CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG 3-2 3-2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY	CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc lập - Tự do - Hạnh phúc THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom – Happiness
Số/ *No*: 40/2026-CBTT	*TP. Hồ Chí Minh, ngày 29 tháng 7 năm 2026* *Ho Chi Minh City, month 7 day 29 year 2026*

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính gửi/ *To*:

- Uỷ ban Chứng khoán Nhà nước/ *The State Securities Commission;*
- Sở Giao dịch Chứng khoán TP HCM/ *Hochiminh Stock Exchange.*

1. Tên tổ chức/ *Name of organization*: CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG 3-2/ *3-2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY*

- Mã chứng khoán/ *Stock code*: C32

- Địa chỉ/ *Address*: Số 45A, đường Nguyễn Văn Tiết, phường Lái Thiêu, Thành phố Hồ Chí Minh/ *45A Nguyen Van Tiet Street, Lai Thieu Ward, Ho Chi Minh City.*

- Điện thoại liên hệ/ *Tel*: 0274.3759446/19005132 - Fax: 0274.3755605

- E-mail: info@c32.vn

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

Báo cáo tài chính hợp nhất Quý II năm 2026 và giải trình kết quả kinh doanh so với cùng kỳ năm 2025/*Consolidated financial statements for the second quarter of 2026 and explanation of business results compared to the same period in 2025.*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 29/07/2026 tại đường dẫn: www.c32.vn - Quan hệ cổ đông – Báo cáo tài chính – Năm 2026/ *This information was published on the Company's website on July 29, 2026, at: www.c32.vn – Investor Relations – Financial Statements – 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 đính kèm/ Attached documents:
- *Báo cáo tình hình tài chính/ Statement of Financial Position;*
- *Báo cáo KQHĐ KD/ Income Statement;*
- *Báo cáo lưu chuyển tiền tệ (ppgt)/ Cash Flow Statement (Direct Method);*
- *Thuyết minh báo cáo tài chính/ Notes to Financial Statements;*
- *Công văn giải trình số 357/CTY-TC ngày 29/07/2026/ Explanation Letter No. 357/CTY-TC dated July 29, 2026..*

Người ủy quyền công bố thông tin/
Person authorized to disclose information

Lữ Minh Quân

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG 3-2

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG 3-2
DN: C=VN, S=BÌNH DƯƠNG, L=THUẬN AN, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG 3-2, OID.0.9.2342.19200300.100.1.1=MST:3700146225
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JOINT STOCK COMPANY INVESTMENT AND CONSTRUCTION 3-2

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, 29 July 2026

No.: 357/CTY-TC

Explanation of profit fluctuations in consolidated financial statements in the 2nd quarter of 2026 compared to the same period last year

To: - The State Securities Commission;
- Ho Chi Minh City Stock Exchange.

Company Name: **3-2 Investment and Construction Joint Stock Company**

Stock code: **C32**

Head Office Address: No. 45A, Nguyen Van Tiet Street, Lai Thieu Ward, Ho Chi Minh City.

Phone: 0274.3759446 **Fax**: 0274.3755605

Pursuant to Circular 96/2020/TT-BTC dated 11/11/2020 of the Ministry of Finance guiding the disclosure of information on the securities market;

Pursuant to the Consolidated Financial Statements of Quarter 2 of 2026 of 3-2 Investment and Construction Joint Stock Company.

3-2 Investment and Construction Joint Stock Company would like to explain the fluctuations in the profit of the consolidated financial statements for the 2nd quarter of 2026 after the audit and compared to the same period last year as follows:

Profit After tax	**Q2026**	**Q2 2025**	**% Spread**
Consolidated Reporting	4.916.073.243	-6.422.845.043	231%

Causes:

The consolidated financial statements for the 2nd quarter of 2026 have fluctuations in profit increase of VND 11.33 billion (equivalent to 231%) due to fluctuations in profit reports of increased profits from associated companies, the main reasons are as follows:

Net revenue from sales and services decreased by VND 28,239,580,443 (equivalent to a decrease of 22%) and cost of goods sold decreased by VND

27,795,540,924 (equivalent to a decrease of 26%), resulting in a slight decrease in gross profit from sales and service provision of VND 444,039,519 (equivalent to a decrease of 2%) compared to the same period last year. mainly due to the increase in the cost of construction and installation activities during the period when the works have been completed.

Revenue from financial activities increased by 581,783,523 VND (equivalent to an increase of 23%) compared to the same period last year, the reason is that in this period the Company received a dividend of 6% from Mien Dong Joint Stock Company.

Profit from associated joint venture companies, mainly Mien Dong joint stock company in the period, increased by VND 6,480,375,290, an increase of 3,549% compared to Q2 2025.

Other expenses decreased by 19,423,703,765 VND because in the previous period, the Company recorded additional expenses for granting mineral exploitation rights at Tan Dong Hiep construction quarry with a total amount of 19,669,316,603 VND;

The above are some of the main reasons affecting production and business results, leading to fluctuations in consolidated financial statements in the 2nd quarter of 2026 compared to the same period in 2025.

Best regards!

Recipients :
- As above;
- Save VT/TC/4

GENERAL DIRECTOR

M.S.D.N:3700146225-C.T.C.P
CÔNG TY
CỔ PHẦN
ĐẦU TƯ VÀ XÂY DỰNG
3-2
P.LÁI THIÊU-TP.HỒ CHÍ MINH

Nguyễn Thế Phi

3-2 INVESTMENT AND CONSTRUCTION JOINT STOCK COPANY
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INVESTMENT AND CONSTRUCTION
JOINT STOCK COMPANY

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2-2026 of the fiscal year ending December 31, 2026

Lai Thieu Ward, July 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Code		ASSETS	Note	Ending balance VND	Beginning balance VND
100	**A.**	**CURRENT ASSETS**		**384,334,600,583**	**388,540,736,004**
110	**I.**	**Cash and cash equivalents**	**03**	**85,575,385,871**	**83,744,923,330**
111	1.	Cash		85,575,385,871	63,712,389,084
112	2.	Cash equivalents		-	20,032,534,246
120	**II.**	**Short-term financial investments**	**04**	**91,009,055,629**	**88,558,118,770**
121	1.	Trading securities		38,799,169,596	50,385,142,928
122	2.	Provision for diminution in value of trading		(6,488,033,596)	(5,167,503,610)
123	3.	Short-term held-to-maturity investments		58,697,919,629	43,340,479,452
130	**III.**	**Short-term receivables**		**63,054,231,219**	**102,529,912,924**
131	1.	Short-term trade receivables	05	78,269,159,762	102,737,399,134
132	2.	Short-term prepayments to suppliers	06	7,882,738,266	18,158,503,697
135	3.	Other short-term receivables	07	4,936,064,151	10,303,428,549
136	4.	Provision for short-term doubtful debts		(28,033,730,960)	(28,669,418,456)
140	**IV.**	**Inventories**	**09**	**136,390,095,408**	**111,597,481,643**
141	1.	Inventories		145,087,901,602	120,778,763,562
142	2.	Provision for devaluation of inventories		(8,697,806,194)	(9,181,281,919)
160	**V.**	**Other short-term assets**		**8,305,832,456**	**2,110,299,337**
161	1.	Short-term deferred expenses	14	827,593,521	604,094,992
162	2.	Deductible VAT		10,786,902	10,756,902
163	3.	Taxes and other receivables from State budget	18	7,467,452,033	1,495,447,443

200	**B.**	**NON-CURRENT ASSETS**		**399,781,928,073**	**449,938,860,676**
210	**I.**	**Long-term receivables**		**88,432,806,055**	**88,432,806,055**
215	1.	Other long-term receivables	07	88,432,806,055	88,432,806,055
220	**II.**	**Fixed assets**		**117,391,448,552**	**125,039,918,152**
221	1.	Tangible fixed assets	10	70,142,027,969	75,109,678,835
222	-	*Historical costs*		*249,774,685,056*	*249,946,381,752*
223	-	*Accumulated depreciation*		*(179,632,657,087)*	*(174,836,702,917)*
227	2.	Intangible fixed assets	11	47,249,420,583	49,930,239,317
228	-	*Historical costs*		*95,232,117,904*	*97,082,117,904*
229	-	*Accumulated amortization*		*(47,982,697,321)*	*(47,151,878,587)*
240	**III.**	**Investment properties**	**12**	**7,813,991,184**	**8,221,334,814**
241	-	Historical costs		15,522,282,085	15,522,282,085
242	-	Accumulated depreciation		(7,708,290,901)	(7,300,947,271)
250	**IV.**	**Long-term assets in progress**	**13**	**6,415,812,884**	**4,743,276,928**
252	1.	Construction in progress		6,415,812,884	4,743,276,928
260	**V.**	**Long-term financial investments**	**04**	**123,264,127,123**	**165,129,939,304**
262	1.	Investments in joint ventures, associates		114,580,033,123	156,445,845,304
263	2.	Equity investments in other entities		22,700,887,800	22,700,887,800
264	3.	Provision for impairment of long-term investments		(14,016,793,800)	(14,016,793,800)
270	**VI.**	**Other long-term assets**		**56,463,742,275**	**58,371,585,423**
271	1.	Long-term deferred expenses	14	56,463,742,275	58,371,585,423
280		**TOTAL ASSETS**		**784,116,528,656**	**838,479,596,680**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

Code		CAPITAL	Note	Ending balance VND	Beginning balance VND
300	**C.**	**LIABILITIES**		**256,019,574,414**	**269,646,520,413**
310	**I.**	**Current liabilities**		**248,024,733,753**	**269,605,498,456**
311	1.	Short-term trade payables	15	15,727,644,223	14,272,160,543
312	2.	Short-term prepayments from customers	16	21,816,115,829	16,767,749,054
313	3.	Dividend and profit payables	17	27,342,075	27,342,075
314	4.	Short-term taxes and other payables to State	18	-	538,071,924
315	5.	Payables to employees		2,293,668,682	6,986,452,343
316	6.	Short-term accrued expenses	19	629,574,236	24,368,552,833
320	7.	Other short-term payables	20	3,581,430,768	3,716,934,707
321	8.	Short-term borrowings and finance lease liabilities	21	196,436,461,344	195,364,500,496
322	9.	Provisions for short-term payables	22	254,764,281	681,158,758
323	10.	Bonus and welfare fund		7,257,732,315	6,882,575,723
330	**II.**	**Non-current liabilities**		**7,994,840,661**	**41,021,957**
338	1.	Other long-term payables	20	891,000,000	
342	2.	Deferred income tax liabilities	35.a	7,103,840,661	41,021,957
400	**D.**	**OWNER'S EQUITY**		**528,096,954,242**	**568,833,076,267**
411	1.	Contributed capital		300,592,900,000	300,592,900,000
411a		*Ordinary shares with voting rights*		*300,592,900,000*	*300,592,900,000*
412	2.	Share premium		2,190,000,000	2,190,000,000
415	3.	Repurchased own shares		(20,100,000)	(20,100,000)
418	4.	Development and investment funds		117,958,019,776	117,066,980,035
420	5.	Retained earnings		105,386,634,085	147,013,722,356
420a		*RE accumulated till the end of the previous year*		*90,345,526,105*	*120,712,538,611*
420b		*RE of the current year*		*15,041,107,980*	*26,301,183,745*
429	6.	Non-controlling interests	24	1,989,500,381	1,989,573,876
440		**TOTAL CAPITAL**		**784,116,528,656**	**838,479,596,680**

M.S.D.N:3700146225-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG 3-2
P.LÁI THIÊU-TP.HỒ CHÍ MINH

Preparer	Person in charge of accounting	General Director
Phan Huy Thuan	**Nguyen The Phi**	**Nguyen The Phi**
Preparer	Person in charge of accounting	General Director
		Approved, 29 July 2026

