



TRACODI

Số/No: 31/2026/CBTT-TCD

Tp. Hồ Chí Minh, ngày 28 tháng 8 năm 2026
Ho Chi Minh City, August 28, 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Kính gửi/To: Sở Giao dịch Chứng khoán Hà Nội/ Hanoi Stock Exchange

Thực hiện quy định tại khoản 2 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, CTCP Tập đoàn Xây dựng Tracodi thực hiện công bố thông tin báo cáo tài chính (BCTC) Riêng lẻ và Hợp nhất soát xét bán niên năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the provisions of Clause 2, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Tracodi Construction Holdings Joint Stock Company hereby discloses to the Hanoi Stock Exchange its reviewed separate and consolidated semi-annual financial statements for 2026 as follows:

1. Tên tổ chức/Name of organization: Công ty cổ phần Tập đoàn Xây dựng Tracodi/ Tracodi Construction Holdings Joint Stock Company

- Mã chứng khoán/Mã thành viên/ Stock code/ Broker code: TCD

- Địa chỉ/Address: 89 Cách Mạng Tháng Tám, P. Bến Thành, TP. HCM/ 89 Cach Mang Thang Tam, Ben Thanh Ward, Ho Chi Minh City

- Điện thoại liên hệ/Tel.: (84 28) 38330315 Fax: (84 28) 8330317

- E-mail: lr@tracodi.com.vn

2. Nội dung thông tin công bố/Contents of disclosure:

- Báo cáo tài chính Riêng và Hợp nhất soát xét bán niên năm 2026/ Reviewed Separate and Consolidated Interim Financial Statements for the First Half of 2026.

- Các trường hợp thuộc diện phải giải trình nguyên nhân/Cases that require explanation:



+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC/ *The audit organization has issued an opinion that is not an unqualified opinion regarding the financial statements:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Explanation document (if applicable):*

☒ Có/ Yes

☐ Không/ No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán)/ *Profit after tax in the reporting period shows a variance of 5% or more before and after the audit or shifts between profit and loss (for audited financial statements):*

☒ Có /Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Explanation document (if applicable):*

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/ *After-tax corporate income profit in the reporting period changes by 10% or more compared to the same period last year:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Explanation document (if applicable):*

☒ Có /Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ *After-tax profit in the reporting period shows a loss, shifting from profit in the same period last year to a loss this period, or vice versa:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Explanation document (if applicable):*

☒ Có/Yes

☐ Không/No

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/08/2026 tại đường dẫn <https://www.tracodi.com.vn/quan-he-nha-dau-tu/cong-bo-thong-tin/2026> *This information was published on the company's website on 28/08/2026 (date), as in the link https://www.tracodi.com.vn/quan-he-nha-dau-tu/cong-bo-thong-tin/2026*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu liên quan đến nội dung thông tin công
bố/ *Documents on disclosed information.*

Báo cáo tài chính Riêng lẻ và Hợp nhất soát xét
bán niên năm 2026

*Reviewed Separate and Consolidated Interim
Financial Statements for the First Half of 2026*

Công văn 47/2026/CV-TCD ngày 28/08/2026

*Official Letter No. 47/2026/CV-TCD dated
August 28, 2026*

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT/ 
LEGAL REPRESENTATIVE

TỔNG GIÁM ĐỐC

CHIEF EXECUTIVE OFFICER



LÊ HUYNH THƯƠNG MINH

LÊ HUYNH THƯƠNG MINH





**CONSOLIDATED INTERIM
FINANCIAL STATEMENTS**

**FOR THE FIRST 6 MONTHS
OF THE FISCAL YEAR ENDING 31 DECEMBER 2026**

**TRACODI CONSTRUCTION HOLDINGS
JOINT STOCK COMPANY**

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GENERAL INFORMATION

Corporate information

Tracodi Construction Holdings Joint Stock Company (formerly known as Transport Investment and Development Corporation) has been operating under the Business Registration Certificate No. 0300482393, initially registered on 25 May 2007 and 32nd amended on 26 September 2025, issued by Ho Chi Minh City Department of Finance.

On 26 May 2017, the Company's shares were officially listed on the Ho Chi Minh Stock Exchange (HOSE) with the code of TCD. The Company's shares were officially delisted from the Ho Chi Minh City Stock Exchange (HOSE) with effect from 15 July 2026. On 24 July 2026, the Company's shares officially commenced trading on the UPCoM.

The principal business activities of the Company are:

- Sale of spare parts and accessories for motorcycles and motorbikes (excluding the distribution of merchandise that foreign-invested economic entities are not authorized to distribute under the applicable laws at any given time);
- Construction of railway works;
- Wholesale of textiles, clothing and footwear (excluding the distribution of merchandise that foreign-invested economic entities are not authorized to distribute under the applicable laws at any given time);
- Construction of road works;
- Provision of catering services under non-recurring contracts with customers;
- Maintenance and repair of automobiles and other motorized vehicles;
- Retail of passenger cars (with 9 seats or fewer);
- Construction of electrical works;
- Construction of other civil engineering works;
- Unclassified financial support services;
- Construction of water supply and drainage works;
- Installation of industrial machinery and equipment;
- Construction of telecommunications and communications works;
- Construction of hydraulic works;
- Construction of mining works;
- Construction of processing and manufacturing works;
- Demolition;
- Construction of residential houses;
- Construction of other public works;
- Construction of non-residential houses;
- Maintenance and repair of motorcycles and motorbikes;
- Site preparation;
- Installation of water supply and drainage systems, heating and air-conditioning systems;
- Completing construction works;
- Other specialized construction activities;
- Retail of hardware, paint, glass and other construction installation equipment in specialized stores.



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

GENERAL INFORMATION (cont.)

Head office:

- Address : No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City
- Tel. : +84 (028) 3833 0314/3833 0315
- Fax : +84 (028) 3833 0317

The Company has the following branches:

Branch	Address
Branch of Tracodi Construction Holdings Joint Stock Company in Hanoi	No. 30, Alley 63, Lam Ha Street, Bo De Ward, Hanoi City
Branch of Transport Investment and Development Corporation in Da Nang	No. 24 Ton Duc Thang Street, Hoa Khanh Ward, Da Nang City

Board of Directors (BOD)

Members of the Board of Directors during the period and up to the date of this statement include:

Full name	Position	
Mr. Nguyen Thanh Hung	Chairman	Appointed on 14 April 2022
Mr. Nguyen Ngoc Anh	Member	Appointed on 23 December 2025
Mr. Nguyen Duy Lan	Member	Appointed on 23 December 2025
Mr. Nguyen Trung Kien	Member	Appointed on 01 July 2025
Mr. Duong Anh Van	Independent Member	Resigned on 16 January 2026
Mr. Nguyen Thanh Tung	Independent Member	Appointed on 28 July 2026

Supervisory Board

Members of the Supervisory Board during the period and up to the date of this statement include:

Full name	Position	
Mr. Hoang Quoc Trung	Head of the Board	Appointed on 28 July 2026
	Member	Resigned on 28 July 2026
		Appointed on 01 July 2025
Mr. Nguyen Viet Cuong	Head of the Board	Resigned on 16 January 2026
Mr. Vo Van Hoa	Member	Appointed on 01 July 2025
Mr. Dong Hai Ha	Member	Appointed on 28 July 2026

Board of Management (BOM)

Members of the Board of Management during the period and up to the date of this statement include:

Full name	Position	
Mr. Le Huynh Thuong Minh	Chief Executive Officer	Appointed on 18 March 2025
Mr. Nguyen Van Bac	Deputy General Director and Chief Financial Officer	Appointed on 03 October 2022
Mr. Nguyen Ngoc Anh	Deputy General Director in charge of Construction	Appointed on 01 September 2025

Legal Representatives

The Company's legal representatives during the period and up to the date of this statement is Mr. Le Huynh Thuong Minh - Chief Executive Officer.

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed as the Company's independent auditor.



STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Tracodi Construction Holdings Joint Stock Company (hereinafter referred to as “the Company”) presents this statement together with the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026, including the Interim Financial Statements of the Company and those of its subsidiaries (hereinafter collectively referred to as “the Group”).

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Consolidated Interim Financial Statements that give a true and fair view of the consolidated interim financial position, the consolidated interim financial performance and the consolidated interim cash flows of the Group during the period. In order to prepare these Consolidated Interim Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state whether applicable accounting standards have been followed or not, and all the differences subject to any material departures are disclosed and explained in the Consolidated Interim Financial Statements;
- prepare the Consolidated Interim Financial Statements of the Group on a going-concern basis unless it is inappropriate to presume that the Group will continue in business;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Consolidated Interim Financial Statements.

The Board of Management is responsible for ensuring that proper accounting records are maintained to accurately reflect, with reasonable accuracy at any time, the financial position of the Group and that such accounting records comply with the applicable accounting framework. The Board of Management is also responsible for safeguarding the Group’s assets and, accordingly, for taking reasonable measures to prevent and detect fraud and other irregularities.

The Board of Management confirms that it has complied with the above requirements in the preparation of these Consolidated Interim Financial Statements.

Statement of the Board of Management

In the Board of Management’s opinion, the Consolidated Interim Financial Statements give a true and fair view of the financial position of the Group as of 30 June 2026 and of its financial performance and cash flows for the first 6 months of the fiscal year ending 31 December 2026, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements.

For and on behalf of the Board of Management,



Le Huynh Thuong Minh
Chief Executive Officer

Date: 27 August 2026



Số: 1.1356/26/TC-AC

REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION**To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT
TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY**

We have reviewed the accompanying Consolidated Interim Financial Statements of Tracodi Construction Holdings Joint Stock Company (hereinafter referred to as "the Company") and its subsidiaries (hereinafter collectively referred to as "the Group"), which were prepared on 27 August 2026 (from page 08 to page 88), comprising the Consolidated Interim Statement of Financial Position as of 30 June 2026, the Consolidated Interim Income Statement, the Consolidated Interim Cash Flow-Statement for the first 6 months of the fiscal year ending 31 December 2026 and the Notes to the Consolidated Interim Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation, true and fair presentation of the Group's Consolidated Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements; and responsible for such internal control as the Board of Management determines necessary to enable the preparation and presentation of the Consolidated Interim Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the accompanying Consolidated Interim Financial Statements. Because of the matters described in the "Basis for disclaimer of conclusion" paragraph, we have not been able to obtain sufficient and appropriate evidence to provide a basis for a conclusion on the Consolidated Interim Financial Statements.

Basis for disclaimer of conclusion

- We have been unable to obtain sufficient and appropriate evidence to assess the recoverability of the following investments and receivables:
 - The investment in the HISCH2124001 bonds, issued by Helios Service and Investment Joint Stock Company with a carrying amount of VND 100,000,000,000 as of 30 June 2026 and 31 December 2025 (see Note No. V.2b in the Notes to the Consolidated Interim Financial Statements).
 - The investment in Thanh Nguyen Energy Development and Investment Co., Ltd. (an associate) with the value recorded under the equity method and the cost as of 30 June 2026 being VND 94,038,421,102 and VND 117,600,000,000 respectively (as of 31 December 2025: VND 94,038,421,102 and VND 117,600,000,000 respectively) (see Note No. V.2c in the Notes to the Consolidated Interim Financial Statements).
 - Some other short-term and long-term receivables in relation to capital contributions under Business Cooperation Contract ("BCC"), and BCC profit receivable presented under items "Short-term held-to-maturity investments" (code 123), "Other short-term investments" (code 125), "Equity investments in other entities" (code 263) and "Long-term held-to-maturity investments" (code 265) with the respective carrying amounts of VND 574,832,701,414 and VND 463,500,000,000 as of 30 June 2026 (as of 31 December 2025: VND 557,832,701,414 and VND 480,500,000,000 respectively).

With the available documents and information, we are unable to assess and determine: (i) if the investments are impaired; (ii) the recoverability of BCC capital contributions and profit receivable; and (iii) the provisions for impairment of financial investments and allowances for doubtful debts (if any) to be made. Consequently, we cannot quantify the impact on items "Provisions for impairment of long-term investments in other entities" and "Provisions for impairment of short-term/long-term held-to-maturity investments" as of 30 June 2026 and 31 December 2025, "Financial expenses" and "Gain/loss in joint ventures, associates" for the first 6 months of 2026, as well as the impact (if any) on other relevant items in the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.



- As of 30 June 2026, the Group has monitored cash advances to contractors under long-standing construction contracts for which the work volume has not yet been accepted, with a total carrying amount of VND 2,199,953,788,917 (as of 31 December 2025: VND 2,410,822,322,403), presented under item "Short-term advances to suppliers" (code 132). We have not been able to obtain sufficient and appropriate evidence to determine the economic substance of these transactions and to assess the recoverability and the extent of any impairment loss (if any) to be recognized. Therefore, we are unable to express a conclusion on the presentation and classification of item "Short-term advances to suppliers", nor can we quantify the impact (if any) on items "Allowances for short-term doubtful debts", "General and administrative expenses" and other relevant items in the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.
- The Group operates primarily in the construction sector and executes construction contracts for project developers. The majority of the construction work is subcontracted to subcontractors. We have not been able to obtain sufficient and appropriate evidence on the projects' construction progress as of 30 June 2026 and 31 December 2025, recoverability and net realizable value of construction-in-progress costs with the carrying amount of VND 682,006,202,843 as of 30 June 2026 (as of 31 December 2025: VND 665,511,783,629) (see Note No. V.7 in the Notes to the Consolidated Interim Financial Statements). Additionally, the information we obtained indicated that the developers of the projects currently under construction by the Group are facing significant difficulties in their business operations. Accordingly, we are unable to determine these developers' solvency over the construction volume done by the Group and the corresponding provisions required (if any). Consequently, we cannot quantify the impact on items "Allowances for devaluation of inventories" as of 30 June 2026 and 31 December 2025, "Cost of sales" for the first 6 months of 2026, nor the impact (if any) on other relevant items in the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.
- The Group has not reconciled and obtained confirmations for some balances with carrying amounts as of 30 June 2026 and 31 December 2025, as follows:

	As of 30/6/2026 VND	As of 31/12/2025 VND	Notes
Short-term trade receivables	73,749,377,457	-	V.3a
Advances to suppliers	113,806,258,426	93,886,867,030	V.4
Trade payables	191,108,755,311	65,634,322,578	V.13a
Advances from customers	52,733,825,759	-	V.14
Other short-term payables	490,000,000,000	490,000,000,000	V.18a

The alternative procedures also cannot provide us with sufficient and appropriate evidence regarding the existence and accuracy of these balances. Consequently, we are unable to express a conclusion on these balances as of 30 June 2026 and 31 December 2025. We also cannot determine the impact (if any) of this matter on other relevant items in the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.

- The list of related parties and transactions along with balances related to these related parties has been presented in Note No. VII.1 and other relevant disclosures in the Notes to the Consolidated Interim Financial Statements. However, the Group entered into business cooperation transactions and provided advances to other companies for which, we have not been able to obtain sufficient and appropriate evidence. This means that we cannot determine the nature of the relationship between the Group and these companies nor can we assess if these companies are related parties that have not been identified and disclosed in accordance with the requirements of the Vietnamese Accounting Standard No. 26 and the Vietnamese Standard on Auditing No. 550. Accordingly, we are unable to express a conclusion on the completeness of the list of related parties and transactions along with balances related to these parties in Note No. VII.1 and other relevant disclosures in the Notes to the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.



- The Group has not fully recognized the interest expense related to the bond with code TCDH2227002. If the Group fully recognized the aforementioned interest expenses, item "Financial expenses" (Code 23) in the Consolidated Interim Income Statement for the first 6 months of the fiscal year ending 31 December 2026 and the comparative figures in the Consolidated Interim Income Statement for the first 6 months of the fiscal year ended 31 December 2025 would increase by VND 54,450,000,000 and VND 54,450,000,000, respectively; item "Short-term accrued expenses" (Code 316) in the Consolidated Interim Statement of Financial Position as of 30 June 2026 and 31 December 2025 would increase by VND 163,350,000,000 and VND 108,900,000,000, respectively. Accordingly, "Retained profit/Accumulated loss" (Code 420) in the Consolidated Interim Statement of Financial Position as of 30 June 2026 and 31 December 2025 would decrease by VND 163,350,000,000 and VND 108,900,000,000, respectively.
- During the first 6 months of 2026 and up to the reporting date, the Group has encountered significant difficulties in its business operations: the Group recorded total accumulated loss of VND 1,814,380,466,168 as of 30 June 2026; net cash flows from operating activities during the first 6 months of 2026 were negative; several receivables have become due but are irrecoverable; and some overdue borrowings are reclassified to a higher risk category by credit institutions. In addition, the Company's TCD shares were forcibly delisted from 15 July 2026 under Decision No. 590/QĐ-SGDHCM dated 08 July 2026 (see Note No. I.9 in the Notes to the Consolidated Interim Financial Statements). Furthermore, the Company's TCDH2227002 bonds have been suspended from trading since 20 March 2025 according to Notice No. 1161/TB-SGDHN dated 19 March 2025 from the Hanoi Stock Exchange (see Note No. V.19b in the Notes to the Consolidated Interim Financial Statements). These events and conditions, together with the other matters mentioned above, show the existence of material uncertainties that may cause significant doubt on the Group's ability to continue as a going concern. These material uncertainties have been disclosed in Note No. VII.4 in the Notes to the Consolidated Interim Financial Statements.

As presented in the above paragraphs, we were unable to obtain sufficient and appropriate evidence regarding the recoverability of investments, receivables, advances to suppliers, and construction-in-progress costs. Due to the materiality and pervasiveness of these matters on the Group's ability to generate cash flows and its solvency, we are unable to assess the appropriateness of the Board of Management's use of the going concern assumption as the basis for the preparation and presentation of the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026, nor can we determine whether any adjustments and reclassifications are necessary for the carrying amounts of assets and liabilities based on their recoverable or liquidation value. Accordingly, we are unable to form a conclusion on this matter.

Disclaimer of conclusion

Because of the significance of the matters described in the "Basis for disclaimer of conclusion" paragraph, we have not been able to obtain sufficient and appropriate evidence to provide a basis for a conclusion on the Consolidated Interim Financial Statements. Accordingly, we do not express any conclusion on the accompanying Consolidated Interim Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Nguyễn Chí Dung

Partner

Audit Practice Registration Certificate No. 0100-2023-008-1

Authorized Signatory

Ho Chi Minh City, 27 August 2026



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)

As of 30 June 2026

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		4,978,389,171,569	5,899,917,385,964
I. Cash and cash equivalents	110		149,193,428,844	77,956,050,373
1. Cash	111	V.1	149,193,428,844	77,956,050,373
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		1,034,079,303,019	1,676,313,482,703
1. Trading securities	121	V.2a	451,655,840	451,655,840
2. Provisions for devaluation of trading securities	122		-	-
3. Short-term held-to-maturity investments	123	V.2b	915,118,999,265	1,760,077,497,096
4. Provisions for impairment of short-term held-to-maturity investments	124	V.2b	(238,686,297,851)	(191,410,615,998)
5. Other short-term investments	125	V.2d	357,194,945,765	107,194,945,765
6. Provisions for impairment of other short-term investments	126	V.2d	-	-
III. Short-term receivables	130		2,906,066,623,176	3,382,930,088,822
1. Short-term trade receivables	131	V.3a	655,215,823,559	657,477,703,756
2. Short-term advances to suppliers	132	V.4	3,024,888,325,925	3,520,582,338,351
3. Receivables from construction contracts under percentage of completion method	134		-	-
4. Other short-term receivables	135	V.5a	191,764,032,862	178,611,113,477
5. Allowance for short-term doubtful debts	136	V.6	(965,801,559,170)	(973,741,066,762)
6. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140		865,457,834,330	734,916,954,395
1. Inventories	141	V.7	868,557,193,523	738,218,362,006
2. Allowance for devaluation of inventories	142	V.7	(3,099,359,193)	(3,301,407,611)
V. Current biological assets	150		-	-
1. Short-term livestock intended for one-time harvest	151		-	-
2. Short-term seasonal or one-time harvest crops	152		-	-
3. Provisions for impairment of current biological assets	153		-	-
VI. Other current assets	160		23,591,982,200	27,800,809,671
1. Short-term deferred expenses	161	V.8a	325,271,756	5,239,234,191
2. Deductible VAT	162		21,840,362,425	21,375,763,826
3. Taxes and other receivables from the State	163	V.15	1,426,348,019	1,185,811,654
4. Trading Government bonds	164		-	-
5. Other current assets	165		-	-

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Consolidated Interim Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		1,338,200,095,689	1,603,832,143,899
I. Long-term receivables	210		15,375,852,757	11,256,467,308
1. Long-term trade receivables	211	V.3b	3,680,255,494	3,680,255,494
2. Long-term advances to suppliers	212		-	-
3. Other long-term receivables	215	V.5b	11,695,597,263	7,576,211,814
4. Allowance for long-term doubtful debts	216		-	-
II. Fixed assets	220		38,790,090,845	33,945,401,591
1. Tangible fixed assets	221	V.9	26,999,252,892	21,356,942,998
- Historical cost	222		225,345,587,973	216,501,484,263
- Accumulated depreciation	223		(198,346,335,081)	(195,144,541,265)
2. Financial leased assets	224	V.10	11,383,810,276	12,175,347,280
- Historical cost	225		15,830,740,905	15,830,740,905
- Accumulated depreciation	226		(4,446,930,629)	(3,655,393,625)
3. Intangible fixed assets	227	V.11	407,027,677	413,111,313
- Initial cost	228		1,302,995,750	1,302,995,750
- Accumulated amortization	229		(895,968,073)	(889,884,437)
III. Non-current biological assets	230		-	-
1. Bearer animals	231		-	-
a) Immature bearer animals	232		-	-
b) Mature bearer animals	233		-	-
- Historical cost	234		-	-
- Accumulated depreciation	235		-	-
2. Long-term livestock intended for one-time harvest	236		-	-
3. Long-term seasonal or one-time harvest crops	237		-	-
4. Provisions for impairment of non-current biological assets	238		-	-
IV. Investment property	240		-	-
- Historical cost	241		-	-
- Accumulated depreciation	242		-	-
V. Non-current assets in process	250		338,366,000	-
1. Long-term work in process	251		-	-
2. Construction in progress	252		338,366,000	-
VI. Long-term financial investments	260		1,249,003,702,335	1,523,598,626,119
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262	V.2c	1,018,488,009,736	1,026,025,914,346
3. Equity investments in other entities	263	V.2d	453,751,250,000	269,751,250,000
4. Provisions for impairment of long-term investments in other entities	264	V.2d	(436,735,557,401)	(2,678,538,227)
5. Long-term held-to-maturity investments	265	V.2b	350,330,000,000	420,330,000,000
6. Provisions for impairment of long-term held-to-maturity investments	266	V.2b	(136,830,000,000)	(189,830,000,000)
VII. Other non-current assets	270		34,692,083,752	35,031,648,881
1. Long-term deferred expenses	271	V.8b	34,661,388,610	35,000,953,739
2. Deferred income tax assets	272	V.12	30,695,142	30,695,142
3. Long-term components and spare parts	273		-	-
4. Other non-current assets	274		-	-
5. Goodwill	279		-	-
TOTAL ASSETS	280		6,316,589,267,258	7,503,749,529,863

