CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG 3-2 **3-2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY** Số/ *No*: 39/2026-CBTT	**CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc** **THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness** *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 riêng Quý II năm 2026 và giải trình kết quả kinh doanh so với cùng kỳ năm 2025/ *Separate Financial Statements for the Second Quarter of 2026 and Explanation of Business Results Compared with 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 356/CTY-TC ngày 29/07/2026/ Explanation Letter No. 356/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

No.: 356/CTY-TC

Ho Chi Minh City, 27 July 2026

Explanation of profit fluctuations in separate 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 separate financial statements for the 2nd quarter of 2026 of 3-2 Investment and Construction Joint Stock Company.

3-2 Investment and Construction Joint Stock Company would like to explain the fluctuation of profit after tax in the 2nd quarter of 2026 compared to the same period in 2025 as follows:

Profit After tax	Q2/2026	Q2/2025	% Spread
Separate reports	- 27.905.969.038	-6.605.331.300	322 %

Causes:

❖ Separate financial statements for Q2/2026 have fluctuations in profits and losses compared to Q2/2025 due to the following main reasons:

Net revenue from sales and services decreased by VND 28,230,677,787 (equivalent to a decrease of 22%) and cost of goods sold decreased by VND

27,239,580,443 (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%) over 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 VND 2,672,533,067 (equivalent to an increase of 105%) compared to the same period last year, the reason being that in this period the Company received a dividend of 6% from Mien Dong Joint Stock Company.

Financial expenses increased by VND 36,289,297,968 (equivalent to an increase of 1,259%) over the same period last year, mainly due to the Company's provision for investment in Thu Duc - Long An Centrifugal Concrete Joint Stock Company in the amount of VND 35.3 billion and interest expenses increased by VND 718,670,477 due to fluctuations in interest rates of the financial market;

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 the main reasons affecting production and business results, leading to fluctuations in after-tax profit on the financial statements of Quarter 2 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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INTERIM SEPARATE FINANCIAL STATEMENTS

Quarter 2-2026 of the fiscal year ending December 31, 2025

Lai Thieu Ward, July 2026

INTERIM SEPARARE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Code		ASSETS	Note	Ending balance VND	Beginning balance VND
100	A.	**CURRENT ASSETS**		**383,298,113,198**	**387,504,468,710**
110	I.	**Cash and cash equivalents**	03	**84,907,685,388**	**83,077,412,938**
111	1.	Cash		84,907,685,388	63,044,878,692
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
124	4.	Provision for impairment of short-term held-to-maturity investments		-	-
125	5.	Other short-term investments		-	-
126	6.	Provision for impairment of other short-term investments		-	-
130	III.	**Short-term receivables**		**62,696,231,219**	**102,171,912,924**
131	1.	Short-term trade receivables	05	78,269,159,762	102,737,399,134
132	2.	Short-term prepayments to suppliers	06	7,524,738,266	17,800,503,697
133	3.	Short-term intra-company receivables		-	-
134	4.	Receivables according to the progress of		-	-
135	5.	Other short-term receivables	07	4,936,064,151	10,303,428,549
136	6.	Provision for short-term doubtful debts		(28,033,730,960)	(28,669,418,456)
137	7.	Shortage of assets awaiting resolution		-	-
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)
150	V.	**Short-term biological assets**		-	-
151	1.	Short-term consumable animals		-	-
152	2.	Short-term seasonal or consumable plants		-	-
153	3.	Provision for short-term biological asset		-	-
160	VI.	**Other short-term assets**		**8,295,045,554**	**2,099,542,435**
161	1.	Short-term deferred expenses	13	827,593,521	604,094,992
162	2.	Deductible VAT		-	-
163	3.	Taxes and other receivables from State budget	18	7,467,452,033	1,495,447,443
164	4.	Purchase and resale of Government bonds		-	-
165	5.	Other short-term assets		-	-

200	**B.**	**NON-CURRENT ASSETS**		**385,844,335,746**	**429,446,976,672**
210	**I.**	**Long-term receivables**		**50,039,188,055**	**50,039,188,055**
211	1.	Long-term trade receivables	05	-	-
212	2.	Long-term prepayments to suppliers	06	-	-
213	3.	Working capital provided to sub-units		-	-
214	4.	Long-term intra-company receivables		-	-
215	5.	Other long-term receivables	07	50,039,188,055	50,039,188,055
216	6.	Provision for long-term doubtful debts		-	-
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)*
224	2.	Finance lease fixed assets		-	-
225	-	*Historical costs*		-	-
226	-	*Accumulated depreciation*		-	-
227	3.	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)*
230	**III.**	**Long-term biological assets**		-	-
231	1.	Bearer animals		-	-
232	a.	Immature bearer animals		-	-
233	b.	Mature bearer animals		-	-
234	-	*Historical costs*		-	-
235	-	*Accumulated depreciation*		-	-
236	2.	Long-term consumable animals		-	-
237	3.	Long-term seasonal or consumable plants		-	-
238	4.	Provision for long-term biological asset		-	-
240	**IV.**	**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	**V.**	**Long-term assets in progress**	**14**	**6,325,812,884**	**4,653,276,928**
251	1.	Long-term work in progress		-	-
252	2.	Construction in progress		6,325,812,884	4,653,276,928
260	**VI.**	**Long-term financial investments**	**04**	**147,822,047,147**	**183,136,140,667**
261	1.	Investment in subsidiaries		37,750,000,000	37,750,000,000

262	2.	Investments in joint ventures, associates		136,907,156,453	136,907,156,453
263	3.	Equity investments in other entities		22,700,887,800	22,700,887,800
264	4.	Provision for impairment of long-term investments		(49,535,997,106)	(14,221,903,586)
265	5.	Long-term held-to-maturity investments		-	-
266	6.	Provision for impairment of long-term held-to-maturity investments		-	-
270	**VII.**	**Other long-term assets**		**56,451,847,924**	**58,357,118,056**
271	1.	Long-term deferred expenses	13	56,451,847,924	58,357,118,056
272	2.	Deferred income tax assets		-	-
273	3.	Long-term equipment, supplies and spare parts		-	-
274	4.	Other long-term assets		-	-
279	5.	Goodwill		-	-
280		**TOTAL ASSETS**		**769,142,448,944**	**816,951,445,382**

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INTERIM SEPARARE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

Code		CAPITAL	Note	Ending balance VND	Beginning balance VND
300	**C.**	**LIABILITIES**		**248,915,733,753**	**269,605,498,456**
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
317	7.	Short-term intra-company payables		-	-
318	8.	Payables according to the progress of		-	-
319	9.	Short-term deferred revenues		-	-
320	10.	Other short-term payables	20	3,581,430,768	3,716,934,707
321	11.	Short-term borrowings and finance lease liabilities	21	196,436,461,344	195,364,500,496
322	12.	Provisions for short-term payables	22	254,764,281	681,158,758
323	13.	Bonus and welfare fund		7,257,732,315	6,882,575,723
324	14.	Price stabilization fund		-	-
325	15.	Purchase and resale of Government bonds		-	-
330	**II.**	**Non-current liabilities**		**891,000,000**	-
331	1.	Long-term trade payables	15	-	-
332	2.	Long-term prepayments from customers	16	-	-
333	3.	Long-term taxes and other payables to State	18	-	-
334	4.	Long-term accrued expenses	19	-	-
335	5.	Intra-company payables for operating capital		-	-
336	6.	Long-term intra-company payables		-	-
337	7.	Long-term deferred revenues		-	-
338	8.	Other long-term payables	20	891,000,000	-
339	9.	Long-term borrowings and finance lease liabilities	21	-	-
340	10.	Convertible bonds		-	-
341	11.	Preference shares		-	-
342	12.	Deferred income tax liabilities		-	-
343	13.	Provisions for long-term payables	22	-	-
344	14.	Science and technology development fund		-	-
400	**D.**	**OWNER'S EQUITY**		**520,226,715,191**	**547,345,946,926**
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*
411b		*Preference shares*		-	-
412	2.	Share premium		2,190,000,000	2,190,000,000
413	3.	Conversion options on convertible bonds		-	-
414	4.	Other capital		-	-