INTERIM CONSOLIDATED STATEMENT OF INCOME

Second quarter of 2026

Code	ITEMS	Note	Second quarter This year	Second quarter Last year	Accumulated to the end of this quarter This year VND	Accumulated to the end of this quarter Last year VND
01	**1. Revenues from sales of goods and rendering**	**26**	**99,902,769,998**	**128,133,447,785**	**198,790,299,295**	**202,701,424,786**
02	2. Revenue deductions	27	8,902,656		8,902,656	-
	- *Trade discount*				-	-
	- *Sales return*				*8,902,656*	-
	- *Sales rebates*				-	-
10	**3. Net revenues from sales of goods and**		**99,893,867,342**	**128,133,447,785**	**198,781,396,639**	**202,701,424,786**
11	**4. Cost of goods sold**	**28**	**80,945,007,238**	**108,740,548,162**	**167,702,267,384**	**172,372,493,181**
20	**5. Gross profit from sales of goods and**		**18,948,860,104**	**19,392,899,623**	**31,079,129,255**	**30,328,931,605**
21	6. Gain/(loss) on liquidation or disposal of investment properties				-	-
0	- *Financial income*	*0*			-	-
0	- *Financial income*	*0*			-	-
22	7. Financial income	29	3,118,034,839	2,536,251,316	4,019,621,313	7,197,362,154
23	8. Financial expenses	30	3,858,551,506	2,882,854,870	7,481,576,273	4,452,497,562
24	*In which: Interest expenses*		*940,330,340*	*2,335,024,870*	*3,503,695,347*	*2,335,024,870*
25	9. Selling expenses	31	8,033,120,164	8,530,571,456	12,612,618,353	14,368,589,378
26	10. General administrative expenses	32	4,386,560,306	(482,760,855)	8,086,122,076	4,520,397,459
27	11. Share of joint ventures and associates' profit or loss		6,662,986,709	182,611,419	14,528,634,652	(4,228,419,213)
30	**12. Net profit from operating activities**		**12,451,649,676**	**11,181,096,887**	**21,447,068,518**	**9,956,390,147**
31	13. Other income	33	52,660,516	2,345,315,508	1,575,106,306	5,932,871,298
32	14. Other expenses	34	525,455,235	19,949,159,000	918,321,635	20,301,108,118
40	**15. Other profit**		**(472,794,719)**	**(17,603,843,492)**	**656,784,671**	**(14,368,236,820)**
50	**16. Total profit before tax**		**11,978,854,957**	**(6,422,746,605)**	**22,103,853,189**	**(4,411,846,673)**

51	17. Current corporate income tax expenses				-	-
52	18. Deferred corporate income tax expenses	35.b	7,062,818,704	98,438	7,062,818,704	834,961
60	**19. Profit after corporate income tax**		**4,916,036,253**	**(6,422,845,043)**	**15,041,034,485**	**(4,412,681,634)**
61	**20. Profit after tax attributable to shareholders of the parent**		**4,916,073,243**	**(6,422,757,866)**	**15,041,107,980**	**(4,412,455,046)**
62	**21. Profit after tax attributable to non-controlling interests**		(36,720)	(87,177)	(73,495)	(226,588)
70	**22. Basic earnings per share**	36	**164**	(427)	**204,655**	(294)

Approved, 29 July 2026

Preparer	Person in charge of accounting	General Director
Phan Huy Thuan	Nguyen The Phi	Nguyen The Phi

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

Second quarter of 2026

(Indirect method)

Code		ITEMS	Note	This year VND	Last year VND
	I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
01	***1.***	***Profit before tax***		***22,103,853,189***	***(4,411,846,673)***
	2.	***Adjustments for***			
02	-	Depreciation of fixed assets and investment		6,205,813,230	6,556,910,071
03	-	Provisions		(225,027,712)	(3,421,106,697)
05	-	Gains/losses from investing, financing activities		(16,160,562,638)	(4,977,573,998)
06	-	Interest expenses		3,503,695,347	4,647,906,637
07	-	Other adjustments		1,850,000,000	-
08	***3.***	***Operating profit before changes in working capital***		***17,277,771,416***	***(1,605,710,660)***
09	-	Increase/Decrease in receivables		34,714,904,611	35,763,818,366
10	-	Increase/Decrease in inventories		(24,309,138,040)	(35,763,576,853)
11	-	Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)		(21,743,437,304)	18,768,826,843
12	-	Increase/Decrease in deferred expenses		1,684,344,619	1,575,310,149
13	-	Increase/Decrease in trading securities		11,585,973,332	1,150,517,703
14	-	Interest expenses paid		(3,470,745,709)	(4,706,705,493)
16	-	Other receipts from operating activities		-	8,200,000,000
17	-	Other payments on operating activities		(1,098,643,085)	(141,552,317)
20		***Net cash flows from operating activities***		***14,641,029,840***	***23,240,927,738***
	II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
21	1.	Purchase or construction of fixed assets and other long-term assets		(1,672,535,956)	(2,936,318,392)
22	2.	Proceeds from disposals of fixed assets and other long-term assets		-	3,131,818,182
23	3.	Loans and purchase of debt instruments from other entities		(58,124,684,932)	-
24	4.	Collection of loans and resale of debt instrument of other entities		43,000,000,000	-
26	5.	Proceeds from equity investment in other entities		2,091,090,000	-
27	6.	Interest and dividend received		823,602,741	6,177,696,884
30		***Net cash flows from investing activities***		***(13,882,528,147)***	***6,373,196,674***
	III	**CASH FLOWS FROM FINANCING ACTIVITIES**			
33	1.	Proceeds from borrowings		164,910,518,007	188,412,063,706
34	2.	Repayment of principal		(163,838,557,159)	(216,440,818,020)
40		***Net cash flows from financing activities***		***1,071,960,848***	***(28,028,754,314)***

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

Second quarter of 2026
(Indirect method)

Code	ITEMS	Note	This year VND	Last year VND
50	**Net cash flows within the period**		**1,830,462,541**	**1,585,370,098**
60	**Cash and cash equivalents at the beginning of the period**		**83,744,923,330**	**49,051,184,329**
70	**Cash and cash equivalents at the end of the period**	03	**85,575,385,871**	**50,636,554,427**

M.S.D.N:3700146225-C.T.C.P
CÔNG TY
CỔ PHẦN
ĐẦU TƯ VÀ XÂY DỰNG
3-2
P.LÁI THIÊU-TP.HỒ CHÍ MINH

Phan Huy Thuan	Nguyen The Phi	Nguyen The Phi
Preparer	Person in charge of accounting	**General Director**
		Approved, 29 July 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Second quarter of 2026

1 . GENERAL INFORMATION OF THE COMPANY

1.1 . Forms of ownership

3-2 Investment and Construction Joint Stock Company (formerly 3-2 Investment and Construction Joint Stock Company) is a company that was equitized from the State-owned enterprise - 3-2 Investment and Construction Company according to Decision No. 1214/QD-UBND dated April 21, 2008 of the People's Committee of Binh

The Company operates under the Enterprise Registration Certificate for a joint stock company No. 3700146225, initially issued by the Department of Planning and Investment of Binh Duong Province (now the Department of Finance of Ho Chi Minh City) on 24 December 2008, with the 16th amendment registered on 11 February 2026.

The Company's head office is located at: No. 45A Nguyen Van Tiet Street, Lai Thieu Ward, Ho Chi Minh City.

Company's Charter capital: VND 300,592,900,000. Equivalent to 30,059,290 shares with the price of VND 10,000 per share.

The number of employees of the Parent Company and its subsidiaries as at 30/06/2026 was .... (as at 01/01/2026: ......).

1.2 . Business field

Manufacturing, Construction, Trading, Real Estate Business and Services

1.3 . Business activities

Main business activities of the Company include:

- Production of stone, concrete and bricks
- Construction of projects
- Trading of construction materials
- Real estate business
- Vehicle rental and rental of construction tools and equipment

1.4 . The C32's operation in the period that affects the Interim Consolidated Financial Statements

The Company's total accounting profit before tax for the first six months of 2026 was negative VND 25.640.915.216, representing a significant decrease compared to the same period of the previous year. The main

- Net revenue from sales of goods and rendering of services decreased by VND 3.911.125.491 (equivalent to a decrease of 1.93%), while cost of goods sold decreased by VND 4.670.225.797 (equivalent to a decrease of 2.71%), resulting in a slight increase in gross profit from sales of goods and rendering of services of VND 750.197.650 (equivalent to an increase of 2.47%) compared to the same period of the previous year. This was mainly due to the decrease in production costs of box culverts, which resulted in higher gross profit from the sale of finished products compared to the previous period.
- Revenue from financial activities decreased by VND 1.087.269.632 (equivalent to a decrease of 15%) compared to the same period of the previous year, mainly because the Company did not receive as much dividend income and profit from investment trust contracts during the period as in the previous period.
- Finance costs increased by VND 38.338.997.426 (equivalent to an increase of 860,26%) compared to the same period of the previous year, mainly due to the provision made for the investment in Thu Duc Long An Centrifugal Concrete Joint Stock Company amounting to VND 35,3 billion and an increase in borrowing costs of VND 1,4 billion as the Company obtained additional borrowings to support its business operations.

- Selling expenses decreased by VND 1.760.487.867 (equivalent to a decrease of 12.25%) compared to the same period of the previous year, mainly due to the reversal of provision for warranty obligations for construction projects.

- General and administrative expenses increased by VND 3.567.154.382 (equivalent to an increase of 78,99%) compared to the same period of the previous year, mainly because the Company reversed the provision for doubtful receivables in the previous period.

- Other income decreased by VND 2.507.764.992 (equivalent to a decrease of 42,27 %) as, in the previous period, the Company disposed of a number of assets, resulting in higher income from asset disposals compared to the current period. Meanwhile, during the current period, the Company received compensation of VND 3,2

- Other expenses decreased by VND 17.532.786.483 compared to the same period of the previous year, as in the previous period the Company recorded additional expenses for mineral exploitation rights at Tan Dong Hiep construction stone quarry amounting to VND 19.669.316.603

Based on the above main factors, the Company's total accounting profit before tax decreased significantly compared to the previous period.

1.5 . Group structure

The C32's subsidiaries consolidated in Interim Consolidated Financial Statements as at 30/06/2026 include:

Name	Location	Rate of interest	Rate of voting rights	Principle activities
Tien Phuoc Construction Minerals Joint Stock Company	Binh Phuoc Province	94.90%	94.90%	Quarrying and Processing of Stone
C32 Land One Member Limited Liability Company	Ho Chi Minh City	100.00%	100.00%	Architectural and Engineering Activities

Associates are reflected in the Interim Consolidated Financial Statements using the equity method as at 30/06/2026: Detailed in Note No. 4.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 1 January and ends as at 31 December.
The C32 maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The C32 applies Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 by the Ministry of Finance and Circular No. 202/2014/TT-BTC dated 22/12/2014 issued by the Ministry of Finance, Circular No. 43/2026/TT-BTC dated 20/04/2026 issued by the Ministry of Finance amending and supplementing some articles of Circular No. 202/2014/TT-BTC guiding the preparation and presentation of Consolidated

Declaration of compliance with Accounting Standards and Accounting System

The Company has adopted the Vietnamese Accounting Standards (VAS) and the guidance on the implementation of such standards issued by the State. The financial statements have been prepared and presented in full compliance with the requirements of each applicable accounting standard, the circulars providing guidance on the

2.3 . Changes in accounting policies and notes

On 27/102025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/032016 amending and supplementing some articles of Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 01/01/2026. On 20/04/2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing some articles of Circular No. 202/2014/TT-BTC guiding the preparation and presentation of Consolidated Financial Statements, effective from 01/01/2026.

The Company has applied the provisions of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC on a prospective basis from 1 January 2026. The Circulars introduce changes to the presentation of certain items in the financial statements. Comparative figures have been reclassified to conform with the presentation of the current period. Details of the reclassification of comparative figures are presented in Note 43 to these interim consolidated financial statements.