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Consolidated Interim Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		4,422,688,616,425	5,655,410,419,888
I. Current liabilities	310		3,277,517,111,900	4,421,548,682,720
1. Short-term trade payables	311	V.13	816,149,977,131	716,734,301,071
2. Short-term advances from customers	312	V.14	1,219,052,488,237	2,495,481,493,268
3. Payables for dividends and profit distributions	313		29,936,148,303	599,706,000
4. Short-term taxes and amounts payable to the State budget	314	V.15	28,159,188,508	52,102,399,836
5. Payables to employees	315	V.16	6,340,642,653	7,922,987,785
6. Short-term accrued expenses	316	V.17	127,220,542,511	101,630,123,631
7. Short-term payables relating to construction contracts under percentage of completion method	318		-	-
8. Short-term deferred revenue	319		195,000,000	-
9. Other short-term payables	320	V.18a, c	607,336,332,287	605,406,196,496
10. Short-term borrowings and financial lease liabilities	321	V.19a, c	406,413,717,003	418,984,908,099
11. Provisions for short-term payables	322		-	-
12. Bonus and welfare fund	323	V.20	36,713,075,267	22,686,566,534
13. Price stabilization fund	324		-	-
14. Trading Government bonds	325		-	-
II. Non-current liabilities	330		1,145,171,504,525	1,233,861,737,168
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to the State budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Long-term deferred revenue	337		-	-
6. Other long-term payables	338	V.18b	180,000,000	180,000,000
7. Long-term borrowings and financial lease liabilities	339	V.19b	1,094,930,619,033	1,098,936,492,418
8. Convertible bonds	340		-	-
9. Preferred shares	341		-	-
10. Deferred income tax liability	342	V.21	31,685,611,440	118,243,572,732
11. Provisions for long-term payables	343		18,375,274,052	16,501,672,018
12. Science and technology development fund	344		-	-



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Consolidated Interim Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		1,893,900,650,833	1,848,339,109,975
I. Owner's equity	410		1,893,900,650,833	1,848,339,109,975
1. Owner's capital	411	V.22	3,358,206,410,000	3,358,206,410,000
- Ordinary shares with voting rights	411a		3,358,206,410,000	3,358,206,410,000
- Preferred shares	411b		-	-
2. Share premiums	412	V.22	244,421,087,982	244,421,087,982
3. Bond conversion options	413		-	-
4. Other owner's capital	414		-	-
5. Share repurchases	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.22	584,650,517	584,650,517
9. Other equity funds	419	V.22	917,191,749	917,191,749
10. Accumulated loss	420	V.22	(1,814,380,466,168)	(1,881,967,653,339)
- Accumulated loss to the end of the previous period	420a		(1,902,134,753,701)	(1,881,967,653,339)
- Retained profit for the current period	420b		87,754,287,533	-
11. Non-controlling interests	429	V.22	104,151,776,753	126,177,423,066
TOTAL LIABILITIES AND OWNER'S EQUITY	440		6,316,589,267,258	7,503,749,529,863

Approved on 27 August 2026



Nguyen Thi Kim Yen
 Chief Accountant/Preparer



Le Huynh Thuong Minh
 Chief Executive Officer
 Legal Representative



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

CONSOLIDATED INTERIM INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	372,528,380,562	321,730,170,914
2. Revenue deductions	02		216,575,508	214,797,963
3. Net revenue from sales of goods and provisions of services	10		372,311,805,054	321,515,372,951
4. Cost of sales	11	VI.2	226,492,623,708	232,343,325,257
5. Gross profit from sales of goods and provisions of services	20		145,819,181,346	89,172,047,694
6. Gain/loss on disposal, liquidation of investment properties	21		-	-
7. Financial income	22	VI.3	4,341,932,707	1,324,705,750
8. Financial expenses	23	VI.4	4,241,118,344	83,810,635,866
In which: Interest expenses	24		9,908,417,317	47,016,017,187
9. Selling expenses	25	VI.5	31,996,939,946	14,350,201,278
10. General and administrative expenses	26	VI.6	32,976,155,910	322,531,545,631
11. Gains or losses in joint ventures, associates	27	V.2b	(7,537,904,610)	(7,956,928,621)
12. Net operating profit/(loss)	30		73,408,995,243	(338,152,557,952)
13. Other income	31	VI.7	11,534,686,335	4,462,124,809
14. Other expenses	32	VI.8	29,474,512,922	7,201,547,648
15. Other profit/(loss)	40		(17,939,826,587)	(2,739,422,839)
16. Total accounting profit/(loss) before tax	50		55,469,168,656	(340,891,980,791)
17. Current income tax	51	V.15	19,794,946,064	14,211,576,870
18. Deferred income tax	52	V.12a, 21	(86,557,961,292)	2,246,996,948
19. Profit/(loss) after tax	60		122,232,183,884	(357,350,554,609)
20. Profit/(loss) after tax of the Parent Company	61		87,754,287,533	(373,671,202,194)
21. Profit after tax of non-controlling shareholders	62		34,477,896,351	16,320,647,585
22. Basic earnings per share	70	VI.9a, b	261	(1,113)
23. Diluted earnings per share	71	VI.9a, b	261	(1,113)


 Nguyen Thi Kim Yen
 Chief Accountant/Preparer



Approved on 27 August 2026


 Le Huynh Thuong Minh
 Chief Executive Officer
 Legal Representative

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

CONSOLIDATED INTERIM CASH FLOW STATEMENT

(Full form)

(Indirect method)

For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit/loss before tax	01		55,469,168,656	(340,891,980,791)
2. Adjustments for:				
- Depreciation/Amortization of fixed assets and investment properties	02	V.10, 11, 12	4,856,918,560	8,435,402,201
- Provisions and allowances	03		(11,935,252,949)	311,725,317,610
- Exchange gain/loss due to revaluation of monetary items in foreign currencies	04	VI.3	(755,492,825)	6,392,141,682
- Gain/loss from investing and financing activities	05	V.2c; VI.3, 7	3,565,101,092	5,363,192,890
- Borrowing costs	06	VI.4	9,908,417,317	47,016,017,187
- Other adjustments	07		-	-
3. Operating profit/loss before movements in working capital	08		61,108,859,851	38,040,090,779
- Increase/decrease of receivables	09		1,259,212,632,509	72,902,661,602
- Increase/decrease of inventories	10		(130,338,831,517)	(214,395,991,416)
- Increase/decrease of payables	11		(1,173,176,137,677)	(12,315,141,789)
- Increase/decrease of deferred expenses	12		5,253,527,564	21,711,582,756
- Increase/decrease of trading securities	13		-	-
- Interest expenses paid	14	V.17, VI.4	(4,910,455,665)	(1,717,833,929)
- Corporate income tax paid	15	V.15	(25,684,607,974)	(14,810,395,775)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.20	(26,307,691,990)	(7,692,917,318)
Net cash flows used in operating activities	20		(34,842,704,899)	(118,277,945,090)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		(10,039,973,814)	-
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.9, VI.7	386,363,636	4,930,253,365
3. Cash outflow for lending, buying debt instruments of other entities	23		-	-
4. Cash recovered from lending, selling debt instruments of other entities	24		135,724,318,147	-
5. Equity investments in other entities	25		-	-
6. Cash recovered from equity investments in other entities	26		-	114,606,630,250
7. Interest earned, dividends and profits received	27		3,586,439,882	8,398,621,580
Net cash flows generated from investing activities	30		129,657,147,851	127,935,505,195

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Consolidated Interim Cash Flow Statement (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.19a	1,000,000,000	6,004,240,000
4. Repayment for borrowing principal	34	V.19a	(16,000,000,000)	(12,504,000,000)
5. Payment for financial lease principal	35	V.19a	(1,577,064,481)	(1,809,398,630)
6. Dividends and profit paid to the owners	36		(7,000,000,000)	(2,839,348,410)
Net cash flows used in financing activities	40		(23,577,064,481)	(11,148,507,040)
Net cash flows during the period	50		71,237,378,471	(1,490,946,935)
Beginning cash and cash equivalents	60	V.1	77,956,050,373	79,267,867,709
Effects of fluctuations in foreign exchange rates	61		-	6,872,634
Ending cash and cash equivalents	70	V.1	149,193,428,844	77,783,793,408

Approved on 27 August 2026



Nguyen Thi Kim Yen
Chief Accountant/Preparer



Le Huynh Thuong Minh
Chief Executive Officer
Legal Representative



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

I. GENERAL INFORMATION

1. Ownership form

Tracodi Construction Holdings Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company.

2. Business fields

The Company operates in construction, trading and service sectors.

3. Principal business activities

The Company's principal business activities are to construct traffic works; to construct civil engineering works; and to wholesale iron and steel (excluding the trading of gold bars).

4. Normal operating cycle

The Company's normal operating cycle is within 12 months.

The Group operates across multiple sectors with varying normal operating cycles, specifically:

- For manufacturing and trading activities (accounting for approximately 86% of revenue): the normal operating cycle is within 12 months;
- For construction and installation activities (accounting for approximately 14% of revenue): the normal operating cycle ranges from 18 to 24 months.

5. Effects of the Group's operations during the period on the Financial Statements

In 2025, the Group experienced several events involved with the senior management, as determined by the competent authorities. These events caused certain impact on the Group's management and operations as well as its cooperative relationships with customers, partners and related parties, thereby influencing its business performance during the period.

Furthermore, the aforementioned events also affected certain companies associated with the Group, leading to certain difficulties in their business operations. On this basis, the Company's Board of Management reviewed and assessed the recoverability of receivables and investments at the reporting date.

6. Structure of the Group

The Group comprises the Parent Company and 5 subsidiaries under the Parent Company's control. All subsidiaries are consolidated in the Consolidated Interim Financial Statements.



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Consolidated Interim Financial Statements (cont.)**6a. List of subsidiaries to be consolidated**

Subsidiary	Address	Principal business activities	Percentage of ownership		Percentage of voting rights	
			Ending balance	Beginning balance	Ending balance	Beginning balance
TCD Plus Joint Stock Company	Vian Tower, No. 26, Street 40, An Khanh Ward, Ho Chi Minh City	Trade in real estate, land use rights of owners, users or lessees	80.0%	80.0%	80.0%	80.0%
EcoBuild Construction Trading Company Limited	No. 25 Xuan Thuy Street, An Khanh Ward, Ho Chi Minh City	Construction of traffic works	99.8%	99.8%	99.8%	99.8%
Vietnam Taxi Co. Ltd	Lot IV - 15B, Road No. 4, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City	Passenger transport by cars within Ho Chi Minh City	51.0%	51.0%	51.0%	51.0%
Antraco Joint Venture Company Ltd ⁽ⁱ⁾	Ro Leng Hamlet, Tri Ton Commune, An Giang Province	Quarrying and processing of construction stone	50.0%	50.0%	51.0%	51.0%
Life Purity Joint Stock Company ⁽ⁱⁱ⁾	No. 27C Quoc Huong Street, An Khanh Ward, Ho Chi Minh City	Water extraction, treatment and supply	51.0%	51.0%	51.0%	51.0%

- (i) According to Appendix No. 01/PLHĐLD dated 06 September 2024 to the 3rd amended Joint Venture Agreement, the term of the joint venture has been extended until 07 September 2026, and subsequently extended to 31 December 2029 under the 4th Appendix No. 01/PLHĐLD-2026 to the Joint Venture Agreement dated 26 August 2026.
- (ii) This company has terminated its operations but has not yet completed the procedures to deregister its tax code.

6b. List of associates reflected in the Consolidated Interim Financial Statements using the equity method

Associate	Address	Principal business activities	Percentage of benefit		Percentage of voting rights	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Son Long Development Investment Joint Stock Company	Group 21, Zone 4B, Hau Can Street, Bai Chay Ward, Quang Ninh Province	Trade in real estate, land use rights of owners, users or lessees	40.6%	40.6%	40.6%	40.6%



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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Consolidated Interim Financial Statements (cont.)

Associate	Address	Principal business activities	Percentage of benefit		Percentage of voting rights	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Thanh Nguyen Energy Development and Investment Co., Ltd.	Chu Jut Village, Ia Rsai Commune, Gia Lai Province	Production of solar, wind and gas-fired electricity (excluding transmission, national power system dispatch, and construction and operation of multi-purpose hydropower and nuclear power stations)	49.0%	49.0%	49.0%	49.0%
BCG Land Joint Stock Company ⁽ⁱ⁾	No. 22A Street No. 7, Binh Trung Ward, Ho Chi Minh City	Construction of residential houses	9.43%	9.43%	9.43%	20.43%

- (i) The Company received voting rights authorized from Bamboo Capital Group Joint Stock Company for 50,600,000 shares, corresponding to an 11% stake in BCG Land Joint Stock Company. Thereby, its percentage of voting rights increased from 9.43% to 20.43%, with the authorization period from 06 June 2024 to 06 June 2026. Consequently, as of 01 January 2026, the investment in BCG Land Joint Stock Company was presented under item "Investments in joint ventures and associates" in the Consolidated Interim Statement of Financial Position. As of 30 June 2026, this investment was reclassified and presented under item "Equity investments in other entities" in the Consolidated Interim Statement of Financial Position.

Affiliates that are not legal entities and do accounting works dependently

Affiliate	Address
Branch of Tracodi Construction Holdings Joint Stock Company in Hanoi	No. 30, Alley 63, Lam Ha Street, Bo De Ward, Hanoi City
Branch of Transport Investment and Development Corporation in Da Nang	No. 24 Ton Duc Thang Street, Hoa Khanh Ward, Da Nang City

7. Headcount

At the end of the accounting period, the Group's headcount is 283 (headcount at the beginning of the year: 290).

8. Statement of information comparability on the Consolidated Financial Statements

The corresponding figures of the previous period are comparable with the figures of the current period.

The accounting period from 01 January 2026 to 31 December 2026 is the first fiscal year in which the Group has applied the Vietnamese Enterprise Accounting System, which was issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") and Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance ("Circular 43") amending and supplementing the Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202"). Accordingly, certain items in the Consolidated Interim Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" column and the "Previous period" column in the Consolidated Interim Financial Statements have been restated in accordance with the new classifications and names specified in the Circular 99 to ensure comparability (see Note No. VII.2). These changes do not affect the Group's total assets, total liabilities, owner's equity and after-tax profit.



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Consolidated Interim Financial Statements (cont.)

9. Other information

The Company's shares have been listed on the Ho Chi Minh City Stock Exchange (HOSE) under the stock code "TCD" pursuant to Decision No. 162 dated 17 May 2017 of the Ho Chi Minh City Stock Exchange. The first trading date was 26 May 2017.

According to Decision No. 590/QĐ-SGDHCM dated 08 July 2026 of the Ho Chi Minh City Stock Exchange, the Company's shares were delisted from the Ho Chi Minh City Stock Exchange (HOSE) with effect from 15 July 2026.

The Company's shares are currently registered for trading on the UPCoM (Unlisted Public Company Market) of the Hanoi Stock Exchange under the stock code "TCD", according to Decision No. 961/QĐ-SGDHN dated 17 July 2026 issued by the Hanoi Stock Exchange. The first trading date was 24 July 2026.

On 20 July 2026, the Hanoi Stock Exchange issued Decision No. 973/QĐ-SGDHN regarding the imposition of trading restrictions on the Company's TCD shares with effect from 24 July 2026.

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY UNIT

1. Accounting period

The fiscal year of the Group is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong ("VND") because the Group's transactions are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Group applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99, Circular 202, Circular 43 and other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Interim Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management has complied with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99, Circular 202 and Circular 43, as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Interim Financial Statements.



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Consolidated Interim Financial Statements (cont.)

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REQUIREMENTS

1. Basis of preparation

The Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows), using the historical cost principle and the going-concern assumption.

2. Consolidation bases

The Consolidated Interim Financial Statements include the Interim Financial Statements of the Parent Company and those of its subsidiaries. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the reporting date should also be taken into consideration.

The financial performance of the subsidiaries, which are acquired or disposed during the period, is included in the Consolidated Interim Income Statement from the date of acquisition or disposal of investments in those subsidiaries.

The Interim Financial Statements of the Parent Company and those of subsidiaries used for consolidation are prepared in the same accounting period and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Interim Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Interim Financial Statements.

Intra-group balances in the Statement of Financial Position and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

Non-controlling interests (NCI) reflect profit or loss and net assets of the subsidiaries, which are not held by the Group and presented in a separate item of the Consolidated Interim Income Statement and the Consolidated Interim Statement of Financial Position (classified under owner's equity). Non-controlling interests (NCI) include the values of their non-controlling benefits at the initial date of business combination and those arising within the ranges of changes in owner's equity from the date of business combination. Losses incurred by subsidiaries are allocated to non-controlling interests in proportion to their ownership interests, even if such losses exceed the non-controlling interests' share of the net assets of the subsidiaries.

When the Group acquires an additional interest in a subsidiary, the difference between the cost of the additional investment and the carrying amount of the subsidiary's net assets acquired at the acquisition date is recognized directly in 'Retained profit/Accumulated loss' in the Consolidated Interim Statement of Financial Position.



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Consolidated Interim Financial Statements (cont.)

When the Group divests part of its capital in a subsidiary:

- If the Group retains control after divestment: the result of the divestment is recognized into the item "Retained profit/Accumulated loss" in the Consolidated Interim Statement of Financial Position.
- If, after divestment, the Group loses control and the subsidiary becomes an associate or joint venture, the remaining investment is presented under the item "Investments in joint ventures, associates" in the Consolidated Interim Financial Statements, using the equity method, and the result of the divestment is recognized in the Consolidated Interim Income Statement.
- If, after divestment, the Group loses control and the subsidiary becomes an ordinary investment: the remaining investment is presented at its carrying amount in the Consolidated Interim Financial Statements and the result of the divestment is recognized in the Consolidated Interim Income Statement.

In case where subsidiaries raise capital from their owners, if the additional capital contribution rate from the involved parties does not correspond to the current capital ownership rate, the difference between the additional capital contribution rate of the Group and the additional ownership in the subsidiaries' net assets shall be recorded into item "Retained profit/Accumulated loss" in the Consolidated Interim Statement of Financial Position.

3. Foreign currency transactions

Transactions denominated in foreign currencies are translated at the spot exchange rate at the date of transaction. The balances of monetary items denominated in foreign currencies at the reporting date (excluding foreign currency-denominated receivables for which an allowance for doubtful debts has been made) are revalued at the average buying and selling rates applicable to wire transfer of Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) (where the Group regularly conducts transactions).

Exchange differences arising from the transactions denominated in foreign currency during the period, are recognized in financial income (if a gain) or financial expenses (if a loss). Exchange differences arising from the revaluation of foreign currency-denominated monetary items at the reporting date are presented on the basis of net amount of total gains and total losses arising from the revaluation of such items and are recognized in financial income (if a gain) or financial expenses (if a loss).

4. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment (calculated from the date of purchase to the maturity date), which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date. Restricted cash and cash equivalents are not presented under this item, but under the items "Other current assets" or "Other non-current assets", depending on the duration of the restriction.

5. Financial investments

Trading securities

Investments classified as trading securities are those held by the Group for the trading purpose with the aim of making profit from price differences.

Trading securities are initially recognized at the fair value of the payments made at the transaction date. Transaction costs directly attributable to the acquisition of trading securities (if any), such as brokerage fees, transaction fees, information provision fees, taxes and bank charges, etc., are recognized as financial expenses during the period. While holding the securities, the Group does not reclassify trading securities to held-to-maturity investments, or vice versa.



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The recognition date for trading securities is the date the Group obtains ownership rights, specifically as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of legally obtaining ownership in accordance with applicable laws and regulations.

Interest, dividends and profit incurred prior to the acquisition of trading securities are deducted from the cost of such securities. Interest, dividends and profit incurred after the acquisition of such securities are recorded in the Group's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

A provision for impairment of trading securities is established for each type of securities traded on the market and whose fair value is lower than its cost. The fair value of trading securities is measured as follows:

- For listed securities or securities whose fair value can be reliably determined, the provision is based on the market value of the securities at the end of the accounting period.
- For shares listed on the stock market or shares registered for trading on UPCoM without transactions within 30 days prior to the date of provision, the shares which are delisted, canceled or suspended from trading: an impairment provision is recognized based on the losses incurred by the investee, with the provision amount determined by multiplying the Group's actual paid-in ownership interest (%) in the investee at the end of the accounting period by the difference between the actual capital contributed by all owners and the equity of investee at the same date.

Any increase or decrease in the provisions for impairment of trading securities required to be recognized as of the reporting date is recorded into financial expenses.

Gain or loss from transfer of trading securities is recognized into financial income or financial expenses. Cost is determined using the moving weighted average method. Any change in the method used to determine the cost of trading securities shall be treated as a change in accounting policies.

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Group has the intention and ability to hold it to maturity. The Group's held-to-maturity investments include term deposits, bonds, and held-to-maturity loans for the purpose of collecting periodic interest and other held-to-maturity investments or of a similar nature, and do not include derivative instruments.

Held-to-maturity investments are initially recognized at cost, including the acquisition cost and directly attributable transaction costs (such as transaction fees, brokerage commissions, etc.). Interest accrued prior to the acquisition date is deducted from the cost of the investment upon initial recognition. After the initial recognition, these investments are measured at cost. Interest income earned after the acquisition date is recognized in financial income using accrual basis.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted from the investment costs. If the evidence of loss diminishes or no longer exists in a subsequent period, the previously recognized loss is reversed and recognized in financial income for that period.



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Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Group does not have control, joint control or significant influence over the investees.

Investments in equity instruments of other entities are initially recognized at cost, comprising acquisition cost or capital contributions plus any directly attributable transaction cost (such as transaction costs and fees for brokerage, consultancy, audit, other charges, taxes and bank charges among others). In case the Group borrows funds to invest in equity instruments of other entities, the interest expenses are recognized in the financial expenses and are not capitalized. Where an investment is acquired through the transfer of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the acquisition date. Following initial recognition, these investments are subsequently measured at cost.

Dividends and profits incurred prior to the acquisition of investments are deducted from the investment costs. Dividends and profits incurred after the acquisition of investments are recorded into the Group's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or investments whose fair value can be reliably determined, the provision is based on the market value of the shares.
- For investments for which fair value cannot be reliably determined at the reporting date, an impairment provision is recognized based on the losses incurred by the investee, with the provision amount determined by multiplying the Group's actual paid-in ownership interest (%) in the investee at the end of the accounting period by the difference between the actual capital contributed by all owners and the equity of investee at the same date.

Any increase or decrease in the impairment provision for investments in equity instruments of other entities required to be recognized as of the reporting date is recorded into financial expenses.

6. Receivables

Receivables are recognized at their carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- Other receivables represent receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in details by subject, term and original currency. The trade receivables and other receivables are classified as short-term and long-term items in the Consolidated Interim Statement of Financial Position on the basis of their remaining term as of the reporting date.

Allowance is made for each doubtful debt on the basis of estimated loss.

Increases or decreases in the obligatory allowance for doubtful debts as of the reporting date are recorded into general and administrative expenses.



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7. Inventories

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

Cost of inventories is determined as follows:

- Materials, tools, and supplies: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process costs: Costs comprise costs directly related to the construction of projects.
- Finished goods: Costs comprise costs of materials, direct labor and directly attributable general manufacturing expenses allocated on the basis of normal operations.

Inventory costs are determined using the weighted average method and recorded in line with the perpetual method.

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

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for devaluation of inventories as of the reporting date are recorded into cost of sales.

Spare parts, standby equipment held for use for more than 12 months or beyond the Group's normal operating cycle, and work in progress with production or conversion periods extending beyond the normal operating cycle, are not classified as inventories but are presented as non-current assets in the Consolidated Interim Statement of Financial Position.

8. Operating leased assets

A lease is classified as an operating lease if substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Lease payments under operating leases are recognized as expenses on a straight-line basis over the lease term, irrespective of the timing or method of lease payments.

9. Tangible fixed assets

Tangible fixed assets are presented at historical cost minus any accumulated depreciation. Historical cost of tangible fixed assets comprises all costs incurred by the Group to acquire the assets up to the time when it is brought to its working condition for its intended use.

Subsequent costs are added to historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Group. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the period. Costs of routine repairs and maintenance of tangible fixed assets are recognized into operation costs in the period in which they are incurred. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognized as deferred expenses and amortized gradually into operation costs until the next routine repair or maintenance period.



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Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted as necessary. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 – 15
Machinery and equipment	02 – 03
Vehicles	05 – 10
Office equipment	03 – 05

10. Financial leased assets

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessee. Finance lease assets are presented at cost less accumulated depreciation. Historical cost is the lower cost of the fair value of the leased asset at commencement of the lease term and the present value of the minimum lease payments. Discount rate used to calculate the present value of the minimum lease payments is the interest rate implicit in the lease or else mentioned in the lease. If the interest rate implicit in the lease cannot be determined, the incremental borrowing rate at commencement of the lease term will be applied.