415	5.	Repurchased own shares	(20,100,000)	(20,100,000)
416	6.	Differences upon asset revaluation	-	-
417	7.	Exchange rate differences	-	-
418	8.	Development and investment funds	117,958,019,776	117,066,980,035
419	9.	Other reserves	-	-
420	10.	Retained earnings	99,505,895,415	127,516,166,891
420a		*RE accumulated till the end of the previous year*	*125,151,327,473*	*112,665,504,537*
420b		*RE of the current year*	*(25,645,432,058)*	*14,850,662,354*
429	11.	Non-controlling interests	-	-
440	**TOTAL CAPITAL**		**769,142,448,944**	**816,951,445,382**

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 Thuận	**Phan Huy Thuận**	**Nguyễn Thế Phi**
Preparer	Chief Accountant	General Director
		Approved, 29 July 2026

INTERIM SEPARARE STATEMENT OF INCOME

Second quarter of 2026

Code	ITEMS	Note	Second quarter		Accumulated to the end of this quarter	
			This year	Last year	This year	Last year
			VND	VND	VND	VND
01	**1. Revenues from sales of goods and rendering**	**25**	**99,902,769,998**	**128,133,447,785**	**198,790,299,295**	**202,701,424,786**
02	2. Revenue deductions	26	8,902,656	-	8,902,656	-
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**	**27**	**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				-	-
22	7. Financial income	28	5,208,788,295	2,536,235,228	6,110,059,222	7,197,328,854
23	8. Financial expenses	29	39,172,645,026	2,883,347,058	42,795,669,793	4,456,672,367
24	*In which: Interest expenses*		*3,053,695,347*	*2,335,024,870*	*3,503,695,347*	*2,335,024,870*
25	9. Selling expenses	30	8,033,120,164	8,530,571,456	12,612,618,353	14,368,589,378
26	10. General administrative expenses	31	4,385,057,798	(483,295,855)	8,083,117,060	4,515,962,678
27	10. Share of joint ventures and associates' profit or loss				-	-
30	**11. Net profit from operating activities**		**(27,433,174,589)**	**10,998,512,192**	**(26,302,216,729)**	**14,185,036,036**
31	12. Other income	32	52,660,786	2,345,315,508	1,575,106,306	5,932,871,298
32	13. Other expenses	33	525,455,235	19,949,159,000	918,321,635	20,301,108,118
40	**14. Other profit**		**(472,794,449)**	**(17,603,843,492)**	**656,784,671**	**(14,368,236,820)**
50	**15. Total profit before tax**		**(27,905,969,038)**	**(6,605,331,300)**	**(25,645,432,058)**	**(183,200,784)**

51	16. Current corporate income tax expenses	34			-	-
52	17. Deferred corporate income tax expenses				-	-
60	**18. Profit after corporate income tax**		(27,905,969,038)	(6,605,331,300)	(25,645,432,058)	(183,200,784)

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

Phan Huy Thuận	**Phan Huy Thuận**	**Nguyễn Thế Phi**
Preparer	Chief Accountant	General Director
		Approved, 29 July 2026

INTERIM SEPARARE 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***		*(25,645,432,058)*	*(183,200,784)*
	2.	***Adjustments for***			
02	-	Depreciation of fixed assets and investment		6,205,813,230	6,556,910,071
03	-	Provisions		35,089,065,808	(3,416,931,892)
05	-	Gains/losses from investing, financing activities		(3,691,284,866)	(9,205,959,911)
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***		***17,311,857,461***	***(1,601,275,879)***
09	-	Increase/Decrease in receivables		34,714,934,611	35,764,147,275
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		1,681,771,603	1,576,032,459
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***		***14,672,572,869***	***23,246,413,738***
	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	-
27	5.	Interest and dividend received		2,882,959,621	6,177,663,584
30		***Net cash flows from investing activities***		***(13,914,261,267)***	***6,373,163,374***
	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 SEPARARE 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**		**1,830,272,450**	**1,590,822,798**
60	**Cash and cash equivalents at the beginning of the period**		**83,077,412,938**	**49,013,903,388**
70	**Cash and cash equivalents at the end of the period**	03	**84,907,685,388**	**50,604,726,186**

M.S.D.N:3700146225-C.T.C.P
CÔNG TY
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3-2
LÁI THIÊU-TP.HỒ CHÍ MINH

Phan Huy Thuận	**Phan Huy Thuận**	**Nguyễn Thế Phi**
Preparer	Chief Accountant	General Director
		Approved, 29 July 2026

NOTES TO THE INTERIM SEPARARE 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 was established and operates pursuant to the Joint Stock Company Business Registration Certificate No. 3700146225, initially issued by the Department of Finance of Binh Duong Province (currently the Department of Finance of Ho Chi Minh City) on December 24, 2008, with the sixteenth (16th) amendment registered on February 11, 2026.

The Company's head office is located at: 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 C32 as at 30/06/2026 is 187 (as at 01/01/2026: 161.

1.2 . Business field

Manufacturing, constructing, trading, real estate trading and servicing.

1.3 . Business activities

Main business activities of the Company include:

- Manufacturing stone, concrete and bricks;
- Constructing works;
- Trading construction materials;
- Trading real estate;
- Leasing cars, construction tools.

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

The Company's total pre-tax accounting profit for the first six months of 2026 was negative VND 25,645,432,058, a sharp decline compared to the same period last year, primarily due to:

- Net revenue from sales and services decreased by VND 3,911,125,491 (a 1.93% decline), while the cost of goods sold decreased by VND 4,670,225,797 (a 2.71% decline); consequently, gross profit from sales and services rose slightly by VND 750,197,650 (a 2.47% increase) compared to the same period last year, primarily driven by a reduction in the production cost of box culverts, which boosted gross profit from semi-finished product sales this year relative to the prior period;
- Financial income decreased by VND 1,087,269,632 (a 15% decline) compared to the same period last year; this was due to the Company receiving less dividend income and profit from investment entrustment contracts during the current period compared to the previous period.
- Financial expenses increased by VND 38,338,997,426 (an increase of 860.26%) compared to the same period last year, primarily due to the Company setting aside a provision of VND 35.3 billion for its investment in Thu Duc - Long An Centrifugal Concrete Joint Stock Company, and an increase of VND 1.4 billion in interest expenses resulting from higher borrowing to support business operations;
- Selling expenses decreased by VND 1,755,971,025 (a 12.22% reduction) compared to the same period last year, primarily due to the reversal of the provision for construction warranties.
- Enterprise management expenses increased by VND 3,567,154,382 (an increase of 78.99%) compared to the same period last year, primarily because the Company had reversed a provision for receivables during the prior period.
- Other income decreased by VND 4,357,764,992 (a 73.45% reduction) because the Company had liquidated numerous assets during the prior period, resulting in higher income from asset liquidation compared to the current period; meanwhile, in the current period, the Company received compensation of VND 3.2 billion for the return of premises to the State;

- Other expenses decreased by VND 19,382,786,483 because, in the previous period, the Company recorded an additional expense for mineral exploitation rights at the Tan Dong Hiep construction stone quarry, totaling VND 19,669,316,603;

The combination of the aforementioned primary factors resulted in a sharp decline in the Company's total pre-tax accounting profit for the current year compared to the previous period.