2.4 . Basis for the preparation of the Interim Consolidated Financial Statements

Interim Consolidated Financial Statements are prepared based on consolidating Interim Separate Financial Statements of the C32 and Financial Statements of its subsidiaries under its control for the second quarter of the year ending 31 december 2026.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the C32. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the C32 and its subsidiaries.

The operating results of subsidiaries acquired or disposed during the period are included in the Interim Consolidated Financial Statements from the effective date of acquisition or up to the effective date of disposal.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Interim Consolidated Financial Statements.

Non – controlling interests

Non – controlling interests represents the portion of profit or loss and net assets of subsidiaries not held by owners.

Profit and loss when there is a change in the Group's ownership in subsidiaries:

- In case the Parent company reduces their investment in subsidiaries without losing control over the subsidiaries: Profit/loss recorded into retained earnings in the Consolidated financial statements is the difference between the receipt from divestment and the total value of net assets transferred to non - controlling interests and corresponding goodwill;
- In case the Parent company reduces their investment in subsidiaries and loses control over the subsidiaries, the subsidiaries become associates: Profit/loss recorded in the Consolidated financial statements is the difference between the receipt from divestment and the total value of net assets transferred and remaining goodwill;
- In case subsidiaries raise additional capital from the owners when preparing Consolidated Financial Statements: the Parent company determines and presents the changes in its ownership and non - controlling interests in the net assets of the subsidiary before and after raising additional capital;
- In case of business combinations under common control: when transferring indirect subsidiaries to direct subsidiaries or vice versa, the Parent company determines and presents the changes in its ownership and non-controlling interests in the net assets of the subsidiary due to the changes of the ownership structure in subsidiaries.

2.5 . Accounting estimates

The preparation of the Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the end of the accounting period and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Consolidated Financial Statements

- Provision for doubtful debts
- Provision for devaluation of inventories
- Provision for payables
- Estimated allocation of deferred expenses
- Estimated useful life of fixed assets
- Classification and provision of financial investments
- Estimate the percentage of completion of revenue
- Estimated corporate income tax

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the C32's Interim Consolidated Financial Statements and that are assessed by the Board of Management to be reasonable under the

2.6 . Financial Instruments

Initial recognition

Financial assets

Financial assets of the Company include cash and cash equivalents, trade receivables and other receivables, lendings, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include borrowings, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the period because the prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.7 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits and monetary gold held as a reserve asset, exclusive of gold

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.8 . Business combination and goodwill

All business combinations shall be accounted for by applying the purchase method. The cost of a business combination includes the aggregate of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer, in exchange for control of the acquiree plus any costs directly attributable to the business combination. The acquiree's identifiable assets, liabilities and contingent liabilities in business combination are measured at their fair values at the acquisition date.

Goodwill or gain arising from a bargain purchase is determined as the difference between the cost of the investment and the Company's share of the fair value of the identifiable net assets of the subsidiary at the acquisition date (the date on which the parent obtains control of the subsidiary). Any gain on a bargain purchase is recognized in the consolidated statement of profit or loss. Goodwill is amortized on a straight-line basis over its estimated useful life of 10 years. On a periodic basis, the Company assesses goodwill for impairment in respect of its subsidiaries. If there is evidence that the impairment loss exceeds the annual amortization charge, the excess impairment loss is recognized immediately as an expense in the period in which it arises.

2.9 . Financial investments

Trading securities are initially recognized at fair value of the payments at the time the transaction occurs. Costs incurred in purchasing trading securities (if any) such as brokerage, transaction fee, cost of information allowance, taxes, bank's fees and charges,... are recognized in the financial expenses in the period. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading

Investments held to maturity comprise term deposits, negotiable instruments (including treasury bills and promissory notes, certificate of deposit), bonds, preference shares classified as liabilities and loans, etc. held to maturity to earn profits periodically and other held to maturity investments or of a similar nature and excluding derivative instruments.

Investments in joint ventures and associates: During the period, the buyer determines the date of purchase and the cost of investments and implements accounting procedures in accordance with the Vietnamese Accounting Standards on "Financial reporting of interest in joint ventures" and "Accounting for investments in associates".

In the Interim Consolidated Financial Statements, investments in joint ventures and associates are accounted for using equity method. Under this method, the investments are initially recorgnized on the Interim Consolidated Statement of Financial position at cost and adjusted thereafter for the post acquisition change in the Group's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Group will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

For the adjustment of the value of investments in joint ventures and associates from the date of investment to the beginning of the reporting period, the C32 shall:

- For the adjustment to the income statement of previous periods: make an adjustment to the undistributed profit after tax according to net adjusted accumulated amount to the beginning of the reporting period.
- For the adjustment due to the difference in revaluation of assets and the difference in foreign exchange rates, recorded in the financial position of the previous periods: determine the adjustment to the corresponding items on the Statement of Financial Position according to net accumulated adjusted amount.

Financial Statements of associates are prepared in the same period with the Group's consolidated financial statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

The Group ceases the use of the equity method of accounting since the date it no longer has significant influence over the associate. If the retained equity interest is a long-term investment, the entity measures the retained equity interest at fair value regarded as the cost on initial recognition. Profit/(loss) from the disposal of associate is recognised in the Interim Consolidated Statement of Income. The unrealised profits related to interest of the Group in joint ventures or associates at the time of ceasing the application of the equity method is also recognised in the Interim Consolidated Statement of Income.

Investment in joint ventures for investing into BOT project will be recovered by profit distributed by such joint ventures. Details are as follow:

- For the ... joint venture: Recovery period is... months, since..., fee collecting time to make profit is months after full recovery.
- For the ... joint venture: Recovery period is... months, since..., detailed recovery plan has not been developed yet.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the period as followings:

- Investments in trading securities: provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.

- Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, provision shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.

- Investments held to maturity: provision for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

2.10 . Receivables

The receivables shall be recorded in detail in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the C32. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Consolidated Financial Statements according to their

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provision for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating possible losses.

2.11 . Inventories

Inventories are initially recognized at cost, which comprises purchase costs, conversion costs, and other directly attributable costs incurred in bringing the inventories to their present location and condition at the date of initial recognition. Subsequent to initial recognition, at the date of preparation of the interim consolidated financial statements, if the net realizable value of inventories is lower than their cost, the inventories are measured at net

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

The cost of inventories is calculated using weighted average method/first in first out/specific

Method for valuation of work in process at the end of the period:

- The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the period.
- The value of work in progress is recorded based on actual cost incurred for each unfinished product/cost of main materials used for each unfinished product/actual cost incurred for each stage in production chain/the

Provision for devaluation of inventories made at the end of the period are the excess of original cost of inventory over their net realizable value.

2.12 . Fixed assets and Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initital standards conditions, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Consolidated Statement of Income in the period in which the costs are

Except for machinery, equipment used for production activities are depreciated (amortised) using the units of production method/declining balance method, fixed assets are depreciated (amortised) using the straight-line

- Buildings, structures	05 - 22	years
- Machineries, equipments	05 - 18	years
- Vehicles, transportation equipments	06 - 10	years
- Office equipments and furnitures	03 - 04	years
- Land use rights	30 - 47	years
- Managerment softwares	03 - 05	years

2.13 . Invesment properties

Investment properties are initially recognised at historical cost.

Investment properties held for capital appreciation prior to 01/01/2015 are depreciated on a straight-line basis similar to other fixed assets, but from 01/01/2015 they are not depreciated.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Buildings, structures	15 - 19	years
- Land use rights	06	years
- Land use rights	15 - 47	years

An item of owner-occupied property or inventories only becomes an investment property when its use has changed, evidenced by commencement of stopping using that item and starting to operate leasing for the third party or completing the construction period. The investment property is transferred to owner-occupied property or inventories only where it undergoes a change in use, evidenced by commencement of starting using the assets by owner or development with a view to sale. The transferring from investment property to owner-occupied property or inventories will not change the original cost and carrying amount of asset as at the date of transfer.

2.14 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.15 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.16 . Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses include:

- Deferred land expenses include prepaid land rental, including those related to leased land for which the C32 has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with current regulations. These expenses are recognized in the Interim Consolidated Statement of Income on a straight-line basis according to the lease term of the contract.
- Tools and supplies include assets which are possessed by the C32 in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from … to… years.
- Goodwill arising from the equitization of state-owned enterprise is allocated gradually within no more than 3 years.
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from … to… years.

2.17 . Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the C32. The payables shall be classified into short-term payables or long-term payables on the Interim Consolidated Financial Statements according to their remaining

2.18 . Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the C32 according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.19 . Borrowings and finance lease liabilities

Borrowings and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities.

2.20 . Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs".

2.21 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as annual leave salary, expenses arising from seasonal cessation of production, interest expenses, etc. which are recorded as operating expenses of the reporting period.

2.22 . Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:
- The C32 has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Only expenses related to the previously recorded provision for payable shall be offset by that provision for payables.

Provision for warranty obligation of construction project is estimated from ...% to ...% on value of the project based on the specification of each project and evaluation made by the Board of Management on actual time and

2.23 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of

Repurchased own shares bought before the effective date of the Securities Law 2019 (01/01/2021) are shares issued by the C32 and bought back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Repurchased own shares bought after 01/01/2021 will be cancelled and adjusted to reduce equity.

Retained earnings are used to present the C32's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the C32.

2.24 . Revenues

Revenue is recognized to extent that it is probable that the economic benefits will flow to the C32 and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at fair value of the consideration received, excluding discounts, rebates, and sales returns.

Sales of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The C32 no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

Rendering of services

- The percentage of completion of the transaction at the preparation date of Interim Consolidated Financial

Revenue from construction contract

- Revenue from construction contracts comprises the initial contract price; variations arising during the contract term; bonuses; other amounts received or receivable for costs incurred that are not recoverable from the customer, amounts receivable from the customer for losses arising from the customer's acts or omissions, and other amounts if they are probable and can be reliably measured. The accounting policy for recognizing revenue from construction contracts is presented in Note No. 2.10.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the C32 shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the C32;
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the C32's right to receive dividend is established.

2.25 . Revenue deductions

Revenue deductions from sales of goods and rendering of service arising in the period include: Trade discounts,

Trade discount, sales discount and sales return incurred in the same period of sales of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the C32 records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Interim Consolidated Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of Interim Consolidated Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.26 . Cost of goods sold

Cost of Goods Sold and Services Rendered represents the aggregate costs incurred for products, merchandise, materials, and supplies sold, as well as services rendered to customers during the reporting period. Such costs are recognized in accordance with the matching principle, ensuring they are appropriately matched with the corresponding revenue recognized in the same period, while complying with the principle of prudence (conservatism). Losses of materials and inventories in excess of normal levels, abnormal production costs, direct labor costs and fixed manufacturing overheads not allocated to the cost of inventories, inventory write-downs, and inventory losses or shortages, after deducting compensation recoverable from the responsible individuals or organizations, are recognized fully and promptly as cost of goods sold in the reporting period, even if the related products or merchandise have not yet been determined to have been sold.

2.27 . Financial expenses

Items recorded into financial expenses comprise:

- Borrowing costs, interest on deferred payment purchases, interest on leased assets;

- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities price; provision for losses from investment in other

The above items are recorded by the total amount arising within the period without compensation to financial

2.28 . Selling expenses, General and administration expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.

General and administrative expenses comprise actual costs incurred for the general administration of the C32.

2.29 . Corporate income tax

a) Deferred income tax assets and Deferred income tax payables
Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused

Deferred income tax asset and Deferred income tax liability are determined based on prevailing corporate income tax rate or corporate income tax rate which is estimated to change in the future (due to the deferred income tax asset or deferred income tax liability are reversed when the new tax rates have been enacted), tax rates and tax laws enacted at the end of accounting period.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilized. Deferred tax assets are recorded a decrease to the extent that it is not sure taxable economic benefits will be usable.

b) Current corporate income tax expenses and Deferred corporate income tax expenses
Current income tax expense includes the current corporate income tax expense in accordance with the Corporate Income Tax Law.