Financial leased assets are depreciated in accordance with the straight-line method over their estimated useful lives. If there is no reasonable certainty that the Group will obtain ownership at the end of the lease, the fixed asset shall be depreciated over the shorter of the lease term and the estimated useful life of the asset. The Group's financial leased assets consist of vehicles with a depreciation period of 5 to 6 years.

11. Intangible fixed assets

Intangible fixed assets are presented at their initial cost minus any accumulated amortization.

Initial cost of intangible fixed assets includes all costs incurred by the Group to acquire the asset up to the time when it is brought to its working condition for its intended use. Subsequent costs attributable to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial cost and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

The Group's intangible fixed assets include:

Land use rights

Land use rights comprise all actual costs incurred by the Group that are directly related to the land in use, including: payments made to acquire land use rights, costs for compensation, site clearance, site levelling, registration fees, etc. The land use rights are amortized on a straight-line basis over 33 years; if the land use right is permanent, it is not amortized.



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Computer software

Costs directly attributable to computer software that is not an integral part of the related hardware are capitalized. The cost of computer software includes all directly attributable costs incurred by the Group up to the date the software is available to use. The computer software is amortized on a straight-line basis over 3 to 5 years.

The useful lives and amortization methods are reviewed at least at the end of each fiscal year and adjusted as necessary.

12. Construction in progress

Construction in progress reflects costs directly related to assets under construction, machinery and equipment under installation, including borrowing costs capitalized in accordance with Vietnamese Accounting Standard No. 16 — Borrowing Costs ("VAS 16"). These assets are recorded at historical cost and are not depreciated until they are available for use. Upon completion, all costs are transferred to the appropriate asset categories based on their intended use, including tangible fixed assets, intangible fixed assets, investment property or inventories, and depreciation/amortization commences when the assets are available for use.

Costs of upgrades and renovations of fixed assets in progress are accounted for separately and, upon completion, are added to the historical cost of the corresponding fixed assets.

Repair and maintenance expenses for fixed assets incurred on a regular basis to maintain the assets in their normal operating condition are recognized in operating expenses during the period. For fixed assets that must undergo periodic repair and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, the expenses are recognized as deferred expenses and amortized to operating expenses over the period until the next scheduled repair or maintenance.

13. Business Cooperation Contract

A Business Cooperation Contract ("BCC") is a contractual agreement between two or more parties to jointly conduct economic activities without establishing a separate legal entity. The applicable accounting method is determined based on the substance of each arrangement, and in particular, whether the parties have joint control over the relevant activities. The joint control exists when decisions relating to the relevant activities of the BCC require the consent of all parties sharing control, irrespective of their respective ownership interest or the legal form of the arrangement.

In all cases, where the Group receives cash or assets contributed by other parties to the BCC, such amounts are recognized as liabilities and are not recognized as owner's equity.

BCCs with joint control

Depending on the nature and form of the contract, the Group applies the appropriate accounting method for one of the following three forms of joint control:

BCCs in the form of jointly controlled assets

The Group recognizes in its Financial Statements:

- The Group's share of the jointly controlled assets, classified according to the nature of assets.
- Liabilities separately incurred by the Group and its share of joint liabilities to be borne.
- Income from the sale or use of the Group's allocated share of output.
- Expenses incurred in connection with the BCC.



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BCCs in the form of jointly controlled operations

This form of cooperative arrangement does not result in the establishment of a separate legal entity. The Group recognize the following in its Financial Statements:

- Assets controlled by the Group.
- Liabilities incurred by the Group.
- Its share of revenue from the sale of goods or provisions of services generated by the BCC.
- Expenses incurred by the Group in connection with the BCC.

Under a BCC with product-sharing arrangement, the Corporation periodically receives its allocated share of products based on the Product Allocation Schedule and the Product Delivery Note prepared by the BCC's accounting department. These documents form the basis for recognizing the value of the allocated products in inventories or the appropriate asset category.

BCCs under the post-tax profit-sharing arrangement

Under this arrangement, the parties are entitled to share in the profits of the BCC only to the extent that the BCC generates profits and are responsible for their agreed share of any losses incurred by the BCC.

Where the Group is responsible for the accounting for tax purposes and the tax finalization of the BCC, the Group records all revenue and expenses incurred by the BCC in its accounting records for the purpose of determining the BCC's operating results and tax liabilities. However, the Group recognizes in its Income Statement only the portion of revenue and expenses corresponding to its contractual share of the BCC's results.

Where the Group is not responsible for the accounting for tax purposes and the tax finalization of the BCC, the Group recognizes in its Income Statement its share of the revenue and expenses of the BCC, based on the Revenue and Expense Allocation Schedule provided by the party responsible for the BCC's accounting.

Accounting upon the termination of a jointly controlled BCC or the Group's withdrawal from the BCC

For BCCs in the form of jointly controlled assets and jointly controlled operations, the assets and liabilities are recognized at the agreed value upon liquidation. Any difference between the agreed value and the corresponding carrying amount is recognized as income or expenses in the period.

For BCCs under the post-tax profit-sharing arrangement, the party responsible for the BCC's accounting settles all assets and liabilities recorded in the BCC's accounting records, determines the liquidation result and allocate such results to the participating parties in accordance with the contractual profit-sharing ratio. The portion allocated to the Group is recognized as income or expense in the period.

BCCs without joint control

Where the Group participates in a BCC but does not have joint control over the BCC, this participation is recognized as a financial investment at cost (representing the value of the assets, cash or cash equivalents actually contributed to the BCC) and is classified as short-term or long-term investment, based on its remaining term as of the reporting date. Distribution of profits from the BCC are recognized as financial income when the Group is entitled to receive such distributions. Provisions for losses (if any) are recognized in accordance with the applicable regulations on provisions for losses on investments in other entities (see Note No. IV.5).



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Where the BCC specifies that the participating parties are entitled to fixed benefits regardless of the BCC's performance results, the Group accounts for the transaction in accordance with the economic substance of the BCC, specifically:

- Where the substance of the BCC is a lease of assets: if the Group is responsible for accounting and tax finalization for the BCC, the transaction is accounted for as a lease of assets; if the Group is not responsible for accounting and tax finalization for the BCC, the transaction is accounted for as a letting of assets.
- Where the substance of the BCC is a borrowing arrangement: if the Group is responsible for the accounting and tax finalization for the BCC, the arrangement is accounted for as a borrowing; if the Group is not responsible for the accounting and tax finalization for the BCC, the transaction is accounted for as a lending.

14. Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services or assets, where the suppliers are independent third parties of the Group.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers during the period, for which payment has not yet been made due to insufficient supporting and accounting documentation, as well as employee entitlements such as accrued annual leave and other accrued operation costs (such as costs incurred during seasonal production interval and interest expenses).
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provisions of services.

Payables and accrued expenses are presented as short-term or long-term in the Consolidated Interim Statement of Financial Position based on their remaining maturities as of the reporting date.

15. Ordinary bonds

Ordinary bonds are bonds that do not carry conversion rights into equity. Ordinary bonds include bonds that cannot be converted into shares or those can be converted into an indefinite number of shares as of the maturity date (due to the dependence on market value of shares as of the maturity date).

The carrying amount of ordinary bonds is presented on a net basis at the par value of the bonds less any bond discount plus any bond premium. The discount or premium is determined and recognized at the time of issuance. After issuance, changes in market interest rates do not affect the recognized discount or premium.

The Group separately tracks bond discounts and bond premiums for each issuance of ordinary bonds and the allocation of such discounts and premiums in determining borrowing costs recognized as expenses or capitalized in each period, as follows:

- Bond discounts are amortized and recognized as borrowing costs in each period over the term of the bonds.
- Bond premiums are amortized and recognized as a reduction of borrowing costs in each period over the term of the bonds. If the portion of the premiums allocated in a given period exceed the bond interest payable at the nominal interest rate for that period, the difference is recognized as financial income.



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The amortization of bond discounts or premiums is determined using either the effective interest method or the straight-line method:

- Under the effective interest method: the amount of bond discount or premium amortized in each period represents the difference between the interest expense for the period (calculated by multiplying the carrying amount of the bonds at the beginning of the period with the effective interest rate) and the nominal interest payable for that period.
- Under the straight-line method: the bond discount or premium is amortized evenly over the term of the bonds.

Bond issuance costs are amortized over the term of the bonds using either the straight-line method or the effective interest method and are recognized as financial expenses or capitalized, depending on their intended use.

Where the issuance of ordinary bonds is unsuccessful, the issuance costs are usually allocated to both the successfully and unsuccessfully issued ordinary bonds on a pro rata basis. The bond issuance costs allocated to unsuccessfully issued ordinary bonds is recognized as financial expenses for the period.

16. Owner's equity

Owner's capital

The owner's capital is recorded according to the actual amounts invested by the Parent Company's shareholders.

Share premiums

Share premiums recognized comprise:

- The excess of the issuance price over the par value of shares issued in an IPO or additional issuance.
- The difference between the repurchase price and the re-issuance price of the Group's own shares.
- The excess of the principal of convertible bonds over the par value of the additional shares issued upon conversion together with the full value of the bond conversion options, which is transferred to share premiums, regardless of whether the bondholders exercise their options or not.
- The excess of the actual amount received for capital contributions over the corresponding capital amount stated in the Company's Charter.

Directly attributable costs incurred in connection with a successful share issuance are deducted from share premiums. Costs incurred in connection with an unsuccessful share issuance are recognized as financial expenses during the period.

Other equity funds

Other equity funds are due to the supplementation from business profits, revaluation of assets and net carrying values between the fair values of the assets gifted or granted to the Group after deducting taxes payable (if any) related to these assets.

17. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of each Group Company as well as legal regulations and being voted to approve by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained profit that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables after being voted to approve by the General Meeting of Shareholders.



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18. Recognition of revenue and income

Revenue from sales of merchandise, finished goods

Revenue of sales of merchandise, finished goods shall be recognized when all of the following conditions are satisfied:

- The Group transfers most of risks and benefits incident to the ownership of merchandise to customers.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise sold.
- The amount of revenue can be measured reliably.
- The Group received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred in respect of the sale transaction can be measured reliably.

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Group received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When services are provided over several accounting periods, revenue is recognized by reference to the stage of completion based on the volume of work performed at the reporting date.

Revenue from construction contracts

Construction contract is a contract agreed for acquisition of an asset or combined assets closely relevant or mutually dependent on their design, technology, function or basic using purpose.

Revenue from construction contracts comprises the amount initially agreed in the contract and any adjustments arising during the contract performance that are mutually agreed by both parties, including changes in the scope of work, additional requirements, bonuses for early completion, or compensation or reimbursement of costs incurred in excess of the contract price, provided that such amounts can be reliably measured and are probable of being approved.

When the outcome of the construction contracts is estimated reliably:

- For the construction contracts stipulating that the contractors are paid according to the planned progress, revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as determined by the Group itself as of the reporting date.
- For the construction contracts stipulating that the contractors are paid according to the work actually performed, revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as confirmed by the customers and reflected in the invoices.

Increases/(decreases) in revenue of the works done, compensation receivable and other receivables are only recognized upon the agreement with customers.



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When the outcome of the construction contracts cannot be estimated reliably:

- Contract revenue is recognized only to the extent that contract costs incurred are expected to be reliably recoverable.
- Contract costs are only recognized as actually incurred.

Where it is forecast that the total contract costs will exceed the gross contract revenue, the expected loss on the contract is recognized immediately as an expense in the period in which it is identified.

The difference between the accumulated revenue from the construction contract recognized and the accumulated amount in the invoices according to the planned progress of contract is recognized as an amount receivable or an amount payable relating to construction contracts under percentage of completion method.

Where it is forecast that the total contract costs will exceed the gross contract revenue, the entire expected loss on the contract is recognized immediately as an expense in the period in which it is identified, regardless of the stage of completion of the contract.

Interest

Interest income is recognized based on the term and the effective interest rate applicable in each particular period.

Profit received

Profit received is recognized when the Group is entitled to receive dividends or profits from investment activities.

19. Borrowing costs

Borrowing costs are interest and other costs that the Group incurs in connection with the borrowing.

Borrowing costs are recognized as an expense during the period when they are incurred, unless they are qualified for capitalized borrowing costs.

Borrowing costs that are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales, are capitalized as part of that asset when it is probable that they will result in future economic benefits to the Group and the borrowing costs can be reliably measured.

The capitalization of borrowing costs commences when all three of the following conditions are concurrently met:

- Expenditure for the construction or production of the asset has been incurred;
- Borrowing costs have been incurred; and
- Activities necessary to prepare the asset for its intended use or sale are being undertaken.

Capitalization is suspended during periods when the construction or production process is abnormally interrupted. Capitalization stops when substantially all activities necessary to prepare the asset for its intended use or sale have been completed.

For a specific borrowing for purpose of construction or production of an asset in progress, the capitalized borrowing costs are the actual borrowing costs incurred, less any investment income on the temporary investment of those borrowings.



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In the event that general borrowings are partly used for the construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings outstanding during the period, except for borrowings made specifically for the purpose of obtaining an asset.

20. Expenses

Expenses are those that result in outflows of the Group's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not. Expenses are recognized even if they are not yet due for payment, provided that their incurrence is reasonably certain in order to ensure the principle of prudence and capital preservation.

When the Group recognizes revenue, it also recognizes the costs corresponding to generating that revenue. Such costs include those incurred in the reporting period in which the related revenue was recognized, together with costs incurred in the prior reporting periods or accrued expenses related to the revenue recognized in that period. In the event that matching principle conflicts with prudence principle, costs are recognized in accordance with the nature of the underlying transaction and the requirements of the applicable Vietnamese Accounting Standards in order to ensure true and fair representation of the transaction.

21. Corporate income tax

The Group's accounting policy for corporate income tax is applied in accordance with the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, the Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government detailing certain articles of the Corporate Income Tax Law, guidance documents issued by the Ministry of Finance, and other relevant legal regulations. Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax includes the tax amount computed based on the assessable income during the year and the current corporate income tax rate. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses, non-taxable income and losses brought forward.

On a quarterly basis, the Group determines and recognizes the provisional corporate income tax payable. At the end of the fiscal year, the Group determines the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between carrying values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes.

Deferred income tax liabilities are recognized for all the temporary taxable differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.



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Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expenses.

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

When preparing the Consolidated Interim Statement of Financial Position, deferred income tax assets and deferred income tax liabilities are offset against each other if:

- The Group has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
 - The same taxable subjects; or
 - The Group has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

22. Related party

A party is considered a related party of the Group if that party has the ability to control the Group or exercise significant influence over the Group, or has power to participate in financial and operating policy decisions of the Group. A party is also considered a related party of the Group if both parties are subject to common control.

Related parties of the Group include:

- The Parent Company, associates and fellow subsidiaries within the Group.
- Individuals with direct or indirect voting rights and thereby have significant influence over the Group, including members of the Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, manage and control the Group's operations, including the Board of Management, the Supervisory Board, other management members and their close family members.
- Entities over which individuals referred to above are able to exercise sufficient influence through direct or indirect ownership of voting rights, including entities owned by the key management personnel or major shareholders of the Group and entities that share the key management personnel with the Group.

Close family members of an individual are those who may cause influence or be influenced by that individual in their dealings with the Group, including the individual's parents, spouse, children and siblings.

Based on the substance of the economic relationship and with reference to international practice, the Group also considers the counterparties that jointly control over the BCC with the Group to be related parties.



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A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

23. Segment reporting

A business segment is a distinguishable component of the Group that is engaged in manufacturing or providing an individual product or service or a group of related products or services, and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business segment and the secondary segment report is prepared by geographical area. Conversely, if risks and rates of return are primarily influenced by differences in geographical area, the primary segment report is prepared by geographical area and the secondary segment report is prepared by the business segment. The Group's organizational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and provisions of services and meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments.
- The segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms).
- The segment's total assets account for 10% or more of the total assets of all segments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Group's Consolidated Interim Financial Statements.

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

1. Cash

	Ending balance	Beginning balance
Cash on hand	1,169,616,146	2,186,676,765
Cash in bank	148,023,812,698	75,769,373,608
VietinBank – Branch 12, Ho Chi Minh City	1,854,348,900	25,389,788,229
VietinBank – An Giang Branch	4,189,471,219	14,184,961,302
Agribank – An Giang Branch	136,094,748,548	26,480,083,316
Other banks	5,885,244,031	9,714,540,761
Total	149,193,428,844	77,956,050,373



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2. Financial investments

The Group's financial investments comprise trading securities, held-to-maturity investments and equity investments in other entities. Information on the Group's financial investments is as follows:

2a. Trading securities

	Ending balance		Beginning balance	
	Costs	Fair value	Costs	Fair value
Shares				
An Giang Mechanical Joint Stock Company	451,655,840	2,209,294,900	451,655,840	1,180,771,700
Total	451,655,840	2,209,294,900	451,655,840	1,180,771,700

2b. Held-to-maturity investments

	Ending balance			Beginning balance		
	Costs	Recoverable amount	Provisions	Costs	Recoverable amount	Provisions
Short-term	915,118,999,265	676,432,701,414	(238,686,297,851)	1,760,077,497,096	1,568,666,881,098	(191,410,615,998)
Term deposit at Agribank – Tri Ton Branch, An Giang	1,600,000,000	1,600,000,000	-	131,600,000,000	131,600,000,000	-
Bonds ⁽ⁱ⁾	100,000,000,000	100,000,000,000	-	100,000,000,000	100,000,000,000	-
BCC with related parties	176,114,647,452	42,803,202,527	(133,311,444,925)	420,541,468,392	334,505,705,320	(86,035,763,072)
Helios Service and Investment Joint Stock Company – BCC capital contribution ⁽ⁱⁱ⁾	160,000,000,000	38,126,276,931	(121,873,723,069)	90,000,000,000	21,126,276,931	(68,873,723,069)
Helios Service and Investment Joint Stock Company – BCC profit, bond interest	7,864,023,226	-	(7,864,023,226)	13,588,341,373	-	(13,588,341,373)
Thang Phuong Joint Stock Company – BCC capital contribution ⁽ⁱⁱⁱ⁾	-	-	-	281,640,000,000	281,640,000,000	-
Thang Phuong Joint Stock Company – BCC profit	-	-	-	27,062,502,793	27,062,502,793	-
BCG Financial Joint Stock Company – BCC profit	4,676,925,596	4,676,925,596	-	4,676,925,596	4,676,925,596	-
Indochina Hoi An Beach Villas Company Limited – BCC profit	3,573,698,630	-	(3,573,698,630)	3,573,698,630	-	(3,573,698,630)
BCC with other organizations	637,404,351,813	532,029,498,887	(105,374,852,926)	1,107,936,028,704	1,002,561,175,778	(105,374,852,926)
Artemis Investment Joint Stock Company – BCC capital contribution ^(iv)	477,533,000,000	477,533,000,000	-	477,533,000,000	477,533,000,000	-
Artemis Investment Joint Stock Company – BCC profit	35,839,053,245	35,839,053,245	-	35,839,053,245	35,839,053,245	-
HCM Lot 68 Joint Stock Company – BCC capital contribution ^(v)	85,829,250,000	-	(85,829,250,000)	85,829,250,000	-	(85,829,250,000)



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	Ending balance			Beginning balance		
	Costs	Recoverable amount	Provisions	Costs	Recoverable amount	Provisions
<i>HCM Lott 68 Joint Stock Company - BCC profit</i>	17,972,797,447	-	(17,972,797,447)	17,972,797,447	-	(17,972,797,447)
<i>Plus Investment Joint Stock Company - BCC capital contribution ^(vi)</i>	-	-	-	443,576,327,982	443,576,327,982	-
<i>Plus Investment Joint Stock Company - BCC profit ^(vi)</i>	-	-	-	26,955,348,909	26,955,348,909	-
<i>Orchid Service and Investment Joint Stock Company - BCC profit</i>	9,243,883,997	9,243,883,997	-	9,243,883,997	9,243,883,997	-
<i>Lion City Development Joint Stock Company - BCC profit</i>	9,413,561,645	9,413,561,645	-	9,413,561,645	9,413,561,645	-
<i>Renatus Joint Stock Company - BCC profit</i>	1,572,805,479	-	(1,572,805,479)	1,572,805,479	-	(1,572,805,479)
<i>Long-term BCC with related parties</i>	350,330,000,000	213,500,000,000	(136,830,000,000)	420,330,000,000	230,500,000,000	(189,830,000,000)
<i>Indochina Hoi An Beach Villas Company Limited - BCC capital contribution ^(vii)</i>	70,000,000,000	-	(70,000,000,000)	70,000,000,000	-	(70,000,000,000)
<i>Helios Service and Investment Joint Stock Company - BCC capital contribution ^(viii)</i>	-	-	-	70,000,000,000	17,000,000,000	(53,000,000,000)
<i>BCC with other organizations</i>	280,330,000,000	213,500,000,000	(66,830,000,000)	280,330,000,000	213,500,000,000	(66,830,000,000)
<i>Lion City Development Joint Stock Company - BCC capital contribution ^(ix)</i>	213,500,000,000	213,500,000,000	-	213,500,000,000	213,500,000,000	-
<i>Renatus Joint Stock Company - BCC capital contribution ^(ix)</i>	66,830,000,000	-	(66,830,000,000)	66,830,000,000	-	(66,830,000,000)
Total	1,265,448,999,265	889,932,701,414	(375,516,297,851)	2,180,407,497,096	1,799,166,881,098	(381,240,615,998)

- (i) The investment in bonds issued by Helios Service and Investment Joint Stock Company, according to Board of Directors' Resolution No. 47/2019/NQ-TTHĐQT-TCD dated 27 June 2019. The bond tenor has been extended from 5 years to 7 years, effective from 19 June 2024. The interest rate for the first year is 8.5%/year; for subsequent periods, it is calculated based on the interest rate applicable to the 12-month individual deposit at Vietcombank – Ho Chi Minh City Branch, plus a margin of 3%/year. These bonds are used by the Company to secure a borrowing of Toan Phat Construction Building Investment Joint Stock Company from Nam A Bank – Ho Chi Minh City Branch.



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- (ii) This is the business cooperation with Helios Service and Investment Joint Stock Company according to BCCs. Details of these BCCs are as follows:
- BCC No. 0103/HTKD/TRACODI-HELIOS dated 01 March 2020. Details of this BCC are as follows:
 - Purpose of the business cooperation: investment in real estate, infrastructure, energy, and manufacturing and business projects;
 - Percentage, form and schedule of capital contribution: the total capital invested by the Company is VND 50,000,000,000;
 - The maximum cooperation term is 1 year from the date of contract signing, which has been extended until 28 February 2026, in accordance with Appendix No. 02-0103/PLHTKD/TCD-HELIOS dated 29 February 2024;
 - Profit-sharing arrangement: Profit sharing is calculated based on investment returns and the actual investment proportion of the participating parties, and subsequently calculated at an interest rate of 9.9%/year pursuant to Appendix No. 03/2020/PLHĐHT/TCD-HELIOS dated 15 April 2020;
 - The contract status at the end of the accounting period: the Company has contributed the full amount of VND 50,000,000,000.
 - BCC No. 17/2019/HTĐT/TCD-Helios dated 24 April 2019. Details of this BCC are as follows:
 - Purpose of the business cooperation: To acquire 8 shophouse lots developed by Conbap Ecological Tourist Co. Ltd., and 100% of the capital contribution in Thanh An An Company Limited, the developer of the 13E Commercial and Services Complex Project in Phong Phu Commune, Binh Chanh District, Ho Chi Minh City (Binh Hung Commune, Ho Chi Minh City now);
 - Percentage, form and schedule of capital contribution: The Company shall contribute VND 30,000,000,000 to acquire the 8 shophouse plots and VND 90,000,000,000 to acquire 100% of the capital contribution in Thanh An An Company Limited;
 - The cooperation term is 36 months from the contract signing date and has been extended to 23 April 2027 according to Contract Appendix No. 03-17/2019/PLHĐHT/TCD-Helios dated 18 July 2024;
 - Profit-sharing arrangement: Profit sharing is calculated based on investment returns and the actual investment proportion of the participating parties, and subsequently calculated at an interest rate of 9.95%/year.
 - The contract status at the end of the accounting period: The Company has contributed VND 70,000,000,000, which is less than the amount committed in the contract.
 - BCC No. 2803/2022/HĐ-HTKD/VINATAXI-HELIOS dated 28 March 2022 between Vietnam Taxi Co. Ltd and Helios Service and Investment Joint Stock Company. Details of this BCC are as follows:
 - Purpose of the business cooperation: acquisition of 8 shophouses within the Con Bap Project;
 - Project developer: Conbap Ecological Tourist Co. Ltd.;
 - The term of the cooperation is 3 years, from 28 March 2022;
 - Total investment for this project involving acquisition of 8 shophouses is VND 150,829,000,000, of which Vietnam Taxi Co. Ltd. contributes VND 40,000,000,000;
 - Profit sharing: profits are distributed based on the project's operating results and the outstanding balance of the business cooperation funds that Helios Service and Investment Joint Stock Company still owes to Vietnam Taxi Co. Ltd at the time of profit distribution. However, the minimum profit of the project is 6%/year;
 - The contract status at the end of the accounting period: the Company has contributed the full amount of VND 40,000,000,000.