1.5 . Corporate structure

The Company's member entities are as follows:

Name	Address	Main business activities
Branch of 3-2 Investment And Construction JSC - Construction Stone Factory	Tan Dong Hiep Ward, Ho Chi Minh City	Manufacturing Construction Stone
Branch of 3-2 Investment And Construction JSC - Concrete Pipe Factory	Tan Khanh Ward, Ho Chi Minh City	Manufacturing Concrete Pipes
Branch of 3-2 Investment And Construction JSC - Concrete Brick Factory	Thuan Giao Ward, Ho Chi Minh City	Manufacturing Concrete Bricks
Branch of 3-2 Investment And Construction JSC - Construction Factory (*)	Lai Thieu Ward, Ho Chi Minh City	Construction of civil and traffic works
Business location of 3-2 Investment And Construction JSC - Long Nguyen Concrete Workshop	Long Nguyen Ward, Ho Chi Minh City	Trading of Concrete Pipes
Business location of 3-2 Investment And Construction JSC - Material Trading Center 279	Lai Thieu Ward, Ho Chi Minh City	Trading of Construction Materials

Information of subsidiaries, associates, joint ventures of the C32 is provided 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.

Declaration of compliance with Accounting Standards and Accounting System

The C32 applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Changes in accounting policies and notes

On 27/10/2025, 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 21/03/2016 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.

2.4 . Basis for preparation of Interim separare Financial Statements

Interim separare Financial Statements are presented based on historical cost principle.

The users of these Interim separare Financial Statements should study the Interim separare Financial Statements combined with the Interim Consolidated Financial Statements of the C32 and its subsidiaries for the Second quarter of the year ending 31 December 2026 in order to gain enough information regarding the financial position, operating results and cash flows of the C32.

2.5 . Accounting estimates

The preparation of the Interim separare 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 separare Financial Statements include:

- 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 separare 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 . 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 subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less provision for devaluation of investments.

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.
- Investments in subsidiaries, joint ventures or associates: provision shall be made based on the [Separate] Financial Statements/Consolidated Financial Statements (nếu đơn vị nhận đầu tư là Công ty mẹ) of
- 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.

2.9 . 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 separare Financial Statements according to their remaining

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.

2.10 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Interim separare Financial Statements.

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.

2.11 Construction contract

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

When the outcome of the construction contracts is reliably estimated and the contractors are paid according to the planned progress, revenue and costs associated with the construction contract are recognized in accordance with the percentage of completion method, based on the customer's acceptance of completed work.

When the results of the contract implementation cannot be reliably estimated, contract revenue is recognized only to the extent that contract costs incurred are expected to be reliably recoverable, contract costs are only recognized as actually incurred.

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 separare Statement of Income in the period in which the costs are incurred.

Except for machinery, equipment used for production activities are depreciated (amortised) using the units of

- 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
- Infrastructures	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 separare 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 Company in an ordinary course of business, with historical cost of each asset less than 30 million VND 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 03 months to 84 months.

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 separare Financial Statements according to their remaining terms

2.10 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Interim separare Financial Statements.

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.

2.11 Construction contract

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

When the outcome of the construction contracts is reliably estimated and the contractors are paid according to the planned progress, revenue and costs associated with the construction contract are recognized in accordance with the percentage of completion method, based on the customer's acceptance of completed work.

When the results of the contract implementation cannot be reliably estimated, contract revenue is recognized only to the extent that contract costs incurred are expected to be reliably recoverable, contract costs are only recognized as actually incurred.

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 separare Statement of Income in the period in which the costs are incurred.

Except for machinery, equipment used for production activities are depreciated (amortised) using the units of

- 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

2.24 . 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 separare 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. 2.11.

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 separare 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 separare Financial Statements, it is recorded as

2.26 . Cost of goods sold

Cost of goods sold and services rendered are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventories, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandises have not been determined as sold.

2.27 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- 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) 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.

b) 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 20 % for the operating activities which has taxable income.

2.30 . 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 separare Financial Statements, the C32 should consider the nature of the relationship rather than the legal form of the

Details of related party transactions are presented in the Interim Consolidated Financial Statements for the Second quarter of the year ending 31 December 2026 of the C32 published concurrently by the C32 in its Interim Consolidated Financial Statements and Interim Separate Financial Statements for the Second quarter of the year ending 31 December 2026.

2.31 . 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.

2.32 . Other accounting principles and methods

Characteristics of Investment Entrustment Contracts arising at the Company

- Purpose: Individuals receive advances to carry out the acquisition of land use rights as designated by the Company.
- Land Use Right Certificates held in the name of the individuals who receive such advances, formed from the Company's entrusted funds, shall be handed over to the Company for management. Such individuals are not permitted to transfer, donate, or bequeath these land use rights without the Company's consent. Upon the Company's request, the individuals are required to promptly transfer the land use rights (which were acquired under the Company's investment entrustment) back to the Company or to entities designated by the Company.
- All profits arising from the transfer transactions shall belong 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	84,257,993,060	62,717,971,574
Cash equivalents	-	20,032,534,246
	84,907,685,388	**83,077,412,938**

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

Demand deposits

	Currency	Ending balance	Beginning balance
		VND	VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - South Binh Duong Branch	VND	54,011,012,102	20,193,831,006
Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch	USD	22,271,336,469	30,223,222,240
Other categories	VND	7,975,644,489	12,300,918,328
		84,257,993,060	**62,717,971,574**

Cash equivalents

	Currency	Term	Interest rate	Ending balance	Beginning balance
				VND	VND
Vietnam International Commercial Joint Stock Bank - Binh Duong Branch	VND	03 months	4.75%	-	5,000,000,000
Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch	VND	03 months	4.75%	-	15,000,000,000
	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 Hyydro Power Joint Stock Company (1)	SJD	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 (1)	PGC	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 Industrial Calvanizing Joint Stock Company - VNSTEEL (2)	VGL	-	-	-	15,822,791,067	16,321,236,500	-
Vietnam Engine and Agricultural Machinery Corporation (2)	VEA	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 Company (2)	TCW	4,871,271,651	4,857,500,000	(13,771,651)	5,019,594,351	5,454,160,000	-
Airports Corporation of Viet Nam(2)	ACV	526,025,500	362,076,000	(163,949,500)	526,025,500	404,043,900	(121,981,600)
Hoa Sen Group (1)	HSG	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 Corporation (1)	KBC	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	VIX	787,481,875	676,000,000	(111,481,875)	-	-	-
Phat Dat Real Estate Development Joint Stock Company	PDR	888,948,060	737,500,000	(151,448,060)	-	-	-
Khang Dien House Trading and Investment Joint Stock Company	KDH	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)

a) Trading securities (continued)

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
Short-term	**58,697,919,629**	**101,697,919,629**	-	**43,340,479,452**	-	-
Term deposits	58,697,919,629	101,697,919,629	-	43,340,479,452	-	-
	58,697,919,629	**101,697,919,629**	-	**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 Duong Branch	**VND**	6 months	9%	15,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Duong Branch	**VND**	6 months	8%	40,000,000,000	-
Vietnam International Commercial Joint Stock Bank - Binh Duong Branch	**VND**	6 months	6%	-	20,000,000,000
Tien Phong Commercial Joint Stock Bank - Ben Thanh Branch	**VND**	6 months	From 6.5% to 6.6%	-	23,000,000,000
Other categories				3,124,684,932	-
Accrued interest income				573,234,697	340,479,452
				58,697,919,629	**43,340,479,452**

