CENTRAL POWER REAL ESTATE JOINT STOCK COMPANY

Consolidated Financial Statements for Quarter II

ended 30 June 2026

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CONTENTS

STATEMENT OF FINANCIAL POSITION
At 30 June 2026

Form B 01 - DN
(Issued under Circular 99/2015/TT-BTC dated 27/10/2015 of the Ministry of Finance)

	Code	Note	30/06/2026 VND	1/1/2026 VND
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150)	**100**		672,514,736,736	**625,880,690,845**
Cash and cash equivalents	**110**	**V.1**	2,018,347,589	**2,277,947,667**
Cash	111		2,018,347,589	2,277,947,667
Current financial investments	120	**V.2(a)**	**58,083,000,000**	**70,847,000,000**
Held to maturity investments	123		58,083,000,000	70,847,000,000
Short-term accounts receivable	**130**		**487,144,342,976**	**443,972,091,570**
Short-term trade receivables	131	V.3	12,648,825,902	84,759,259,863
Short-term advances to suppliers	132	V.4	435,579,573,058	319,955,056,138
Other receivables	135	V.5	45,146,944,016	45,488,775,569
Provisions for short-term bad debts (*)	136		(6,231,000,000)	(6,231,000,000)
Inventories	**140**	**V.6**	**119,595,157,054**	**106,510,844,504**
Inventories	141		119,595,157,054	106,510,844,504
Other current assets	**160**		**5,673,889,117**	**2,272,807,104**
Short-term prepayments	161		-	-
VAT deductible	162		4,306,204,338	867,041,645
Taxes and other receivables from State Treasury	163	V14(a)	1,367,684,779	1,405,765,459
Other current assets	165		-	-

STATEMENT OF FINANCIAL POSITION (Continued)

At 30 June 2026

Long-term assets (200 = 220 + 250 + 260+270)	**200**		**158,020,036,875**	**162,413,854,128**
Fixed assets	**220**		**8,590,269,470**	**9,294,833,736**
Tangible fixed assets	221	V.7	7,177,688,470	7,882,252,736
- Cost	*222*		*47,464,508,097*	*48,244,944,461*
- Accumulated depreciation (*)	*223*		*(40,286,819,627)*	*(40,362,691,725)*
Intangible fixed assets	**227**	V.8	1,412,581,000	1,412,581,000
- Cost	*228*		*1,539,112,830*	*1,539,112,830*
- Accumulated depreciation (*)	*229*		*(126,531,830)*	*(126,531,830)*
Long-term assets in progress	**250**	**V.10**	**75,235,913,641**	**75,235,913,641**
Long-term work in progress	252		75,235,913,641	75,235,913,641
Long-term financial investment	**260**	**V.2(b)**	**70,538,094,386**	**70,568,240,341**
Investment in joint-ventures, associates	262		70,538,094,386	70,568,240,341
Other long-term assets	**270**		**3,655,759,378**	**7,314,866,410**
Long-term prepayments	271	V.9	37,625,398	37,625,398
Deferred tax assets	272		167,135,687	167,135,687
Other long-term assets	273		-	-
Goodwill	279	V.11	3,450,998,293	7,110,105,325
TOTAL ASSETS (280 = 100 + 200)	**280**		**830,534,773,611**	**788,294,544,973**

STATEMENT OF FINANCIAL POSITION (Continued)

At 30 June 2026

	Code	Note	30/06/2026 VND	1/1/2026 VND
RESOURCES				
LIABILITIES (300 = 310+330)	**300**		**556,138,220,504**	**500,934,906,554**
Current liabilities	**310**		**555,855,280,907**	**500,564,966,957**
Short-term Trade payables	311	V.12	140,424,098,388	150,035,207,447
Short-term Advances from customers	312	V.13	97,513,957,701	60,907,923,371
Taxes payable to State Treasury	314	V.14 (b)	4,172,226,721	1,877,251,786
Payables to employees	315		850,850,030	945,042,255
Short-term Accrued expenses	316	V.15	15,081,186,024	13,968,149,065
Short-term other payables	320	V.16	50,010,372,772	21,179,264,342
Short-term loans and debts	321	V.17(a)	247,792,553,853	251,642,093,273
Bonus and welfare fund	323		10,035,418	10,035,418
Long-term liabilities	**330**		**282,939,597**	**369,939,597**
Long-term loans and debts	339	V.17(b)	172,000,000	259,000,000
Deferred tax payables	342		110,939,597	110,939,597
OWNERS' EQUITY (400 = 410)	**400**	V.18(a)	**274,396,553,107**	**287,359,638,419**
Owners' contributed capital	**411**	V.18(b)	261,000,000,000	261,000,000,000
- Ordinary shares with voting rights	*411a*		*261,000,000,000*	261,000,000,000
Other equity funds	419		1,184,000,000	1,184,000,000
Undistributed earnings	420	V.18(a)	(35,040,827,154)	(25,729,123,141)
- Undistributed profit after tax of previous period	*420a*		*(25,729,123,141)*	*(3,352,200,782)*
- Undistributed profit after tax of current period	*420b*		*(9,311,704,013)*	*(22,376,922,359)*
Non-controlling interest	429	V.18(a)	47,253,380,261	50,904,761,560
TOTAL RESOURCES (440 = 300 + 400)	**440**		**830,534,773,611**	**788,294,544,973**

30 July 2026

Prepared by	Chief Accountant	Authorized by General Director Member of the BOD
Trần Minh Tuấn	Trần Minh Tuấn	Phạm Ngọc Bình

CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN ĐIỆN LỰC MIỀN TRUNG
M.S.D.N: 0400... C.T.C
Q. SƠN TRÀ - TP. ĐÀ NẴNG

STATEMENT OF INCOME
From 1 January 2026 to 30 June 2026

Form B 02 - DN
(Issued under Circular 99/2015/TT-BTC dated 27/10/2015 of the Ministry of Finance)