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each

c) Current corporate income tax rate
For the Second quarter of the year ending 31 December 2026, the C32 applies the corporate income tax rate of ...% for the operating activities which has taxable income.

2.30 . Earnings per shares

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the C32 (after adjusting for Bonus and welfare fund and Bonus fund for the Board of Directors) by the weighted average number of ordinary shares outstanding during the period.

2.31 . Related parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The C32's related parties include:

- Organizations, directly or indirectly having control the C32, are controlled by the C32 or being under the control of the C32, or being under common control with the C32, including the C32's parent, subsidiaries and associates;

- Individuals, directly or indirectly, holding voting power of the C32 that have a significant influence on the C32, key management personnel including directors and employees of the C32, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Consolidated Financial Statements, the C32 should consider the nature of the relationship rather than the legal

2.32 . Segment report

A segment is a distinguishable component of the C32 that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the C32 in order to help users of financial statements better understand and make more informed judgements about the C32 as a whole.

2.33 . Other accounting principles and methods

The characteristics of the Investment Trust Contracts arising at the Company are as follows:

- Purpose: Individuals receive advances to carry out the acquisition of land use rights as designated by the Company;
- Land use right certificates of individuals, which are acquired using advances from the Company's entrusted funds, will be handed over to the Company for management. Individuals are not allowed to transfer, gift, or inherit these rights without the Company's approval. When requested by the Company, individuals must immediately transfer back the land use rights (entrusted to them for investment by the Company) to the Company or to parties designated by the Company.
- All profits arising from the transfer transactions belong entirely to the Company.

3 . CASH AND CASH EQUIVALENTS

	Ending balance	Beginning balance
	VND	VND
Cash on hand	649,692,328	326,907,118
Demand deposits	84,925,693,543	63,385,481,966
Cash equivalents	-	20,032,534,246
	85,575,385,871	**83,744,923,330**

Detailed information on demand deposits as at 30/06/2026 as follows:

Demand deposits

	Currency	Ending balance	Beginning balance
		VND	VND
Bank for Investment and Development of Vietnam Joir	VND	54,011,012,102	20,193,831,006
Vietnam Bank for Agriculture and Rural Development	VND	22,271,336,469	30,223,222,240
Other Parties	VND	8,643,344,972	12,968,428,720
		84,925,693,543	**63,385,481,966**

Cash equivalents

	Currency	Term	Interest rate	Ending balance	Beginning balance
				VND	VND
Vietnam International Con	VND	03 months	4.75%	-	5,000,000,000
Vietnam Bank for Agricult	VND	03 months	4.75%	-	15,000,000,000
Accrued Interest Income	VND			-	32,534,246
				-	20,032,534,246

4 . FINANCIAL INVESTMENTS

a) Trading securities

	Code	Ending balance			Beginning balance		
		Original cost	Fair value	Provision	Original cost	Fair value	Provision
		VND	VND	VND	VND	VND	VND
Stock		**38,799,169,596**	**32,311,136,000**	(6,488,033,596)	**50,385,142,928**	**46,150,650,400**	(5,167,503,610)
Can Don Hydropower Joint Stock Com		16,829,375,620	14,398,440,000	(2,430,935,620)	16,829,375,620	14,398,440,000	(2,430,935,620)
Petrolimex Gas Corporation – Joint Stc		3,633,686,670	1,934,920,000	(1,698,766,670)	3,633,686,670	2,133,170,000	(1,500,516,670)
Vingal – VNSTEEL Industrial Galvani		-	-	-	15,822,791,067	16,321,236,500	-
Vietnam Engine and Agricultural Mach		5,552,314,220	4,760,000,000	(792,314,220)	5,159,922,220	4,296,600,000	(863,322,220)
Tan Cang Warehousing Joint Stock Co		4,871,271,651	4,857,500,000	(13,771,651)	5,019,594,351	5,454,160,000	-
Airports Corporation of Vietnam – Joir		526,025,500	362,076,000	(163,949,500)	526,025,500	404,043,900	(121,981,600)
Hoa Sen Group Joint Stock Company (		1,203,202,000	1,064,700,000	(138,502,000)	388,388,000	315,000,000	(73,388,000)
Kinh Bac City Development Holding C		3,005,364,000	2,440,000,000	(565,364,000)	3,005,359,500	2,828,000,000	(177,359,500)
VIX Securities Joint Stock Company (1		787,481,875	676,000,000	(111,481,875)	-	-	-
Phat Dat Real Estate Development Cor		888,948,060	737,500,000	(151,448,060)	-	-	-
Khang Dien House Trading and Investi		1,501,500,000	1,080,000,000	(421,500,000)	-	-	-
		38,799,169,596	**32,311,136,000**	(6,488,033,596)	**50,385,142,928**	**46,150,650,400**	(5,167,503,610)

The fair value of trading securities are closing price listed on HNX, HOSE on 31/12/2025 and 30/06/2026.

Listed trading securities on the UpCom exchange which fluctuate regularly according to market value and whose value can be reliably determined are measured at fair value which is the closing market price at the end of the financial reporting period (on 31/12/2025 and 30/06/2026).

b) **Held to maturity investments**

	Ending balance			Beginning balance		
	Value	Recoverable value	Provision	Value	Recoverable value	Provision
	VND	VND	VND	VND	VND	VND
Term deposits	58,697,919,629	58,697,919,629	-	43,340,479,452	43,340,479,452	-
	58,697,919,629	**58,697,919,629**	**-**	**43,340,479,452**	**43,340,479,452**	**-**

Detailed information on held-to-maturity investments as at 30/06/2026 is as follows:

Term deposits

	Currency	Term	Interest rate	Ending balance	Beginning balance
				VND	VND
Vietnam International Commercial Joint Stock Bank – Binh D	VND	6 months	8.5%	15,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	6 months	8.0%	40,000,000,000	-
Vietnam International Commercial Joint Stock Bank – Binh D	VND	6 months	6.3%	-	20,000,000,000
Tien Phong Commercial Joint Stock Bank – Ben Thanh Brancl	VND	6 months	From 6.5% to 6.6%	-	23,000,000,000
Other Parties				3,124,684,932	-
Accrued Interest Income				573,234,697	340,479,452
				58,697,919,629	**43,340,479,452**

c) **Equity investments in associates and joint - ventures**

	Stock code	Address	Ending balance			Beginning balance		
			Rate of interest	Rate of voting rights	Equity method book value	Rate of interest	Rate of voting rights	Equity method book value
					VND			VND
Associates					**114,580,033,123**			**156,445,845,304**
Mien Dong Joint Stock Company	-	Dong Nai Province	0.00%	0.00%	77,579,364,380	33.76%	33.76%	58,501,206,471
Thu Duc Long An Centrifugal Concrete Joint Stock Company	MDG	Long An Province	0.00%	0.00%	37,000,668,743	42.50%	42.50%	97,944,638,833
					114,580,033,123			**156,445,845,304**

Material transactions between the C32 and associates and joint – ventures in the period: Note No. 41.

d) Equity investments in other entities

	Code	Ending balance			Beginning balance		
		Original cost	Recoverable value	Provision	Original cost	Recoverable value	Provision
		VND	VND	VND	VND	VND	VND
Dong Phu – Binh Duong BOT Road Joint Stock Company (*)		22,500,000,000	8,684,094,000	(13,815,906,000)	22,500,000,000	8,684,094,000	(13,815,906,000)
Binh Duong General Consulting and Construction Joint Stock Company		200,887,800	-	(200,887,800)	200,887,800	-	(200,887,800)
		22,700,887,800	**8,684,094,000**	(14,016,793,800)	**22,700,887,800**	**8,684,094,000**	(14,016,793,800)

(*) Based on the qualified conclusion of the State Audit Office of Region XII under Notice No. 34/TB-KVXII dated 12 September 2025, the Company recognized a provision for investment in Dong Phu – Binh Duong BOT Road Joint Stock Company amounting to VND 13,815,906,000, corresponding to the Company's actual contributed capital ratio in this

Detailed information about financial investments during the period:

Name of investees	Place of establishment and operation	Rate of interest	Rate of voting rights	Principle activities
Other entities				
Dong Phu – Binh Duong BOT Road Joint Stock Company	Dong Nai Province	10.00%	10.00%	BOT Business Operations for Transport Infrastructure Projects
Binh Duong General Consulting and Construction Joint Stock	Ho Chi Minh City	3.52%	3.52%	Management Consulting and Specialized Design Activities

5 . SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
Related parties	**24,085,779,500**	(24,085,779,500)	**24,085,869,759**	(24,085,779,500)
Mien Dong Joint Stock Company	24,085,779,500	(24,085,779,500)	24,085,779,500	(24,085,779,500)
Thai Son An Security Services Limited Liability	-	-	90,259	-
Other parties	**54,183,380,262**	(3,717,373,890)	**78,651,529,375**	(4,399,740,937)
Ban Thach Binh Duong Construction One Member Limited	7,084,422,499	-	9,475,304,739	-
Ben Cat Area Construction Investment	1,220,349,000	-	10,581,905,000	-
Construction Joint Stock Company	5,160,575,869	-	10,010,490,976	-
Others	40,718,032,894	(3,717,373,890)	48,583,828,660	(4,399,740,937)
	78,269,159,762	(27,803,153,390)	**102,737,399,134**	(28,485,520,437)

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
Related parties	**10,070,622**	-	**87,079,104**	-
HPC Mechanical - Construction - Trading Limited	10,070,622	-	87,079,104	-
Other parties	**7,872,667,644**	(67,199,140)	**18,071,424,593**	(67,199,140)
Vo Anh Kiet Construction Trading Limited	2,421,038,544	-	2,726,707,760	-
Nguyen Truong Construction and Trading Limited Liability Company	-	-	3,355,161,845	-
B.M.T Construction Investment Joint	-	-	3,637,381,194	-
Others	5,451,629,100	(67,199,140)	8,352,173,794	(67,199,140)
	7,882,738,266	(67,199,140)	**18,158,503,697**	(67,199,140)

7 . OTHER RECEIVABLES

		Ending balance		Beginning balance	
		Book value	Provision	Book value	Provision
		VND	VND	VND	VND
a)	**Short-term**				
	Receivables from dividends and profit	575,570,000	-	-	-
	Receivables from employees	815,418,576	(163,378,430)	815,418,576	(116,698,879)
	Receivables from social insurance	-	-	11,392,364	-
	Receivables from health insurance	3,028,629	-	-	-
	Advances	2,811,136,071	-	8,897,940,519	-
	Deposits	564,967,510	-	564,733,725	-
	Others	165,943,365	-	13,943,365	-
		4,936,064,151	(163,378,430)	**10,303,428,549**	(116,698,879)
b)	**Long-term**				
	Advances	38,393,618,000	-	38,393,618,000	-
	Others	50,039,188,055	-	50,039,188,055	-
		88,432,806,055	-	**88,432,806,055**	-
c)	**In which: Other receivables from related parties**				
	Mien Dong Joint St	582,020,819	-	582,020,819	-
	Thu Duc Long An (	233,397,757	(163,378,430)	233,397,757	(116,698,879)
		815,418,576	(163,378,430)	**815,418,576**	(116,698,879)

(2) These represent investment entrustment amounts provided to individuals to carry out the transfer of land use rights in Long Nguyen Ward, Tan Uyen Ward and Phu Giao Commune, Ho Chi Minh City as designated by the Company for the implementation of the Company's investment plan. Details of the investment entrustment amounts are as follows:

Đối tượng nhận Ủy thác đầu tư	Hợp đồng	Khu vực nhận ủy thác đầu tư	Số dư tại ngày 30/06/2026
			VND
Mr Lu Minh Quan	Contract No. 08/02/HĐUT dated 28 February 2012	Long Nguyen Commune, Ben Cat District, Binh Duong Province (now Long Nguyen Ward, Ho Chi Minh City)	4,419,100,000
Mr Pham Tan Loc	Contract No. 14/1/HĐUT dated 31 January 2020	Tan My Commune, Bac Tan Uyen District, Binh Duong Province (now Tan Uyen Ward, Ho Chi Minh City)	26,119,548,055
Mr Tran Van Binh	Contract No. 06/3/HĐUT dated 28 March 2015	Tam Lap Commune, Phu Giao District, Binh Duong Province (now Phu Giao Commune, Ho Chi Minh City)	5,380,540,000
Mr Ho Que Phuong	Contract No. 15/2025/CIC39-HQP dated 19 June 2025	Tan My Commune, Bac Tan Uyen District, Binh Duong Province (now Tan Uyen Ward, Ho Chi Minh City)	14,120,000,000
			50,039,188,055

8 . DOUBTFUL DEBTS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables that are overdue or not due but difficult to be recovered				
Trade receivables	**29,044,487,766**	**1,241,334,376**	**28,758,627,893**	**273,107,456**
Mien Dong Joint Stock Company	24,085,779,500	-	24,085,779,500	-
Thien Bao Thanh Construction Limited Liability	1,328,429,946	-	1,328,429,946	-
Other Items	3,630,278,320	1,241,334,376	3,344,418,447	273,107,456
Prepayments to suppliers	**67,199,140**	**-**	**67,199,140**	**-**
Hoang Trung Quan Mechanical Construction Joint	67,199,140	-	67,199,140	-
Other receivables	**233,397,757**	**70,019,327**	**233,397,757**	**116,698,878**
Thu Duc Long An Centrifugal Concrete Joint Stock Company	233,397,757	70,019,327	233,397,757	116,698,878
	29,345,084,663	**1,311,353,703**	**29,059,224,790**	**389,806,334**

9 . INVENTORIES

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials,	11,879,179,309	-	7,029,499,186	-
Work in progress	76,930,850,903	(6,161,776,442)	11,953,613,690	(6,161,776,442)
Products	22,742,582,189	(2,536,029,752)	68,260,361,485	(3,019,505,477)
Merchandise	-	-	1,158,551	-
Real estate	33,535,289,201	-	33,534,130,650	-
	145,087,901,602	(8,697,806,194)	**120,778,763,562**	(9,181,281,919)

(1) Details of work in progress

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Construction of structural works, rough finishing and MEP systems for adjacent social housing units under the Hoa Phu Social Housing Investment	700,000,000	-	2,087,456,312	-
Lai Thieu PKV-28 Road Construction Project	-	-	3,106,679,188	-
Ho Chi Minh City Officials Training Center Construction Project	6,161,776,442	(6,161,776,442)	6,161,776,442	(6,161,776,442)
Nguyen Van Tiet Residential Area Adjacent Townhouse Project (*)	66,817,212,812	-	-	-
Other Projects and Construction Works	3,251,861,649	-	597,701,748	-
	76,930,850,903	(6,161,776,442)	**11,953,613,690**	(6,161,776,442)

(*) Detailed information on the Nguyen Van Tiet Residential Area Adjacent Townhouse Project:

Pursuant to Resolution No. 14/NQ-HĐQT dated 16 April 2026 and Resolution No. 16/NQ-HĐQT dated 3 March 2026, the Company's Board of Directors approved the investment plan for the Adjacent Townhouse Project at Nguyen Van Tiet Residential Area, Lai Thieu Ward, Thuan An City, Binh Duong Province (now Lai Thieu Ward,

- Total number of lots: 45 three-storey adjacent townhouse lots;
- Total land area: approximately 5,475 m². Total construction floor area: approximately 12,599 m²;
- Total construction investment cost for rough construction and façade finishing: VND 84,016,659,000;
- Expected implementation period: Quarter III/2025.

(2) Real estate inventory represents the value of four commercial adjacent townhouses No. G9a1.180, G9a1.181, G9a1.182 and G9a1.183 under the Ngan Ha Rowhouse Commercial Housing Project (Uni Galaxy), with the commercial name "Artisan Park", located in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (now Binh Duong Ward, Ho Chi Minh City).

10 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machineries, equipment	Transportation equipment	Management equipment	Perennial plants, working animals	Others	Total
	VND	VND	VND	VND	VND	VND	VND
Historical cost							
Beginning balance	77,069,183,338	135,218,781,244	36,249,112,263	1,409,304,907	-	-	249,946,381,752
- Liquidating, disposed	(171,696,696)	-	-	-	-	-	(171,696,696)
Ending balance	**76,897,486,642**	**135,218,781,244**	**36,249,112,263**	**1,409,304,907**	**-**	**-**	**249,774,685,056**
Accumulated depreciation							
Beginning balance	51,363,781,552	90,138,494,166	31,960,166,709	1,374,260,490	-	-	174,836,702,917
- Depreciation	1,170,913,620	2,686,448,715	1,093,408,013	16,880,518	-	-	4,967,650,866
- Liquidating, disposed	(171,696,696)	-	-	-	-	-	(171,696,696)
Ending balance	**52,362,998,476**	**92,824,942,881**	**33,053,574,722**	**1,391,141,008**	**-**	**-**	**179,632,657,087**
Carrying amount							
Beginning balance	25,705,401,786	45,080,287,078	4,288,945,554	35,044,417	-	-	75,109,678,835
Ending balance	**24,534,488,166**	**42,393,838,363**	**3,195,537,541**	**18,163,899**	**-**	**-**	**70,142,027,969**

Detail of tangible fixed assets as at the end of the period and major tangible fixed assets liquidation/disposal during the period are as follows:

Asset name	Status during the period	Historical cost	Liquidation value	Amount received from liquidation
		VND	VND	VND
1 × 20-foot Office Container	Disposal	36,400,000	-	-
Single-storey Building (Grade 4)	Disposal	135,296,696	-	-

- Carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period: VND
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND

11 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	**Total**
	VND	VND	**VND**
Historical cost			
Beginning balance	95,939,125,904	1,142,992,000	97,082,117,904
- Others decrease	(1,850,000,000)	-	(1,850,000,000)
Ending balance	**94,089,125,904**	**1,142,992,000**	**95,232,117,904**
Accumulated amortisation			
Beginning balance	46,012,651,449	1,139,227,138	47,151,878,587
- Amortisation	827,053,872	3,764,862	830,818,734
Ending balance	**46,839,705,321**	**1,142,992,000**	**47,982,697,321**
Carrying amount			
Beginning balance	49,926,474,455	3,764,862	49,930,239,317
Ending balance	**47,249,420,583**	-	**47,249,420,583**

(*) Details are presented in Note 38c.

- Carrying amount of intangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 44,799,244,687
- Cost of fully amortized intangible fixed assets but still in use at the end of the period: VND 26,010,885,735

12 . INVESTMENT PROPERTIES

0 Investment properties held for lease

	Land use rights	Buildings, structures	Others	**Total**
	VND	VND	VND	**VND**
Historical cost				
Beginning balance	4,565,777,357	9,999,412,111	957,092,617	15,522,282,085
Ending balance	**4,565,777,357**	**9,999,412,111**	**957,092,617**	**15,522,282,085**
Accumulated depreciation				
Beginning balance	1,262,927,814	5,080,926,840	957,092,617	7,300,947,271
- Depreciation	46,589,562	360,754,068	-	407,343,630
Ending balance	**1,309,517,376**	**5,441,680,908**	**957,092,617**	**7,708,290,901**
Carrying amount				
Beginning balance	3,302,849,543	4,918,485,271	-	8,221,334,814
Ending balance	**3,256,259,981**	**4,557,731,203**	-	**7,813,991,184**

- Carrying amount of investment properties pledged as collaterals for borrowings at the end of the period: VND 6,481,214,084
- Cost of fully depreciated investment properties but still held to earn rental or for capital appreciation:VND
- During the period, rental income from investment properties is VND 1,765,836,368 (Previous period is VND
- Rental revenue for each period in future is presented in Note No. 25.

Fair value of investment properties has not been appraised and determined exactly as at 30/06/2026. However, based on leasing activities and market price of these assets, the Board of Management believed that fair value of investment properties is higher than their carry amount as the end of period.

13 . LONG-TERM ASSETS IN PROGRESS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Thanh Phuoc Concrete Plant – Phase 2 Project	1,657,577,180	1,657,577,180	1,657,577,059	1,657,577,059
Nguyen Van Tiet Residential Area Kindergarten Project (*)	1,284,429,967	1,284,429,967	-	-
Other	3,473,805,737	3,473,805,737	3,085,699,869	3,085,699,869
	6,415,812,884	**6,415,812,884**	**4,743,276,928**	**4,743,276,928**

(*) Detailed information on the Nguyen Van Tiet Residential Area Kindergarten Project:

Pursuant to Resolution No. 14/NQ-HĐQT dated 16 April 2026, the Company's Board of Directors approved the investment plan for the Kindergarten Project at the Nguyen Van Tiet Residential Area, Lai Thieu Ward, Thuan An City, Binh Duong Province (now Lai Thieu Ward, Ho Chi Minh City), as follows:

- Scale: 2 storeys (one ground floor and one upper floor), comprising 8 classrooms;
- Total construction floor area: 1.204 m²;
- Estimated total investment: approximately VND 18 billion;
- Expected implementation period: Quarter III/2025.

14 . DEFERRED EXPENSES

		Ending balance	Beginning balance
		VND	VND
a)	**Short-term**		
	Dispatched tools and supplies	175,154,604	251,856,128
	Interest expenses	366,005,652	329,289,366
	Others	286,433,265	22,949,498
		827,593,521	**604,094,992**
b)	**Long-term**		
	Enterprise establishment expenses	1,387,416,746	1,973,679,264
	Pre-operation expenses	40,949,223,841	41,462,157,751
	Relocation costs, business restructuring costs	*35,953,474,321*	*36,403,830,991*
	Relocation costs, business restructuring costs	*4,995,749,520*	*5,058,326,760*
	Relocation costs, business restructuring costs	12,440,668,572	12,608,745,816
	Research and development expenses	1,271,951,863	1,912,948,945
	Others	414,481,253	414,053,647
		56,463,742,275	**58,371,585,423**

(*) This represents the value of the land use rights for the implementation of the Thanh Phuoc Concrete Plant Project, comprising a parcel of land with an area of 45.161,7 m² in Tan Khanh Ward, Ho Chi Minh City, acquired under Land Use Rights Certificate No. CĐ 621056 dated 15 July 2016 (subsequently replaced by Land Use Rights Certificate No. DA 931879 dated 4 May 2022). Of which, the acquisition cost of the land use rights amounted to VND ... billion and the one-off land rental payment amounted to VND 44,885 billion. The land use rights are valid until 3 June 2066 in accordance with Decision No. 2583/QĐ-UBND dated 30 September 2016 issued by the People's Committee of Binh Duong Province, approving Binh Duong Investment and Construction 3-2 Joint Stock Company (formerly Investment and Construction 3-2 Joint Stock Company) to change the land lease payment method from annual land rental payments to a one-off payment for the entire lease term.

(**) Details of the prepaid land rental expenses are presented in Note 23b.

As at 31 December 2025, the prepaid land rental expenses relating to Land Parcel No. 650, Map Sheet No. 12, Thuan Giao Ward, Ho Chi Minh City, with an area of 1.236,2 m², and Land Parcel No 1146, Map Sheet No. 91, Thuan Giao Ward, Ho Chi Minh City, with an area of 816,1 m², both have a land lease term expiring on 13 August 2068. The carrying amount as at the end of the reporting period was VND 6.947.842.113 (VND 7.030.227.591 as at 1 January 2026). These land use rights have been pledged as collateral for borrowings from the Bank for Investment and Development of Vietnam Joint Stock Commercial Bank – Nam Binh Duong Branch (see Note 21 for details).