As at 30/06/2026, the held-to-maturity investments of VND... are being used as collaterals for short-term/long-term borrowings from the banks (Detailed in Note No. 21)

c) **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
Subsidiaries		**37,750,000,000**	-	**(207,500,645)**	**37,750,000,000**	-	**(205,109,786)**
Tien Phuoc Construction MineralsJoint Stock Company		37,250,000,000	-	(195,555,396)	37,250,000,000	-	(194,075,123)
C32 Land One Member Limited Liability Company		500,000,000	-	(11,945,249)	500,000,000	-	(11,034,663)
Joint ventures, associates		**136,907,156,453**	-	**(35,311,702,661)**	**136,907,156,453**	-	-
Mien Dong Joint Stock Company	MDC	42,218,832,208	-	-	42,218,832,208	-	-
Thu Duc - Long An Centrifugal Concrete Joint Stock Company		94,688,324,245	-	(35,311,702,661)	94,688,324,245	-	-
Other entities		**22,700,887,800**	-	**(14,016,793,800)**	**22,700,887,800**	-	**(14,016,793,800)**
Dong Phu - Binh Duong Road BOT Joint Stock Company		22,500,000,000	-	(13,815,906,000)	22,500,000,000	-	(13,815,906,000)
Binh Duong General Consulting and Construction JSC		200,887,800	-	(200,887,800)	200,887,800	-	(200,887,800)
		197,358,044,253	-	(49,535,997,106)	197,358,044,253	-	(14,221,903,586)

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
Subsidiaries				
Tien Phuoc Construction Minerals Joint Stock Company	Dong Nai Province	94.90%	94.90%	Stone quarrying and processing
C32 Land One Member Limited Liability	Ho Chi Minh city	100.00%	100.00%	Architectural and technical consultancy activities
Joint ventures, associates				
Mien Dong Joint Stock Company	Dong Nai Province	33.76%	33.76%	Stone quarrying and processing, real estate business, and construction and installation activities.

Thu Duc - Long An Centrifugal Concrete Joint	Tay Ninh Province	42.50%	42.50%	Construction materials business
Other entities				
Dong Phu - Binh Duong Road BOT Joint Stock Company	Dong Nai Province	10.00%	10.00%	BOT business for transport infrastructure projects
Binh Duong General Construction and Consultancy Joint Stock Company	Ho Chi Minh city	3.52%	3.52%	Management consultancy 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 Service Company Limited	-	-	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 Only Member Company Limited	7,084,422,499	-	9,475,304,739	-
Construction Joint Stock Company No. 5	5,160,575,869	-	10,010,490,976	-
Project Management Board for Construction Investment of Ben Cat Area	1,220,349,000	-	10,581,905,000	-
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 Company Limited	10,070,622	-	87,079,104	-
Other parties	**7,514,667,644**	**(67,199,140)**	**17,713,424,593**	**(67,199,140)**
Vo Anh Kiet Trading Construction Company Limited	2,421,038,544	-	2,726,707,760	-
Nguyen Truong Construction and Trading Company Limited	-	-	3,355,161,845	-
BMT Construction Investment Joint Stock Company	-	-	3,637,381,194	-
Others	5,093,629,100	(67,199,140)	7,994,173,794	(67,199,140)
	7,524,738,266	**(67,199,140)**	**17,800,503,697**	**(67,199,140)**

7 . OTHER RECEIVABLES

		Ending balance		Beginning balance	
		Book value	Provision	Book value	Provision
		VND	VND	VND	VND
a)	**Short-term**				
	Dividends and distributed profits must be collected.	575,570,000	-	-	-
	Others	815,418,576	(163,378,430)	815,418,576	(116,698,879)
	Interest receivable on overdue payments	3,028,629	-	11,392,364	-
	Cash advance	2,811,136,071	-	8,897,940,519	-
	Security deposit, margin deposit	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**				
	Investment entrustment receivables (*)	50,039,188,055	-	50,039,188,055	-
		50,039,188,055	**-**	**50,039,188,055**	**-**
c)	**In which: Other receivables from related parties**				
	Thu Duc - Long An Centrifugal Concrete Joint Stock Company	233,397,757	(163,378,430)	233,397,757	(116,698,879)
	Mien Dong Joint Stock Company	582,020,819	-	582,020,819	-
		815,418,576	**(163,378,430)**	**815,418,576**	**(116,698,879)**

(*) These are investment trust arrangements for individuals to carry out the transfer and assignment of land-use rights in Long Nguyên Ward, Tân Uyên Ward, and Phú Giáo Commune, Ho Chi Minh City, as directed by the Company to implement the Company's investment policy. The detailed information related to the investment trust arrangements is as follows:

Investment trust recipients	Contrac	AREA	Value 30/06/2026
			VND
Mr Lu Minh Quan	Contract No. 08/02/HĐUT dated 28/02/2012	Long Nguyên Commune, Bến Cát District, Bình Dương Province (now Long Nguyên Ward, Ho Chi Minh City)	4,419,100,000
Mr Pham Tan Loc	Contract No. 14/1/HĐUT dated 31/01/2020	Tân Mỹ Commune, Bắc Tân Uyên District, Bình Dương Province (now Tân Uyên Ward, Ho Chi Minh City)	26,119,548,055
Mr Tran Van Binh	Contract No. 06/3/HĐUT dated	Tam Lập Commune, Phú Giáo District, Bình Dương Province (now Phú Giáo Commune, Ho Chi Minh City)	5,380,540,000

Mr Ho Que Phuong	Contract No. 15/2025/CIC39-HQP dated 19/06/2025	Tân Mỹ Commune, Bắc Tân Uyên District, Bình Dương Province (now Tân Uyên 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
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 Co., Ltd.	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 Construction Mechanics Joint Stock Company	67,199,140	-	67,199,140	-
ABC Company	-	-	-	-
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, supplies	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 progres

	30/06/2026		01/01/2026	
	Orginnal cost	Provision	Orginnal cost	Provision
	VND		VND	
Construction of structural, rough finishing, and M&E works for the adjacent social housing units within the Hoa Phu Social Housing Construction Investment Project.	700,000,000	-	2,087,456,312	-
Construction of Lái Thiêu Road (PKV-28 Section)	-	-	3,106,679,188	-
Project for the construction of drainage, sidewalk, greenery, and lighting systems on Nguyen Thi Tuoi Street.	6,161,776,442	(6,161,776,442)	6,161,776,442	(6,161,776,442)
Nguyen Van Tiet Residential Area Project	66,817,212,812	-	-	-
Project to upgrade and widen the Tan Dinh 016 route.	2,156,967,373	-		-
	-	-	-	-
Other projects and	1,094,894,276	-	597,701,748	-
	76,930,850,903	(6,161,776,442)	11,953,613,690	(6,161,776,442)

10 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machineries, equipment	Transportation equipment	Management equipment	**Total**
	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
1x20' office container	In use	36,400,000	-	-
Single-story house	Disposal	135,296,696	-	-

- Carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period: 3,840,663,429 VND

- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: 46,745,255,384 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
- Liquidating, disposed	(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**

- Carrying amount of intangible fixed assets pledged as collaterals for borrowings at the end of the period: VND

- Cost of fully amortized intangible fixed assets but still in use at the end of the period: VND

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
- 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 ... (Previous period is VND ...);
- Rental revenue for each period in future is presented in Note No. 24.