Items	Code	Note	Quarter II/2026 VND	Quarter II/2025 VND	Accumulated from the beginning of the year to the end of the Quarter II/2026 VND	Accumulated from the beginning of the year to the end of the Quarter II/2025 VND
Revenue from sales of goods and provision of services	10	VI.1	18,860,734,253	52,538,105,874	44,229,191,340	70,066,554,823
Cost of sales	11	VI.2	17,671,479,155	48,938,633,648	41,344,862,696	64,943,160,601
Gross profit (20 = 10 - 11)	20		1,189,255,098	3,599,472,226	2,884,328,644	5,123,394,222
Gain/loss on sale or liquidation of investment properties	21					
Financial income	22	VI.3	1,928,474,904	1,701,033,354	2,192,244,631	1,701,270,828
Financial expenses	23	VI.4	8,606,146,160	7,773,743,582	11,419,223,107	15,658,234,241
In which: Intersest expense	24		*8,606,144,865*	*7,772,964,931*	*11,419,221,812*	*15,657,455,590*
Selling expenses	25	VI.5	-	-	-	-
General Administrative expenses	26	VI.6	5,267,563,435	5,549,128,300	6,477,290,112	6,562,394,727
Share of joint ventures and associates' profit or loss	27		(24,145,955)	(2,675,443)	(30,145,955)	(8,675,443)
Net operating profit {30 = 20 + 21+ (22 - 23) - (25 + 26)+27}	30		(10,780,125,548)	(8,025,041,745)	(12,850,085,899)	(15,404,639,361)
Other income	31		180,000,000	6,032,043	180,000,000	6,032,043
Other expenses	32		158,166,065	154,532,582	292,999,413	271,153,861
Other profit (loss) (40 = 31 - 32)	40		21,833,935	(148,500,539)	(112,999,413)	(265,121,818)
Accounting profit before tax (50=30+40)	50		(10,758,291,613)	(8,173,542,284)	(12,963,085,312)	(15,669,761,179)
Current corporate income tax expenses	51	VI.7				
Deferred corporate income tax expenses	52					
Net profit after tax (60=50-51-52)	60		(10,758,291,613)	(8,173,542,284)	(12,963,085,312)	(15,669,761,179)
Attributable to:						
Equity holders of the Company	61		(7,827,940,363)	(6,345,230,099)	(9,311,704,013)	(10,682,533,609)
Non-controlling interest	62		(2,930,351,250)	(1,828,312,186)	(3,651,381,299)	(4,987,227,570)
Basic earning per share	70		(300)	(243)	(357)	(409)

30 July 2026

Prepared by	Chief Accountant	Authorized by General Director Member of the BOD
Trần Minh Tuấn	Trần Minh Tuấn	Phạm Ngọc Bình

M.S.D.N: 0400592... CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN ĐIỆN LỰC MIỀN TRUNG * Q. SƠN TRÀ - TP. ĐÀ NẴNG *

Form B 03 - DN
(Issued under Circular 99/2015/TT-BTC dated 27/10/2015 of the Ministry of Finance)

STATEMENT OF CASH FLOWS
(Indirec method)
For the period from 1 January 2026 to 30 June 2026

Items	Code	Note	6 months ended at 30/06/2026 VND	6 months ended at 30/06/2025 VND
Cash flows from operating activities				
Profit before tax	**01**		**(12,963,085,312)**	**(15,669,761,179)**
Adjustments for				
Depreciation and amortisation	02		4,363,671,298	4.569.597.688
Allowances and provisions	03		-	(85.000.000)
Gain/loss from investment activities	05		(2,192,244,631)	(1.701.270.828)
Interest expense	06		11,419,223,107	15.658.234.241
Profit from operating activities before changes in working capital	***08***		***627,564,462***	***2,771,799,922***
Increase/Decrease in receivables	09		(42,763,859,262)	(9.129.549.536)
Increase/Decrease in inventories	10		(13,084,312,550)	(22.356.292.522)
Increase/Decrease in payables (excluding interest payables/ enterprise income tax payables)	11		56,939,070,660	50.860.527.305
Increase/Decrease in prepayments	12		-	(4.435.166)
Interest expenses paid	14		(11,419,223,107)	(15.658.234.241)
Corporate Income taxes paid	15		(347,279,492)	(236.027.110)
Net cash flows from operating activities	***20***		***(10,048,039,289)***	***6,247,788,652***
Cash flows from investing activities				
Purchase of fixed assets and other long-term assets	21			
Receipts from liquidation and sale of fixed assets and other long-term assets	22		198,000,000	-
Loans to other entities and purchase of debt instruments of other entities	23			(5.437.000.000)
Receipts from collecting loans and sales of debt instruments of other entities	24		10,748,000,000	8.567.000.000
Interest, dividends and profit received	27		2,192,244,631	1.701.270.828
Net cash flows from investing activities	***30***		***13,138,244,631***	***4,831,270,828***

Cash flows from financing activities				
Receipts from stocks issuing and capital contribution from equity owners	31		-	-
Proceeds from borrowings	33	VII,3	147,519,356,876	132.775.520.109
Loan repayment	34	VII,4	(151,368,896,296)	(141.729.947.546)
Payments of dividends	36		(266,000)	(1.827.680)
Net cash flows from financing activities	*40*		*(3,849,805,420)*	*(8,956,255,117)*
Net cash flows during the term (50 = 20+30+40)	**50**		**(759,600,078)**	**2,122,804,363**
Cash and cash equivalents at beginning of the year	**60**		**2,777,947,667**	**749,815,814**
Impact of exchange rate fluctuation	**61**		-	-
Cash and cash equivalents at end of the year (70 = 50+60+61)	**70**		**2,018,347,589**	**2,872,620,177**

30 July 2026

Prepared by	Chief Accountant	Authorized by General Director Member of the BOD
Trần Minh Tuấn	Trần Minh Tuấn	Phạm Ngọc Bình

CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN ĐIỆN LỰC MIỀN TRUNG

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

I. Corporate Information

1. Forms of Ownership

Central Power Real Estate Joint Stock Company ("the Company"),
The Company operates under Business Registration Certificate No, 0400592801 on 18/04/2022, register for the 8th change, Issued by the Department of Planning and Investment of Da Nang city,
Head office: Lot A5, Pham Van Dong street, An Hai Bac ward, Son Tra district, Da Nang City,
The Company's charter capital: VND 261,000,000,000,
Total number of shares: 26,100,000 shares,

2. Sectors and Principal activities

According to the Business registration certificate, principal activities of the Company are:
Real estate business; Investment in the creation of houses, houses and construction works for sale, lease or hire purchase;
Rent houses or constructions for sublease;
Invest in improving land and invest in infrastructure works on leased land for leasing land with infrastructure;
Receive the transfer of land use rights, invest in infrastructure works for transfer, lease, or lease of land use books with infrastructure for sublease;
Investment and trading of trade centers and supermarkets;
Restaurant and mobile catering services;
Play area business, entertainment;
Real estate services; Brokerage, valuation, trading floor services, consultancy, auction, advertising, real estate management;
Consultancy on making investment projects, surveying, designing civil and industrial construction structures on small and medium scale;
Consultancy on making investment projects, surveying, designing energy structure for project management, supervising construction and erection of civil and industrial projects;
Investing, constructing and consulting electric projects;
Business travel domestic and international;
Football pitch;
Business tourist accommodation establishments,

3. The Company's normal business period

The Company's normal business period is 12 months,

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

4. Business structure

The list of subsidiaries:

Subsidiary name	Rate of interest	Rate of voting rights	Head office - Principle activities
New Generation Entertainment JSC	99%	99%	Hanoi - Trade and services; education; Recreational activities
Phuc Tien Investment and Infrastructure Development Co,, Ltd	85%	85%	Hoa Binh - Building houses of all kinds; installation of industrial machinery and equipment; building civil engineering works
P&P Construction Investment JSC	54%	54%	Hanoi - Real estate business; build the process; trade in materials and equipment installed in construction,

5. Total number of employees:

As at 30/06/2026, the Company has 44 employees (as at 01/01/2026, has 44 employees).