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(iii) This is the business cooperation with Thang Phuong Joint Stock Company according to BCC No. 1504/HTKD/TCD-TP dated 15 April 2022. Details of this BCC are as follows:

- Purpose of the business cooperation: investment in financial products such as shares, bonds and other financial products;
- Percentage, form and schedule of capital contribution: the total capital to be invested by the Company is VND 300,000,000,000, which shall be made within 10 days from the contract signing date;
- The term of the cooperation is 1 year from the contract signing date and has been extended to 14 April 2025 in accordance with Appendix No. 03-1504/HTKD/TCD-TP dated 14 April 2024;
- Profit-sharing arrangement: the profit is calculated on the basis of investment returns and the actual investment ratios of the participating parties; the date for determining the profit sharing is the end of the fiscal year when the investments are revalued. According to Appendix No. 02-1504/HTKD/TCD-TP dated 30 September 2023, the Company's share of profits has been adjusted to 10%/year on the actual capital contributed, effective from 01 October 2023;

According to Net-off Minutes No. 01/2026/BBCTCN dated 29 May 2026, the principal and profit committed under this BCC have been offset against the advance payment from Gia Khang Service Trading Investment Joint Stock Company (see Note No. V.14).

(iv) This is the business cooperation with Artemis Investment Joint Stock Company according to BCC No. 0712/HTKD/TCD-ARTEMIS dated 07 December 2022. Details of this BCC are as follows:

- Purpose of the business cooperation: investment in financial products such as shares, bonds and other financial products;
- Percentage, form and schedule of capital contribution: the total investment capital is VND 1,000,000,000,000, which shall be made within 3 months from the contract signing date. According to Appendices No. 01 to 05-0712/PLHTKD/TCD-ARTEMIS dated 19 January 2024, this capital contribution for the business cooperation has been reduced to VND 477,533,000,000;
- The term of the cooperation is 1 year from the contract signing date and has been extended to 06 December 2024 in accordance with Appendix No. 04-0712/HTKD/TCD-ARTEMIS dated 06 December 2023;
- Profit-sharing arrangement: the Company shall be entitled to an initial profit equivalent to the rate of 9.5%/year on the actual capital contributed. According to Appendix No. 01-0712/HTKD/TCD-ARTEMIS dated 01 January 2023 and Appendix No. 03-0712/HTKD/TCD-ARTEMIS dated 30 September 2023, the profit distributable to the Company was adjusted to 11.5%/year, effective from 01 January 2023 and reduced to 10%/year from 01 October 2023;
- The capital contribution status of the contract at the end of the accounting period: the Company has contributed the full amount of VND 477,533,000,000.

(v) This is the business cooperation with HCM Lott 68 Joint Stock Company according to BCC No. 1507/2020/HTKD/LOTT-TRACODI dated 15 July 2020. Details of this BCC are as follows:

- Purpose of the business cooperation: acquisition of Helios bonds and certain shares on the market;
- Percentage, form and schedule of capital contribution: the total capital to be invested by the Company was VND 530,000,000,000 and then reduced to VND 440,000,000,000 according to the Contract Appendix dated 17 September 2020, further reduced to VND 177,529,250,000 according to Contract Appendix No. 02-1507/2020/HTKD/LOTT-TRACODI dated 30 March 2023, and subsequently reduced to VND 85,829,250,000 according to Appendix No. 03-1507/HTKD/LOTT-TRACODI dated 10 January 2024;



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- The term of the cooperation is 4 years from the contract signing date and has been extended to 14 July 2025 according to Appendix No. 03-1507/HTKD/LOTT-TRACODI dated 10 January 2024, and subsequently extended to 14 July 2027 pursuant to Appendix No. 04-1507/2020/HTKD/LOTT-TRACODI dated 01 July 2025 and Appendix No. 05-1507/2020/HTKD/LOTT-TRACODI dated 01 July 2026;
 - Profit-sharing arrangement: distribution of profits from share investments and share transfers; distribution of related revenue in proportion to the percentage of capital contributed, and other revenues arising from the invested bonds; furthermore, during the project investment period, profits are distributed at a rate equivalent to 11.65%/year on the actual capital contributed. According to Appendices No. 01-1507/HTKD/LOTT-TRACODI dated 01 January 2023 and No. 03-1507/HTKD/LOTT-TRACODI dated 01 January 2024, the Company's profit sharing rate was adjusted to 13.05%, effective from 01 January 2023 and to 12.05%/year, effective from 01 January 2024;
 - The capital contribution status of the contract at the end of the accounting period: the Company has contributed the full amount of VND 85,829,250,000.
- (vi) This is the business cooperation with Plus Investment Joint Stock Company according to BCC No. 0501/2021/HĐHTKD/TCD-PLUS dated 05 January 2021. Details of this BCC are as follows:
- Purpose of the business cooperation: investment in 1,000 bonds issued by Helios Service and Investment Joint Stock Company on 10 June 2019;
 - Percentage, form and schedule of capital contribution: the total capital to be invested by the Company is VND 450,000,000,000 and is made within 30 days from the contract signing date;
 - The term for this investment cooperation is 36 months from the date of the capital transfer, with the cooperation term extended to 04 January 2026 in accordance with Contract Appendix No. 0501-02/2021/PLHĐHTKD/TCD-PLUS signed on 08 December 2023;
 - Profit-sharing arrangement: profits are distributed at a rate of 12.5%/year based on the actual amount of capital contributed; this rate is adjusted to 10%/year from 01 October 2023 in accordance with Contract Appendix No. 0501-01.2/2021/PLHĐHTKD/TCD-PLUS dated 30 September 2023;
- According to Net-off Minutes No. 01/2026/BBCTCN dated 29 May 2026, the principal and profit committed under this BCC have been offset against the advance payment from Gia Khang Service Trading Investment Joint Stock Company (see Note No. V.14).
- (vii) This is the business cooperation with Indochina Hoi An Beach Villas Company Limited according to the BCC signed on 02 February 2024. Details of this BCC are as follows:
- Purpose of the business cooperation: investment in the Malibu MGM Hoi An Resort Project in Block 1, Dien Duong Ward, Dien Ban Town, Quang Nam Province (now Block 1, Dien Ban Dong Ward, Da Nang City);
 - Percentage, form and schedule of capital contribution: the total capital to be invested by the Company is VND 70,000,000,000 and is made within 30 days, with the payment deadline extended to no later than 31 July 2024 in accordance with the Contract Appendix dated 20 March 2024;
 - The term for this investment cooperation runs from the contract signing date until 02 February 2029; prior to the end of the cooperation term, both parties shall assess the actual progress of the project to consider extending the cooperation term. The cooperation term has been extended to 31 July 2029 in accordance with the Contract Appendix dated 20 March 2024;
 - Profit-sharing arrangement: profits shall be distributed in accordance with the investment proportion but not less than 12%/year based on the amount and duration of the investment;
 - This contract and its attached appendices may be pledged in their entirety to any credit institution;
 - The capital contribution status of the contract at the end of the accounting period: the Company has contributed the full amount of VND 70,000,000,000.



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This BCC has been used to secure the Company's borrowing from TPBank – Ben Thanh Branch (see Note No. V.19b).

(viii) This is the business cooperation with Lion City Development Joint Stock Company according to BCC No. 286/2024/HTKD/TCD-LION dated 28 June 2024. Details of this BCC are as follows:

- Purpose of the business cooperation: investment in financial products such as shares, bonds and other financial products;
- Percentage, form and schedule of capital contribution: the total capital invested by the Company is VND 200,000,000,000, which is made in instalments within 6 months from the contract signing date; the investment amount has been increased to VND 213,500,000,000 according to Contract Appendix No. 01-286/PLHTKD/TCD-LION dated 19 September 2024;
- The term of this cooperation is 5 years from the contract signing date;
- Profit-sharing arrangement: profits are distributed at a rate of 10%/year on the actual amount of capital contributed;
- The capital contribution status of the contract at the end of the accounting period: the Company has contributed the full amount of VND 213,500,000,000.

(ix) This is the business cooperation with Renatus Joint Stock Company according to BCC No. 310/2024/HTKD/TCD-REN dated 03 October 2024. Details of this BCC are as follows:

- Purpose of the business cooperation: investment in financial products such as shares, bonds and other financial products;
- Percentage, form and schedule of capital contribution: the total capital invested by the Company is VND 250,000,000,000, which can be made in one instalment or in multiple instalments within 3 months from the contract signing date;
- The term for this cooperation is 5 years from the contract signing date;
- Profit-sharing arrangement: profits are distributed at a rate of 10%/year based on the actual amount of capital contributed;
- The capital contribution status of the contract at the end of the accounting period: the Company has contributed VND 66,830,000,000, which is less than the amount committed in the contract.

The changes in provisions for held-to-maturity investments are as follows:

	Current period			Previous period		
	BCC	Other investments	Total	BCC	Other investments	Total
Short-term held-to-maturity investments						
Beginning balance	154,702,973,069	36,707,642,929	191,410,615,998	-	-	-
Re-presentation from allowance for doubtful debts	-	-	-	125,829,250,000	36,102,711,422	161,931,961,422
Additional provision	-	-	-	28,873,723,069	604,931,507	29,478,654,576
Classification from long-term held-to-maturity investments	53,000,000,000	-	53,000,000,000	-	-	-
Reversal of provisions	-	(5,724,318,147)	(5,724,318,147)	-	-	-
Ending balance	207,702,973,069	30,983,324,782	238,686,297,851	154,702,973,069	36,707,642,929	191,410,615,998

These notes form an integral part of and should be read in conjunction with the Consolidated Interim Financial Statements



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	Current period			Previous period		
	BCC	Other investments	Total	BCC	Other investments	Total
Long-term held-to-maturity investments						
Beginning balance	189,830,000,000	-	189,830,000,000	-	-	-
Reclassification to short-term held-to-maturity investments	(53,000,000,000)	-	(53,000,000,000)	-	-	-
Re-presentation from allowance for doubtful debts	-	-	-	189,830,000,000	-	189,830,000,000
Ending balance	136,830,000,000	-	136,830,000,000	189,830,000,000	-	189,830,000,000

2c. Investment in associates

	Ending balance			Beginning balance		
	Costs	Profit after the investment date	Total	Costs	Profit after the investment date	Total
Son Long Development Investment Joint Stock Company ⁽ⁱ⁾	970,355,000,000	(45,905,411,366)	924,449,588,634	970,355,000,000	(38,367,506,756)	931,987,493,244
Thanh Nguyen Energy Development and Investment Co., Ltd. ⁽ⁱⁱ⁾	117,600,000,000	(23,561,578,898)	94,038,421,102	117,600,000,000	(23,561,578,898)	94,038,421,102
BCG Land Joint Stock Company ⁽ⁱⁱⁱ⁾	-	-	-	434,000,000,000	(434,000,000,000)	-
Plus	1,087,955,000,000	(69,466,990,264)	1,018,488,009,736	1,521,955,000,000	(495,929,085,654)	1,026,025,914,346

- (i) The Group acquired 40.625% (equivalent to VND 650,000,000,000) of the charter capital of Son Long Development Investment Joint Stock Company at the consideration of VND 970,355,000,000.

The Company used all its shares in Son Long Development Investment Joint Stock Company to secure a bond package issued by the Company (see Note No. V.19b).

According to the Board of Directors' Resolution No. 29/2025/NQ-HĐQT-TCD dated 19 May 2025, the divestment of the entire capital in Son Long Development Investment Joint Stock Company was approved by way of share transfer, expected to take place between May 2025 and 31 December 2025. However, as of 31 December 2025, the Company had not yet transferred this investment. Accordingly, the Board of Directors' Resolution No. 11/2026/NQ-HĐQT-TCD dated 03 June 2026 was passed, reaffirming the decision to divest the entire capital in Son Long Development Investment Joint Stock Company through the transfer of shares. The expected timeframe for the share transfer was extended from June 2026 to 31 March 2027. On 05 June 2026, the Company signed a memorandum of understanding with R&H Group Joint Stock Company regarding the principle agreement on the transfer of shares in Son Long Development Investment Joint Stock Company to R&H Group Joint Stock Company. The proposed transfer price is VND 990,000,000,000.



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- (ii) According to Business Registration Certificate No. 5901023749, 17th amended on 13 September 2025, issued by the Gia Lai Province Department of Finance, the Company has invested VND 117,600,000,000 in Thanh Nguyen Energy Development and Investment Co., Ltd., equivalent to 49% of this company's charter capital.

According to the Resolution No. 49/2024/NQ-HĐQT-TCD dated 29 August 2024, the Board of Directors approved the plan to enter into a deposit agreement with BCG Vinh Long Joint Stock Company regarding the transfer of the capital contribution in Thanh Nguyen Energy Development and Investment Co., Ltd. The receipt of deposit for this capital transfer was scheduled in the third quarter of 2024. On 30 August 2024, the Company received a deposit of VND 39,000,000,000 in connection with this capital transfer (see Note No. V.18a).

The Company uses its entire shares in Thanh Nguyen Energy Development and Investment Co., Ltd. as security for a bond package issued by Thanh Nguyen Energy Development and Investment Co., Ltd. (see Note No. VII.1b).

- (iii) The Company acquired 44,702,000 shares, equivalent to 9.43% of the charter capital of BCG Land Joint Stock Company at the consideration of VND 434,000,000,000.

The Company has been authorized by Bamboo Capital Group Joint Stock Company to exercise voting rights arising from 50,600,000 shares, corresponding to 11% of charter capital of BCG Land Joint Stock Company and the authorization period is from 06 June 2024 to 06 June 2026. Thereby, the Company's percentage of voting rights increased from 9.43% to 20.43%. Consequently, the beginning balance of the investment in BCG Land Joint Stock Company is presented under item "Investments in joint ventures and associates" and the ending balance is presented under item "Equity investments in other entities" in the Statement of Financial Position.

The Company has used its 7,800,000 shares and 35,600,000 shares held in BCG Land Joint Stock Company as collateral for the borrowings of Helios Dak Nong Joint Stock Company and Nam Cuong Sai Gon Company Limited from Nam A Bank – Ho Chi Minh City Branch (see Note No. VII.1b).

The Group's ownership value in associates is as follows:

	Beginning ownership value	Profit or loss during the period	Ending ownership value
Son Long Development Investment Joint Stock Company	931,987,493,244	(7,537,904,610)	924,449,588,634
Thanh Nguyen Energy Development and Investment Co., Ltd.	94,038,421,102	-	94,038,421,102
BCG Land Joint Stock Company	-	-	-
Total	1,026,025,914,346	(7,537,904,610)	1,018,488,009,736

Operation of associates

Son Long Development Investment Joint Stock Company and Thanh Nguyen Energy Development and Investment Co., Ltd. are in the construction phase and have not yet commenced production or business operations.

BCG Land Joint Stock Company has experienced several events involving with senior management following decisions by the competent authorities. These events have impacted the management and operations of BCG Land Joint Stock Company as well as its relationships with customers, partners and related parties. This thereby has impacted this company's business performance from 2025 to the present.



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Notes to the Consolidated Interim Financial Statements (cont.)*Transactions with associates*

Transactions between the Group and its associates are presented in Note No. VII.1b.

2d. Equity investments in other entities

	Ending balance			Beginning balance		
	Costs	Recoverable amount	Provisions	Costs	Recoverable amount	Provisions
Other short-term investments	357,194,945,765	357,194,945,765	-	107,194,945,765	107,194,945,765	-
Cat Trinh Industrial Area BCG Joint Stock Company - BCC capital contribution ⁽ⁱ⁾	250,000,000,000	250,000,000,000	-	-	-	-
Suoi Kiet Stone Company Limited ⁽ⁱⁱ⁾	107,194,945,765	107,194,945,765	-	107,194,945,765	107,194,945,765	-
Equity investments in other entities	453,751,250,000	17,015,692,599	(436,735,557,401)	269,751,250,000	267,072,711,773	(2,678,538,227)
BCG Land Joint Stock Company (see Note No. V.2b)	434,000,000,000	-	(434,000,000,000)	-	-	-
Nguyen Hoang Development Joint Stock Company ⁽ⁱⁱⁱ⁾	16,651,250,000	16,651,250,000	-	16,651,250,000	16,651,250,000	-
Phu Tam Khoi Joint Stock Company ^(iv)	3,100,000,000	364,442,599	(2,735,557,401)	3,100,000,000	421,461,773	(2,678,538,227)
Cat Trinh Industrial Area BCG Joint Stock Company - BCC capital contribution ⁽ⁱ⁾	-	-	-	250,000,000,000	250,000,000,000	-
Total	810,946,195,765	374,210,638,364	(436,735,557,401)	376,946,195,765	374,267,657,538	(2,678,538,227)

(i) This is the business cooperation with Cat Trinh Industrial Area BCG Joint Stock Company according to BCC No. 01/HTKD/TRACODIPLUS-CATTRINH dated 15 May 2022. Details of this BCC are as follows:

- Purpose of the business cooperation: Investment in the construction of a fully integrated industrial zone with technical infrastructure as part of the Cat Trinh Industrial Zone Infrastructure Construction and Operation Project;
- Percentage, form and schedule of capital contribution: the total capital invested by the Company is VND 300,000,000,000 and will be made in instalments in accordance with the following schedule:
 - Instalment 1: VND 200,000,000,000 at the time when the Company received capital contributions from shareholders;
 - Instalment 2: VND 100,000,000,000, depending on the actual progress of the project.

These notes form an integral part of and should be read in conjunction with the Consolidated Interim Financial Statements



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- The term for this cooperation is 5 years from the first disbursement date;
- Profit-sharing arrangement: Profits are distributed based on actual business results in proportion to the percentage of equity contributed at that time.
- The contract status at the end of the accounting period: the Company has contributed VND 250,000,000,000, which is less than the investment amount committed in the contract.

As the term of the BCC has 10 months remaining, this BCC is presented under item "Other short-term investments".

(ii) This is the business cooperation with Suoi Kiet Stone Company Limited under the following contracts:

- BCC No. 01/2023/HTDT/TCD-SK dated 21 September 2023. Details of this BCC are as follows:
 - Purpose of the business cooperation: investment in the Nui Kiet construction stone quarry project in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province;
 - Percentage, form and schedule of capital contribution: the total capital invested by the Company is VND 150,000,000,000 and the payment for this investment is made in instalments in cash or by bank transfer, depending on the project's progress at the time of contract signing, and subsequently increased to VND 200,000,000,000 according to Appendix No. 01 dated 08 August 2024;
 - The fixed term of this cooperation is 36 months from 21 September 2023;
 - Profit-sharing arrangement: profits shall be distributed once the project is completed and put into operation.
 - The contract status at the end of the accounting period: the Company has contributed VND 107,194,945,765, which is less than the investment amount committed in the contract.
- BCC No. 08/HĐTT-GVĐT/ĐSK.2023 dated 05 September 2023 and the attached tripartite annexes entered among the Company, Suoi Kiet Stone Company Limited and Construction Joint Stock Company No 6. Details of this BCC are as follows:
 - Purpose of the business cooperation: investment in the Nui Kiet construction stone quarry project in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province;
 - Percentage, form and schedule of capital contribution: the total capital to be invested by the Company is VND 81,671,250,000, equivalent to 75% of the total capital contribution and will be made into four phases in accordance with the contract, commencing from the date of signing;
 - The fixed term for this investment cooperation is 36 months, counting from 05 September 2023;
 - Profit-sharing arrangement: profits will be distributed once the project is completed and put into operation;
 - The contract status at the end of the accounting period: the Company has contributed VND 0, which is less than the investment amount committed in the contract.

The capital contribution status of the two contracts at the end of the accounting period: the Company has contributed VND 107,194,945,765, which is less than the total investment amount committed in the contract. As the term of the BCC has 3 months remaining, this BCC is presented at item "Other short-term investments".

- (iii) The Company has invested VND 16,651,250,000 in Nguyen Hoang Development Joint Stock Company, equivalent to 4.18% of this company's charter capital.
- (iv) The Company has invested VND 3,100,000,000 in Phu Tam Khoi Joint Stock Company, equivalent to 10% of this company's charter capital.

Recoverable amount

For investments in listed shares or investments of which a fair value can be reliably determined, the recoverable amount is determined based on the market value at the end of the accounting period.



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For investments for which fair value cannot be measured reliably, the recoverable amount is determined by reference to the Company's share of the investee's equity, based on the investee's Consolidated Financial Statements where the investee is a parent company, or its Separate Financial Statements where the investee is an independent entity and has no subsidiaries, as of the reporting date.