15 . SHORT-TERM TRADE PAYABLES

	Ending balance	Beginning balance
	VND	VND
Other parties	**15,727,644,223**	**14,272,160,543**
Hop Nhan Trading, Transportation and Mechanical Construction Joi	2,305,708,650	2,028,779,250
Hoa Phat Manufacturing, Construction and Transportation Limited L	2,412,833,121	2,654,581,894
Gamuda Land Binh Duong Limited Liability Company	1,772,544,116	1,772,544,116
Quang Tien Steel Joint Stock Company	3,208,769,586	560,975,008
Others	6,027,788,750	7,255,280,275
	15,727,644,223	**14,272,160,543**

16 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance	Beginning balance
	VND	VND
Other parties	**21,816,115,829**	**16,767,749,054**
Phuoc Truong Construction Consultancy Limited Liability Company	5,028,541,000	5,483,538,000
Mr. Bien Thanh Nhan	3,496,416,000	3,496,416,000
Advances from purchasers of the Nguyen Van Tiet Residential Area	5,177,897,564	-
Others	8,113,261,265	7,787,795,054
	21,816,115,829	**16,767,749,054**

17 . DIVIDEND AND PROFIT PAYABLES

	Ending balance	Beginning balance
	VND	VND
Dividend and profit payables	27,342,075	27,342,075
	27,342,075	**27,342,075**

The dividend payable mainly relates to shareholders who have not yet completed the securities depository registration procedures and/or have not provided or updated the information required for dividend payment. The Company will make the dividend payment after the shareholders have completed the required procedures and

18 . SHORT-TERM TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivable at the beginning of the	Tax payable at the beginning of the	Tax payable in the period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
	VND	VND	VND	VND	VND	VND
Value added tax	323,436,669	-	(2,161,557,485)	3,620,613,782	6,105,607,936	-
Corporate income tax	1,172,010,774	-	-	-	1,172,010,774	-
Personal income tax	-	538,071,924	240,881,592	968,786,839	189,833,323	-
Other taxes	-	-	2,000,000	2,000,000	-	-
	1,495,447,443	**538,071,924**	(1,918,675,893)	**4,591,400,621**	**7,467,452,033**	**-**

The C32's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

19 . SHORT-TERM ACCRUED EXPENSES

	Ending balance	Beginning balance
	VND	VND
Accrued Construction Costs	-	-
N7 Road Upgrade and Expansion Project – Lot F Residential Ai	-	*1,888,463,506*
Project for the Construction of Drainage System, Sidewalks, Lan	*533,335,404*	*3,819,083,656*
Vo Thi Sau Street Sidewalk Rehabilitation and Repair Project	-	*4,233,101,764*
Phu An Road Upgrade Project	-	*9,117,038,246*
To Vinh Dien Road Upgrade and Widening Project	-	*1,539,961,858*
Le Hong Phong Street Project	*17,783,352*	*2,784,206,735*
Other Construction Projects	*78,455,480*	*835,544,290*
Other Accrued Expenses	-	151,152,778
	629,574,236	**24,368,552,833**

20 . OTHER PAYABLES

		Ending balance	Beginning balance
		VND	VND
a)	**Short-term**		
	Trade union fund	151,043,879	73,843,460
	Payables on equalization	2,146,478,638	3,409,948,524
	Short-term deposits, collateral received	1,030,000,000	-
	+ Eximrs Real Estate Joint Stock Company	*1,000,000,000*	-
	+ Others	*30,000,000*	-
	Interest payables	192,396,250	159,446,612
	Others	61,512,001	73,696,111
		3,581,430,768	**3,716,934,707**
b)	**Long-term**		
b.1)	**Detailed by substance**		
	Long-term deposits, collateral received	891,000,000	-
	+ Dai Loc Phat Construction Trading Services Joint Stock Company	*261,000,000*	-
	+ Vietnam Vaccine Joint Stock Company - Binh Duong Branch	*285,000,000*	-
	+ Phu Vinh Dien Limited Liability Company	*210,000,000*	-
	+ Other Parties	*135,000,000*	-
		891,000,000	**-**

21 . SHORT-TERM BORROWINGS AND FINANCE LEASE LIABILITIES

	Beginning balance	During the period		Ending balance
		Increase	Decrease	
	VND	VND	VND	VND
Bank for Investment and Development of Vietnam Joint Stock Commercial Bank - Nam Binh	138,804,598,658	124,282,544,224	133,428,613,119	129,658,529,763
Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch	56,546,149,948	40,610,256,589	30,378,474,956	66,777,931,581
Short-term borrowings	13,751,890	17,717,194	31,469,084	-
	195,364,500,496	**164,910,518,007**	**163,838,557,159**	**196,436,461,344**

Detail information on short-term borrowings is as follows:

(1) Credit facility agreement No 0041/2025/87982/HĐTD dated 30/06/2025, with the following detailed terms

- Credit limit: VND 420.000.000.000;
- Purpose of borrowing: To provide working capital loans and issue guarantees to support the Company's production and business activities;
- Credit facility term: 12 months;
- Loan term: As specified in each individual credit agreement;
- Lending interest rate: Determined at the disbursement date for each specific credit agreement in accordance with the bank's prevailing interest rate policy from time to time;

Detail information on short-term borrowings is as follows:

(1) Credit facility agreement No. 0041/2025/87982/HĐTD dated 30 June 2025, with the following detailed terms and conditions (continued):

- Loan security arrangements:

+ Land use rights and assets attached to land at Land Parcel No. 104, Map Sheet No. 121, Thuan Giao Ward, Ho Chi Minh City, with a total area of 10,018.3 m², including construction works comprising Factory No. 1, Factory No. 2 and Centrifugal Concrete Plant, pursuant to the Amendment and Supplement Agreement to Real Estate Mortgage Agreement No. 072/2015/87982/HĐBĐ dated 30 August 2022, with the secured asset value

+ Land use rights at Land Parcel No. 399, Map Sheet No. 57, Long Nguyen Ward, Ho Chi Minh City, with a total area of 36,347.5 m², pursuant to the Amendment and Supplement Agreement to Real Estate Mortgage Agreement No. 0154/2016/87982/HĐBĐ dated 30 August 2022, with the secured asset value of VND 43 billion;

+ Land use rights at Land Parcel No. 776, Map Sheet No. 111, Lai Thieu Ward, Ho Chi Minh City, with a total area of 3,841 m², pursuant to Real Estate Mortgage Agreement No. 560/2022/87982/HĐBĐ dated 30 August 2022, with the secured asset value of VND 78 billion;

+ Land use rights at Land Parcel No. 650, Map Sheet No. 12, Thuan Giao Ward, Ho Chi Minh City, with a total area of 1,236.2 m² and land use rights at Land Parcel No. 1,146, Map Sheet No. 91, Thuan Giao Ward, Ho Chi Minh City, with a total area of 816.1 m², pursuant to Real Estate Mortgage Agreement No. 559/2022/87982/HĐBĐ dated 30 August 2022, with secured asset values of VND 8.6 billion and VND 3.32

+ Land use rights at Land Parcel No. 927, Map Sheet No. 121, Thuan Giao Ward, Ho Chi Minh City, with a total area of 2,682 m², pursuant to Real Estate Mortgage Agreement No. 558/2022/87982/HĐBĐ dated 30 August 2022, with the secured asset value of VND 8.4 billion;

+ Receivables arising from economic contracts with related parties/customers, generated from BIDV loan proceeds;

+ The entire value of inventories and goods circulating during the production and business process originating from and/or formed by BIDV loan proceeds.

- Outstanding principal balance at the end of the period: VND 129,658,529,763.

(2) Credit agreement No. 6360-LAV-2025/01980 dated 14 November 2025, with the following detailed terms and

- Credit limit: VND 200,000,000,000;
- Purpose of borrowing: To supplement working capital for production and business activities involving
- Credit facility term: Until 29 October 2026.
- Loan term: As specified in each individual debt acknowledgement document;
- Lending interest rate: As specified in each individual debt acknowledgement document;
- Loan security arrangements:

+ Land use rights and assets attached to land at Land Parcel No. 438, Map Sheet No. 181, Lai Thieu Ward, Ho Chi Minh City, with a total area of 415.6 m², pursuant to Real Estate Mortgage Agreement No. 6360-LCL-202502123 dated 25 June 2025, with the secured asset value of VND 30,477,000,000;

+ Land use rights and assets attached to land at Land Parcel No. 127, Map Sheet No. 4, Tan Khanh Ward, Ho Chi Minh City (formerly Thanh Phuoc Ward, Tan Uyen City, Binh Duong Province), with a total area of 45,167.7 m², pursuant to Mortgage Agreement No. 6360-LCL-202502325 dated 10 November 2025, with the secured asset value of VND 110,886,000,000.

- Outstanding principal balance at the end of the period: VND 66,777,931,581.

22 . PROVISION FOR SHORT-TERM PAYABLES

		During the period		
	Beginning balance	Increase	Decrease	Ending balance
	VND	VND	VND	VND
Provision for construction	681,158,758	34,516,842	460,911,319	254,764,281
	681,158,758	**34,516,842**	**460,911,319**	**254,764,281**

23 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Repurchased own shares	Development and investment funds	Retained earnings	Non-controlling interests	**Total**
	VND	VND	VND	VND	VND	VND	**VND**
Beginning balance of previous period	**150,301,450,000**	**2,190,000,000**	(20,100,000)	**216,217,666,135**	**172,953,052,029**	**1,989,706,223**	**543,631,774,387**
Previous period increase in capital	-	-	-	-	-	-	-
Profit/loss of the previous period	-	-	-	-	(4,412,681,634)	(226,588)	(4,412,908,222)
Distribute profit	-	-	-	-	-	-	-
Appropriation to the Development Inves	-	-	-	849,313,900	(849,313,900)	-	-
Appropriation to the Bonus and Welfare	-	-	-	-	(283,104,633)	-	(283,104,633)
Appropriation to the Executive Managei	-	-	-	-	(141,552,317)	-	(141,552,317)
Appropriation for Remuneration of the I	-	-	-	-	(360,000,000)	-	(360,000,000)
Adjustment to the Company's Interest in	-	-	-	-	(127,498,218)	-	(127,498,218)
Dividend Distribution	-	-	-	-	-	-	-
Treasury Share Repurchase	-	-	-	-	-	-	-
Other Increases	-	-	-	-	-	-	-
Reduction of Share Capital Relating to I	-	-	-	-	-	-	-
Reissuance of Treasury Shares	-	-	-	-	-	-	-
Administrative Penalties and Tax Reass	-	-	-	-	-	-	-
Other Decreases	-	-	-	-	(187,489,445)	-	(187,489,445)
Ending balance of previous period	**150,301,450,000**	**2,190,000,000**	(20,100,000)	**217,066,980,035**	**166,591,411,882**	**1,989,479,635**	**538,119,221,552**
Beginning balance of current period	**300,592,900,000**	**2,190,000,000**	(20,100,000)	**117,066,980,035**	**147,013,722,356**	**1,989,573,876**	**568,833,076,267**
Current period increase in capital	-	-	-	-	-	-	-
Profit/loss of the current period	-	-	-	-	15,041,107,980	(73,495)	**15,041,034,485**
Distribute profit	-	-	-	-	-	-	-
Appropriation to the Development Inves	-	-	-	891,039,741	(891,039,741)	-	-
Appropriation to the Bonus and Welfare	-	-	-	-	(742,533,118)	-	(742,533,118)
Appropriation to the Executive Managei	-	-	-	-	(371,266,559)	-	(371,266,559)
Appropriation for Remuneration of the I	-	-	-	-	(360,000,000)	-	(360,000,000)
Dividend Distribution	-	-	-	-	-	-	-
Treasury Share Repurchase	-	-	-	-	-	-	-
Other Increases	-	-	-	-	-	-	-