II. Annual accounting period, functional currency

1. Annual accounting period

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

2. Functional currency

The Company's accounting currency is Vietnam Dong ("VND"), which is also the currency used for financial statement presentation purpose,

III. Accounting standards and Accounting system

1. Accounting system

The company applies Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December, 2014 by Minister of Finance on guideline enterprise accounting

2. Announcement on compliance with Vietnamese standards and accounting system

The consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises and the relevant statutory requirements applicable to financial reporting

IV. Summary of significant accounting policies:

The following significant accounting policies have been adopted by the Company in the preparation of these Consolidated financial statements:

1. Recognition of cash and cash equivalents

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

2. Financial investment

Loans

Loans according to the contract between the parties, but not for purchase and sale on the market like securities. Depending on the contract, escrow loans can be recovered once at maturity or gradually.

For loans, if the provision for doubtful debts has not been established as prescribed by law, accountants shall assess the possibility of recovery. Where there is solid evidence that part or all of the loan may not be recovered, the accountant shall record the loss in financial expenses in the period. In case the loss amount cannot be reliably determined, the accountant shall make a note in the financial statements about the recoverability of the loan.

3. Receivables

Receivable are monitored in detail by maturity receivable, objects to be recovered and the type of original currency receivables, and other factors under the management of the Company.

Receivables in foreign currencies need to be re-evaluated at the end of the year when preparing financial statements. Actual transacted exchange rate when re-evaluating receivables in foreign currencies at the time of preparing financial statements is the published exchange rate of the commercial bank with which the Company often have transactions (selected by the Company when transacts with receivable subject).

The identification of necessary provision for doubtful debts is based on the items that are classified as short-term, long-term receivables on Balance Sheet. Provision for doubtful debts is made for each one based on the age of overdue debts or the estimated losses that may occur.

4. Inventory

Principles of recognizing inventories

The Company's inventories are assets bought to manufacture or sell in normal business period.

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The costs of inventories comprise the purchase price, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

Method of calculating inventories

The cost of inventory at the year-end is calculated by weighted average method.

Method for valuation of work in process: works in progress is obtained for each construction unfinished or related revenue unrecognised.

Method of accounting inventories

Inventory is recorded by perpetual.

Method of setting up provision for devaluation of inventories

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

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

5. Fixed assets and depreciation of fixed assets

Fixed assets

Fixed assets (tangible and intangible) are stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and net book value.

Depreciation is provided on a straight-line basis. The estimated amortization period is as follows:

- Buildings	05 - 20 years
- Machine, equipment	02 - 10 years
- Transportation equipment	03 - 07 years
- Office equipment and furniture	02 - 05 years
- Other fixed assets	04 - 05 years

Gain or loss on the liquidation fixed assets is recognized as income or expense in the statement of comprehensive income.

Investment property

Investment property is recognised at historical cost. During the period of waiting for capital appreciation or of operating lease, investment property is recorded at cost, accumulated depreciation and net book value.

Investment properties for operating leases are amortized and recognized into business expenses during the period (including during the period of hiring). The company relies on owner real estate to use the same type to estimate depreciation period and determine depreciation method of investment property.

Investment property held for price increase The company does not depreciate. In case there is strong evidence that the investment property is discounted against the market value and the discount is determined reliably, the Company will reduce the cost of the investment property and record it. receive loss of cost of goods sold (similar to making provision for real estate goods).

6. Deferred income tax

Deferred tax is provided using the balance sheet liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purpose. Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

7. Prepayments

Prepayments only related to present fiscal year are recognised as short-term prepayments and are recorded into operating costs.

Prepayments incurred during the year but related to business operations of several years are recorded as long-term prepayments and are amortized to the income statement in several years. The calculation and allocation of long-term prepayments to profit and loss account in the period should be based on nature of those expenses to select a reasonable method and allocated factors. Prepayments are allocated partly into operating expenses on a straight-line basis.

8. Payables

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

Payables are monitored in detail by maturity receivable, objects to be recovered and the type of original currency receivables, and other factors under the management of the Company.
When preparing financial statements, accountants base on remaining term of payables to classify them into short-term or long-term.
When there are evidences that a loss likely occurs, accountants need to immediately record a payable according to the precautionary principle.

9. Recognization of borrowings

Borrowings whose maturity time is over 6 months from the date of financial statements are presented as long-term borrowings and financial lease liabilities. Borrowings whose maturity time is within 6 months from the date of financial statements are presented as short-term borrowings and financial lease liabilities to prepare settlement plan.
When preparing financial statements, borrowings' balances in foreign currencies are re-evaluated in actual transacted exchange rate at the time of preparing financial statements.
Differences of exchange rate arising from payments and re-evaluation at the year end are recorded into financial incomes or expenses.

10. Recognization and capitalization of borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to the acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in SAV No. 16 "Borrowing costs".
Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset that takes more than 6 months to put into use under certified purposes or for sale should be included (capitalized) in the cost of that asset, including interest on borrowings, amortization of discounts or premiums relating to issuing bonds and ancillary costs incurred in connection with the arrangement of borrowings.

11. Accrued expenses

Payables for goods and services that are already received from suppliers or already supplied to buyers in the reported period but not actually paid due to shortage of bills or accounting files and documents are recognized as operating expenses of the reported period.
Recognizing accrued expenses into operating expenses in the period needs to be performed according to the matching principle between revenues and expenses incurred in the period.
Accrued expenses shall be balanced with actual incurred expenses. The difference between accrued and actual expenses shall be reversed.