Provisions for impairment of equity investments in other entities

Changes in provisions for impairment of equity investments in other entities are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	2,678,538,227	2,553,108,998
Reclassification of investments	434,000,000,000	-
Additional provision	57,019,174	96,601,209
Ending balance	436,735,557,401	2,649,710,207

3. Trade receivables**3a. Short-term trade receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Carrying value</u>	<u>Allowances</u>	<u>Carrying value</u>	<u>Allowances</u>
Receivables from related parties	487,488,009,633	(6,495,003,391)	487,054,206,325	(6,495,003,391)
Tanh Nguyen Energy Development and Investment Co., Ltd.	381,116,313,797	-	381,116,313,797	-
BCG Energy Joint Stock Company	58,012,995,640	-	58,012,995,640	-
Suoi Kiet Stone Company Limited	12,590,268,020	-	12,590,268,020	-
BCG Vinh Long Joint Stock Company	8,640,945,702	-	8,640,945,702	-
Herb Solar Joint Stock Company	5,283,431,309	-	5,283,431,309	-
Nguyen Hoang Development Joint Stock Company	6,239,003,680	(17,670,000)	6,201,689,356	(17,670,000)
Skylar1 Service Company Limited	6,212,879,732	(6,212,879,732)	6,212,879,732	(6,212,879,732)
Bang Duong E&C Joint Stock Company	4,027,338,280	(13,894,100)	4,027,338,280	(13,894,100)
Skylar2 Build Company Limited	1,250,919,389	-	1,250,919,389	-
B.O.T DT 830 Company Limited	903,743,616	-	882,143,616	-
Tracodi Labour Export Joint Stock Company	512,000,000	-	512,000,000	-
Skylar3 Trading Company Limited	467,100,000	-	467,100,000	-
Shuaa Investment and Trading Joint Stock Company	431,727,580	-	431,727,580	-



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	Ending balance		Beginning balance	
	Carrying value	Allowances	Carrying value	Allowances
Bleu Soleil-1 Build Company Limited	409,500,000	-	409,500,000	-
Truong Thanh Dai Nam Security Company Limited	344,316,984	-	-	-
Orchid Solar Joint Stock Company	302,632,984	(250,559,559)	302,632,984	(250,559,559)
Bamboo Capital Group Joint Stock Company	292,804,420	-	292,804,420	-
Helios Service and Investment Joint Stock Company	338,286,000	-	338,286,000	-
Bleu Soleil Joint Stock Company	38,538,000	-	38,538,000	-
Nong Thon Viet Energy Corporation	30,000,000	-	30,000,000	-
BCG Land Joint Stock Company	35,488,500	-	9,076,500	-
AAA Insurance Corporation	7,776,000	-	3,616,000	-
Receivables from other customers	167,727,813,926	(35,522,162,044)	170,423,497,431	(38,602,892,376)
Phuong Nam Trading Service Construction Investment Joint Stock Company	57,537,224,218	-	57,537,224,218	-
Vietnam Air Defense - Air Force	29,259,902,000	-	29,259,902,000	-
Daffodils Joint Stock Company	11,576,250,337	-	11,576,250,337	-
VHM Service Investment Corporation	11,141,721,865	-	11,141,721,865	-
Other customers	58,212,715,506	(35,522,162,044)	60,908,399,011	(38,602,892,376)
Total	655,215,823,559	(42,017,165,435)	657,477,703,756	(45,097,895,767)

The above balance of short-term trade payables includes certain unreconciled and unconfirmed balances as follows:

	Ending balance	Beginning balance
Suoi Kiet Stone Company Limited	12,590,268,020	-
Skylar1 Service Company Limited	6,212,879,732	-
Other customers	54,946,229,705	-
Total	73,749,377,457	-



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Notes to the Consolidated Interim Financial Statements (cont.)**3b. Long-term trade receivables**

	Ending balance		Beginning balance	
	Carrying value	Allowances	Carrying value	Allowances
<i>Receivables from related parties</i>	3,178,093,589	-	3,178,093,589	-
Shuaa Investment and Trading Joint Stock Company	1,284,364,736	-	1,284,364,736	-
Truong Thanh Dai Nam Security Company Limited	1,155,683,016	-	1,155,683,016	-
BCG Land Joint Stock Company	493,333,330	-	493,333,330	-
Tapiotek JSC	244,712,507	-	244,712,507	-
<i>Receivables from other customers</i>	502,161,905	-	502,161,905	-
Total	3,680,255,494	-	3,680,255,494	-

4. Short-term advances to suppliers

	Ending balance	Beginning balance
<i>Advances to related parties</i>	598,997,085,704	1,001,669,933,464
Shuaa Investment and Trading Joint Stock Company	598,986,333,104	598,986,333,104
G8 Services Joint Stock Company ⁽ⁱ⁾	-	402,286,127,731
Truong Thanh Dai Nam Security Company Limited	-	386,720,029
Phu Tam Khoi Joint Stock Company	8,500,000	8,500,000
Bang Duong E&C Joint Stock Company	2,252,600	2,252,600
<i>Prepayments to other suppliers</i>	2,425,891,240,221	2,518,912,404,887
Toan Phat Construction Building Investment Joint Stock Company ⁽ⁱⁱ⁾	119,904,467,660	301,000,000,000
Plus Investment Joint Stock Company ⁽ⁱⁱⁱ⁾	343,173,000,000	343,173,000,000
Mega Solar Joint Stock Company ^(iv)	265,110,520,000	265,110,520,000
HCM Lott 68 Joint Stock Company ^(v)	214,920,320,719	214,920,320,719
Thien Nhu Y Trading and Services Joint Stock Company	200,000,000,000	200,000,000,000
Skylar Flagship Joint Stock Company	218,440,890,720	218,440,890,720
VHM Service Investment Corporation	195,702,235,891	195,702,235,891
NNT Investment Corporation	127,877,232,663	127,877,232,663
Daffodils Joint Stock Company	217,923,868,007	217,923,868,007
Hibiscus Joint Stock Company	153,073,137,712	153,073,137,712
Thiet Moc Lan Trading Corporation	95,500,000,000	95,500,000,000
G8 Services Joint Stock Company ⁽ⁱ⁾	90,958,331,003	-
Lion City Development Joint Stock Company	25,450,000,000	25,450,000,000
Renatus Joint Stock Company	28,333,000,000	28,333,000,000
Other customers	129,524,235,846	132,408,199,175
Total	3,024,888,325,925	3,520,582,338,351



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- (i) In which, a portion of the receivables amounting to VND 311,327,796,728 has been offset against the advance from Gia Khang Service Trading Investment Joint Stock Company according to Net-off Minutes No. 01/2026/BBCTCN dated 29 May 2026 (see Note No. V.14).
- (ii) In which, a portion of the receivables amounting to VND 181,095,532,340 has been offset against the advance from Gia Khang Service Trading Investment Joint Stock Company according to Net-off Minutes No. 02/2026/BBCTCN dated 29 May 2026 (see Note No. V.14).
- (iii) According to the Agreement dated 23 October 2025 with BCG Khai Long 1 Wind Power Joint Stock Company (the investor), in order to facilitate the Company and contractors in managing their capital, BCG Khai Long 1 Wind Power Joint Stock Company agreed to temporarily refrain from recovering the advance to the Company (see Note No. V.14). Accordingly, on 31 October 2025, the Company signed an agreement with Plus Investment Joint Stock Company (the subcontractor) agreeing to temporarily not reclaim the advances of totaling VND 340,673,000,000 for a period of two years from the date of agreement signing.
- (iv) According to the Agreement dated 23 October 2025 with BCG Khai Long 1 Wind Power Joint Stock Company (the investor), in order to facilitate the Company and contractors in managing their capital, BCG Khai Long 1 Wind Power Joint Stock Company agreed to temporarily refrain from recovering the advance to the Company (see Note No. V.14). Accordingly, on 30 October 2025, the Company signed an agreement with Mega Solar Joint Stock Company (the subcontractor) agreeing to temporarily not reclaim the advances totaling VND 265,110,520,000 for a period of two years from the date of agreement signing.
- (v) According to the Agreement dated 17 November 2025 with Bamboo Capital Group Joint Stock Company and HCM Lott 68 Joint Stock Company (the subcontractors), in order to facilitate the Company and the subcontractors in managing their capital, Bamboo Capital Group Joint Stock Company agreed to temporarily waive the repayment of the borrowing of VND 30,000,000,000 granted to the Company. Correspondingly, the Company would also temporarily not reclaim the advance payment made to HCM Lott 68 Joint Stock Company, totaling VND 30,000,000,000 for a period of two years from the date of agreement signing (see Note No. V.19a).

The above balance of short-term advances to suppliers includes certain unreconciled and unconfirmed balances as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
TPT Construction Services Trading Company Limited	35,579,901,230	35,579,901,230
Viet Industry Technical Trading Services Corporation	14,383,875,692	14,383,875,692
T&T Bao Khang Construction and Trading Limited Company	13,041,086,240	13,041,086,240
Other suppliers	50,801,395,264	30,882,003,868
Total	<u>113,806,258,426</u>	<u>93,886,867,030</u>



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Notes to the Consolidated Interim Financial Statements (cont.)**5. Other receivables****5a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowances	Value	Allowances
Receivables from related parties	8,728,236,261	(200,000,000)	9,128,236,261	(200,000,000)
Herb Solar Joint Stock Company – interest on late payments	2,187,577,875	-	2,187,577,875	-
Orchid Solar Joint Stock Company – interest on late payments	1,949,653,496	-	1,949,653,496	-
Tracodi Labour Export Joint Stock Company – other receivables	1,000,000,000	-	1,000,000,000	-
Bang Duong E&C Joint Stock Company – other receivables	200,000,000	(200,000,000)	200,000,000	(200,000,000)
Mr. Le Huynh Thuong Minh – advance	344,106,280	-	744,106,280	-
Shuaa Investment and Trading Joint Stock Company – other receivables	3,040,127,418	-	3,040,127,418	-
Tapiotek JSC – other receivables	6,771,192	-	6,771,192	-
Receivables from other organizations and individuals	183,035,796,601	(117,409,712,338)	169,482,877,216	(117,409,712,338)
NNT Investment Corporation - receivables for share transfer ⁽ⁱ⁾	34,000,000,000	(20,122,767,337)	34,000,000,000	(20,122,767,337)
Mr. Nguyen Van Chat – receivables for share transfer ⁽ⁱⁱ⁾	26,002,202,250	(1,002,202,250)	26,002,202,250	(1,002,202,250)
Orchid Service and Investment Joint Stock Company – other receivables	14,350,000,000	(14,350,000,000)	14,350,000,000	(14,350,000,000)
Mega Solar Joint Stock Company – interest on late payments	26,583,685,018	(26,583,685,018)	26,583,685,018	(26,583,685,018)
Skylar Flagship Joint Stock Company – interest on late payments	21,903,935,892	(21,903,935,892)	21,903,935,892	(21,903,935,892)
Other receivables for interest on late payments	29,424,288,563	(29,424,288,563)	29,424,288,563	(29,424,288,563)
Advances	1,092,751,634	-	123,964,330	-
Short-term deposits ⁽ⁱⁱⁱ⁾	20,557,801,461	-	6,420,586,007	-
Other short-term receivables	9,121,131,783	(4,022,833,278)	10,674,215,156	(4,022,833,278)
Total	191,764,032,862	(117,609,712,338)	178,611,113,477	(117,609,712,338)

These notes form an integral part of and should be read in conjunction with the Consolidated Interim Financial Statements



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- (i) This is the amount receivable from NNT Investment Corporation for the transfer of 4,500,000 shares in Shuaa Investment and Trading Joint Stock Company according to Share Transfer Agreement No. 01/HĐCN/TDCEC-NNT dated 07 December 2024. Total amount receivable for this share transfer is VND 54,000,000,000.
- (ii) This is the amount receivable from Mr. Nguyen Van Chat for the transfer of 18,000,000 shares in Helios Service and Investment Joint Stock Company according to Share Transfer Agreement No. 06/HĐCN/TCD-NVC dated 22 September 2023 for the total value of VND 270,000,000,000.
- (iii) In which, the security deposit at VietinBank – Branch 12, Ho Chi Minh City for the implementation of the Chau Doc – Can Tho – Soc Trang Expressway Construction Investment Project is VND 17,919,889,215.

5b. Other long-term receivables

	Ending balance		Beginning balance	
	Value	Allowances	Value	Allowances
Long-term deposits	11,298,097,802	-	7,045,970,885	-
Other long-term receivables	397,499,461	-	530,240,929	-
Total	11,695,597,263	-	7,576,211,814	-

6. Overdue and doubtful debts

	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
Related parties		78,171,124,445	71,476,121,054		470,118,319,052	461,137,187,930
G8 Services Joint Stock Company - advances to suppliers		-	-		402,286,127,731	400,000,000,000
BCG Energy Joint Stock Company - trade receivables		58,000,000,000	58,000,000,000		58,000,000,000	58,000,000,000
Skylar1 Service Company Limited - receivables for services rendered	More than 3 years	6,212,879,732	-	More than 3 years	6,212,879,732	-
Skylar2 Build Company Limited - receivables for services rendered		1,250,919,389	1,250,919,389		1,250,919,389	1,250,919,389
Shuaa Investment and Trading Joint Stock Company - other receivables		3,040,127,418	3,040,127,418		-	-
Herb Solar Joint Stock Company - interest on late payments		2,187,577,875	2,187,577,875		-	-
EcoBuild Construction Trading Company Limited - other receivables		2,161,574,335	2,161,574,335		-	-

These notes form an integral part of and should be read in conjunction with the Consolidated Interim Financial Statements



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	Ending balance		Beginning balance	
	Overdue period	Original amount	Overdue period	Original amount
Orchid Solar Joint Stock Company – interest on late payments		1,949,653,496		-
Tracodi Labour Export Joint Stock Company – other receivables		1,000,000,000		-
B.O.T DT 830 Company Limited – receivables for services rendered		882,143,616	882,143,616	882,143,616
Skylar3 Trading Company Limited – receivables for services rendered		467,100,000	467,100,000	467,100,000
Bleu Soleil-1 Build Company Limited – receivables for services rendered		409,500,000	409,500,000	409,500,000
Helios Service and Investment Joint Stock Company – receivables for services rendered		302,632,984	302,632,984	52,073,425
Bang Duong E&C Joint Stock Company – other receivables		220,807,600	220,807,600	6,913,500
Bleu Soleil Joint Stock Company – receivables for services rendered		38,538,000	38,538,000	38,538,000
Nong Thon Viet Energy Corporation – receivables for services rendered		30,000,000	30,000,000	30,000,000
Nguyen Hoang Development Joint Stock Company – receivables for services rendered	More than 3 years	17,670,000	More than 3 years	17,670,000
Other organizations and individuals		1,297,132,419,119		1,200,252,036,550
Daffodils Joint Stock Company - advances to suppliers		217,923,868,007		217,923,868,007
HCM Lott 68 Joint Stock Company - advances to suppliers		214,920,320,719		30,000,000,000

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	Ending balance		Beginning balance	
	Overdue period	Recoverable amount	Overdue period	Recoverable amount
VHM Service Investment Corporation - advances to suppliers		195,702,235,891		195,702,235,891
NNT Investment Corporation - advances to suppliers		110,000,000,000		110,000,000,000
Thiet Moc Lan Trading Corporation - advances to suppliers		127,877,232,663		127,877,232,663
G8 Services Joint Stock Company - advances to suppliers		13,877,232,663		13,877,232,663
NNT Investment Corporation - receivables for share transfers		95,500,000,000		95,500,000,000
Mr. Nguyen Van Chat - receivables for share transfers		-		-
Lion City Development Joint Stock Company - advances to suppliers		90,958,331,003		88,672,203,272
Renatus Joint Stock Company - interest on late payments		34,000,000,000		13,877,232,663
Receivables from other organizations and individuals		26,002,202,250		25,000,000,000
		25,450,000,000		25,450,000,000
		2,841,062,465		2,841,062,465
		265,957,166,121		260,035,114,555
Total		56,599,194,742		42,737,635,584
		1,375,303,543,564		409,501,984,394
				1,670,370,355,602
				696,629,288,840

Changes in allowances for doubtful debts are as follows:

	Short-term receivables	Long-term receivables	Total
Current period			
Beginning balance	973,741,066,762	-	973,741,066,762
Additional allowance	(7,939,507,592)	-	(7,939,507,592)
Ending balance	965,801,559,170	-	965,801,559,170
Previous period			
Beginning balance	856,116,840,798	189,830,000,000	1,045,946,840,798
Additional allowance	279,293,877,170	-	279,293,877,170
Reclassification to provisions for held-to-maturity investments	(161,931,961,422)	(189,830,000,000)	(351,761,961,422)
Ending balance	973,478,756,546	-	973,478,756,546



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	Ending balance		Beginning balance	
	Value	Allowances	Value	Allowances
Construction projects	682,006,202,843	-	665,511,783,629	-
<i>King Crown Infinity project⁽ⁱ⁾</i>	349,373,519,842	-	349,373,519,842	-
<i>Malibu Hoi An Project⁽ⁱ⁾</i>	142,778,123,135	-	142,778,123,135	-
<i>Hoi An D'or Project⁽ⁱ⁾</i>	68,741,143,068	-	68,741,143,068	-
<i>My Khe – Quang Ngai Project</i>	7,200,569,673	-	7,200,569,673	-
<i>Other projects</i>	113,912,847,125	-	97,418,427,911	-
Materials and supplies	22,778,185,656	(3,099,359,193)	17,640,225,073	(3,301,407,611)
Tools	53,257,109	-	40,615,860	-
Finished goods	163,719,547,915	-	55,025,737,444	-
Total	868,557,193,523	(3,099,359,193)	738,218,362,006	(3,301,407,611)

- (i) The constructions of these projects are executed by the Group in its role as a contractor for subsidiaries of BCG Land Joint Stock Company. The constructions of these projects are currently suspended.

Changes in allowances for devaluation of inventories are as follows:

	Current period	Previous period
Beginning balance	3,301,407,611	5,452,416,539
Reversal of allowance	(202,048,418)	-
Decrease due to disposal of scrap	-	(1,724,255,095)
Ending balance	3,099,359,193	3,728,161,444

8. Deferred expenses**8a. Short-term deferred expenses**

	Ending balance	Beginning balance
Tools	22,800,002	34,604,169
Prepaid expenses for the Nui Sam project	-	4,484,615,933
Other short-term deferred expenses	302,471,754	720,014,089
Total	325,271,756	5,239,234,191

8b. Long-term deferred expenses

	Ending balance	Beginning balance
Tools	23,928,405	67,906,397
Repair expenses	183,677,305	314,553,080
Mining license fees	3,233,115,715	6,466,231,429
Service costs associated with bonds	-	62,082,034
Infrastructure rental ⁽ⁱ⁾	26,890,268,315	27,739,613,687
Other long-term deferred expenses	4,330,398,870	350,567,112
Total	34,661,388,610	35,000,953,739



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- (i) This is the rentals for land and infrastructure at Tan Binh Industrial Park according to Contract No. 03/KCN-HĐTĐ-2001 dated 15 January 2001 and related appendices for Lot No. IV-15B, Road No. 4, Industrial Group IV, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City. The lease term is from 01 January 2021 to 01 May 2042.

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical cost					
Beginning balance	24,085,950,326	131,047,766,883	60,142,439,428	1,225,327,626	216,501,484,263
Acquisition during the period	-	7,613,344,408	2,088,263,406	-	9,701,607,814
Liquidation during the period	-	-	(857,504,104)	-	(857,504,104)
Ending balance	24,085,950,326	138,661,111,291	61,373,198,730	1,225,327,626	225,345,587,973
<i>In which:</i>					
Assets fully depreciated but still in use	16,869,995,299	124,711,265,031	32,323,948,751	1,225,327,626	175,130,536,707
Assets waiting for liquidation	-	-	-	-	-
Depreciation					
Beginning balance	21,841,192,136	127,104,036,256	44,976,821,914	1,222,490,959	195,144,541,265
Depreciation during the period	588,918,747	1,784,790,046	1,682,752,460	2,836,667	4,059,297,920
Liquidation during the period	-	-	(857,504,104)	-	(857,504,104)
Ending balance	22,430,110,883	128,888,826,302	45,802,070,270	1,225,327,626	198,346,335,081
Carrying value					
Beginning balance	2,244,758,190	3,943,730,627	15,165,617,514	2,836,667	21,356,942,998
Ending balance	1,655,839,443	9,772,284,989	15,571,128,460	-	26,999,252,892
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

The list of tangible fixed assets at the end of the accounting period is as follows:

	Historical cost	Accumulated depreciation	Carrying value
Stone Crushing System No. 7	10,060,605,480	7,132,409,110	2,928,196,370
Stone Crushing System No. 8	7,131,990,132	4,524,747,505	2,607,242,627
Crawler bulldozer	1,835,236,296	10,195,757	1,825,040,539
Other tangible fixed assets	206,317,756,065	186,678,982,709	19,638,773,356
Total	225,345,587,973	198,346,335,081	26,999,252,892

During the period, the Company disposed of a Ford Ranger Wiltrak 2.0AT (grey) with a historical cost of VND 857,504,104 and accumulated depreciation of VND 857,504,104 as of the date of disposal, the carrying value of VND 0, at the disposal price of VND 386,363,636 (excluding value-added tax).



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Notes to the Consolidated Interim Financial Statements (cont.)**10. Financial leased assets**

	<u>Vehicles</u>
Historical cost	
Beginning balance	15,830,740,905
Ending balance	<u>15,830,740,905</u>
Accumulated depreciation	
Beginning balance	3,655,393,625
Depreciation during the period	791,537,004
Ending balance	<u>4,446,930,629</u>
Carrying value	
Beginning balance	12,175,347,280
Ending balance	<u>11,383,810,276</u>

During the period and at the end of the accounting period, there were no financial leased assets (whether existing or liquidated/disposed of/transferred during the period) with a historical cost or carrying value representing 10% or more of the total value of financial leased assets.

11. Intangible fixed assets

	<u>Land use right</u>	<u>Computer software</u>	<u>Total</u>
Initial costs			
Beginning balance	513,520,000	789,475,750	1,302,995,750
Ending balance	<u>513,520,000</u>	<u>789,475,750</u>	<u>1,302,995,750</u>
<i>In which:</i>			
Assets fully amortized but still in use	-	789,475,750	789,475,750
Assets waiting for liquidation	-	-	-
Amortization			
Beginning balance	100,408,687	789,475,750	889,884,437
Amortization during the period	6,083,636	-	6,083,636
Ending balance	<u>106,492,323</u>	<u>789,475,750</u>	<u>895,968,073</u>
Carrying value			
Beginning balance	413,111,313	-	413,111,313
Ending balance	<u>407,027,677</u>	<u>-</u>	<u>407,027,677</u>
<i>In which:</i>			
Assets temporarily not in use	-	-	-
Assets waiting for liquidation	-	-	-



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The list of intangible fixed assets at the end of the accounting period is as follows:

	Initial cost	Accumulated amortization	Carrying value
Value of permanent land use rights	112,000,000	-	112,000,000
Value of definite land use rights	401,520,000	106,492,323	295,027,677
Fast accounting software	200,226,750	200,226,750	-
PUP software	390,000,000	390,000,000	-
Microsoft software	199,249,000	199,249,000	-
Total	1,302,995,750	895,968,073	407,027,677

12. Deferred income tax assets**12a. Recognized deferred income tax assets**

Deferred income tax assets relate to temporarily deductible differences. Details arising during the period are as follows:

	Current period	Previous period
Beginning balance	30,695,142	207,621,234
Inclusion into operation results	-	(207,621,234)
Ending balance	30,695,142	-

The corporate income tax rate used to determine the value of deferred income tax assets is 20%.

Unrecognized deferred income tax assets

The Group has not recognized deferred income tax assets for the following items:

	Ending balance	Beginning balance
Temporarily deductible differences ⁽ⁱⁱ⁾	1,299,356,699,399	1,265,759,529,131
Interest expenses ⁽ⁱ⁾	265,520,146,902	267,833,619,366
Taxable losses ⁽ⁱⁱ⁾	415,569,577,510	402,133,639,660
Total	1,980,446,423,811	1,935,726,788,157

(i) Details of unrecognized interest expenses are as follows:

	Ending balance	Beginning balance
2024	202,464,595,929	205,032,333,427
2025	62,801,285,939	62,801,285,939
First 6 months of 2026	254,265,034	-
Total	265,520,146,902	267,833,619,366

Pursuant to the Government's Decree No. 132/2020/NĐ-CP dated 05 November 2020, from the 2019 tax period onwards, non-deductible interest expense is carried forward to subsequent taxable periods for the purpose of determining the amount of deductible interest expense, to the extent that deductible interest expense in those periods is below the prescribed cap. Such interest expense may be carried forward for a maximum of five (5) consecutive years, commencing from the year following the year in which they arise. Deferred income tax assets have not been recognized in respect of this item as it is not probable that sufficient future taxable profits will be available to utilize the carried-forward interest expenses.



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(ii) Details of unrecognized taxable losses are as follows:

The loss-suffering year	Loss incurred	Accumulated loss utilized	Loss to be carried forward	Loss carry-forward period	Unrecognized deferred tax assets
2024				31 December 2029	
	332,481,421,489		- 332,481,421,489		66,496,284,298
2025				31 December 2030	
	67,880,777,384		- 67,880,777,384		13,576,155,477
First 6 months of 2026				31 December 2031	
	15,207,378,637		- 15,207,378,637		3,041,475,727
Total	415,569,577,510		- 415,569,577,510		83,113,915,502

According to the current law on Corporate Income Tax, taxable losses may be carried forward and offset against taxable profits of subsequent years for a maximum period of five (5) years, commencing from the year following the year in which the loss arises and the temporary differences can be deducted without any limit on time. No deferred income tax asset has been recognized in respect of these carried-forward losses, as it is not probable that sufficient future taxable profits will be available to utilize them.