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 . DEFERRED EXPENSES

		Ending balance	Beginning balance
		VND	VND
a)	**Short-term**		
	Tools and instruments issued for use	175,154,604	251,856,128
	Repair costs	366,005,652	329,289,366
	Others	286,433,265	22,949,498
		827,593,521	**604,094,992**
b)	**Long-term**		
	Tools and instruments issued for use	1,387,416,746	1,973,679,264
	Leased land use rights in Thanh Phuoc (*)	40,949,223,841	41,462,157,751
	- Cost of acquiring land use rights	*35,953,474,321*	*36,403,830,991*
	- One-off land lease payment	*4,995,749,520*	*5,058,326,760*
	Land rental costs (**)	12,440,668,572	12,608,745,816
	Repair costs	1,271,951,863	1,912,948,945
	Other long-term prepaid expenses	402,586,902	399,586,280
		56,451,847,924	**58,357,118,056**

(*) The value of the land use right for the implementation of the Thạnh Phước Concrete Factory project is based on the transferred land area of 45,161.7 m² located in Tân Khánh Ward, Ho Chi Minh City, under the Land Use Rights Certificate No. CD 621056 dated 15/07/2016 (now renamed to Land Use Rights Certificate No. DA 931879 dated 04/05/2022). Of this amount, the value of the transferred rights is VND 44.885 billion, and the land lease expense paid in a lump sum is VND 6.195 billion. The land use term expires on 03/06/2066, pursuant to Decision No. 2583/QĐ-UBND dated 30/09/2016 of the Provincial People's Committee of Bình Dương approving the transfer of the land lease payment method for 3-2 Investment and Construction Joint Stock Company (now 3-2 Investment and Construction Joint Stock Company, i.e., Investment and Construction Joint Stock Company 3-2)

(**) Detailed information related to the leased land plots is presented in Note No. 24b
As of June 30, 2026, the prepaid land lease costs for Plot No. 650, Map Sheet No. 12, Thuan Giao Ward, Ho Chi Minh City, with an area of 1,236.2 m2; and Plot No. 1146, Map Sheet No. 91, Thuan Giao Ward, Ho Chi Minh City, with an area of 816.1 m2, both with a lease term until August 13, 2068, have a remaining value at the end of the period of VND 6,947,842,113 (VND 7,030,227,591 as of January 1, 2026). This amount is currently being used as collateral for a loan at the Vietnam Investment and Development Bank - Nam Binh Duong Branch (see details in Explanation No. 21).

14 . Construction in progress

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Construction Project: Industrial Wastewater Treatment Tank – Thanh Phuoc Concrete Plant	1,657,577,180	1,657,577,180	1,657,577,180	1,657,577,180
Nguyen Van Tiet Residential Area Kindergarten Project	1,284,429,967	1,284,429,967	-	-
Other projects	3,383,805,737	3,383,805,737	2,995,699,748	2,995,699,748
	6,325,812,884	**6,325,812,884**	**4,653,276,928**	**4,653,276,928**

15 . SHORT-TERM TRADE PAYABLES

	Ending balance VND	Beginning balance VND
Other parties	**15,727,644,223**	**14,272,160,543**
Hop Nhan Mechanical Construction and Transportation Trading JSC	2,305,708,650	2,028,779,250
Hoa Phat Construction Business	2,412,833,121	2,654,581,894
Gamuda Land Binh Duong Company Limited	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 VND	Beginning balance VND
Other parties	**21,816,115,829**	**16,767,749,054**
Ben Cat City Construction Investment Project Management Board	5,028,541,000	5,483,538,000
Mr Bien Thanh Nhan	3,496,416,000	3,496,416,000
Buyers make advance payments for the Nguyen Van Tiet Residential Area project.	5,177,897,564	-
Others	8,113,261,265	7,787,795,054
	21,816,115,829	**16,767,749,054**

17 . **Dividends and profits must be returned.**

	Ending balance	Beginning balance
	VND	VND
Dividends and profits must be returned.	27,342,075	27,342,075
	27,342,075	**27,342,075**

The outstanding dividend payments primarily concern shareholders who have not yet completed securities depository registration procedures and/or have not provided or fully updated the necessary information to receive dividends. The Company will make the payments once these shareholders have completed the required procedures and provided the necessary information in accordance with regulations.

18 . **Short-term taxes and payables to the State**

	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	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**	**-**

19 . SHORT-TERM ACCRUED EXPENSES

	Ending balance	Beginning balance
	VND	VND
Accrual of construction and installation costs	-	-
+ Project to upgrade and widen Road N7 in the Lot F Resid	-	1,888,463,506
+ Project for the construction of drainage, sidewalk, greenery,-and lighting systems on Nguyen Thi Tuoi Street.	533,335,404	3,819,083,656
+ Sidewalk renovation and repair project on Vo Thi Sau Street	-	4,233,101,764
+ Phu An Road Upgrade Project	-	9,117,038,246
+ To Vinh Dien Road Upgrade and Expansion Project	-	1,539,961,858
+ Le Hong Phong Road Project	17,783,352	2,784,206,735

+ Others	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
Trade union fund	151,043,879	73,843,460
Short-term deposits, collateral received	1,030,000,000	-
+ Eximrs Real Estate Joint Stock Company	*1,000,000,000*	-
+ Other categories	*30,000,000*	-
Interest payables	192,396,250	159,446,612
Payment of construction warranty retention funds to construction teai	2,146,478,638	3,409,948,524
Other payables and amounts payable	61,512,001	73,696,111
	3,581,430,768	**3,716,934,707**

b) Long-term

Long-term deposits, collateral received	891,000,000	-
+ Dai Loc Phat Construction, Trading, and Service Joint Stock Comp	*261,000,000*	-
+ Vietnam Vaccine Joint Stock Company - Binh Duong Branch	*285,000,000*	-
+ Phu Vinh Dien Co., Ltd.	*210,000,000*	-
+ Other categories	*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
Joint Stock Commercial Bank for Investment and Development of Vietnam – South Binh Duong Branch (1)	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 (2)	56,546,149,948	40,610,256,589	30,378,474,956	66,777,931,581
Business credit card	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 contract No. 0041/2025/87982/HĐTD dated 30/06/2025, with the detailed terms as follows:

- Credit line: VND 420,000,000,000;
- Borrowing purpose: Supplementing working capital and guarantee issuing for the Company's production and business activities;
- Limit validity period: 12 months;
- Loan term: as specified in each specific credit contract;
- Interest rate: Determined at the time of disbursement under each specific credit agreement, in accordance with the bank's applicable interest rate policy from time to time;
- Method of security:

+ Land use rights and assets attached to land at Plot No. 104, Map Sheet No. 121, Thuan Giao Ward, Ho Chi Minh City, with a total area of 10,018.3 m² and construction works (Factory 1, Factory 2, centrifugal concrete factory) according to the Amendment and Supplement to Mortgage Agreement No. 072/2015/87982/HĐBĐ dated August 30, 2022. Appraised value: 59.6 billion VND.

Detail information on short-term borrowings is as follows:

(1) Credit contract No. 0041/2025/87982/HĐTD dated 30/06/2025, with the detailed terms as follows:

- Forms of loan security (continued):
+ Land use rights at Plot No. 399, Map Sheet No. 57, Long Nguyen Ward, Ho Chi Minh City, with a total area of 36,347.5 m² according to the Amendment and Supplement to Mortgage Agreement No. 0154/2016/87982/HĐBĐ dated August 30, 2022. Appraised value: 43 billion VND.
+ Land use rights at Plot No. 776, Map Sheet No. 111, Lai Thieu Ward, Ho Chi Minh City, with a total area of 3,841 m² according to Real Estate Mortgage Agreement No. 560/2022/87982/HĐBĐ dated August 30, 2022. Appraised value: 78 billion VND.
+ Land use rights at Plot No. 650, Map Sheet No. 12, Thuan Giao Ward, Ho Chi Minh City (1,236.2 m²) and Plot No. 1146, Map Sheet No. 91, Thuan Giao Ward (816.1 m²) according to Mortgage Agreement No. 559/2022/87982/HĐBĐ dated August 30, 2022. Appraised values: 8.6 billion VND and 3.32 billion VND, respectively.
+ Land use rights at Plot No. 927, Map Sheet No. 121, Thuan Giao Ward, Ho Chi Minh City, with a total area of 2,682 m² according to Real Estate Mortgage Agreement No. 558/2022/87982/HĐBĐ dated August 30, 2022. Appraised value: 8.4 billion VND.
+ Accounts receivable arising from economic contracts with related parties/purchasers, funded by BIDV loans;
+ The entire value of inventory and goods in circulation during the production and business process originates from and/or is funded by BIDV loans.
+ Outstanding principal balance at the end of the period: 129,658,529,763 VND.