12. Owner's equity

Principles of recognizing owner's equity, share premium, convertible bonds and other owner's equity
Owner's equity is stated at actually contributed capital of owners.
Premium reserve is recorded by the difference (over/under) between the selling price and the par value of treasury stocks when stocks are firstly or additionally issued or reissued. Direct expenses related to the additional issuance of shares or reissuing treasury stock is recorded to reduce the surplus capital stock.

Recognition Undistributed profit

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

Profit after tax retained is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous years. The profit is available for appropriation to investors after approval by Board of Management and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

13. Revenue

Sale of goods
Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

- The entity has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The entity retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that The economic benefits associated with the transaction will flow to the entity;
- The cost incurred or to be incurred in respect of the transaction can be measured reliable.

Rendering of services
When the outcome of a transaction involving the rendering of services can be estimated reliable, revenue associate with the transaction shall be recognised by reference to the stage of completion of the transaction at the end of reporting period. The outcome of a transaction can be estimated reliable when all the following conditions are satisfied:

- The amount of the revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The stage of the completion of the transaction at the end of the reporting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliable.

The stage of the completion of the transaction may be determined by surveys of work completed methods.

Real estate sales
Real estate sales are recognized when all of the following conditions are satisfied:

- The property has been fully completed and handed over to the buyer, the Company has transferred the risks and benefits associated with the ownership of the property to the buyer;
- The company no longer holds the right to manage real estate such as real estate owner or property control;
- The revenue can be measured reliably;
- The company has obtained or will obtain economic benefits from the sale of real estate;
- Determine the costs associated with the sale of real estate.

In case of selling real estate products in the form of self-improvement or completed by customers according to customers' requests, the turnover shall be recorded when the rough construction parts are handed over to customers.

For real estate distribution of the foundation has transferred the land to the customer, the company is credited with revenue with the part of the land sold when satisfying the following conditions:

- Transfer of risks and benefits associated with the right to land use for buyers;
- Defined revenues are relatively certain;

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

- Determine the costs associated with land sale transactions.

The company has collected or certainly obtained economic benefits from land sales.

Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

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

Dividends shall be recognised when the shareholder's right to receive payment is established.

Common Stocks and Dividends paid by Stocks: No record earnings when the right to receive bonus shares or dividend shares is established, the number of bonus shares and dividend shares received disclosure in Financial Statements.

Other revenues

Recognization of other revenues beside the entity's business activities includes:

- Revenue from liquidation of fixed assets;
- Revenue from fines paid by customers for breaching contracts;
- Revenue from the third party's compensation for a loss of property (e.g. insurance compensation, compensation for relocating business office and other similar revenues);
- Collection of bad debts which have been written off;
- Revenue from payables which is not identified;
- Other revenues than those listed above.

14. Deductibles from revenue

Deductibles adjusted to revenues from sale of goods and rendering of services arising in the period include: Sale discounts, sale rebates and sale returns.

Trade discounts, discounted sales, sales generated bounces same period consumption of products, goods and services are adjusted periodically generated revenue;

In case that products, goods and services have already been consumed since the previous period, but until the subsequent period, sale discounts, sale rebates or sale returns incur, then the Company recognizes deductibles from revenue according to the following requirements:

- If products, goods and services have already been consumed since the previous period and need to be discounted, rebated, returned in the subsequent period but before the time of issuing financial statements, accountants recognize it as an event that needs to be adjusted arising after the date of Balance Sheet and deduct revenues of the period's financial statements (the previous period).
- In case that products, goods and services need to be discounted, rebated, returned after the time of issuing financial statements, the entity needs to deduct revenues of the arising period (the subsequent period).

15. Cost of goods sold

Reflecting the cost value of products, goods and services sold in the period.

The provision for devaluation of inventories is included in the cost of goods sold on the basis of the number of inventories and the difference between the net realizable value is less than the cost of inventories.

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

When selling products and goods with equipment and spare parts, the value of equipment and spare parts is recorded into cost of goods sold.
As for the value of inventory shrinkage and loss, accountants immediately count towards cost of goods sold (after deducting the compensation, if any).
As for the cost of direct materials consumed in excess of normal level, labour cost, fixed general operation unallocated to the value of products stocked, accountants immediately count them towards in cost of goods sold (after deducting the compensation, if any) even if the products and goods have not been determined to be consumed.
Import duties, special consumption taxes and environmental protection taxes have been included in the value of purchased goods, and when the goods are sold, those taxes are refunded, the decrease of the cost of goods sold is recorded.
As for costs of goods sold unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

16. Financial expenses

Reflecting financial expenses including expenses or losses related to financial investment activities, expenses of lending and borrowing equity, expenses of contributing in joint ventures, associates, losses of transferring short-term securities, expenses of selling securities transactions; Provision for devaluation of trading securities, provision for loss of investments in other entities, losses of selling foreign currencies, losses of exchange rate...
As for financial expenses unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

17. Selling expenses and administrative expenses

Expenses recognized as selling expenses include: Expenses actually arising in process of selling products, goods and rendering services including expenses for offering, introducing, advertising products, sale commissions, expenses for products' warranty, storage, packing, transporting, ...
Expenses recognized as administrative expenses include: Expenses for administrative labour (salaries, wages, allowances,...); social insurance, health insurance, union fund, unemployment insurance of administrative staffs; expenses of office commodities, working tools, depreciation of fixed assets used for administration; land rent, excise; provision for doubtful receivables; outside purchasing costs (electricity, water, telephone, fax, asset insurance, fire insurance...); other costs in cash (guest receptions, customer conferences...).

As for selling expenses and administrative expenses unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

18. Principles and methods of recognizing current corporate income tax and differed corporate income tax charge

Current corporate income tax charge
Current corporate income tax expense is the amount of corporate income tax payable counted on taxable income in the period and prevailing tax rate.

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted by the balance sheet date.

Deferred income tax
Deferred income tax expense is the amount of corporate income tax payable in the future arising from:
- Recognition of deferred income tax payable during the year;
- Deferred tax assets have been recognized from previous years.

19. Other accounting principles and methods

Basis for consolidation of financial statements
Consolidated financial statements are prepared based upon consolidating separate financial statements of the Company and its subsidiaries under its control as at 30 June annually. Control rights is in practice when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.
Financial statements of subsidiaries are prepared for the same fiscal as the company, using consistent accounting policies. If necessary, financial statements of subsidiaries may be adjusted to ensure the consistence between accounting policies applied at the company and its subsidiaries.
Operation results of subsidiaries which were purchased or liquidated in the period are presented on consolidated financial statements since the purchasing or liquidated dates.
Balance, main income and expense, including unrealized profits from intra-group transactions are eliminated in full from consolidated financial statements.
Non-controlling interest reflecting profits or losses and net assets which are not held by shareholders of the company will be presented in a separate item on consolidated statement of financial position and consolidated statement of comprehensive income.

