	**299**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

31. Operating expenses by element

	First 6 months of 2026	First 6 months of 2025
Labour costs	1,418,606,792	985,392,544
Materials expenses	372,947,620	256,797,093
Depreciation expenses	495,286,377	445,291,452
Outsourced service expenses	632,029,088	340,677,789
Other cash expenses	747,725,601	949,191,741
Cost for purchase	41,109,147,864	40,991,434,820
Allowance and provision expenses	-	(518,920,000)
Total	**44,775,743,342**	**43,449,865,439**

32. Segment reporting

According to Vietnamese Accounting Standard No. 28 and the relevant guidelines, the Company is required to prepare segment reporting. Accordingly, a segment is a distinguishable component of the Company that is engaged in providing related products or services (business segment) or providing goods or services in a specific economic environment (geographical segment) and is subject to risks and returns different from those of other segments.

The Company operates in two principal business segments, namely the trading of machinery and equipment and warehouse leasing, both of which are conducted within the same geographical area. However, during the first 6 months of 2026, the Company's principal business activity was the trading of machinery and equipment, while warehouse leasing activities were insignificant and did not constitute a separate business segment of material size.

Accordingly, the Company does not separately present financial information by business segment and geographical segment in the financial statements. Revenue, cost of goods sold and expenses related to business activities are presented on an overall basis for the Company.

33. Risk management

a. Capital risk management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximizing the return to shareholders through the optimization of the debt and equity balance.

b. Financial risk management

Financial risks include market risk (including interest rate risk, exchange rate risk, and price risk), credit risk, and liquidity risk.

Market risk management: The Company's activities expose it primarily to the financial risks of changes in interest rates and prices.

Interest rate risk management

The Company's interest rate risk mainly derives from interest bearing loans which are arranged. To minimize this risk, the Company has estimated the impact of borrowing costs to its periodic business results as well as making analysis and projection to select appropriate time to repay the loans. The General Director assesses that the risk of unforeseen interest rate fluctuations is manageable.

Price risk management

The Company is exposed to price risks related to machinery and equipment, as well as the purchase and sale of trading securities. The Company mitigates machinery price risks by selecting long-term, reliable suppliers and requesting timely updates on price fluctuations.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Listed and unlisted stocks held by the Company are subject to market risks due to uncertainties regarding their future value. The Company manages stock price risks by setting investment limits and conducting thorough research to select stocks with strong fundamental indicators.

Exchange rate risk management

The Company primarily imports machinery and equipment from overseas. Therefore, the General Director assesses that the Company is exposed to significant exchange rate risk arising from fluctuations in exchange rates in the market. To mitigate the impact of this risk, the General Director has implemented measures such as regularly monitoring and keeping abreast of fluctuations in exchange rates in the market. Accordingly, the Company optimizes the timing of payments of its liabilities to minimize the impact of unexpected exchange rate fluctuations.

Credit risk management

The Company's customers are mainly long-term clients with regular transactions and timely settlement of outstanding balances. Therefore, the General Director assesses that the Company's credit risk exposure to customers is at a manageable level.

Liquidity risk management

To ensure the availability of funds to meet present and future financial obligations, the Company manages liquidity risk by regularly monitoring and maintaining sufficient cash reserve, optimizing idle cash flows, making use of credit from customers and counterparties, controlling maturing liabilities in relative to maturing assets and the amount of funds that can be generated within that period.

The Company's aggregate financial liabilities are categorized in line with their maturity as follows:

30/06/2026	Within 1 year	Over 1 year	Total
Accrued expenses	3,250,414,746	-	3,250,414,746
Loans and finance lease liabilities	88,345,903,370	-	88,345,903,370
Other payables	529,330,164	100,000,000	629,330,164
Total	**92,125,648,280**	**100,000,000**	**92,225,648,280**

01/01/2026	Within 1 year	Over 1 year	Total
Accrued expenses	20,000,000	-	20,000,000
Loans and finance lease liabilities	84,420,089,615	-	84,420,089,615
Other payables	1,851,439,151	180,000,000	2,031,439,151
Total	**86,291,528,766**	**180,000,000**	**86,471,528,766**

The General Director acknowledges that the Company faces liquidity risks but believes that it can generate sufficient resources to meet its financial obligations as they fall due.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

The Company's available financial assets are drawn up on a net asset basis as follows:

30/06/2026	Within 1 year	Over 1 year	Total
Cash and cash equivalents	543,445,921	-	543,445,921
Trading securities	31,103,490,551	-	31,103,490,551
Held-to-maturity investments	2,250,000,000	-	2,250,000,000
Trade receivables	2,880,030,000	-	2,880,030,000
Other receivables	604,370,479	-	604,370,479
Total	**37,381,336,951**	**-**	**37,381,336,951**

01/01/2026	Within 1 year	Over 1 year	Total
Cash and cash equivalents	16,777,465,330	-	16,777,465,330
Trading securities	16,473,971,201	-	16,473,971,201
Held-to-maturity investments	2,000,000,000	-	2,000,000,000
Trade receivables	7,673,030,000	-	7,673,030,000
Other receivables	600,860,205	-	600,860,205
Total	**43,525,326,736**	**-**	**43,525,326,736**