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

- Credit line: VND 200,000,000,000;
- Loan purpose: To supplement working capital for the production and trading of construction materials—such as concrete pipes, non-fired bricks, and other construction materials—during the 2025–2026 period.
- Limit validity period: Until October 29, 2026.
- Loan term: As specified in each specific debt acknowledgment;
- Lending interest rate: As specified in each specific debt acknowledgment;
- Forms of loan security:
+ Land use rights and assets attached to the land: Located at land plot 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 contract No. 6360-LCL-202502123 dated June 25, 2025, with a collateral value of VND 30,477,000,000.
+ Land use rights and assets attached to the land: Located at land plot 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 contract No. 6360-LCL-202502325 dated November 10, 2025, with a collateral value of VND 110,886,000,000.
- Outstanding principal balance at the end of the period: 66,777,931,581 VND.

22 . PROVISION FOR SHORT-TERM PAYABLES

	Beginning balance	During the period		Ending balance
		Increase	Decrease	
	VND	VND	VND	VND
Provision for construction warranty	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	Total
	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**	**164,590,925,387**	**533,279,941,522**
Profit/loss of the previous period	-	-	-	-	(183,200,784)	(183,200,784)
Allocation to the Development Investme	-	-	-	849,313,900	(849,313,900)	-
Drawn from the reward and welfare func	-	-	-	-	(283,104,633)	(283,104,633)
Allocation from the Executive Board's reward fund	-	-	-	-	(141,552,317)	(141,552,317)
Allocation of remuneration for the Board of Directors, the Audit Committee, and the Person in Charge of Corporate Governance.	-	-	-	-	(360,000,000)	(360,000,000)
Ending balance of previous period	**150,301,450,000**	**2,190,000,000**	(20,100,000)	**217,066,980,035**	**162,773,753,753**	**532,312,083,788**
Beginning balance of current period	**150,301,450,000**	**2,190,000,000**	(20,100,000)	**217,066,980,035**	**162,773,753,753**	**532,312,083,788**
Profit/loss of the current period	-	-	-	-	(25,645,432,058)	(25,645,432,058)
Distribute profit	-	-	-	-	-	-
Allocation to the Development Investme	-	-	-	891,039,741	(891,039,741)	-
Drawn from the reward and welfare func	-	-	-	-	(742,533,118)	(742,533,118)
Allocation from the Executive Board's reward fund	-	-	-	-	(371,266,559)	(371,266,559)
Allocation of remuneration for the Board of Directors, the Audit Committee, and the Person in Charge of Corporate Governance.	-	-	-	-	(360,000,000)	(360,000,000)
Ending balance of current period	**300,592,900,000**	**2,190,000,000**	(20,100,000)	**117,958,019,776**	**99,505,895,415**	**520,226,715,191**

According to the Resolution No....dated... 2026 issued by General Meeting of shareholders/ Board of Directors, the Company announced its profit distribution of 2025 as follows:

	Rate	Amount
	(%)	VND
- Profit after tax	100.00	14,850,662,354
- Investment and development fund appropriation	6.00	891,039,741
- Other reserves appropriation	5.00	742,533,118
- Bonus and welfare fund appropriation	2.50	371,266,559
- Paid dividends (....%)	2.42	360,000,000
- Paid dividends (....%)	60.73	9,018,087,000
Retained profit	2335.07%	3,467,735,936

b) Details of owner's contributed capital

	Rate	30/06/2026	Rate	01/01/2026
	(%)	VND	(%)	VND
Mrs. Bui Thu Huyen	24.35	73,206,440,000	24.35	73,206,440,000
Mrs. Pham Thi Thu Thuy	11.04	33,180,000,000	10.98	33,000,000,000
Mr. Tu Vinh Trung	9.98	29,994,540,000	9.98	29,994,540,000
Mrs. Pham Thi Thu Hang	10.08	30,300,000,000	5.00	15,020,000,000
Others	44.55	133,901,920,000	49.69	149,361,920,000
Treasury shares	0.00	10,000,000	0.00	10,000,000
	100.00	300,592,900,000	100.00	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 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

The Company is the lessor under operating lease contracts. As at 31/12/2019, total future minimum lease income under operating lease contracts are presented 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 signed land leasing contracts at... for ... from ... to ... The total leased area is ... hectares. Under such contracts, the Company has to pay leasing cost annually or once time until contract expiry date complying with the current legal regulations.

The C32 signed land lease contracts as follows:

No.	Location	Purpose	Area (m2)	Lease term
1	**Centrifugal Concrete Enterprise** Tan Khanh Ward, Ho Chi Minh City		**45,161.7**	**Until 2066**
2	**Long Nguyen Concrete Worl** Long Nguyen Ward, Ho Chi Minh City		**34,409.3**	**Until 2058**
3	**Thuan An Brick Enterprise** Thuan Giao Ward, Ho Chi Minh City		**2,198.6**	**Until 2054**
4	**Construction Stone Enterpri** Tan Dong Hiep Ward, Ho Chi		**2,151.3** -	**Until 2062**
5	**Binh Chuan Workshop and ** Thuan Giao Ward, Ho Chi Mir		**2,052.3** -	**Until 2068**
6	**Perennial Crop Land** Thuong Tan Commune, Ho Ch		**1,352.4** -	**Until 2070**

c) Doubtful debts written-off

	Ending balance	Beginning balance
	VND	VND
- Tien Phat Iron and Steel Construction MTV Co., Ltd:	660,504,913	660,504,913
- Van Hai Construction Co., Ltd:	484,735,894	484,735,894
- Le Phuc Vinh Co., Ltd:	363,348,930	363,348,930
- Hoang Minh Tam Construction Trading Co., Ltd:	211,738,124	211,738,124
	1,720,327,861	**1,720,327,861**

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

	This year	Last year
	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 rendering of services	9,707,663,261	19,911,596,413
Revenue from rendering of services	928,372,730	660,242,428
Revenue from rendering of services	95,454,546	446,351,609
Revenue from rendering of services	-	-
	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. 40)		

26 . REVENUE DEDUCTIONS

	This year	Last year
	VND	VND
Sales returns	8,902,656	-
	8,902,656	**-**

27 . COST OF GOODS SOLD

	Quarter 2st of Year 2026	Quarter 2st of Year 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 products sold	12,708,276,321	18,832,028,920
Cost of products sold	249,826,113	155,059,648
Cost of products sold	1,388,618,619	493,818,077
Cost of products sold	-	-
Provision for/reversal of provision devaluation of inventories	-	-
	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. 40)		

28 . FINANCIAL INCOME

	Quarter 2st of Year 2026	Quarter 2st of Year 2025
	VND	VND
Interest income, interest from lendings	31,733,120	5,084,503
Interest income, interest from lendings	1,024,624,866	518,172,813
Gain from sales of investments	1,454,373,733	-
Dividends, profits earned	2,666,660,000	2,012,994,000
	5,177,391,719	**2,536,251,316**
In which: Financial income from related parties	**-**	**3,836,620,000**
(Detailed as in Note No. 40)		