Goodwill

Goodwill presented on consolidated financial statements is the surplus between its purchase cost and benefit of the company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint ventures at the investment date. Goodwill is treated as intangible fixed assets, amortized under straight-line basis with estimated useful life not beyond 10 years.
When selling subsidiaries, associates and joint ventures, the carrying amount of goodwill which is not fully amortised is accounted into profit/loss of the selling transaction.

Negative goodwill
Negative goodwill is the surplus between benefit of the company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint ventures at the investment date and purchasing price. Negative goodwill is recorded directly into Statement of comprehensive income.

Related parties

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

Enterprises and individuals that directly or indirectly through one or more intermediaries, have control on or are under control of the Company, or are under common control with the Company, including parent companies, subsidiaries and associates are related parties. Associates and individuals that directly or indirectly hold voting right of the Company and have a significant impact on the Company, key management personnel including Board of Directors and employees of the Company, closed family members of these individuals or these associates or companies associated with these individuals are also considered as related parties.
In considering each relationship of related parties, it is necessary to pay attention to the nature of the relationship, not only its legal form.

NOTES TO THE FINANCIAL STATEMENTS (Continued)
For Quarter II ended 30 June 2026

V. Descriptive information in addition to items presented in the Statement of Financial position

1. Cash and cash equivalents

	30/06/2026 VND	01/01/2026 VND
Cash on hand	373,460,648	429,421,822
Cash in bank	1,644,886,941	1,848,525,845
	2,018,347,589	**2,277,947,667**

2. **Financial investment**

a. Held to maturity investments

Short-term Loans receivables

	30/06/2026			01/01/2026		
	Original value	**Recoverable value**	**Provision**	**Original value**	**Recoverable value**	**Provision**
Related parties						
Anh Duong Hoa Binh Investment and Development., JSC (i)	6,016,000,001	6,016,000,001		17.770.000.001	17.770.000.001	
PPC An Thinh VN Investment and Infrastructure Development., JSC (ii)	35,471,999,999	35,471,999,999		36.481.999.999	36.481.999.999	
Other parties						
Vietnam Industrial Environment., JSC (iii)	16,595,000,000	16,595,000,000		16.595.000.000	16.595.000.000	
	58,083,000,000	**58,083,000,000**		**70.847.000.000**	**70.847.000.000**	

i) Loans receivables from the Subsidiary - New Generation Entertainment., JSC, with interest rate of 5%/year, term of 11 months, unsecured and interest free if required to be repaid in advance duration.

(ii) Loans receivables from the Subsidiary - New Generation Entertainment., JSC, with interest rate of 6%/year, term of 11 months, unsecured and interest free if required to be repaid in advance duration.

(iii) Loans receivables from the Subsidiary - New Generation Entertainment., JSC, with interest rate of 5%/year, term of 11 months, unsecured and interest free if required to be repaid in advance duration.

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

b. Investment in joint-ventures, associates

	30/06/2026							01/01/2026					
	Address	Quantity of shares	% of equity owned	% of voting rights	Cost	Allowance for diminution in value	Fair value	Quantity of shares	% of equity owned	% of voting rights	Cost	Allowance for diminution in value	Fair value
Anh Duong Hoa Binh Investment and Development JSC	Hoa Binh, Viet Nam	4,560,000	47.52%	48%	70,538,094,386	-					70,568,240,341		
					70,538,094,386	**-**					**70,568,240,341**		

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

3. Short-term trade receivables

	30/06/2026 VND	Provission VND	01/01/2025 VND	Provission VND
Related parties				
PPC An Thinh Da Nang Corporation	953,375,336		5,033,375,336	
An Thinh Hoa Binh., JSC	227,842,983		74,273,467,647	
Anh Duong Hoa Binh Investment and Development., JSC	457,956,000		457,956,000	
An Thinh Quang Nam., JSC	119,589,959		-	
Third parties				
Mau Hung Trading Investment., JSC	2,025,685,078		404,556,999	
Hoa Binh Commerce and Repair Co., Ltd	7,553,281,726		2,856,843,268	
An Thinh Que Son Trading and Service Co., Ltd	274,390,000		274,390,000	
Mai Linh Central., JSC	23,000,000	(23,000,000)	23,000,000	(23,000,000)
Other customers	1,013,704,820		1,435,670,613	
	12,648,825,902		**84,759,259,863**	

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

4. Short-term advances to suppliers

	30/06/2026 VND	01/01/2026 VND
Related parties		
PPC An Thinh Da Nang Corporation (i)	100,260,353,385	106,469,119,950
PPC An Thinh VN Investment and Infrastructure Development., JSC	1,931,000,000	1,931,000,000
An Viet Hoa Binh., JSC	-	-
An Thinh Quang Nam., JSC	14,438,931,078	6,686,059,626
Other parties		
Hoa Binh Commerce and Repair Co., Ltd	35,375,823,495	35,375,823,495
Sado Group., JSC	14,566,866,509	14,566,866,509
Hong Ky Manufacturing Building Materials., JSC	58,411,773,176	5,194,289,719
Hong Tri Viet Construction., JSC	13,848,018,918	13,848,018,918
An Thinh Que Son Trading and Service., Ltd	-	18,733,000,000
Mau Hung Trading Investment., JSC	155,284,076,346	68,229,420,997
Others	41,462,730,151	48,921,456,924
	435,579,573,058	**319,955,056,138**

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

5. Other short-term receivables

	30/06/2026 VND	01/01/2026 VND
Related parties		
Tran Minh Tuan	178,000,000	404,000,000
Other parties		
Advance to Mr. Pham Thanh Thai Linh – Member of Board of Director ended at 15 November 2016 (*)	6,208,000,000	6,208,000,000
Loan interest	32,888,750,142	31,125,616,417
Others	5,872,193,874	7,751,159,152
	45,146,944,016	**45,488,775,569**

(*)This is an advance to Ex-member of Board of Director (ended at 15 November 2016, set up a provision of VND 6.393 million.