13. Trade payables**13a. Short-term trade payables**

	Ending balance	Beginning balance
<i>Payables to related parties</i>	2,287,655,932	3,430,305,708
Bamboo Capital Group Joint Stock Company	-	1,036,800,000
Conbap Ecological Tourist Co. Ltd.	1,306,030,005	1,306,030,005
BCG Energy Joint Stock Company	959,440,985	959,440,985
AAA Insurance Corporation	22,184,942	128,034,718
<i>Payables to other suppliers</i>	813,862,321,199	713,303,995,363
Powerchina Jiangxi Electric Power Engineering Co., Ltd.	238,740,053,159	238,504,000,475
Construction Corporation No 1 Joint Stock Company	59,850,387,658	59,850,387,658
Construction and Building Materials Joint Stock Company	84,113,786,588	84,113,786,588
3K Plus Viet Nam Joint Stock Company	12,478,115,204	12,478,115,204
Da Phuoc Hung Company Limited	106,845,081,748	40,708,249,164
Other suppliers	311,834,896,842	277,649,456,274
Total	816,149,977,131	716,734,301,071

The above balance of short-term trade payables includes certain unreconciled and unconfirmed balances as follows:

	Ending balance	Beginning balance
Hawee Energy Joint Stock Company	6,518,541,129	6,518,541,129
Huynh Gia Cat Trading & Services Company Limited	6,091,842,062	6,091,842,062
Tan Tram Company Limited	4,452,298,960	4,452,298,960
IEC Electrical & Instrument Construction JSC	19,300,595,346	-
Ricons Construction Investment Joint Stock Company	36,897,751,422	-
Other suppliers	117,847,726,392	48,571,640,427
Total	191,108,755,311	65,634,322,578



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	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Overdue debts to related parties</i>	<i>2,265,470,990</i>	<i>2,265,470,990</i>
Conbap Ecological Tourist Co. Ltd.	1,306,030,005	1,306,030,005
BCG Energy Joint Stock Company	959,440,985	959,440,985
<i>Overdue debts to other suppliers</i>	<i>654,359,328,269</i>	<i>501,451,930,640</i>
Powerchina Jiangxi Electric Power Engineering Co., Ltd.	238,740,053,159	238,504,000,475
Construction and Building Materials Joint Stock Company	84,113,786,588	-
Construction Corporation No 1 Joint Stock Company	59,850,387,658	59,850,387,658
Ricons Construction Investment Joint Stock Company	36,897,751,422	36,897,751,422
Other suppliers	234,757,349,442	166,199,791,085
Total	<u>656,624,799,259</u>	<u>503,717,401,630</u>

14. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Advances from related parties</i>	<i>1,149,954,896,055</i>	<i>2,422,340,454,807</i>
Gia Khang Service Trading Investment Joint Stock Company ⁽ⁱ⁾	-	1,271,657,508,752
BCG Khai Long 1 Wind Power Joint Stock Company ⁽ⁱⁱⁱ⁾	669,113,060,078	669,113,060,078
Indochina Hoi An Beach Villas Company Limited	178,079,728,341	178,079,728,341
Sao Sang Sai Gon Corporation	86,633,300,000	86,633,300,000
Casa Marina Resort Travel JSC	82,430,999,540	82,430,999,540
Conbap Ecological Tourist Co. Ltd.	43,020,448,862	43,020,448,862
Thanh An An Company Limited	40,866,898,411	40,866,898,411
Skylar Joint Stock Company	22,212,271,536	22,042,271,536
Lily Solar Limited Liability Company	8,795,852,956	8,795,852,956
Iris Solar Limited Liability Company	8,370,494,937	8,370,494,937
Tracodi Labour Export Joint Stock Company	2,813,000,000	4,813,000,000
Tesla Pharmaceutical Joint Stock Company	3,500,000,000	3,500,000,000
My Khe Villas Resort Corporation	2,120,000,000	2,120,000,000
AAA Insurance Corporation	1,101,950,000	-
Daisy Solar Limited Liability Company	430,192,024	430,192,024
Lotus Solar Limited Liability Company	366,699,370	366,699,370
BCG Energy Joint Stock Company	100,000,000	100,000,000
<i>Advances from other customers</i>	<i>69,097,592,182</i>	<i>73,141,038,461</i>
NNT Investment Corporation	13,877,232,663	13,877,232,663
Other customers	55,220,359,519	59,263,805,798
Total	<u>1,219,052,488,237</u>	<u>2,495,481,493,268</u>



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- (i) Pursuant to Net-off Minutes No. 01/2026/BBCTCN dated 29 May 2026 signed with Plus Investment Joint Stock Company, Thang Phuong Joint Stock Company, G8 Services Joint Stock Company, Gia Khang Service Trading Investment Joint Stock Company and Mr. Le Bao Toan; Net-off Minutes No. 02/2026/BBCTCN dated 29 May 2026 signed with Toan Phat Construction Building Investment Joint Stock Company, Gia Khang Service Trading Investment Joint Stock Company and Mr. Nguyen Vinh Tuong, this advance has been offset against the advance payments made by G8 Services Joint Stock Company and Toan Phat Construction Building Investment Joint Stock Company (see Note No. V.4), as well as the principal and profit incurring under BCC signed with Plus Investment Joint Stock Company and Thang Phuong Joint Stock Company (see Note No. V.2b).
- (ii) Pursuant to the Agreement dated 23 October 2025 signed with BCG Khai Long 1 Wind Power Joint Stock Company (the investor), the Agreement dated 30 October 2025 signed with Mega Solar Joint Stock Company (the subcontractor) and the Agreement dated 31 October 2025 signed with Plus Investment Joint Stock Company (the subcontractor), to facilitate the Company and the contractors in managing their capital, BCG Khai Long 1 Wind Power Joint Stock Company will temporarily not reclaim the advance payment made to the Company, amounting to VND 605,783,520,000, for a period of two years from the date of agreement signing (see Note No. V.4). However, should BCG Khai Long 1 Wind Power Joint Stock Company request the payment for project development, the Company is responsible for arranging the necessary funding to make the payment.

The above balance of short-term advances from customers includes certain unreconciled and unconfirmed balances as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
Skylar Joint Stock Company	22,212,271,536	-
Phuong Nam Ecotourism Joint - Stock Company	10,438,314,936	-
Lily Solar Limited Liability Company	8,795,852,956	-
Iris Solar Limited Liability Company	8,370,494,937	-
Other customers	2,916,891,394	-
Total	52,733,825,759	-

15. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Movements during the period</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Amount payable</u>	<u>Amount paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on local sales	7,822,455,981	-	8,283,591,524	(14,253,094,485)	1,852,953,020	-
Corporate income tax	25,689,870,110	137,969,917	19,794,946,064	(25,684,607,974)	19,800,208,200	137,969,917
Personal income tax	2,429,039,517	-	108,169,701	(2,635,700,786)	142,044,797	240,536,365
Natural resource tax	12,363,517,481	-	22,622,186,792	(30,455,685,359)	4,530,018,914	-
Property tax	-	1,047,841,737	-	-	-	1,047,841,737
Land rental	-	-	145,337,149	(145,337,149)	-	-
Other taxes	3,797,516,747	-	3,968,297,728	(5,931,850,898)	1,833,963,577	-
Total	52,102,399,836	1,185,811,654	54,922,528,958	(79,106,276,651)	28,159,188,508	1,426,348,019

Value added tax (VAT)

The Group has to pay VAT using the deduction method. The tax rates applied are as follows:

- Supply of clean water: 5%
- Other merchandise and services ⁽ⁱ⁾: 10%, 8%



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- (i) From 01 January 2026 to 30 June 2026, the Group is entitled to a value-added tax rate of 8% on certain merchandise and services as stipulated in Decree No. 174/2025/NĐ-CP dated 30 June 2025 issued by the Government, providing guidance on Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Corporate income tax

The Group has to pay corporate income tax on assessable income at a rate of 20%.

The corporate income tax payable arising at each Group Company is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Tracodi Construction Holdings Joint Stock Company	-	4,347,053,200
TCD Plus Joint Stock Company	-	140,266,659
EcoBuild Construction Trading Company Limited	-	-
Antraco Joint Venture Company Ltd	19,794,946,064	9,724,257,011
Total	19,794,946,064	14,211,576,870

Determination of corporate income tax liability of the Group companies is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Consolidated Interim Financial Statements can be changed upon the inspection of tax authorities.

Natural resource tax

The Group is required to pay natural resource tax on its stone quarrying operations at a rate of VND 321,452/m³.

Other taxes

The Group has declared and paid these taxes in line with the prevailing regulations.

16. Payables to employees

This item represents December salaries and 13th-month bonuses to be paid to employees.

17. Short-term accrued expenses

	Ending balance	Beginning balance
Bamboo Capital Group Joint Stock Company (a related party) – interest expenses	1,462,666,647	4,499,828,833
Accrued construction costs	-	7,918,326,404
Interest expenses	62,510,052,183	54,474,928,345
Penalty for overdue principal and interest	61,954,939,801	33,950,573,131
Other short-term accrued expenses	1,292,883,880	786,466,918
Total	127,220,542,511	101,630,123,631



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Notes to the Consolidated Interim Financial Statements (cont.)**18. Other payables****18a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related party</i>	<i>39,000,000,000</i>	<i>39,000,000,000</i>
BCG Vinh Long Joint Stock Company – deposit received ⁽ⁱ⁾	39,000,000,000	39,000,000,000
<i>Payables to other entities and individuals</i>	<i>568,336,332,287</i>	<i>566,406,196,496</i>
Nam A Bank Asset Management Company Limited (AMC) – Binh Dinh Province ⁽ⁱⁱ⁾	490,000,000,000	490,000,000,000
Orchid Service and Investment Joint Stock Company	38,000,000,000	38,000,000,000
Mr. Nguyen Van Chat – payable for share acquisition ⁽ⁱⁱⁱ⁾	25,000,000,000	25,000,000,000
Trade Union's expenditure, social insurance premiums, unemployment insurance premiums	238,250,576	14,658,523
Short-term deposits received	1,402,742,449	1,483,742,449
Other short-term payables	13,695,339,262	11,907,795,524
Total	607,336,332,287	605,406,196,496

(i) This is the deposit for the transfer of the Company's entire capital contribution in Thanh Nguyen Energy Development and Investment Co., Ltd. according to the Board of Directors' Resolution No. 49/2024/NQ-HĐQT-TCD dated 29 August 2024 (see Note No. V.2c).

(ii) This is the borrowing from Nam A Bank transferred to Nam A Bank Asset Management Company Limited (AMC) – Binh Dinh Province (see Note No. VII.1b). This amount has not yet been reconciled and confirmed.

(iii) This is the amount payable for the acquisition of 4,500,000 shares in Shuaa Investment and Trading Joint Stock Company according to Share Transfer Agreement No. 01/HĐCN/NVC-TDCEC dated 07 December 2024 at a total transfer value of VND 45,000,000,000.

18b. Other long-term payables

This item represents long-term deposits.

18c. Overdue debts

	<u>Ending balance</u>	<u>Beginning balance</u>
Orchid Service and Investment Joint Stock Company	38,000,000,000	-
Nam A Bank Asset Management Company Limited (AMC) – Binh Dinh Province	490,000,000,000	-
Other short-term payables	10,350,049,134	-
Total	538,350,049,134	-



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Notes to the Consolidated Interim Financial Statements (cont.)**19. Borrowings and financial lease liabilities****19a. Short-term borrowings and financial lease liabilities**

	<u>Ending balance</u>	<u>Beginning balance</u>
Borrowing from Bamboo Capital Group Joint Stock Company (a related party) ⁽ⁱ⁾	30,076,239,000	45,076,239,000
Short-term borrowings from banks	342,635,851,599	342,635,851,599
<i>Borrowing from VPBank – Ben Thanh Branch⁽ⁱⁱ⁾</i>	<i>247,135,851,599</i>	<i>247,135,851,599</i>
<i>Borrowing from TPBank – Ben Thanh Branch⁽ⁱⁱⁱ⁾</i>	<i>95,500,000,000</i>	<i>95,500,000,000</i>
Current portions of long-term borrowings	31,102,250,000	28,385,750,000
<i>Borrowing from Nam A Bank – Ho Chi Minh City Branch (see Note No. V.19b)</i>	<i>8,602,250,000</i>	<i>5,885,750,000</i>
<i>Borrowing from TPBank – Ben Thanh Branch (see Note No. V.19b)</i>	<i>22,500,000,000</i>	<i>22,500,000,000</i>
Current portions of financial lease liabilities (see Note No. V.19b)	2,599,376,404	2,887,067,500
Total	406,413,717,003	418,984,908,099

- (i) The borrowing from Bamboo Capital Group Joint Stock Company (a related party) is to make investment in the Nui Kiet quarrying and processing project, with a term of 24 months and at an interest rate of 10%/year.

According to the Agreement dated 17 November 2025 with Bamboo Capital Group Joint Stock Company and HCM Lott 68 Joint Stock Company (the subcontractor), to facilitate the Company and the subcontractor in managing their capital, Bamboo Capital Group Joint Stock Company has temporarily waived the request for the borrowing repayment of VND 30,000,000,000 for a period of 2 years from the agreement signing date (see Note No. V.4).

- (ii) The borrowing from VPBank – Ben Thanh Branch is to supplement the working capital, with a borrowing term of 12 months and at the Bank's interest rate at the date of borrowing acknowledgment (the applicable interest rate for the period is 10%/year). This borrowing is secured by mortgaging the properties located at Land Lot No. 54, Map No. 56, and Land Lot No. 02, Map No. 05, Area 1, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province (Quy Nhon Nam Ward, Gia Lai Province now) (the "Casa Marina Resort"), owned by Casa Marina Resort Travel JSC (see Note No. VII.1b).
- (iii) The borrowing from TPBank – Ben Thanh Branch is to supplement the working capital for business operations, with a borrowing term of 12 months and at the Bank's interest rate at the date of borrowing acknowledgment (the applicable interest rate for the period is 11.05%/year). This borrowing is secured by a mortgage of the following collateral:
- 79,705,315 shares in AAA Insurance Corporation owned by Bamboo Capital Group Joint Stock Company (see Note No. VII.1b);
 - 10,822,468 shares in AAA Insurance Corporation owned by BCG Financial Joint Stock Company (see Note No. VII.1b);
 - The property rights held by Helios Service and Investment Joint Stock Company, arising from the Assignments of the shophouse sale contracts between Gia Khang Service Trading Investment Joint Stock Company (the assignor) and Helios Service and Investment Joint Stock Company (the assignee), including the contracts for 8 shophouses SH-A.01, SH-A.02, SH-A.03, SH-A.04, SH-A.39, SH-A.40, SH-A.41 and SH-A.42, together with all accompanying legal documentation, with a total value of these collateral of VND 43,554,000,000 (see Note No. VII.1b);



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- The property rights held by Orchid Service and Investment Joint Stock Company, arising from the contracts for sale of 4 villas VL01.3.05, VL01.3.06, VL01.3.07, VL01.1.01 at Malibu Hoi An project, Ha My Dong B Block;
- An irrevocable guarantee provided by Mr. Nguyen Ho Nam (see Note No. VII.1b).

Details of movements in short-term borrowings and financial lease liabilities are presented in the attached Appendix 1.

19b. Long-term borrowings and financial lease liabilities

	<u>Ending balance</u>	<u>Beginning balance</u>
Long-term borrowings from banks	109,447,750,000	112,164,250,000
<i>Borrowing from Nam A Bank – Ho Chi Minh City Branch ⁽ⁱ⁾</i>	<i>81,947,750,000</i>	<i>84,664,250,000</i>
<i>Borrowing from TPBank – Ben Thanh Branch ⁽ⁱⁱ⁾</i>	<i>27,500,000,000</i>	<i>27,500,000,000</i>
Financial lease liabilities	763,235,700	2,052,609,085
<i>Financial lease liability to Sacombank - Leasing Company Limited ⁽ⁱⁱⁱ⁾</i>	<i>763,235,700</i>	<i>2,052,609,085</i>
Long-term ordinary bonds	984,719,633,333	984,719,633,333
<i>Par value ^(iv)</i>	<i>990,000,000,000</i>	<i>990,000,000,000</i>
<i>Bond issuance costs</i>	<i>(5,280,366,667)</i>	<i>(5,280,366,667)</i>
Total	<u>1,094,930,619,033</u>	<u>1,098,936,492,418</u>

- (i) The borrowing from Nam A Bank – Ho Chi Minh City Branch is to finance the business cooperation in stone quarrying, with a borrowing term of 120 months. This borrowing is secured by mortgaging the business exploitation right arising from the “Nui Kiet Stone Quarry Project” in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province (Suoi Kiet Commune, Lam Dong Province now), with a total asset value of VND 203,764,000,000; the land use right, ownership of house and other assets attached to land according to Certificate No. DP322635, Reg. No. in Book: CT22267, issued by Binh Thuan Province Department of Natural Resources and Environment on 17 June 2024; Land Lot No. 45, Map No. 47, Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province (Suoi Kiet Commune, Lam Dong Province now), with the land area of 405,079.7 m² for production of construction materials and ceramics and the land use term until 05 May 2049, held by Suoi Kiet Stone Company Limited (see Note No. VII.1b).
- (ii) The borrowing from TPBank – Ben Thanh Branch is to contribute capital under Business Cooperation Contract dated 02 February 2024 signed with Indochina Hoi An Beach Villas Company Limited for implementation of Malibu Hoi An Resort and Tourism Service Area Project - Block 1 (Ha My Dong B Block now), Dien Duong Ward, Dien Ban Town, Quang Nam Province, with a borrowing term of 60 months. This borrowing is secured by mortgaging the Business Cooperation Contract dated 02 February 2024 signed with Indochina Hoi An Beach Villas Company Limited (see Note No. V.2b). Additionally, Orchid Service and Investment Joint Stock Company used property rights arising from the contracts for sale of 4 villas VL04.3.69, VL02.5.12, VL04.1.61, VL02.4.11 at the Malibu Hoi An Project, Ha My Dong B Block to secure this borrowing.
- (iii) The financial lease liability to Sacombank - Leasing Company Limited is to lease automobiles for business operations at an interest rate specified in each financial lease agreement and with a lease term of 48 months.



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- (iv) This is ordinary and secured bonds with a bond tenor of 60 months, par value of VND 100,000,000/bond. The interest rate is 11%/year for the first four interest periods. For the subsequent interest periods, the interest rate is equal to the sum of the reference interest rate plus a margin of 4%/year (and not lower than 11%/year). These bonds are issued to individuals and businesses to restructure the Company's debts, specifically to settle borrowings and/or pay the Company's expenses, including but not limited to bond-related costs. The collateral comprises:

- Shares in Son Long Development Investment Joint Stock Company held by shareholders, together with rights, benefits, dividend interests and distributions relating to these shares (see Notes No. V.2c and VII.1b);
- Property rights arising from the Bai Chay Project, owned by Son Long Development Investment Joint Stock Company (see Note No. VII.1b);
- Land use rights and assets attached to land within the Bai Chay Project, owned by Son Long Development Investment Joint Stock Company (see Note No. VII.1b).

The Company's bonds have been registered and assigned the bond code of TCDH2227002 at Viet Nam Securities Depository and Clearing Corporation since 27 September 2022. The Company is authorized to redeem all or part of these bonds at any time after the issue date, unless the cases where bondholders' representative and the Company mutually agree otherwise.

The issued bonds of which Tien Phong Securities Corporation acts as the registration and depository agent. This bond package was suspended from trading according to Notice No. 1161/TB-SGDHN dated 19 March 2025 of the Hanoi Stock Exchange (HNX) from 20 March 2025.

According to the Resolution No. 29/2025/NQ-HĐQT-TCD dated 19 May 2025, the Board of Directors approved the premature redemption of the TCDH2227002 bonds, with the redemption period from May 2025 to 31 December 2025. However, as of 31 December 2025, this redemption has not been carried out. Therefore, on 03 June 2026, the Board of Directors approved Resolution No. 10/2026/NQ-HĐQT-TCD requesting Tien Phong Securities Corporation to hold a consultation with the holders of the TCDH2227002 bonds for obtaining the approval for the bond resolution plan.

The Group is solvent over its long-term borrowings.

The repayment schedule of the long-term borrowings and financial lease liabilities is as follows:

	Total debts	From 1 year or less	More than 1 year to 5 years	More than 5 years
Ending balance				
Long-term borrowings from organizations	30,076,239,000	30,076,239,000	-	-
Long-term borrowings from banks	140,550,000,000	31,102,250,000	61,038,995,600	48,408,754,400
Financial lease liabilities	3,362,612,104	2,599,376,404	763,235,700	-
Ordinary bonds	984,719,633,333	-	984,719,633,333	-
Total	1,158,708,484,437	63,777,865,404	1,046,521,864,633	48,408,754,400
Beginning balance				
Long-term borrowings from organizations	45,076,239,000	45,076,239,000	-	-
Long-term borrowings from banks	140,550,000,000	28,385,750,000	58,122,561,200	54,041,688,800
Financial lease liabilities	4,939,676,585	2,887,067,500	2,052,609,085	-
Ordinary bonds	984,719,633,333	-	984,719,633,333	-
Total	1,175,285,548,918	76,349,056,500	1,044,894,803,618	54,041,688,800



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Details of movements in long-term borrowings and financial lease liabilities are presented in the attached Appendix 2.

19c. Overdue borrowings

As of 30 June 2026, the Group had the following overdue borrowings:

	Ending balance	Beginning balance
Borrowing from VPBank – Ben Thanh Branch	247,135,851,599	247,135,851,599
Borrowing from TPBank – Ben Thanh Branch	100,500,000,000	95,500,000,000
Borrowing from Nam A Bank – Ho Chi Minh City Branch	3,395,625,000	-
Total	351,031,476,599	342,635,851,599

On 28 February 2025, the Investigation Police Agency under the Ministry of Public Security initiated the legal proceedings against Vice Chairwoman to investigate and verify alleged violations related to fraud and asset misappropriation case at Bamboo Capital Group Joint Stock Company. The case is currently under investigation, and no official conclusions have been reached. As a consequence of this matter, operations of the Company and those of other entities within Bamboo Capital Group Joint Stock Company have encountered significant difficulties when the overdue receivables have been unlikely to be collected. This resulted in insufficient cash flows to settle maturing liabilities.

20. Bonus and welfare fund

	Beginning balance	Increase due to appropriation from profit	Disbursement during the period	Ending balance
Bonus fund	17,082,317,175	12,798,597,224	(11,178,050,000)	18,702,864,399
Welfare fund	3,597,764,478	500,000,000	(7,200,000)	4,090,564,478
Bonus fund to the Management	2,006,484,881	27,035,603,499	(15,122,441,990)	13,919,646,390
Total	22,686,566,534	40,334,200,723	(26,307,691,990)	36,713,075,267

21. Deferred income tax liabilities

Deferred income tax liabilities are related to temporary differences payable. Details are as follows:

	Current period	Previous period
Beginning balance	118,243,572,732	114,529,650,646
Inclusion into operation results	(86,557,961,292)	2,039,375,714
Ending balance	31,685,611,440	116,569,026,360

The corporate income tax rate used to determine the value of deferred income tax liabilities is 20%.

22. Owner's equity**22a. Statement of changes in owner's equity**

Information on changes in owner's equity is presented in the attached Appendix 3.



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	<u>Ending balance</u>	<u>Beginning balance</u>
Bamboo Capital Group Joint Stock Company	1,474,195,200,000	1,474,195,200,000
Other shareholders	1,884,011,210,000	1,884,011,210,000
Total	3,358,206,410,000	3,358,206,410,000

22c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	335,820,641	335,820,641
Number of shares sold to the public	335,820,641	335,820,641
• <i>Ordinary shares</i>	335,820,641	335,820,641
• <i>Preferred shares</i>	-	-
Number of shares repurchased	-	-
• <i>Ordinary shares</i>	-	-
• <i>Preferred shares</i>	-	-
Number of outstanding shares	335,820,641	335,820,641
• <i>Ordinary shares</i>	335,820,641	335,820,641
• <i>Preferred shares</i>	-	-

Par value per outstanding share: VND 10,000.