34. Information on related parties (other than information disclosed in the above sections)

a. Related parties

Related party	Relationship
Mr. Ngo Trong Vinh	Vice Chairman of the Company's BOD
Hanoi HCGC Cartographic Geotechnical JSC	Associate
Viet Nam Railway Signal Telecommunication JSC	Associate
Low Current - Telecom JSC	Company related to Mr. Ngo Trong Vinh
Dai Duong Solar JSC	Company related to Mr. Ngo Trong Vinh
Ms. Ngo Thu Huong	Related party of Mr. Ngo Trong Vinh
Ms. Ngo Phuong Anh	Related party of Mr. Ngo Trong Vinh
Ms. Ngo Thi Thanh Huyen	Related party of Mr. Ngo Trong Vinh
Mr. Ngo Trong Dat	Related party of Mr. Ngo Trong Vinh

b. Significant transactions with related parties

	Transactions	First 6 months of 2026	First 6 months of 2025
Viet Nam Railway Signal Telecommunication JSC	Short-term loan interest expense	45,833,333	126,805,555
Hanoi HCGC Cartographic Geotechnical JSC	Short-term loan interest expense	338,296,439	338,296,439
Ms. Ngo Thu Huong	Short-term loan interest expense	917,041,582	771,447,567
Mr. Ngo Trong Dat	Short-term loan interest expense	179,400,000	141,528,768

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

c. Outstanding balances with related parties

	30/06/2026	01/01/2026
Accrued expenses (interest payable)		
Hanoi HCGC Cartographic Geotechnical JSC	170,082,740	-
Viet Nam Railway Signal Telecommunication JSC	727,969,232	88,877,773
Ms. Ngo Thu Huong	2,319,075,103	1,614,636,260
Mr. Ngo Trong Dat	28,356,164	-
Other payables		
Mr. Ngo Trong Vinh	108,000,000	-

d. Income of key managing officers

Related party	Position	Income, remuneration	First 6 months of 2026	First 6 months of 2025
Mr. Ngo Trong Quang	Chairman of the BOD	Remuneration	65,582,000	40,630,909
Mr. Ngo Trong Vinh	Vice Chairman of the BOD	Remuneration	30,000,000	6,840,000
Ms. Lam Quynh Huong	Member of the BOD (Resigned on 28/04/2026)	Remuneration	38,982,000	43,494,000
Mr. Ngo Anh Phuong	General Director	Salary, bonuses and allowances	96,000,000	61,166,730
Mr. Nguyen Trong Ha	Chief Accountant	Salary, bonuses and allowances	43,992,000	49,608,000

e. Assets pledged as security for the Company's loans

e.1. Assets pledged as security at Asia Commercial Joint Stock Bank – Hanoi Branch

Real estate at Land Lots No. 58 and 59, Map Sheet No. 51-I-10, 8/3 Street, 201 Collective Residential Area, Group 45B, 8/3 Street, Minh Khai Ward, Hai Ba Trung District, Hanoi City (now Bach Mai Ward, Hanoi City), owned by the related party (Mr. Ngo Trong Vinh)

e.2. Assets pledged as security at Joint Stock Commercial Bank for Investment and Development of Vietnam – Nam Ha Noi Branch

Real estate comprising land use rights and ownership of the residential house at Group 39, Hoang Mai Ward, Hanoi City, owned by the related party (Mr. Ngo Trong Vinh).

e.3. Assets pledged as security at Tien Phong Commercial Joint Stock Bank – Nam Thang Long Branch

Real estate comprising Apartment No. S2-1002, Building Block No. 02 (Sachi Building), under the Office, Residential and Kindergarten Complex Project at No. 201 Minh Khai, Minh Khai Ward, Hai Ba Trung District, Hanoi City (now Bach Mai Ward, Hanoi City), owned by the related party (Mr. Ngo Trong Vinh).

35. Subsequent event

There have been no significant events occurring after the reporting date which would require adjustments or disclosures to be made in the interim financial statements.

36. Corresponding figures

Corresponding figures were taken from the Company's financial statements for the year ended 31 December 2025 and for the first 6 months ended 30 June 2025, which were audited and reviewed by another audit firm. Certain corresponding figures have been reclassified to conform with the

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

presentation requirements of Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance, providing guidance on the Corporate Accounting System, as follows:

Statement of Financial Position	Code	Figures as at 01/01/2026 (Restated) VND	Figures as at 31/12/2025 VND	Difference VND
Short-term held-to-maturity investments	123	2,000,000,000	-	2,000,000,000
Short-term loans receivable		-	2,000,000,000	(2,000,000,000)

Statement of Cash Flows	Code	First 6 months of 2025 (Restated) VND	First 6 months of 2025 VND	Difference VND
Cash receipts from sales, service provision and other income	01	61,565,002,559	61,564,370,200	632,359
Loan interest, dividends, and profits received	27	1,449,977,026	1,450,609,385	(632,359)

Legal representative

Ngo Anh Phuong
General Director

Nguyen Trong Ha
Chief Accountant

Nguyen Anh Hong
Preparer

Hanoi City, 13 August 2026