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

6. Inventories

	30/06/2026		01/01/2026	
	Original value	**Provision**	**Original value**	**Provision**
	VND	**VND**	**VND**	**VND**
Raw material	8,256,133,164	-	8,256,133,164	-
Merchandise	3,055,313,315	-	6,818,990,873	-
Work in process	108,283,710,575	-	91,435,720,467	-
	-			
	119,595,157,054	-	**106,510,844,504**	-

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

7. Tangible fixed assets

Items	Buildings	Machinery, Equipment	Mean of Transportation	Office equipment and furniture	Other fixed assets	Total
	VND	VND	VND	VND		VND
Cost						
Opening balance	4,511,365,876	29,183,355,601	12,515,240,783	248,836,750	1,786,145,451	48,244,944,461
Decrease			(780,436,364)			(780,436,364)
Closing balance	**4,511,365,876**	**29,183,355,601**	**11,734,804,419**	**248,836,750**	**1,786,145,451**	**47,464,508,097**
Accumulated depreciation						
Opening balance	3,961,245,689	26,478,632,217	7,891,657,343	245,011,025	1,786,145,451	40,362,691,725
Charge fot the year			704,564,266			704,564,266
Decrease			(780,436,364)			(780,436,364)
Closing balance	**3,961,245,689**	**26,478,632,217**	**7,815,785,245**	**245,011,025**	**1,786,145,451**	**40,286,819,627**
Net bool value						
Opening balance	550,120,187	2,704,723,384	4,623,583,440	3,825,725	-	7,882,252,736
Closing balance	**550,120,187**	**2,704,723,384**	**3,919,019,174**	**3,825,725**	**-**	**7,177,688,470**

Included in tangible fixed assets were assets costing VND19.342 million which were fully depreciated as of 30 June 2026 (1/1/2026: VND19.342 million), but which are still in active use.

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

8. Intangible fixed assets

Items	Land use rights	Publishing titles	Copyrights and patents	Total
	VND	VND	VND	VND
Cost				
Opening balance	1,412,581,000	-	126,531,830	1,539,112,830
Other decrease (*)	-	-	-	-
Closing balance	1,412,581,000	-	126,531,830	1,539,112,830
Accumulated depreciation		-		
Opening balance	-	-	126,531,830	126,531,830
Charge fot the year	-	-	-	-
Other decrease (*)		-	-	-
Closing balance	-		126,531,830	126,531,830
Net bool value				
Opening balance	1,412,581,000	-	-	1,412,581,000
Closing balance	1,412,581,000	-	-	1,412,581,000

9. Long-term prepayments

	30/06/2026 VND	01/01/2026 VND
Instruments and tools	5,913,558	5,913,558
Other prepayments	31,711,840	31,711,840
	37,625,398	**37,625,398**

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

10. Long-term assets in progress (Long-term work in progress)

Long-term work in progress

	30/06/2026 VND	01/01/2026 VND
The complex EVN-LAND Central Da Nang Project (*)	58,838,521,600	58,838,521,600
Buying tower cranes and climbing cranes	11,537,760,845	11,537,760,845
Building renovation	114,631,197	114,631,197
Harmony Apartment	4,744,999,999	4,744,999,999
	75,235,913,641	**75,235,913,641**

(*)The complex EVN-LAND Central Da Nang Project is intended to be carried out at Lot A5, Pham Van Dong, An Hai Bac ward, Son Tra district, Da Nang City, according to the Certificate of Investment No. 3212100034 issued by the People's Committee of Da Nang City on 01/10/2009 in which achievement is construction of the Complex consisting of a luxury apartment block, one luxury hotel and a luxury apartment block with commercial center.

Total investment capital of the project: 775.448.000.000 VND.

The project consistings of three buildings with 15 floors - 30 floors high corresponding to three phases:

+ Phase 1: A luxury apartment block, 15 floors - 18 floors high

+ Phase 2: A luxury hotel, 22 floors - 25 floors high

+ Phase 3: A luxury apartment block and commercial center 28 floors - 30 floors high.

The project implementation period is 50 years from the date of issuance of the Investment Certificate. The implementation progress of the project is as follows:

+ Phase 1: Started construction in Quarter III of 2010 and put into operation in Quarter IIV of 2012

+ Phase 2 and 3: Started construction in Quarter II of 2014 and put into operation in Quarter IIV of 2018.

At 30 June 2026, Phase 1 has completed all apartments for customers. Phases 2 and 3 are in progress.

Long-term work in progress is the value of land use right allocated to the area of implementation for phases 2 and 3, according to Certificate of land use rights, ownership of houses and other properties associated with land No. BT878091 issued by the People's Committee of Da Nang City on 04/04/2014.

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

As at 30/06/2026, this land use right is used to secure the loans of the Company's subsidiaries..

11.Goodwill

	New Generation Entertainment JSC	P&P Construction Investment JSC	**Total**
	VND	VND	**VND**
Cost			
- Opening balance	42,663,193,795	30,518,946,938	73,182,140,733
- Other decrease (*)			
- Closing balance	**42,663,193,795**	**30,518,946,938**	**73,182,140,733**
Accumulated amortisation			
- Opening balance	40,530,034,110	25,542,001,297	66,072,035,407
- Charge fot the year	2,133,159,685	1,525,947,347	3,659,107,032
- Closing balance	**42,663,193,795**	**27,067,948,645**	**69,731,142,440**
Net carrying amount			
- Opening balance	2,133,159,685	4,976,945,640	7,110,105,325
- Closing balance	-	**3,450,998,293**	**3,450,998,293**

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

12. Short-term Trade payables

	30/06/2026 VND	01/01/2026 VND
Related parties		
PPC An Thinh VN Investment and Infrastructure Development., JSC	7,111,899,851	-
Other party		
Vietnam Construction and Technology Transfer,, JSC	-	28,515,838,385
Sigma Technical,, JSC	63,799,825,902	63,799,825,902
An Thinh Que Son Trading and Service Company Limited	18,145,775,627	1,238,181,973
Other customers	51,366,597,008	56,481,361,187
	140,424,098,388	**150,035,207,447**

13. Short-term Advances from customers

	30/06/2026 VND	01/01/2026 VND
Related parties		
PPC An Thinh Da Nang Corporation	19,264,694,917	9,468,632,081
PPC An Thinh VN Investment and Infrastructure Development,, JSC	24,725,298,896	805,298,896
An Viet Hoa Binh,, JSC		
Bien Đong Quang Nam Trade and Production,, JSC	3,000,000,000	3,000,000,000
Anh Duong Hoa Binh Investment and Development,, JSC	1,224,623,250	224,623,250
An Thinh Quang Nam,, JSC	10,293,780,470	7,542,041,521
Other party		
An Thinh Que Son Trading and Service Company Limited	-	102,032,775
Other customers	39,005,560,168	39,765,294,848
	97,513,957,701	**60,907,923,371**