29 . FINANCIAL EXPENSES

	Quarter 2st of Year 2026	Quarter 2st of Year 2025
	VND	VND
Interest expenses	3,503,695,347	2,335,024,870
Loss from sales of investments	76,164,125	-
Provision for diminution in value of trading securities	260,870,226	548,322,188
Provision for investment impairment	35,314,093,520	-
Securities selling expenses	17,821,808	-
	39,172,645,026	**2,883,347,058**

30 . SELLING EXPENSES

	Quarter 2st of Year 2026	Quarter 2st of Year 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**

31 . GENERAL ADMINISTRATIVE EXPENSES

	Quarter 2st of Year 2026	Quarter 2st of Year 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	967,725,898	720,079,683
	4,385,057,798	**(483,295,855)**
In which: Expenses purchased from related parties *(Detailed as in Note No. 40)*	-	-

32 . OTHER INCOME

	Quarter 2st of Year 2026	Quarter 2st of Year 2025
	VND	VND
Income from transfering, disposal fixed assets	-	2,220,673,354
Receive site clearance compensation (*)	-	-
Gain from liquidation of tools, scraps	-	-
Gain from debt settlement	-	-
Collected fines	5,393,824	68,495,120
Other income	47,266,692	56,147,034
	52,660,516	**2,345,315,508**
In which: Income from related parties *(Detailed as in Note No. 40)*	-	**152,640,322**

33 . OTHER EXPENSES

	Q 30 30 30 30 30 ua /0 /0 /0 /0 /0	Quarter 2st of Year 2025
	VND	VND
Value of land use rights handed over for site clearance (*)	-	-
Additional cost for mineral exploitation rights at the Tan Dong Hiep construction stone quarry (**)	-	19,669,316,603
Depreciation cost during production stoppage	524,731,719	-
Expenses from disposal of materials and scrap	-	-
Others	723,516	279,844,403
	525,455,235	**19,949,161,006**

34 . CURRENT CORPORATE INCOME TAX EXPENSE

	This year	Last year
	VND	VND
Total profit before tax	(25,645,432,058)	(183,200,784)
Increase	3,043,185,221	60,798,400
- *Unreasonable expenses*	*71,116,141*	*60,798,400*
- *Non-deductible interest expenses under Decree No. 132/2020/ND-CP*	*2,447,337,361*	-
- Depreciation costs during the production stoppage period	*524,731,719*	-
Decrease	(2,666,660,000)	(5,849,614,000)
- *Dividend*	*(2,666,660,000)*	*(5,849,614,000)*
- *Previous years' non-deductible interest expenses*	-	-
- *Previous years' losses carried forward*	-	-
Taxable income	(25,268,906,837)	(5,972,016,384)
Current corporate income tax expense (Tax rate 20%)	-	-
CIT payable at the beginning of the period	(1,172,010,774)	(1,172,010,774)
CIT paid in the period	-	-
CIT payable at the end of the period	**(1,172,010,774)**	**(1,172,010,774)**

The portion of borrowing interest expenses which is non-deductible under Decree No. 132/2020/NĐ-CP dated 05/11/2020 issued by the Government, amended to some articles under Decree No. 20/2025/NĐ-CP dated 10/02/2025 is carried forward to the next taxable period for the determination of total borrowing interest expenses deductible if total borrowing interest cost deductible in the next taxable period is lower than the amount

The borrowing interest expenses may be carried forward for a maximum consecutive period of 05 years, counting from the year following the year in which non-deductible loan interest costs arise.

The actual borrowing interest expenses carried forward to subsequent years for tax purposes will depend on the examination and approval of the tax authorities and may differ from the amounts presented in the Interim separare Financial Statements. The borrowing interest expenses exceeding 30% of EBITDA under regulations of the Decree No. 132/2020/NĐ-CP dated 05/11/2020 issued by the Government, amended to some articles under Decree No. 20/2025/NĐ-CP dated 10/02/2025, are estimated to be offset against the C32's future taxable income

Arising year of non-deductible interest expenses	Tax authority inspection status	Non-deductible interest expenses exceeding 30% of EBITDA	Non-deductible interest expenses used	Remaining non-deductible interest expenses
		VND	VND	VND
Year 2023	Not yet inspected	7,716,027,026	6,487,484,319	1,228,542,707
Year 2024	Not yet inspected	1,348,010,640	-	1,348,010,640

The Board of Management assesses that the C32's ability to carry forward these non-deductible borrowing interest expenses to subsequent years is uncertain. Therefore, no deferred tax assets related to these amounts have been recognized in the Interim separare Statement of Financial position of current period.

Taxable losses can be carried forward to offset future assessable income within five consecutive years from the year immediately following the year in which the loss was incurred. The actual amount of losses that may be carried forward to subsequent years for tax purposes will depend on the review and approval of the Tax authorities and may differ from the figures presented in the Interim separare Financial Statements.

The estimated losses that may be offset against the C32's future assessable income are as follows:

Year arising loss	Tax authority inspection status	Taxable losses	Taxable losses used	Remaining taxable losses
		VND	VND	VND
Year 2023	Not yet inspected	21,286,067,640	4,281,475,887	17,004,591,753

The Board of Management assesses that the C32's ability to carry forward these taxable losses to subsequent years is uncertain. Therefore, no deferred tax assets related to these amounts have been recognized in the Interim separare Statement of Financial position of current period.

35 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	This year	Last year
	VND	VND
Raw materials	48,854,267,004	54,887,425,551
Labour expenses	9,316,164,592	11,219,358,283
Depreciation expenses	2,878,078,971	3,060,032,425
Expenses of outsourcing services	17,692,314,425	16,814,877,876
Other expenses in cash	1,375,521,554	(1,151,161,090)
Provision expenses	-	-
	80,116,346,546	**84,830,533,045**

36 . 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	84,257,993,060	-	-	84,257,993,060
Trade receivables, other receivables	55,238,692,093	50,039,188,055	-	105,277,880,148
Lendings	58,697,919,629	-	-	58,697,919,629
	198,194,604,782	**50,039,188,055**	**-**	**248,233,792,837**
As at 01/01/2026				
Cash and cash equivalents	82,750,505,820	-	-	82,750,505,820
Trade receivables, other receivables	84,438,608,367	50,039,188,055	-	134,477,796,422
Lendings	43,340,479,452	-	-	43,340,479,452
	210,529,593,639	**50,039,188,055**	**-**	**260,568,781,694**

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**

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
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.

37 . ADDITIONAL INFORMATION FOR THE ITEMS OF THE INTERIM SEPARARE 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

38 . OTHER INFORMATION

(1) Detailed information related to the request for an extension of land use for the Nguyen Van Tiet Residential Area Project:

On 18/05/2004: The People Committee ("UBND") of Binh Duong Province issued Decision No. 3614/QD-CT on the allocation of land and the issuance of Land Use Rights Certificate No. T 704144 to 3-2 Investment and Construction Company (which was later equitized into 3-2 Construction and Investment JSC and is now named 3-2 Investment And Construction Joint Stock Company) for an area of 44,163.4 m^2. The land was designed for the purpose of building residential area infrastructure.

On 17/05/2022: The People Committee of Binh Duong Province issued Decision No. 1163/QD-UBND to revoke the land and allow the Company to adjust the land use purpose and location for the Nguyen Van Tiet Residential Area Project. The project area is 22,690.7 m^2 (including 32.3 m^2 of residential land and 72.8 m^2 of transport land in the road safety corridor). The land use term was set to expire on 18/05/2024. The Company has been granted Land Use Rights Certificates for the entire residential land area and the area for educational facilities as mentioned above.