Reduction in Share Capital During the F	-	-	-	-	-	-	-
Reissuance of Treasury Shares	-	-	-	-	-	-	-
Changes Arising from Movements in Ne	-	-	-	-	(54,303,356,833)	-	(54,303,356,833)
+ Mien Dong Joint Stock Company					*(790,293,512)*		
+ Thu Duc Long An Joint Stock Company					*(53,513,063,320)*		
Other decrease	-	-	-	-	-	-	-
Ending balance of current period	**300,592,900,000**	**2,190,000,000**	(20,100,000)	**117,958,019,776**	**105,386,634,086**	**1,989,500,381**	**528,096,954,242**

According to the Resolution No 01/NQ-ĐHĐCĐ dated 21/04/2026 issued by General Meeting of shareholders/ Board of Directors, the Company announced its profit distribution of 2025 as follows:

	Parent company (1)	At the Subsidiaries		Total
		Parent company	Non-controlling interest (2)	(3) = (1) + (2)
	VND	VND	VND	VND
Development and investment funds	891,039,741	-	-	891,039,741
Bonus, welfare fund	742,533,118	-	-	742,533,118
Bonus, welfare fund	371,266,559	-	-	371,266,559
Bonus, welfare fund	360,000,000	-	-	360,000,000
Dividends	9,018,087,000	-	-	9,018,087,000

b) Details of owner's contributed capital

	Rate	30/06/2026	Rate	01/01/2026
	(%)	VND	(%)	VND
Ms. Bui Thu Huyen	24.35	73,206,440,000	24.35	73,206,440,000
Ms. Pham Thi Thu Thuy	11.04	33,180,000,000	10.98	33,000,000,000
Phuc Tai Cooperative	4.69	14,102,160,000	4.69	14,102,160,000
Mr. Tu Vinh Trung	9.98	29,994,540,000	9.98	29,994,540,000
Ms. Pham Thi Thu Hang	10.98	33,000,000,000	0.01	34,000,000
Other shareholders	38.96	117,099,760,000	49.98	150,245,760,000
Treasury shares	0.00	10,000,000	0.01	10,000,000
	100	**300,592,900,000**	**100**	**300,592,900,000**

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

	This year	Last year
	VND	VND
Owner's contributed capital		
- *At the beginning of the period*	*300,592,900,000*	*150,301,450,000*
- *At the end of the period*	*300,592,900,000*	*150,301,450,000*
Dividend, profit		
- *Dividend, profit payable at the beginning of the period*	*27,342,075*	*27,342,075*
- *Dividend, profit payable at the end of the period*	***27,342,075***	***27,342,075***

d) Share

	Ending balance	Beginning balance
Quantity of Authorized issuing shares	30,059,290	30,059,290
Quantity of issued shares		
- *Common shares*	*30,059,290*	*30,059,290*
Quantity of repurchased shares		
- *Common shares*	*1,000*	*1,000*
Quantity of circulation shares		
- *Common shares*	*30,058,290*	*30,058,290*

Par value per share: VND 10,000

f) Company's funds

	Ending balance	Beginning balance
	VND	VND
Development and investment funds	117,958,019,776	117,066,980,035
	117,958,019,776	**117,066,980,035**

24 . NON-CONTROLLING INTERESTS

Detail information on non–controlling interests as at 30/06/2026 is as follows:

	Non-controlling interests in contributed capital	Profit attributable to non-controlling interests	Transactions with non-controlling interests	Total
	VND	VND	VND	VND
Tien Phuoc Construction Minerals Joint	2,000,000,000	(10,499,619)	-	1,989,500,381
	2,000,000,000	**(10,499,619)**	**-**	**1,989,500,381**

25 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

The Company is currently leasing out assets under operating lease agreements. As at 30 June 2026, the total future minimum lease payments under non-cancellable operating lease agreements are presented by maturity as follows:

	Ending balance	Beginning balance
	VND	VND
Under 1 year	3,434,990,909	3,465,081,818
From 1 to 5 years	5,783,830,909	7,508,485,455

b) Operating leased assets

The Company has entered into land lease agreements with the State for use in its production and business activities. Under these agreements, the Company is required to make one-off land rental payments for the entire lease term in accordance with the prevailing regulations of the State. Information on the leased land parcels is as

No.	Location	Area (m2)	Lease term
1	**Concrete Pipe Factory**		
	Tan Khanh Ward, Ho Chi Minh City	45,161.7	Until 2066
2	**Long Nguyen Concrete Plant**		
	Long Nguyen Ward, Ho Chi Minh City	34,409.3	Until 2058
3	**Thuan An Brick Factory**		
	Thuan Giao Ward, Ho Chi Minh City	2,198.6	Until 2054
4	**Construction Stone Quarry**		
	Tan Dong Hiep Ward, Ho Chi Minh City	2,151.3	Until 2062
5	**Binh Chuan Factory and Warehouse**		
	Thuan Giao Ward, Ho Chi Minh City	2,052.3	Until 2068
6	**Land for Perennial Crops**		
	Thuong Tan Commune, Ho Chi Minh City	1,352.4	Until 2070

c) **Doubtful debts written-off**

	Ending balance	Beginning balance
	VND	VND
Tien Phat Steel Construction One Member Limited Liability Compan	660,504,913	660,504,913
Van Hai Construction Limited Liability Company	484,735,894	484,735,894
Le Phuc Vinh Limited Liability Company	363,348,930	363,348,930
Hoang Minh Tam Trading Construction Limited Liability Company	211,738,124	211,738,124
Other Parties	574,326,330	574,326,330
	2,294,654,191	**2,294,654,191**

26 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Second quarter of 2026	Second quarter of 2025
	VND	VND
Revenue from sales of merchandise	27,617,370,989	68,433,630,724
Revenue from sales of products	61,553,908,272	38,681,626,611
Revenue from construction contracts	9,707,663,261	19,911,596,413
Revenue from real estate leasing activities	928,372,730	660,242,428
Revenue from rendering services	95,454,546	446,351,609
Other revenue	-	-
	99,902,769,798	**128,133,447,785**
In which: Revenue from related parties	**60,778,418**	**444,943,174**
(Detailed as in Note No. 41)		

27 . REVENUE DEDUCTIONS

	Second quarter of 2026	Second quarter of 2025
	VND	VND
Sales returns	8,902,656	-
	8,902,656	**-**

28 . COST OF GOODS SOLD

	Second quarter of 2026	Second quarter of 2025
	VND	VND
Cost of merchandise sold	41,071,172,398	51,617,306,800
Cost of products sold	25,527,113,787	37,642,334,717
Cost of construction activities	12,708,276,321	18,832,028,920
Cost of real estate leasing activities	249,826,113	155,059,648
Cost of services rendered	1,388,618,619	493,818,077
Other costs	-	-
Provision for decline in value of inventories/(Reversal of provision fo	-	-
	80,945,007,238	**108,740,548,162**
In which: Goods purchased from related parties	**877,735,572**	**448,433,292**
(Detailed as in Note No. 41)		

29 . FINANCIAL INCOME

	Second quarter of 2026	Second quarter of 2025
	VND	VND
Interest income, interest from lendings	31,733,120	5,084,503
Interest income, interest from lendings	1,056,357,986	518,172,813
Gain from sales of investments	1,454,373,733	-
Dividends, profits earned	575,570,000	2,012,994,000
	3,118,034,839	**2,536,251,316**
In which: Financial income from related parties		
(Detailed as in Note No. 41)		

30 . FINANCIAL EXPENSES

	Second quarter of 2026	Second quarter of 2025
	VND	VND
Interest expenses	3,503,695,347	2,335,024,870
Payment discount	17,821,808	-
Loss from sales of investments	76,164,125	-
Provision for diminution in value of trading securities	260,870,226	547,830,000
	3,858,551,506	**2,882,854,870**

31 . SELLING EXPENSES

	Second quarter of 2026	Second quarter of 2025
	VND	VND
Labor expenses	41,130,347	158,405,757
Depreciation expenses	-	34,483,511
Expenses of outsourcing services	7,404,225,796	7,129,686,083
Other expenses in cash	1,014,158,498	1,499,056,996
Warranty expenses	(426,394,477)	(291,060,891)
	8,033,120,164	**8,530,571,456**

32 . GENERAL ADMINISTRATIVE EXPENSES

	Second quarter of 2026	Second quarter of 2025
	VND	VND
Raw materials	108,596,103	22,403,219
Labor expenses	2,575,696,129	2,675,137,510
Depreciation expenses	441,630,640	465,157,374
Provision expenses/reversal of provision	87,517,350	(4,553,624,927)
Tax, Charge, Fee	-	-
Expenses of outsourcing services	203,891,678	187,551,286
Other expenses in cash	969,228,406	720,614,683
	4,386,560,306	(482,760,855)
In which: Expenses purchased from related parties		
(Detailed as in Note No. 41)		

33 . OTHER INCOME

	Second quarter of 2026	Second quarter of 2025
	VND	VND
Income from transfering, disposal fixed assets	-	2,220,673,354
Gain from revaluation of assets	-	-
Gain from revaluation of assets	-	-
Gain from revaluation of assets	5,393,824	68,495,120
Others	47,266,292	56,147,034
	52,660,116	**2,345,315,508**
In which: Income from related parties *(Detailed as in Note No. 41)*	-	

(*) Detailed as in Note No. 39c

34 . OTHER EXPENSES

	Second quarter of 2026	Second quarter of 2025
	VND	VND
Value of land use rights handed over for site clearance purposes (*)	-	-
Additional cost of mineral extraction right fees at Tan Dong Hiep coi	-	19,669,316,603
Costs from disposal of materials and scrap	-	-
Depreciation expenses during production suspension period	524,731,719	-
Other expenses	723,516	279,844,403
	525,455,235	**19,949,161,006**
In which: Expenses for related parties *(Detailed as in Note No. 41)*	-	-

(*) See Note 38.(3) for details.

(**) Details regarding the additional cost of mineral extraction right fees at Tan Dong Hiep construction stone quarry are presented in Note 38.(2).

35 . DEFERRED INCOME TAX

a) Deferred income tax liabilities

	Ending balance	Beginning balance
	VND	VND
Corporate income tax rate used to determine the value of Deferred income tax payable	20%	20%
Deferred income tax payable raised from taxable temporary difference	7,103,840,661	41,021,957
Deferred income tax liabilities	**7,103,840,661**	**41,021,957**

b) Deferred income tax expenses

	This year	Last year
	VND	VND
Deferred CIT expense relating to taxable temporary difference	7,062,818,704	834,961
	7,062,818,704	**834,961**

36 . BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the C32 are calculated as follows:

	This year	Last year
	VND	VND
Profit after tax	15,041,107,980	(4,412,455,046)
Profit distributed to common shares	15,041,107,980	(4,412,455,046)
Average number of outstanding common shares in circulation in the	73,495	15,029,145
Basic earnings per share	**204,655**	(294)

The C32 has not planned to make any distribution to Bonus and welfare fund. Bonus fund for Board of Management from the net profit after tax at the date of preparing Interim Consolidated Financial Statements.

As at 30/06/2026, the C32 does not have shares with dilutive potential for earnings per share.

37 . FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the C32 may face risks including: market risk, credit risk and liquidity risk.

The C32 has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the C32 is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The C32 may face with the market risk such as: changes in prices, exchange rates and interest rates.

Price risk

The C32 bears price risk of equity instruments from short-term and long-term investments in securities due to the uncertainty of future prices of the securities. As regards, long-term securities held for long-term strategies, at the end of the period, the C32 has no plan to sell these investments.