6,300,000 shares of the Company held by Bamboo Capital Group Joint Stock Company have been used to secure the Company's borrowings from Nam A Bank – Ho Chi Minh City Branch. However, the Company's borrowings from this Bank became overdue; consequently, these shares are currently subject to foreclosure according to Asset Offer Notice No. 1151/2025/TB-AMC dated 11 March 2025 of Nam A Bank Asset Management Company Limited – Binh Dinh Province (see Note No. VII.1b).

23. Off-consolidated interim statement of financial position items**23a. Foreign currencies**

At the end of the accounting period, the Group's cash comprised:

	<u>Ending balance</u>	<u>Beginning balance</u>
US dollars (USD)	7,794.07	7,860.07
Euro (EUR)	606.95	606.95
Monetary gold	8,846,710	8,846,710

23b. Treated doubtful debts

	<u>Ending balance</u>	<u>Beginning balance</u>
Fujisan Company Limited	48,297,080,000	48,297,080,000
Bao Minh Tien Trading Service Company Limited	7,932,732,500	7,932,732,500
Other entities	16,912,601,844	16,912,601,844
Total	73,142,414,344	73,142,414,344

The doubtful debts have been treated due to irrecoverableness.



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	Carrying value		Term of pledge, mortgage	Pledgee or mortgagee
	Ending balance	Beginning balance		
Held-to-maturity investments (see Note No. V.2b)	170,000,000,000	170,000,000,000		
Bonds of Helios Service and Investment Joint Stock Company	100,000,000,000	100,000,000,000	Until the secured obligations have been paid in full	Nam A Bank – Ho Chi Minh City Branch
Indochina Hoi An Beach Villas Company Limited – BCC capital contribution	70,000,000,000	70,000,000,000	Until the secured obligations have been paid in full	TPBank – Ben Thanh Branch
Investment in associates (see Note No. V.2c)	1,087,955,000,000	1,087,955,000,000		
Son Long Development Investment Joint Stock Company	970,355,000,000	970,355,000,000	Until the secured obligations have been paid in full	TPBank
Thanh Nguyen Energy Development and Investment Co., Ltd.	117,600,000,000	117,600,000,000	Until the secured obligations have been paid in full	TPBank
Equity investments in other entities (see Note No. V.2d)	434,000,000,000	434,000,000,000		
BCG Land Joint Stock Company	434,000,000,000	434,000,000,000	Until the secured obligations have been paid in full	Nam A Bank – Ho Chi Minh City Branch
Total	1,691,955,000,000	1,691,955,000,000		

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CONSOLIDATED INTERIM INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from sales of finished goods	320,099,553,600	130,844,177,184
Revenue from provisions of services	34,402,112,665	63,515,404,705
Revenue from construction contracts	18,026,714,297	127,370,589,025
Total	372,528,380,562	321,730,170,914

1b. Revenue from sales of goods and provisions of services to related parties

Sales of goods and provisions of services to related parties are disclosed in Note No. VII.1b.



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	Accumulated from the beginning of the year	
	Current year	Previous year
Cost of merchandise and finished goods sold	206,221,232,643	75,090,980,775
Cost of services provided	3,668,887,152	38,125,404,388
Cost of construction contracts	16,804,552,331	119,126,940,094
Reversal of allowance for devaluation of inventories	(202,048,418)	-
Total	226,492,623,708	232,343,325,257

3. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Bank deposit interest	3,586,439,882	106,075,613
Loan interest	-	613,698,630
BCC profit receivable	-	604,931,507
Exchange gain due to the revaluation of monetary items in foreign currencies	755,492,825	-
Total	4,341,932,707	1,324,705,750

4. Financial expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expenses	9,908,417,317	47,016,017,187
Exchange loss due to the revaluation of monetary items in foreign currencies	-	6,392,141,682
Provision/(Reversal of provision) for investment losses	(5,667,298,973)	29,575,255,785
Other financial expenses	-	827,221,212
Total	4,241,118,344	83,810,635,866

5. Selling expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	3,155,894,174	1,730,935,669
Tools, supplies	-	44,498,244
Transport costs	18,149,804,000	6,749,101,629
Loading and unloading costs	10,369,175,800	5,260,093,600
Other expenses	322,065,972	565,572,136
Total	31,996,939,946	14,350,201,278



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	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	15,368,547,413	22,394,113,208
Administrative supplies	474,744,852	217,124,296
Office supplies	1,527,545,898	1,889,897,294
Depreciation/(amortization) of fixed assets	815,529,456	2,253,912,632
Taxes, fees and legal fees	234,050,997	1,123,092,343
Allowance/(Reversal of allowance) for doubtful debts	(7,939,507,592)	279,293,877,170
Expenses for external services	10,511,841,116	7,658,207,854
Other expenses	11,983,403,770	7,701,320,834
Total	32,976,155,910	322,531,545,631

7. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Proceeds from liquidation of fixed assets	386,363,636	1,269,029,981
Income from the reduction in accrued construction costs of previous years	8,445,596,744	-
Revenue from car park lettings	844,579,060	563,934,545
Other income	1,858,146,895	2,629,160,283
Total	11,534,686,335	4,462,124,809

8. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Tax fines and tax collected in arrears	43,798,124	2,376,807,476
Costs of disposing of financial leased assets	-	2,180,840,939
Penalty for overdue borrowing principal and interest	28,425,494,252	-
Other expenses	1,005,220,546	2,643,899,233
Total	29,474,512,922	7,201,547,648

9. Earnings per share**9a. Basic/diluted earnings per share**

	Accumulated from the beginning of the year	
	Current year	Previous year
Accounting profit/(loss) after corporate income tax of the Parent Company	87,754,287,533	(373,671,202,194)
Appropriation for bonus and welfare fund	-	-
Profit/(loss) used to calculate basic/diluted earnings per share	87,754,287,533	(373,671,202,194)
The average number of ordinary shares outstanding during the period	335,820,641	335,820,641
Basic/diluted earnings per share	261	(1,113)



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Notes to the Consolidated Interim Financial Statements (cont.)**9b. Other information**

There are no transactions over the common share or potential common share from the reporting date until the date of these Consolidated Interim Financial Statements.

10. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Cost of materials and supplies	24,226,069,130	30,176,788,370
Labor costs	31,339,898,819	31,177,447,496
Depreciation/(amortization) of fixed assets	4,856,918,560	8,435,402,201
Expenses for external services	200,322,740,223	237,846,826,113
Other expenses	30,720,092,832	261,588,607,986
Total	291,465,719,564	569,225,072,166

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Group's related parties include key management personnel, their related individuals and other related parties.

1a. Transactions and balances with the key management personnel and their related individuals

The key management personnel comprise the Board of Directors, the Board of Management and the Supervisory Board of the Parent Company. The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Group has no sales of goods or provisions of services with the key management personnel and their related individuals, and only recovered an advance from the Board of Management in the amount of VND 400,000,000 (in the same period of the previous year, there was only the advance of VND 2,097,550,113 to the Board of Management).

Receivables from and payables to the key management personnel and their related individuals

The receivables from and payables to the key management personnel and their related individuals are presented in Note No. V.5a.

The receivables from the key management personnel are unsecured. No allowances have been made for the receivables from the key management personnel.



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Notes to the Consolidated Interim Financial Statements (cont.)*Remuneration of the key management personnel and the Supervisory Board*

	Position	Accumulated from the beginning of the year	
		Current year	Previous year
Mr. Nguyen Thanh Hung	Chairman	129,392,517	332,334,857
Ms. Huynh Thi Kim Tuyen	Vice Chairwoman (resigned on 01 July 2025)	-	6,000,000
Mr. Nguyen Van Bac	Deputy General Director and Chief Financial Officer	240,000,000	298,000,000
Mr. Le Thanh Tung	BOD Member (resigned on 01 July 2025)	-	7,740,000
Mr. Bui Quang Nam	Independent Member (resigned on 01 July 2025)	-	900,000
Mr. Do Ngoc An	BOD Member (resigned on 01 July 2025)	-	113,571,429
Mr. Tomas Sven Jaehnig	Independent BOD Member (resigned on 01 July 2025)	-	12,000,000
Mr. Duong Anh Van	Independent BOD Member (resigned on 16 January 2026)	-	12,000,000
Mr. Nguyen Trung Kien	BOD Member	120,000,000	110,595,239
Mr. Le Huynh Thuong Minh	BOD Member and Chief Executive Officer (resigned as a BOD member on 23 December 2025)	180,000,000	99,523,810
Mr. Tran Nguyen Huan	Chief Executive Officer (resigned on 18 March 2025)	-	234,025,714
Ms. Nguyen Thi Thanh Huong	Deputy General Director (resigned on 31 March 2025)	-	171,428,572
Mr. Ha Chi Dung	Deputy General Director (resigned on 18 March 2025)	-	150,857,143
Mr. Nguyen Viet Doan	Chief Accountant (resigned on 09 April 2025)	-	209,000,000
Ms. Nguyen Thi Kim Yen	Chief Accountant (appointed on 11 April 2025)	120,000,000	55,000,000
Mr. Nguyen Viet Cuong	Head of the Supervisory Board (resigned on 16 January 2026)	9,000,000	56,000,000
Ms. Huynh Thi Thao	Supervisory Board Member (resigned on 01 July 2025)	-	5,480,000
Mr. Nguyen Dang Hai	Supervisory Board Member (resigned on 01 July 2025)	-	6,540,000
Ms. Nguyen Thi Anh Tuyet	Company Secretary	-	85,736,172
Ms. Le Nguyen Phuong Thao	BOD Secretary	12,000,000	12,000,000
Total		810,392,517	1,978,732,936



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Notes to the Consolidated Interim Financial Statements (cont.)**1b. Transactions and balances with other related parties**

Other related parties of the Group include:

Other related parties	Relationship
Bamboo Capital Group Joint Stock Company ("BCG")	Ultimate parent company
Son Long Development Investment Joint Stock Company	Associate
Thanh Nguyen Energy Development and Investment Co., Ltd.	Associate
BCG Land Joint Stock Company ("BCG Land")	Associate
Shuaa Investment and Trading Joint Stock Company	BCG fellow subsidiary
BCG Energy Joint Stock Company ("BCG Energy")	BCG fellow subsidiary
Skylar Joint Stock Company	BCG fellow subsidiary
BCG Vinh Long Joint Stock Company	BCG fellow subsidiary
Sao Sang Sai Gon Corporation	BCG fellow subsidiary
Herb Solar Joint Stock Company	BCG fellow subsidiary
Orchid Solar Joint Stock Company	BCG fellow subsidiary
Nguyen Hoang Development Joint Stock Company	BCG fellow subsidiary
BCG Financial Joint Stock Company	BCG fellow subsidiary
AAA Insurance Corporation	BCG fellow subsidiary
Cat Trinh Industrial Area BCG Joint Stock Company	BCG fellow subsidiary
Tipharco Pharmaceutical Joint Stock Company	BCG fellow subsidiary
Casa Marina Resort Travel JSC	BCG fellow subsidiary
Conbap Ecological Tourist Co. Ltd.	BCG fellow subsidiary
Indochina Hoi An Beach Villas Company Limited	BCG fellow subsidiary
Aton Joint Stock Company	BCG fellow subsidiary
Aurai Wind Energy Joint Stock Company	BCG fellow subsidiary
BCG Dien Bien Dong Wind Power Joint Stock Company	BCG fellow subsidiary
BCG ECO Joint Stock Company	BCG fellow subsidiary
BCG Gaia Joint Stock Company	BCG fellow subsidiary
BCG Wind Soc Trang Joint Stock Company	BCG fellow subsidiary
Cosmos Solar Joint Stock Company	BCG fellow subsidiary (until 20 February 2024)
BCG - Bang Duong Energy Joint Stock Company	BCG fellow subsidiary
BCG Thanh Hoa Energy Joint Stock Company	BCG fellow subsidiary
Hanwha - BCG Bang Duong Energy Joint Stock Company	BCG fellow subsidiary
Gia Huy Electric Development Joint Stock Company	BCG fellow subsidiary
Clean Energy Vision Development Joint Stock Company	BCG fellow subsidiary
Tapiotek JSC	BCG fellow subsidiary
Thanh Phuc Joint Stock Company	BCG fellow subsidiary
Vxperia Trading Joint Stock Company	BCG fellow subsidiary
Violet Solar Joint Stock Company	BCG fellow subsidiary
Dong Thanh 1 Wind Power Company Limited	BCG fellow subsidiary
Dong Thanh 2 Wind Power Company Limited	BCG fellow subsidiary
Phoenix Mountain., Ltd	BCG fellow subsidiary
BCG Foundation Joint Stock Company	BCG fellow subsidiary
Helios Village Company Limited	Associate of BCG
B.O.T DT 830 Company Limited	Associate of BCG
An Giang Real Estate Joint Stock Company	Associate of BCG
Core Vietnam Joint Stock Company	Associate of BCG
Gia Khang Service Trading Investment Joint Stock Company	Associate of BCG Land
BCG - SP Greensky Joint Stock Company ("BCG - SP Greensky")	Associate of BCG Energy
Skylight Power Company Limited	Associate of BCG Energy



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Notes to the Consolidated Interim Financial Statements (cont.)

Other related parties	Relationship
Tam Sinh Nghia Investment Development Joint Stock Company	Associate of BCG Energy
TSN Ha Nam Joint Stock Company	Associate of BCG Energy
TSN Hon Dat Joint Stock Company	Associate of BCG Energy
TSN Hue Joint Stock Company	Associate of BCG Energy
TSN Long An Joint Stock Company	Associate of BCG Energy
Hanwha BCGE - O&M Company Limited	Associate of BCG Energy
Lotus Solar Limited Liability Company	Subsidiary of BCG – SP Greensky
Daisy Solar Limited Liability Company	Subsidiary of BCG – SP Greensky
Tulip Solar Limited Liability Company	Subsidiary of BCG – SP Greensky
Bleu Soleil Joint Stock Company	Subsidiary of BCG – SP Greensky
Nong Thon Viet Energy Corporation	Subsidiary of BCG – SP Greensky
Skylar1 Service Company Limited	Subsidiary of BCG – SP Greensky
Iris Solar Limited Liability Company	Subsidiary of BCG – SP Greensky
Lily Solar Limited Liability Company	Subsidiary of BCG – SP Greensky
Skylar3 Trading Company Limited	Subsidiary of BCG – SP Greensky
Bleu Soleil-1 Build Company Limited	Subsidiary of BCG – SP Greensky
Skylar2 Build Company Limited	Subsidiary of BCG – SP Greensky
An Khang Land Service Trading Investment Joint Stock Company	Subsidiary of Gia Khang Service Trading Investment Joint Stock Company
Phu Tam Khoi Joint Stock Company	Company holding 10% of charter capital
Blacksoil Vietnam Corporation	Corporation having the same management
BFC Investment Joint Stock Company	Company having the same management
MHDI 2 Housing Development Investment Joint Stock Company	Company having the same management
Tracodi Labour Export Joint Stock Company	Company having the same management
Truong Thanh Dai Nam Security Company Limited	Company having the same management
Helios Service and Investment Joint Stock Company	Company having the same management
Bang Duong E&C Joint Stock Company	Company having the same management
BCG Khai Long 1 Wind Power Joint Stock Company	Company having the same management
My Khe Villas Resort Corporation	Corporation having the same management
G8 Services Joint Stock Company	Company having the same management (until 01 July 2026)
Thang Phuong Joint Stock Company	Company having the same management
White Magnolia Joint Stock Company	Company having the same management
Pegas Company Limited	Company having the same management
Suoi Kiet Stone Company Limited	Company having the same management



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Notes to the Consolidated Interim Financial Statements (cont.)

Other related parties	Relationship
Development & Trading Investment Joint Stock Company	Company having the same key management personnel
Tesla Pharmaceutical Joint Stock Company	Company having the same key management personnel
Sai Gon Architecture Technical Construction Joint Stock Company	Company having the same key management personnel
Le Bao Minh Joint Stock Company	Company having the same key management personnel
Dalat Coffee Import & Export Joint Stock Company	Company having the same key management personnel
Indoba - GmbH – Dresden	Company having the same key management personnel
Thanh An An Company Limited	Company having the same key management personnel
Nguyen Hoang Group	Group having the same key management personnel
International Education City – IEC Quang Ngai	Company having the same key management personnel
Nam Cuong Sai Gon Company Limited	Company having the same key management personnel
BCG Alliance Company Limited	Company having the same key management personnel

Transactions with other related parties

The Company has sales of goods, provisions of services, and other transactions with other related parties as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Bamboo Capital Group Joint Stock Company</i>		
Consultancy fees	-	960,000,000
Payment of consultancy fees	1,036,800,000	256,209,546
Borrowing	-	1,400,000,000
Borrowing repayment	15,000,000,000	8,684,000,000
Borrowing interest	1,650,355,961	2,227,492,401
Payment of borrowing interest	4,687,518,147	-
Revenue from services rendered	-	5,535,000
Provision of vehicle repair and maintenance services	-	5,125,000
<i>Shuaa Investment and Trading Joint Stock Company</i>		
Provision of construction services	-	386,359,254
Purchase of materials and supplies	-	3,930,464,155
Construction costs	-	1,435,350,000
Payment for construction works	-	13,739,215,353
Advance for construction works	-	224,424,600
Reimbursement of construction advance	-	1,180,000,000
Net-off	-	53,500,000,000
Provision of other services	-	13,388,506
<i>Truong Thanh Dai Nam Security Company Limited</i>		
Service fees	566,148,148	540,000,000
Payment of service fees	569,036,955	-
Net-off	344,316,984	738,720,000

These notes form an integral part of and should be read in conjunction with the Consolidated Interim Financial Statements



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	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Helios Service and Investment Joint Stock Company</i>		
Collection of payments	-	3,000,000,000
BCC profit	-	604,931,507
Collection of BCC profit and bond interest	5,724,318,147	3,000,000,000
Provision of other services	-	48,440,021
<i>Gia Khang Service Trading Investment Joint Stock Company</i>		
Net-off	1,271,657,508,752	-
Advance for construction work received		60,540,000,000
<i>Suoi Kiet Stone Company Limited</i>		
Net-off	-	53,500,000,000
Collection of BCC capital contribution	-	2,550,000,000
<i>Conbap Ecological Tourist Co. Ltd.</i>		
Reimbursement of construction advance	-	12,500,000,000
<i>AAA Insurance Corporation</i>		
Provision of vehicle repair and maintenance services	26,665,000	35,600,000
Insurance premiums	123,954,906	295,115,702
Payment for insurance premiums	239,463,220	33,306,600
Reimbursement of insurance premiums	26,588,200	84,155,880
Advances under contract	1,100,000,000	-
<i>Herb Solar Joint Stock Company</i>		
Collection of payments	-	145,000,000
Net-off	-	577,231,371
<i>Orchid Solar Joint Stock Company</i>		
Collection of payments	-	205,000,000
<i>BCG Vinh Long Joint Stock Company</i>		
Provision of construction services		683,221,539
Collection of payments		181,503,173
<i>Thang Phuong Joint Stock Company</i>		
Net-off	308,702,502,793	-
<i>B.O.T DT 830 Company Limited</i>		
Provision of construction services	680,602,148	1,364,084,577
Provision of road toll services	-	3,180,000,000
Car hire	120,000,000	-
Collection for station maintenance	843,050,320	4,050,304,690

These notes form an integral part of and should be read in conjunction with the Consolidated Interim Financial Statements



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Notes to the Consolidated Interim Financial Statements (cont.)

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Skylar Joint Stock Company</i>		
Collection of payments	170,000,000	882,171,528
<i>BCG Energy Joint Stock Company</i>		
Provision of vehicle repair and maintenance services		23,503,000
Revenue from services rendered		15,668,100
Advances for services rendered		100,000,000
<i>Thanh Nguyen Energy Development and Investment Co., Ltd.</i>		
Collection of payments	-	2,000,000,000
<i>BCG Land Joint Stock Company</i>		
Provision of vehicle repair and maintenance services	33,218,056	12,289,000
Revenue from services rendered	9,463,500	17,396,300
<i>Tracodi Labour Export Joint Stock Company</i>		
Reimbursement of advance payments	2,000,000,000	-

Sales of merchandise and services to other related parties are made at mutually agreed prices. Purchases of merchandise and services from other related parties are done at the agreed prices.

Guarantee commitments

The Company has used the entire shares in Thanh Nguyen Energy Development and Investment Co., Ltd. to secure a bond package issued by Thanh Nguyen Energy Development and Investment Co., Ltd.; 35,600,000 shares in BCG Land Joint Stock Company to secure the borrowing of Nam Cuong Sai Gon Company Limited from Nam A Bank – Ho Chi Minh City Branch (see Note No. V.2c).

Bamboo Capital Group Joint Stock Company has used its 6,300,000 shares in the Company, 22,000,000 shares in BCG Land Joint Stock Company, 4,600,000 shares in BCG Energy Joint Stock Company and the entire capital contributions to Phoenix Mountain., Ltd; Mr. Nguyen Ho Nam has used his 7,000,000 shares in Bamboo Capital Group Joint Stock Company; Ms. Huynh Thi Kim Tuyen has used her 1,000,000 shares in Bamboo Capital Group Joint Stock Company; Casa Marina Resort Travel JSC has used the entire capital contributions to Phoenix Mountain., Ltd; Helios Service and Investment Joint Stock Company has used its term deposit contract No. 281-HDTG/2023/TTKD with an amount of VND 24,000,000,000 to secure the Company's borrowing from Nam A Bank – Ho Chi Minh City Branch. In 2025, the short-term borrowing from Nam A Bank - Ho Chi Minh City became overdue; consequently, the collateral are currently subject to foreclosure according to Collateral Offer Notice No. 1151/2025/TB-AMC dated 11 March 2025 and Collateral Treatment Notice No. 468/2025/TB-AMC dated 28 May 2025 of Nam A Bank Asset Management Company Limited – Binh Dinh Province.

At the same time, this borrowing was transferred to Nam A Bank Asset Management Company Limited – Binh Dinh Province (see Note No. V.18a).

Bamboo Capital Group Joint Stock Company and BCG Financial Joint Stock Company have respectively used 79,705,315 shares and 10,822,468 shares in AAA Insurance Corporation to secure the Company's borrowing from TPBank – Ben Thanh Branch (see Note No. V.19a).



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Helios Service and Investment Joint Stock Company has used assignments of Shophouse Sale Contracts between Gia Khang Service Trading Investment Joint Stock Company (the assignor) and Helios Service and Investment Joint Stock Company (the assignee) and the accompanying documents to guarantee all of the Company's repayment obligations to TPBank – Ben Thanh Branch, including borrowing principals, interest, fees, costs, fines, compensation for damages and other obligations as stipulated in all borrowing contracts entered into with this Bank (see Note No. V.19a).

Mr. Nguyen Ho Nam provided an irrevocable payment guarantee for all of the Company's repayment obligations to TPBank – Ben Thanh Branch (see Note No. V.19a).

The shareholders of Son Long Development Investment Joint Stock Company have used all of their shares, together with the rights, benefits, dividend interests and distributions arising in relation to their shares in Son Long Development Investment Joint Stock Company; and Son Long Development Investment Joint Stock Company has used the property rights arising from Bai Chay Project and the land use rights and assets attached to land within Bai Chay Project, owned by Son Long Development Investment Joint Stock Company, to secure the Company's issuance of the TCDH2227002 bonds (see Note No. V.19b).

Suoi Kiet Stone Company Limited has used its business exploitation right for the "Nui Kiet Stone Quarry Project" in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province (Suoi Kiet Commune, Lam Dong Province now), with a total asset value of VND 203,764,000,000; together with the land use right, ownership of house and other assets attached to land according to Certificate No. DP322635, Reg. No. in Book: CT22267, issued by Binh Thuan Province Department of Natural Resources and Environment on 17 June 2024; Lot No. 45, Map No. 47, Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province (Suoi Kiet Commune, Lam Dong Province now), with the land area of 405,079.7 m² for production of construction materials and ceramics, and the land use term until 05 May 2049, to secure the Company's long-term borrowing from Nam A Bank – Ho Chi Minh City Branch (see Note No. V.19b).