On 01/02/2024: The Company sent Official Letter No. 100/Cty-DTXD to the Department of Natural Resources and Environment ("TN&MT") of Binh Duong Province to request for an extension of the land use term for the Nguyen Van Tiet Residential Area Project for an additional 50 years to continue implementing the project and building a preschool. On 24/07/2024, The Department of Natural Resources and Environment of Binh Duong Province sent Official Letter No. 3408/STNMT-CCQLĐĐ to the People's Commitee of Binh Duong Province, recommending that the People's Committee of The province to consider extending the land use term for the project.

On 18/12/2024: The People's Committee of Binh Duong Province issued Decision No. 3718/QĐ-UBND, allowing the Company to extend the land use term for the Nguyen Van Tiet Residential Area Project. Accordingly, the urban residential land area of 6,289.7 m^2 was granted a long-term land use right, while the use term for the 16,295.9 m^2 area was extended to 18/05/2054. The 32.3 m^2 of residential land and 72.8 m^2 of transport land within the road safety corridor will be managed in accordance with statutory regulations.

On 24/03/2025, the Company obtained an update from the Land Registration Office of Binh Duong Province regarding the land use term on the Land Use Right Certificates of the Nguyen Van Tiet Residential Area Project.

(2) Detailed information related to the additional mining rights fees at Tan Dong Hiep construction stone quarry:

On 05/06/2025, 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 exploitation rights fees in respect of the remaining reserves (including protective pillar reserves and safety buffer zones as designed in the mining plan) at the Tan Dong Hiep construction stone quarry, with a total additional amount payable by the Company and recognized in profit or loss for the year of VND 19,669,316,603. On 27/06/2025, the Sub-Department of Taxation Region XVI also issued Payment Notice No. 793/TB-CCTKV.XVI regarding the additional payment of the above mineral exploitation rights fees, with a payment deadline of 90 days from the date of issuance of the notice.

On 01/08/2025, the Company submitted Official Letter No. 488/CTY-BĐT to the relevant authorities regarding the additional calculation of mineral exploitation rights fees at the Tan Dong Hiep stone quarry. Accordingly, the Company requested the Department of Agriculture and Environment to review, inspect and recalculate the mineral reserves subject to additional exploitation rights fees at the Tan Dong Hiep quarry, and to submit to the People's Committee of Ho Chi Minh City for amendment of Decision No. 1527/QĐ-UBND dated 05/06/2025 in accordance with prevailing regulations. Pending the completion of the review by the Department of Agriculture and Environment and the issuance of an official response or conclusion, or until the Company's petitions are resolved by the competent authorities, the Company has proceeded to make payment to the State budget to ensure compliance with applicable laws and regulations.

(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).

Pursuant to Decision No. 1385/QĐ-UBND dated April 25, 2022, issued by the People's Committee of Thuan An City, regarding the approval of the compensation and support plan (Phase 4) for site clearance of the National Highway 13 section spanning from the Tu Do intersection to the Le Hong Phong intersection in Thuan Giao Ward; and

Decision No. 8923/QĐ-UBND of the People's Committee of Thuan An City dated December 27, 2022, approving the cost estimate and the plan for compensation, support, and resettlement (Phase 11) for the project: Site clearance for National Highway 13 (section from Tu Do intersection to Le Hong Phong intersection), Thuan Giao Ward, Thuan An City;

The Company received compensation of VND 3,289,630,440 following the State's repossession of land use rights in Lai Thieu Ward, Thuan An City, Binh Duong Province (now part of Ho Chi Minh City). As of June 30, 2026, the Company had completed the site handover procedures and correspondingly derecognized the value of the land use rights and the assets attached to the land.

39 . 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 separare Financial Statements .

40 . 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
Mrs. Pham Thi Thu Thuy	Major shareholder
Tien Phuoc Construction Mineral JSC	Subsidiary
Mien Dong Joint Stock Company	Associate
Thu Duc - Long An Centrifugal Concrete JSC	Associate
Dong Phu - Binh Duong Highway Building Operation	Investee
Binh Duong General Construction and Consultation JSC	Investee
Indochina Saigon Co., Ltd (INDOCHINA)	A company that Mr. Tu Vinh Trung - Chairman, is the Director

Vietnam Creative Startup Investment Management JSC (ICM)	A Company that Mr. Nguyen Viet Duc - The member of the BoD, is the General Director
Khang Dinh Corporation (KHADICO)	The company shares the same General Director, Mr. Dinh Van Trong.

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

Related parties	Relation
HPC Mechanical - Construction - Trading Co., Ltd.	A Company's Director is the younger sibling of Mr. Dinh Van Trong, the Company's General
Thai Son An Security Service Co., LTD	A Company's Director is the brother-in-law of Mr. Dinh Van Trong, the Company's General
Members of the Board of Directors, the Board of Management and the Audit Committee	Key managers

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:

	Relation	First 6 months of 2026	First 6 months of 2025
		VND	VND
Revenue from sales of goods and rendering of services		**295,969,104**	**486,732,934**
Thu Duc - Long An Centrifugal Concrete JSC	...	-	444,097,068
Phuc Tai Cooperative	...	-	41,789,760
Thai Son An Security Service Co., LTD		-	846,106
Mien Dong Joint Stock Company	...	295,969,104	-
Purchasing goods		**1,574,015,887**	**528,076,611**
HPC Mechanical - Construction - Trading Co.,	...	53,457,600	283,836,520
Phuc Tai Cooperative	...	-	240,000,000
Mien Dong Joint Stock Company	...	1,032,570,787	4,240,091
Thai Son An Security Service Co., LTD		487,987,500	-
Financial income		-	**3,836,620,000**
Thu Duc - Long An Centrifugal Concrete JSC	...	-	3,836,620,000
General administrative expenses		**195,941,667**	**47,796,772**
Thai Son An Security Service Co., LTD		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	First 6 months of 2026	First 6 months of 2025
		VND	VND
Remuneration to the key managers:		1,883,568,173	1,884,483,148
Mr. Tu Vinh Trung	Chairman	78,000,000	80,000,000
Ms. Bui Thu Huyen	Member	66,000,000	64,000,000
Mr. Nguyen Viet Duc	Member	64,333,000	64,000,000
Mr. Vo Van Lanh	Member (Relieved of duty on November 6, 2025)	-	109,128,000
Mr. Le Hung Chien	Member (Appointed on April 21, 2026 Resigned on June 1, 2026)"	25,667,000	
Mr. Nguyen The Phi	General Director (Appointed on January 28, 2026)	657,540,030	
Mr. Dinh Van trong	General Director	265,140,000	794,232,000

Income and remuneration of key management personnel (continued):

	Position	First 6 months of 2026	First 6 months of 2025
		VND	VND
Mr. Nguyen Van Sang	Member of the Board of Directors and Deputy General Director	386,591,000	362,108,364
		-	-
Mr. Phan Huy Thuan	Accountant in Charge (Appointed on February 5, 2026)	191,892,500	-
Mr. Nguyen Viet Duc	Member of the Inspection Commission	-	-
Ms. Nguyen Thi Cam Van	Chief Accountant (Appointed on November 26, 2024, Relieved of duty on October 30, 2025)	-	280,095,000
Mr. Lu Minh Quan	Person in charge of corporate governance	148,404,643	130,919,784

In addition to the above related parties transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the C32.

41 . COMPARATIVE FIGURES

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

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

As presented in Note 2.3, the C32 applies to retrospectively adjustment in accordance with Circular No. 99/2025/TT-BTC from 01/01/2026, resulting in changes to certain items in the Financial Statements. Certain figures as at 01/01/2026 and for the accounting period from 01/01/2025 to 30/06/2025 have been reclassified to comply with the Financial Statements presentation requirements under Circular No. 99/2025/TT-BTC. Details are as follows:

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 Thuận	Phan Huy Thuận	Nguyễn Thế Phi
Preparer	Chief Accountant	General Director
		Approved, 29 July 2026