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

14. Taxes and others receivables from and payables to the State Treasury

	01/01/2026	Payables	Already paid	30/06/2026
	VND	VND	VND	VND
a. Receivables				
Business income tax	1,341,707,345			1,341,707,345
Value-added tax	64,058,114	50,517,056		13,541,058
Import tax			12,436,376	12,436,376
(a)	**1,405,765,459**			**1,367,684,779**
b. Payables				
Income tax	690,821,781	-	347,279,492	343,542,289
Value-added tax	102,816,571	3,768,939,333	1,076,235,461	2,795,520,443
Personal income tax	7,073,902	1,204,000	1,204,000	7,073,902
Property tax and land rental	214,725,049			214,725,049
Other tax	861,814,483	-	50,449,445	811,365,038
(b)	**1,877,251,786**			**4,172,226,721**

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

15. Short-term Accrued expenses

	30/06/2026 VND	01/01/2025 VND
Interest payable	14,753,372,713	13,582,235,754
To pay contractors	327,813,311	327,813,311
	15,081,186,024	**13,910,049,065**

16. Other short-term payables

	VND	VND
Related parties		
PPC An Thinh VN Investment and Infrastructure Development,, JSC	380,000,000	3,000,000,000
Borrow money Pham Ngoc Binh	47,249,000,000	16,000,000,000
Bên thứ ba		
Maintenance fund	6,767,905	6,767,905
Dividend payables	1,561,674,311	1,561,940,311
Social and health insurance	-	72,337,524
Others	812,930,556	,596,318,602
	50,010,372,772	**21,237,364,342**

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

17. Loans and debts

a. Short-term loans and debts

	1/1/2026 Value and able to pay	Movement during the year		30/06/2026 Value and able to pay
		Increase	Decrease	
	VND	VND	VND	VND
Short-term loans	251,642,093,273	147,519,356,876	151,368,896,296	247,417,279,668
	251,642,093,273	**147,519,356,876**	**151,368,896,296**	**247,792,553,853**

Terms and conditions of outstanding short-term borrowings were as follows:

:

:

	Currency	Annual interest rate	30/06/2026 VND	1/1/2026 VND
Bank for Agriculture and Rural Development - Tay Do Branch (i)	VND	10%	105,977,493,844	104,116,301,386
Bank for Agriculture and Rural Development – Ha Noi 2 Branch (ii)	VND	9,8%	-	-
Vietnam Joint Stock Commercial Bank for Investment and Development - Hoa Binh Branch (iii)	VND	10,5%	140,951,171,958	145,508,683,887
Long-term loans and debts is due				
Vietnam Joint Stock Commercial Bank for Investment and Development - Hoa Binh Branch	VND	11%	696,000,000	348,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch	VND	8,7%	167,888,051	669,108,000
			247,792,553,853	**251,462,093,273**

(i) The loan is guaranteed by stocks in the Company of some individuals.

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

(ii) The loan applies a variable interest rate in accordance with the bank's regulations at each time of debt acknowledgment. Security assets are land use rights, ownership of houses and other land-attached assets.

(iii) The loan, secured by Long-term work in progress, has a carrying value of VND 58.839 billion. (Notes No. 15).

b. Long-term loans and debts

	1/1/2026 Value and able to pay	Movement during the year		30/06/2026 Value and able to pay
		Increase	Decrease	
	VND	VND	VND	VND
Long-term loans	1,276,108,000		240,219,949	1,035,888,051
Amount due for settlement within 6 months	(1,017,108,000)			(863,888,051)
Amount due for settlement after 6 months	259,000,000			172,000,000

Terms and conditions of outstanding long-term borrowings were as follows:

	Currency	Annual interest rate	30/06/2026 VND	1/1/2026 VND
Vietnam Joint Stock Commercial Bank for Investment and Development - Hoa Binh Branch (i)	VND	11%	520,000,000	607,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch (ii)	VND	8,7%	167,888,051	669,108,000

(i), (ii) The loan has a repayment term of 60 months. Collateral is a means of transport purchased with borrowed capital.

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

18. Owner's equity

a. Changes in Owner's equity

	Shares capital	Other equity funds	Undistributed earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND
Balance at 01/01/2026	**261,000,000,000**	**1,184,000,000**	**(25,729,123,141)**	**50,904,761,560**	**287,359,638,419**
			(9,311,704,013)	(3,651,381,299)	**(12.963.085.312)**
Balance at 30/06/2026	**261,000,000,000**	**1,184,000,000**	**(35,040,827,154)**	**47,253,380,261**	**274,396,553,107**

b. Shares

	30/06/2026		01/01/2026	
	Numbers of shares	VND	Numbers of shares	VND
Authoried shares capital	26,100,000	261,000,000,000	26,100,000	261,000,000,000
Issued shares capital				
Ordinary shares	26,100,000	261,000,000,000	26,100,000	261,000,000,000
Shares in circulation				
Ordinary shares	26,100,000	261,000,000,000	26,100,000	261,000,000,000

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividend as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets. In respect of shares bought back by the Company, all rights are suspended until those shares are reissued.

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

VI. Descriptive information in addition to items presented in the Statement of Income

1. Revenue from sales of goods and provision of services

Total revenue represents the gross value of goods sold and services rendered exclusive of value added tax. Net revenue comprised:

	6 months ended at	
	30/06/2026 VND	**30/06/2025 VND**
▪ Services	28,480,497,952	46,285,441,839
▪ Sale of goods	15,585,057,026	23,562,931,168
▪ Others	163,636,362	218,181,816
	44,229,191,340	**70,066,554,823**

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

2. Cost of sales

	6 months ended at 30/06/2026 VND	6 months ended at 30/06/2025 VND
Cost of:		
▪ Services	25,948,721,914	43,057,073,930
▪ Sale of goods	15,396,140,782	21,886,086,671
▪ Others	-	-
	41,344,862,696	**64,943,160,601**

3. Financial income

	6 months ended at 30/06/2026 VND	6 months ended at 30/06/2025 VND
Interest income from deposits and loans	2,192,244,631	1,701,270,828
	2,192,244,631	**1,701,270,828**

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

4. Financial expenses

	6 months ended at	
	30/06/2026	**30/06/2025**
	VND	**VND**
Intersest expense	11,419,221,812	15,657,455,590
Other financial expenses	1,295	778,851
	11,419,223,107	**15,658,234,241**

5. Selling expenses

	6 months ended at	
	30/06/2026	**30/06/2025**
	VND	**VND**
Staff cost	-	-
Other selling expenses	-	-
	-	-