Casa Marina Resort Travel JSC has used its properties located at Lot No. 54, Map No. 56, and Land Lot No. 02, Map No. 05, Area 1, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province (Quy Nhon Nam Ward, Gia Lai Province now) to secure the Company's borrowing from VPBank – Ben Thanh Branch (see Note No. V.19a).

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.3a, V.3b, V.4, V.5a, V.14, V.15, V.17, V.18a and V.19a.

The receivables from other related parties are unsecured and will be settled in cash. The allowances for these receivables are made, based on an assessment of recoverability, payment and net-off methods. Apart from the allowances made for the receivables from related parties presented in Note No. V.6, no allowances have been made for receivables from other related parties.

2. Comparative figures

The accounting period from 01 January 2026 to 31 December 2026 is the first period when the Group applies the Vietnamese Enterprise Accounting System under Circular 99 replacing Circular 200, and Circular 43 amending and supplementing certain provisions of Circular 202.



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The application of the new Accounting System has caused no material impact on the comparative figures. The Group has restated the comparative figures for certain items in the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026 in accordance with Circular 99 and Circular 43. The restated items are as follows:

	Code	Unadjusted figures	Adjustments	Adjusted figures	Remarks
The Consolidated Interim Statement of Financial Position					
Short-term financial investments	120	232,051,655,840	1,444,261,826,863	1,676,313,482,703	
Held-to-maturity investments	123	231,600,000,000	1,528,477,497,096	1,760,077,497,096	(i)
Provisions for impairment of short-term held-to-maturity investments	124	-	(191,410,615,998)	(191,410,615,998)	(ii)
Other short-term investments	125	-	107,194,945,765	107,194,945,765	(iii)
Short-term receivables	130	4,827,191,915,685	(1,444,261,826,863)	3,382,930,088,822	
Other short-term receivables	135	1,814,283,556,338	(1,635,672,442,861)	178,611,113,477	(i), (iii)
Allowance for short-term doubtful debts	136	(1,165,151,682,760)	191,410,615,998	(973,741,066,762)	(ii)
Long-term receivables	210	491,756,467,308	(480,500,000,000)	11,256,467,308	
Other long-term receivables	215	677,906,211,814	(670,330,000,000)	7,576,211,814	(iv), (v)
Allowance for long-term doubtful debts	216	(189,830,000,000)	189,830,000,000	-	(vi)
Long-term financial investments	260	1,043,098,626,119	480,500,000,000	1,523,598,626,119	
Equity investments in other entities	263	19,751,250,000	250,000,000,000	269,751,250,000	(iv)
Held-to-maturity investments	265	-	420,330,000,000	420,330,000,000	(v)
Provisions for impairment of long-term held-to-maturity investments	266	-	(189,830,000,000)	(189,830,000,000)	(vi)
Payables for dividends and profit distributions	313	-	599,706,000	599,706,000	(vii)
Other short-term payables	320	606,005,902,496	(599,706,000)	605,406,196,496	(vii)
Consolidated Interim Income Statement					
Financial expenses	23	54,331,981,290	29,478,654,576	83,810,635,866	(viii)
General and administrative expenses	26	352,010,200,207	(29,478,654,576)	322,531,545,631	(viii)

(i) Short-term held-to-maturity investments

Adjustments include:

Reclassification of fixed-interest-bearing BCC principal from other short-term receivables to loans	1,378,578,577,982
Reclassification of fixed-interest-bearing BCC profit from other short-term receivables to loan interest	149,898,919,114
Total	1,528,477,497,096



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(ii) Provisions for impairment of short-term held-to-maturity investments

Adjustments include:

Reclassification of provision for fixed-interest-bearing BCC principal	154,702,973,069
Reclassification of provision for fixed-interest-bearing BCC profit	36,707,642,929
Total	191,410,615,998

(iii) Other short-term investments

Adjustment of the principal amount of the joint investment with Suoi Kiet Stone Company Limited – where there is no joint control but benefits are derived from the post-tax profit of the contract – to Other short-term investments.

(iv) Equity investments in other entities

Reclassification of the principal amount of the joint investment with Cat Trinh Industrial Area BCG Joint Stock Company – where there is no joint control but benefits are derived from the post-tax profit of the contract – to Equity investments in other entities.

(v) Adjustment of the principal amount of long-term BCC bearing a fixed interest rate from other long-term receivables to long-term held-to-maturity investments.

(vi) Adjustment of the allowance for long-term doubtful debts relating to the long-term BCC principal bearing a fixed interest rate to Provisions for impairment of long-term held-to-maturity investments.

(vii) Reclassification of dividends payables from Other short-term payables to Payables for dividends and profit distributions.

(viii) Adjustment of the provision for short-term BCC principal bearing a fixed interest rate from general and administrative expenses to financial expenses.

3. Segment information

The segment information is presented according to business segments and geographical segments. The primary reporting format is the business segments because the Group's operations are organized and managed based on the nature of services provided.

3a. Information on business segments

The Group has the following main business fields:

- Construction: construction of high-rise buildings, roads, bridges, etc.
- Manufacturing and trading in construction materials: supply of sand, stone, construction materials, etc.
- Services: vehicle lease, automatic toll collection services, etc.

Information on the Group's financial performance, fixed assets, other non-current assets and significant non-cash expenses by the business segments is presented in attached Appendix 4.

3b. Information on geographical segments

All of the Group's business operations take place within Vietnam territory only.



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4. Going-concern assumption

The total accumulated loss as of 30 June 2026 was VND 1,814,380,466,168. As of 30 June 2026 and up to the reporting date, the Group has experienced certain difficulties in its business operations and financial position. Details are provided as below:

- Net cash flows used in operating activities during the period are negative;
- Some receivables become due but their recovery has been slower than expected;
- Some borrowings and financial lease liabilities have been overdue and reclassified to a higher risk category by credit institutions during the period;
- The Company's shares (stock code TCD) were officially delisted from the Ho Chi Minh City Stock Exchange (HOSE) pursuant to Decision No. 590/QĐ-SGDHCM dated 08 July 2026, with effect from 15 July 2026. Subsequently, the Company's shares were registered for trading on the UPCoM (Unlisted Public Company Market) of the Hanoi Stock Exchange under the stock code "TCD" pursuant to Decision No. 961 dated 17 July 2026 of the Hanoi Stock Exchange (see Note I.9);
- The Company's TCDH2227002 bonds have been suspended from trading since 20 March 2025 according to Notice No. 1161/TB-SGDHN dated 19 March 2025 of the Hanoi Stock Exchange (see Note No. V.19b).

The foregoing events and other conditions show the existence of material uncertainties that may cause significant doubt on the Group's ability to continue as a going concern.

Nevertheless, the Board of Management believes that the preparation of the Consolidated Interim Financial Statements on the going concern basis remains appropriate based on the following considerations:

- In fact, the Group has continued to operate in the normal course of business and has fulfilled its major financial obligations after 30 June 2026 to the reporting date;
- The Board of Management is implementing measures to improve the Group's financial position and cash flows, including the divestment and disposal of certain investments, accelerating the collection of receivables, and negotiating with credit institutions to restructure the Group's existing borrowings and debt classifications;
- The Board of Management believes that these measures will generate necessary cash flows to enable the Group to fulfill its financial obligations as they fall due and to continue its operations for at least 12 months from the issuance date of these Consolidated Interim Financial Statements.

The Group's ability to continue as a going concern depends on the successful implementation of the above measures, particularly the divestment, recovery of receivables and restructuring of existing borrowings. Accordingly, these Consolidated Interim Financial Statements were prepared on the going concern basis and do not include any adjustments that may be necessary if the Group were unable to continue as a going concern - including the revaluation and reclassification of assets and liabilities at their recoverable or disposable amounts, as well as the recognition of additional liabilities (if any).

5. Significant accounting judgements, estimates and assumptions

In preparing these Consolidated Interim Financial Statements, the Board of Management has made estimates and assumptions that affect the reported amounts of assets, liabilities, revenue and expenses. Actual results may differ from these estimates. Significant accounting judgements, estimates and assumptions are reviewed and updated by the Board of Management on an ongoing basis based on historical experience and other relevant factors.

The estimates listed below are assessed by the Board of Management as carrying a risk of leading to a material adjustment to the carrying amounts of assets and liabilities in the next fiscal year should the underlying assumptions change.



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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Notes to the Consolidated Interim Financial Statements (cont.)

Provision for losses on investments in other entities

The Group estimates provisions for losses of investments in subsidiaries, associates and other investments based on the extent of impairment of each investment. This estimate depends on forecasts of the financial position and business prospects of the investee and is therefore subject to uncertainty.

As of 30 June 2026, the value of investments in other entities was VND 810,946,195,765, of which a provision of VND 436,735,557,401 was made. The value of investments in associates was VND 1,018,488,009,736. The Board of Management assesses the likelihood of actual losses exceeding the provision already made as low, and no signs of material impairment have been identified regarding investments in associates. Risk mitigation measures include:

- Regularly monitoring the business performance of investees and requiring them to submit business plans;
- Assessing indicators of impairment at each reporting date in accordance with regulations;
- Proceeding with the legal formalities to liquidate underperforming investments.

Provisions for losses on loans and held-to-maturity investments

The Group estimates provisions for loan and held-to-maturity investments, including the principal and interest of fixed-interest-bearing BCCs, based on the recoverability and impairment of each item. The estimates are dependent on forecasts of the financial position, cash flows and solvency of the counterparties and therefore involve significant uncertainty.

As of 30 June 2026, the total carrying amount of loans and held-to-maturity investments was VND 1,265,448,999,265, of which a provision of VND 375,516,297,851 was made (short-term: VND 238,686,297,851; long-term: VND 136,830,000,000). The Board of Management assesses that the likelihood of actual losses exceeding the provisions already made is uncertain, based on the current financial situation of the counterparties. Risk mitigation measures include:

- Monitoring the financial position and repayment capacity of each counterparty; urging and negotiating the recovery of principal and interest;
- Reviewing and requesting collateral, and offsetting debts when eligible;
- Initiating legal proceedings or taking legal action against overdue receivables.

Allowance for doubtful debts

The Group estimates the allowance for doubtful debts based on an assessment of the recoverability of individual receivable balances, taking into account debt ages and financial condition of each customer. Uncertainty arises from forecasting customers' future ability to pay, particularly in the context of economic fluctuations.

As of 30 June 2026, the total balance of short-term trade receivables was VND 655,215,823,559, for which the Group made an allowance of VND 42,017,165,435. Based on customers' payment history and available information regarding the financial situation of each debtor, the Board of Management is unable to certainly determine whether actual losses will exceed the allowance made. Risk mitigation measures include:

- Regularly monitoring and following up the recovery of receivables;
- Requiring collateral or guarantees for large-value debts and reviewing each customer's credit limit on a quarterly basis;
- Initiating legal proceedings or other legal enforcement actions against overdue receivables where appropriate.

Net realizable value of inventories

The Group's inventories primarily consist of work-in-process related to construction projects. Determination of the net realizable value requires the Board of Management to estimate selling prices, costs necessary to complete the projects and selling expenses; these estimates are influenced by construction progress, the likelihood of handover and the financial position of the project owners, and therefore involve elements of uncertainty.



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Notes to the Consolidated Interim Financial Statements (cont.)

As of 30 June 2026, inventories amounted to VND 868,557,193,523 (of which work-in-process totaled VND 682,006,202,843, comprising the King Crown Infinity project at VND 349,373,519,842 and the Malibu Hoi An project at VND 142,778,123,135), for which an allowance for devaluation of VND 3,099,359,193 has been made. The Board of Management assesses the likelihood of having to make a material additional provision as low. Risk mitigation measures include:

- Monitoring the progress and actual costs of each project; assessing the net recoverable value at each reporting date;
- Expediting acceptance, handover and liaising with the project owner to ensure timely recovery of funds.

Estimated useful lives and residual values of fixed assets

The Group estimates the useful lives of fixed assets based on technical assessments and actual operating experience. Changes in technology, usage intensity or maintenance conditions may cause the actual useful life to differ from the initial estimate.

As of 30 June 2026, the Board of Management has not identified any factors that would require significant revisions to the assumptions currently applied and assessed the likelihood of material differences from the estimates as low for the majority of assets. Risk mitigation measures include:

- Reviewing and, where appropriate, revising estimated useful lives on an annual basis;
- Carrying out regular maintenance in accordance with technical procedures and assessing signs of impairment at each reporting date;
- Planning timely replacement of assets to minimize disruptions to business operations.

Estimates of the progress of construction projects

Revenue from construction activities is recognized based on the value of workload performed, as determined and confirmed in accordance with the terms of the contract and relevant acceptance records. As of 30 June 2026, all of the Group's projects were in the construction phase; assessing the likelihood of completion and the handover date requires the Board of Management to make assumptions based on the actual construction progress, legal situation, contractor capacity, land clearance progress and the investor's ability to arrange capital and fulfill payment obligations.

The Board of Management assesses that some projects may experience delays in handover compared to the plan due to the investor facing financial difficulties; this may affect the timing of work acceptance and, thereby affecting the timing, value of revenue and profit recognized in future accounting periods. Mitigation measures include:

- Assigning dedicated staff to monitor and handle legal procedures and liaise with the relevant government authorities to expedite the approval process;
- Drawing up contingency construction plans (overtime, additional manpower) to catch up on schedule;
- Regularly updating clients on progress and negotiating adjustments to handover deadlines for objective delays in accordance with the contract terms.

Estimation of corporate income tax and deferred tax

The determination of income tax expense and deferred tax assets/tax liabilities requires the Board of Management to exercise judgement regarding the application of prevailing tax regulations, the probability of generating sufficient future taxable profits against which deferred tax assets can be utilized, and the potential outcomes of tax audits and assessments by the tax authorities.



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Notes to the Consolidated Interim Financial Statements (cont.)

As of 30 June 2026, the Group had unrecognized deferred income tax assets of VND 1,980,446,423,811 arising from taxable losses carried forward and temporarily deductible differences, due to uncertainty regarding the availability of sufficient future assessable income. If taxable profits in coming years are lower than estimated, this deferred tax asset may continue to be ineligible for recognition. The Board of Management assesses the likelihood of actual taxable profits being significantly lower than planned as low. Risk mitigation measures include:

- Reviewing the recoverability of deferred tax assets on an annual basis;
- Consulting tax specialists regarding the application of tax regulations to complex transactions and maintaining adequate supporting documentation to facilitate explanations during tax inspections and tax audits;
- Closely monitoring developments in tax legislation and updating tax estimates, where necessary, on a timely basis.

6. Subsequent events

Apart from the event whereby the Company's shares were delisted from the Ho Chi Minh City Stock Exchange (HOSE) and transferred to trading on the UPCoM (Unlisted Public Company Market) of the Hanoi Stock Exchange, with trading restricted from 24 July 2026, as presented in Note No. I.8, the Company's Board of Management confirms that no other material events have arisen between the end of the accounting period and the approval date of the Consolidated Interim Financial Statements that require adjustments or disclosures in the Consolidated Interim Financial Statements.



Nguyen Thi Kim Yen
Chief Accountant/Preparer



Date: 27 August 2026

Le Huynh Thuong Minh
Chief Executive Officer
Legal Representative



Appendix 1: Movements in short-term borrowings and financial lease liabilities

~~Approved on 27 August 2026~~



Le Huynh Thuong Minh
Chief Executive Officer
Legal Representative

Nguyen Thi Kim Yen
Chief Accountant/Preparer

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Appendix 1: Movements in long-term borrowings and financial lease liabilities

Unit: VND

	Beginning balance	Increases during the period	Transfer to short-term borrowings	Amount repaid during the period	Allocation of bond costs	Offsetting against financial lease liabilities	Ending balance
Current period							
Long-term borrowings from banks	112,164,250,000	-	(2,716,500,000)	-	-	-	109,447,750,000
Long-term borrowings from organizations	-	-	-	-	-	-	-
Long-term borrowings from individuals	-	-	-	-	-	-	-
Financial lease liabilities	2,052,609,085	-	(1,289,373,385)	-	-	-	763,235,700
Ordinary bonds	984,719,633,333	-	-	-	-	-	984,719,633,333
Total	1,098,936,492,418	-	(4,005,873,385)	-	-	-	1,094,930,619,033
Previous period							
Long-term borrowings from organizations	138,000,000,000	2,550,000,000	(15,895,625,000)	-	-	-	124,654,375,000
Long-term borrowings from individuals	2,820,000,000	-	-	(2,820,000,000)	-	-	-
Financial lease liabilities	7,970,237,646	-	(2,840,099,365)	-	-	(708,790,676)	4,421,347,605
Ordinary bonds	981,839,433,333	-	-	-	1,440,100,000	-	983,279,533,333
Total	1,130,629,670,979	2,550,000,000	(18,735,724,365)	(2,820,000,000)	1,440,100,000	(708,790,676)	1,112,355,255,938

Unaudited

Nguyen Thi Kim Yen
Chief Accountant/Preparer

Approved on 27 August 2026



Phan Huynh Thuong Minh
Chief Executive Officer
Legal Representative



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Appendix 3: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Share premiums	Investment and development fund	Other equity funds	Retained profit/Accumulated loss	Non-controlling interests	Total
Beginning balance of the previous year	3,358,206,410,000	244,421,087,982	584,650,517	917,191,749	(1,881,967,653,339)	126,177,423,066	1,848,339,109,975
Profit/(loss) in the previous period	-	-	-	-	(373,671,202,194)	16,320,647,585	(357,350,554,609)
Appropriation for funds in the previous period	-	-	-	-	(2,160,643,940)	(2,160,643,939)	(4,321,287,879)
Other increases	-	-	-	-	-	2,839,348,410	2,839,348,410
Ending balance of the previous period	3,358,206,410,000	244,421,087,982	584,650,517	917,191,749	(2,257,799,499,473)	143,176,775,122	1,489,506,615,897
Beginning balance of the current year	3,358,206,410,000	244,421,087,982	584,650,517	917,191,749	(1,881,967,653,339)	126,177,423,066	1,848,339,109,975
Profit in the current period	-	-	-	-	87,754,287,533	34,477,896,351	122,232,183,884
Appropriation for funds in the current period	-	-	-	-	(20,167,100,362)	(20,167,100,361)	(40,334,200,723)
Ending balance of the current period	3,358,206,410,000	244,421,087,982	584,650,517	917,191,749	(1,814,380,466,168)	104,151,776,753	1,893,900,650,833

Approved on 27 August 2026



Nguyễn Thị Kim Yen

Nguyễn Thị Kim Yen
Chief Accountant/Preparer

Le Huyền Thương Minh
Chief Executive Officer
Legal Representative



TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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For the first 6 months of the fiscal year ending 31 December 2026

Appendix 4: Segment information according to the business segments

Unit: VND

Information on the Group's financial performance, fixed assets, other non-current assets and values of significant non-cash expenses according to the business segments is as follows:

	Construction	Manufacturing and trading in construction materials	Others	Deductions	Total
Current period					
Net external revenue from sales of goods and provisions of services	18,026,714,297	320,099,553,600	34,185,537,157	-	372,311,805,054
Net intra-segment revenue from sales of goods and provisions of services	-	601,382,600	158,338,500	(759,721,100)	-
Total net revenue from sales of goods and provisions of services	18,026,714,297	320,700,936,200	34,343,875,657	(759,721,100)	372,311,805,054
Segment financial performance					
Expenses not attributable to segments	(1,087,391,915)	79,167,283,809	3,520,894,691	-	81,600,786,585 (754,701,095)
Operating profit					80,846,085,490
Financial income					4,341,932,707
Financial expenses					(4,241,118,344)
Gains or losses in joint ventures, associates					(7,537,904,610)
Other income					11,534,686,335
Other expenses					(29,474,512,922)
Current income tax					(19,794,946,064)
Deferred income tax					86,557,961,292
Profit after tax					122,232,183,884
Total expenses on acquisition of fixed assets and other non-current assets	-	13,216,344,190	1,187,265,488	-	14,403,609,678
Total depreciation/(amortization) and allocation of long-term deferred expenses	87,221,910	5,975,151,000	3,449,974,408	-	9,512,347,318
Total significant non-cash expenses (except depreciation/(amortization) and allocation of long-term deferred expenses)	(7,858,777,260)	1,459,694,378	131,128,906	-	(6,267,953,976)



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Appendix 4: Segment information according to the business segments (cont.)

Previous period	Manufacturing and trading in construction				Total
	Construction	materials	Others	Deductions	
Net external revenue from sales of goods and provisions of services	127,370,589,025	130,844,177,184	63,300,606,742	-	321,515,372,951
Net intra-segment revenue from sales of goods and provisions of services	6,164,680,654	16,998,664,893	6,426,481	(23,169,772,028)	-
Total net revenue from sales of goods and provisions of services	133,535,269,679	147,842,842,077	63,307,033,223	(23,169,772,028)	321,515,372,951
Segment financial performance	(160,846,589,412)	(96,674,725,077)	8,773,509,105	1,038,106,169	(247,709,699,215)
Expenses not attributable to segments	-	-	-	-	-
Operating profit/(loss)	-	-	-	-	(247,709,699,215)
Financial income	-	-	-	-	1,324,705,750
Financial expenses	-	-	-	-	(83,810,635,866)
Gains or losses in joint ventures, associates	-	-	-	-	(7,956,928,621)
Other income	-	-	-	-	4,462,124,809
Other expenses	-	-	-	-	(7,201,547,648)
Current income tax	-	-	-	-	(14,211,576,870)
Deferred income tax	-	-	-	-	(2,246,996,948)
Profit/(loss) after tax	-	-	-	-	(357,350,554,609)
Total expenses on acquisition of fixed assets and other non-current assets	-	-	-	-	-
Total depreciation/(amortization) and allocation of long-term deferred expenses	1,320,825,589	3,474,450,903	3,640,125,709	-	8,435,402,201
Total significant non-cash expenses (except depreciation/(amortization) and allocation of long-term deferred expenses)	303,707,437,693	6,536,191,434	1,385,087,274	-	311,628,716,401



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Appendix 4: Segment information according to the business segments (cont.)

The Group's assets and liabilities according to the business segments are as follows:

	Construction	Manufacturing and trading in construction materials	Others	Deductions	Total
Ending balance					
Direct assets of segment	3,473,842,367,613	255,935,624,068	-	(58,692,985,407)	3,671,085,006,274
Allocated assets	-	50,239,144,368	4,513,139,291	-	54,752,283,659
Unallocated assets	-	-	-	-	2,590,751,977,325
Total assets					6,316,589,267,258
Direct liabilities of segment	1,895,756,428,975	3,016,063,973	-	(60,701,084,034)	1,838,071,408,914
Allocated liabilities	-	179,578,267,105	16,132,076,754	-	195,710,343,859
Unallocated liabilities	-	-	-	-	2,388,906,863,652
Total liabilities					4,422,688,616,425
Beginning balance					
Direct assets of segment	3,964,873,062,775	124,265,288,561	312,466,509,013	(57,748,257,567)	4,343,856,602,782
Allocated assets	-	47,107,477,250	6,846,945,778	-	53,954,423,028
Unallocated assets	-	-	-	-	3,105,938,504,053
Total assets					7,503,749,529,863
Direct liabilities of segment	3,184,288,533,764	2,225,355,873	8,889,693,603	(59,756,356,194)	3,135,647,227,046
Allocated liabilities	-	74,238,199,424	10,790,323,655	-	85,028,523,079
Unallocated liabilities	-	-	-	-	2,434,734,669,763
Total liabilities					5,655,410,419,888

Unum

Nguyen Thi Kim Yen
Chief Accountant/Preparer



Deputy General Director
Chief Executive Officer
Legal Representative





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for tomorrow**

A&C AUDITING AND CONSULTING CO., LTD.

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