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Short-term	32,311,136,000	-	-	32,311,136,000
	32,311,136,000	**-**	**-**	**32,311,136,000**
As at 01/01/2026				
Short-term	46,150,650,400	-	-	46,150,650,400
	46,150,650,400	**-**	**-**	**46,150,650,400**

Interest rate risk

The C32 bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the C32 has time or demand deposits, borrowings and debts subject to floating interest rates. The C32 manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit risk

Credit risk is the risk of financial loss to the C32 if a counterparty fails to perform its contractual obligations. The C32 has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, borrowings and other financial instruments), detailed as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Cash and cash equivalents	84,925,693,543	-	-	84,925,693,543
Trade receivables, other receivables	55,238,692,093	88,432,806,055	-	143,671,498,148
Lendings	58,697,919,629	-	-	58,697,919,629
	198,862,305,265	**88,432,806,055**	**-**	**287,295,111,320**
As at 01/01/2026				
Cash and cash equivalents	83,418,016,212	-	-	83,418,016,212
Trade receivables, other receivables	84,438,608,367	88,432,806,055	-	172,871,414,422
Lendings	43,340,479,452	-	-	43,340,479,452
	211,197,104,031	**88,432,806,055**	**-**	**299,629,910,086**

Liquidity risk

Liquidity risk is the risk that the C32 has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the C32 mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Borrowings and	196,436,461,344	-	-	196,436,461,344
Trade payables, other payables	19,336,417,066	891,000,000	-	20,227,417,066
Accrued expenses	629,574,236	-	-	629,574,236
	216,402,452,646	**891,000,000**	**-**	**217,293,452,646**
As at 01/01/2026				
Borrowings and	195,364,500,496	-	-	195,364,500,496
Trade payables, other payables	18,016,437,325	-	-	18,016,437,325
Accrued expenses	24,368,552,833	-	-	24,368,552,833
	237,749,490,654	**-**	**-**	**237,749,490,654**

The C32 believes that risk level of loan repayment is controllable. The C32 has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

38 . ADDITIONAL INFORMATION FOR THE ITEMS OF THE INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

		This year	Last year
		VND	VND
a)	**Proceeds from borrowings during the period**		
	Proceeds from ordinary contracts;	164,910,518,007	188,412,063,706
b)	**Actual repayments on principal during the period**		
	Repayment on principal from ordinary contracts;	163,838,557,159	216,440,818,020

39 . OTHER INFORMATION

(1) Detailed information regarding the extension of the land use term of the Nguyen Van Tiet Residential Area Project:

- On 18 May 2004, the People's Committee ("PC") of Binh Duong Province issued Decision No. 3614/QĐ-CT regarding the allocation of land and issuance of Land Use Rights Certificate No. T 704144 to Investment and Construction 3-2 Company (subsequently equitized into Investment and Construction 3-2 Joint Stock Company and currently renamed as 3-2 Investment and Construction Joint Stock Company) with an area of 44,163.4 m², for the purpose of constructing residential area infrastructure.

- On 17 May 2022, the People's Committee of Binh Duong Province issued Decision No. 1163/QĐ-UBND regarding land recovery and approval for the Company to adjust the land use purposes and locations of different types of land for implementation of the Nguyen Van Tiet Residential Area Project with an area of 22,690.7 m² (including 32.3 m² of residential land within the road safety corridor and 72.8 m² of traffic land within the road safety corridor), with the land use term expiring on 18 May 2024. The Company was granted Land Use Rights Certificates for the entire residential land area and educational and training facility construction land area mentioned above.

- On 1 February 2024, the Company submitted Official Letter No. 100/Cty-ĐTXD to the Department of Natural Resources and Environment ("DONRE") of Binh Duong Province requesting an extension of the land use term of the Nguyen Van Tiet Residential Area Project for an additional 50 years to continue implementing the project and constructing the kindergarten. On 24 July 2024, DONRE of Binh Duong Province issued Official Letter No. 3408/STNMT-CCQLĐĐ to the People's Committee of Binh Duong Province recommending

- On 18 December 2024, the People's Committee of Binh Duong Province issued Decision No. 3718/QĐ-UBND approving the extension of the land use term for the Nguyen Van Tiet Residential Area Project. Accordingly, urban residential land with an area of 6,289.7 m² has a long-term land use term; the land use term for an area of 16,295.9 m² was extended until 18 May 2054; and the Company shall manage 32.3 m² of residential land within the road safety corridor and 72.8 m² of traffic land within the road safety corridor in accordance with applicable laws.

- On 24 March 2025, the Company had the land use terms updated by the Binh Duong Provincial Land Registration Office on the Land Use Rights Certificates of the Nguyen Van Tiet Residential Area Project.

(2) Thông tin chi tiết liên quan đến Chi phí bổ sung tiền cấp quyền khai thác khoáng sản tại mỏ đá xây dựng Tân Đông Hiệp:

- On 5 June 2025, the People's Committee of Binh Duong Province (now the People's Committee of Ho Chi Minh City) issued Decision No. 1527/QĐ-UBND approving the additional payment of mineral extraction rights fees for the remaining reserves (including reserves reserved for protective pillars and safety berms in the mining design) at Tan Dong Hiep construction stone quarry. The total amount of additional payment required to be made by the Company and recognised in the business results for the current period was VND 19,669,316,603. On 27 June 2025, Region XVI Tax Department also issued Notice No. 793/TB-CCTKV.XVI regarding the additional payment of mineral extraction rights fees mentioned above, with the payment deadline being no later than 90 days from the date of issuance of the notice by Region XVI Tax Department.

(2) Detailed information regarding the additional cost of mineral extraction right fees at Tan Dong Hiep construction stone quarry (continued):

- On 1 August 2025, the Company submitted Official Letter No. 488/CTY-BĐT to the relevant authorities regarding the calculation of additional mineral extraction rights fees at Tan Dong Hiep stone quarry. The Company requested the Department of Agriculture and Environment to review, inspect and recalculate the mineral reserves subject to additional mineral extraction rights fees at Tan Dong Hiep stone quarry in order to submit a proposal to the People's Committee of Ho Chi Minh City for adjustment of Decision No. 1527/QĐ-UBND dated 5 June 2025 in accordance with prevailing regulations. Pending the review and recalculation of the mineral extraction rights fees at Tan Dong Hiep stone quarry, the Company requested temporary suspension of the additional payment of mineral extraction rights fees under Decision No. 1527/QĐ-UBND dated 5 June 2025 and postponement of the implementation of Notice No. 793/TB-CCTKV.XVI dated 27 June 2025 issued by Region XVI Tax Department. After the Department of Agriculture and Environment completes the inspection and review of the relevant matters and provides an official response or conclusion, or when the Company's petitions are considered and resolved by competent authorities, the Company will make the payment to the State budget in accordance with applicable laws.

(3) Detailed information regarding the State's recovery of land use rights in Lai Thieu Ward, Thuan An City, Binh Duong Province (now Ho Chi Minh City):

- Căn cứ theo Quyết định số 1385/QĐ-UBND của Ủy ban nhân dân Thành phố Thuận An ngày 25/04/2022 về
- Pursuant to Decision No. 8923/QĐ-UBND issued by the People's Committee of Thuan An City on 27
- The Company received compensation of VND 3,289,630,440 for the State's recovery of land use rights in Lai Thieu Ward, Thuan An City, Binh Duong Province (now under Ho Chi Minh City). As at 30 June 2026, the Company had completed the site handover procedures and correspondingly derecognised the value of land use rights and assets attached to the land.

40 . SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting accounting period, which would require adjustments or disclosures to be made in the Interim Consolidated Financial Statements .

41 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the C32 are as follows:

Related parties	Relation
Phuc Tai Cooperative	Major shareholder
Mien Dong Joint Stock Company	Associate company
Thu Duc - Long An Centrifugal Concrete Joint Stock Compar	Associate company
Dong Phu - Binh Duong BOT Road Joint Stock Company	Investee company
Binh Duong General Consulting and Construction Joint Stock	Investee company
Dong Duong Sai Gon Company Limited (INDOCHINA)	Company of which Mr. Tu Vinh Trung - Chairman of the Board of Directors - is the Director
Vietnam Innovative Startup Investment Management Joint Stock Company (ICM)	Company of which Mr. Nguyen Viet Duc - Member of the Board of Directors - is the General
Khang Dinh Corp Joint Stock Company (KHADICO)	Company having the same General Director, Mr. Dinh Van Trong
HPC Mechanical - Construction - Trading Company Limited	Company of which Mr. Dinh Van Trong's younger brother - General Director of the Company - is the
Thai Son An Security Services Company Limited	Company of which Mr. Dinh Van Trong's brother-in-law - General Director of the Company - is the
Members of the Board of Directors, Board of Management and Audit Committee	Key management personnel

In addition to the information with related parties presented in the above Notes, during the period, the C32 has the transactions with related parties as follows:

	This year	Last year
	VND	VND
Revenue from sales of goods and rendering of services	**295,969,104**	**486,732,934**
Thu Duc - Long An Centrifugal Concrete Joint Stock Company	-	444,097,068
Phuc Tai Cooperative	-	41,789,760
Thai Son An Security Services Company Limited	-	846,106
Mien Dong Joint Stock Company	295,969,104	-
Purchasing goods	**1,574,015,887**	**528,076,611**
HPC Mechanical - Construction - Trading Company Limited	53,457,600	283,836,520
Phuc Tai Cooperative	-	240,000,000
Mien Dong Joint Stock Company	1,032,570,787	-
Thai Son An Security Services Company Limited	487,987,500	4,240,091
Financial income	**-**	**3,836,620,000**
Thu Duc - Long An Centrifugal Concrete Joint Stock Company	-	3,836,620,000
General administrative expenses	**195,941,667**	**47,796,772**
Thai Son An Security Services Company Limited	195,941,667	47,796,772
Other income	**-**	**152,640,322**
Mien Dong Joint Stock Company	-	152,640,322

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Purchasing goods	**1,574,015,887**	**528,076,611**
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General administrative expenses	**195,941,667**	**47,796,772**
Thai Son An Security Services Company Limited	195,941,667	47,796,772
Other income	-	**152,640,322**
Mien Dong Joint Stock Company	-	152,640,322

Transactions with other related parties:

	Position	This year	Last year
		VND	VND
Remuneration to the key managers:			
Mr. Tu Vinh Trung	Chairman of the Board of Directors	78,000,000	80,000,000
Ms. Bui Thu Huyen	Member of the Board of Directors	66,000,000	64,000,000
Mr. Nguyen Viet Duc	Member of the Board of Directors	64,333,000	64,000,000
Mr. Le Hung Chien	Member of the Board of Directors	25,667,000	-
	(Appointed on 21 April 2026 / Resigned on 1 June 2026)		
Mr. Vo Van Lanh	Member of the Board of Directors	-	109,128,000
	(Dismissed on 6 November 2025)		
Mr. Nguyen The Phi	General Director	657,540,030	-
	(Dismissed on 28 January 2026)		
Mr. Dinh Van Trong	General Director	265,140,000	794,232,000
Mr. Nguyen Van Sang	Member of the Board of Directors concurrently Deputy General Director	386,591,000	362,108,364
Mr. Phan Huy Thuan	Person in charge of accounting	191,892,500	-
	(Appointed on 5 February 2026)		
Ms. Nguyen Thi Cam Van	Chief Accountant	-	280,095,000
	(Dismissed on 30 October 2025)		
Mr. Lu Minh Quan	Person in charge of Corporate Governance	148,404,643	130,919,784

42 . COMPARATIVE FIGURES

The comparative figures in the Interim Consolidated Financial Statements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the consolidated financial position, consolidated operating results and consolidated cash flow of the C32 during the

The comparative figures in the Interim Consolidated Statement of Financial position and related notes are those of the Consolidated Financial Statements for the fiscal year ended 31 December 2025. Comparative information in the Interim Consolidated Statement of Income, Interim Consolidated Statement of Cash flows, and related notes is that of the Interim Consolidated Financial Statements for the accounting period from 01 January 2025 to 30 June 2025. These figures have been audited and reviewed by ....

As disclosed in Note 2.3, the Company has applied Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC prospectively from 1 January 2026. As a result, the presentation of certain items in the financial statements has changed. Certain comparative figures as at 1 January 2026 and for the accounting period from 1 January 2025 to 30 June 2025 have been reclassified to conform with the financial statement presentation requirements of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. Details are presented in Appendix 1.

Phan Huy Thuan	**Nguyen The Phi**	**Nguyen The Phi**
Preparer	Person in charge of accounting	**General Director**
		Approved, 29 July 2026