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

6. General Administrative expenses

	6 months ended at	
	30/06/2026	**30/06/2025**
	VND	**VND**
Staff cost	1,871,636,153	2,188,417,881
Remuneration for the Board of Management		
Expenses from external services	390,078,517	374,575,859
Depreciation and amortisation	412,340,478	174,896,510
Provision expenses		(85,000,000)
Amortisation of goodwill	3,659,107,032	3,659,107,037
Other expenses	144,127,932	250,397,440
	6,477,290,112	**6,562,394,727**

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

7. Income tax

a) *Recognised in the statement of income*

	6 months ended at	
	30/06/2026 VND	**30/06/2025 VND**
Current tax expense		
Current year	-	-

b) *Reconciliation of effective tax rate*

	6 months ended at		
	30/06/2026 VND		**30/06/2025 VND**
Accounting profit before tax	(12,963,085,312)		(15,669,761,179)
Tax at the Company's tax rate			
Non-deductible expenses	-	-	-
Income is tax-free	-	-	-
Creation and reversal of temporary differences	-	-	-
Loss without recognition of deferred tax assets	-	-	-
		-	

c) *Applicable tax rates*

The Company has an obligation to pay the government income tax at the rate of 20% of taxable profits from 2016.

d) *Deferred corporate income tax expenses*

	6 months ended at	
	30/06/2026 VND	**30/06/2025 VND**
Deferred corporate income tax expenses From temporary differences	-	-

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

8. Basic earnings per share

The calculation of basic earnings per share for the year ended 30 June 2026 was based on the profit attributable to ordinary shareholders -VND9,311,704,013 (2025: -VND10,682,533,609) and a weighted average number of ordinary shares outstanding of 26,100,000 shares (2025: 26,100,000 shares), calculated as follows:

(a) Weighted average number of ordinary share

	30/06/2026	30/06/2025
Issued ordinary shares at the beginning of the year	26,100,000	26,100,000
Effect of shares issued during the year	-	-
Weighted average number of ordinary shares at 30 June 2026	26,100,000	26,100,000

(b) Basic earnings per shares

	6 months ended at	
	30/06/2026 VND	30/06/2025 VND
Net profit attributable to shareholders (*)	(9,311,704,013)	(10,682,533,609)
Weighted average number of ordinary shares during the year	26,100,000	26,100,000
Basic earnings per shares	(357)	(409)

(*) Net profit attributable to the Company's shareholders does not include the amount allocated to bonus and welfare fund as the Company has not appropriated to bonus and welfare fund for the year ended 30 June 2026. The Company has not yet planned to make appropriation to bonus and welfare fund for the year 2026. Basic earnings per share may decrease due to appropriation to bonus and welfare fund.

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

VII. Descriptive information in addition to items presented in the Statement of Cash flow

1. Amounts of cash and cash equivalent held but not available for use: None
2. Non-cash transactions affecting consolidated cash flow statement in the future: None
3. Cash receipts from loans in the period:
 - Cash receipts from loans under other contracts: 147,519,356,876 VND
4. Cash repayments of principal amounts borrowed
 - Cash repayment of principal amounts under other contracts: 151,368,896,296 VND

VIII. Other information

1. Contingent liabilities, commitments and other financial information: None
2. Arising events after the end of the reporting year: None
3. Related parties:

In addition to related party balances disclosed in other notes to the consolidated financial statements, the Group had the following significant transactions with related parties during the year:

	6 months of 2026 VND
PPC An Thinh Da Nang Corporation	
Sales of construction services	27,750,599,486
An Thinh Quang Nam Joint Stock Company	
Providing industrial cleaning services	106,988,150
Pham Ngoc Binh	
Borrow money	31,249,000,000

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

	6 months ended at	
	30/06/2026 VND	**30/06/2025 VND**
Compensation of Board of Management		
- General Director (Mr. Le Hoai Nam)	61,000,000	61,000,000
Compensation of Board of Director (BOD)		
- Chairman of the BOD (Mr. Nguyen Khang Chien)	-	-
- Member of the BOD (Mr. Pham Ngoc Binh, Ms. Nguyen Thi Minh Phuong, Mr. Nguyen Xuan Truong, Mr. Pham Duc Hanh)	-	-
Compensation of Board of Supervisors (BOS)		
- Chief of the BOS (Ms, Nguyen Thi Huong)	-	-
- Member of the BOS (Ms, Nguyen Thi Hue, Mr, Vo Van Thom)	-	-

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

4. Segment reporting by business segments

The Company comprises the following main business segments:

	6 months of 2026				
	Trading in real estate	**Running recreation centers**	**Construction**	**Elimination**	**Consolidated**
	VND	**VND**	**VND**		**VND**
Total segment revenue	1,436,839,210	17,769,650,533	27,237,583,625	(30,145,955)	46,413,927,413
Depreciation and allocated expenses	1,793,455,440	18,550,884,929	35,229,802,273	3,689,870,670	59,264,013,312
Segment results	**(356,616,230)**	**(781,234,396)**	**(7,992,218,648)**	**(3,720,016,625)**	**(12,850,085,899)**

	6 months of 2026				
	Trading in real estate	**Running recreation centers**	**Construction**	**Elimination**	**Consolidated**
	VND	**VND**	**VND**	**VND**	**VND**
Segment assets	64,762,250,876	186,807,269,238	584,012,919,764	(5,047,666,267)	830,534,773,611
Investment in subsidiarie	247,386,000,000			(247,386,000,000)	
Total assets	**312,148,250,876**	**186,807,269,238**	**584,012,919,764**	**(252,433,666,267)**	**830,534,773,611**
Segment liabilities	13,446,639,531	97,419,161,762	453,829,630,158		564,695,431,451
Liabilities not allocated				(8,557,210,947)	(8,557,210,947)
Total liabilities	**13,446,639,531**	**97,419,161,762**	**453,829,630,158**	**(8,557,210,947)**	**556,138,220,504**
Capital expenditure					
Depreciation of tangible fixed assets	46,337,604	627,463,023	-	30,763,639	704,564,266

NOTES TO THE FINANCIAL STATEMENTS (continued)
Quarter II ended 30 June 2026

5. Comparative information

Comparative figures are figures stated on Consolidated Financial Statements for Quarter II ended 30 June 2025.

30 July 2026

Prepared by	Chief Accountant	Authorized by General Director Member of the BOD
Trần Minh Tuấn	Trần Minh Tuấn	Phạm Ngọc Bình

CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN ĐIỆN LỰC MIỀN TRUNG