HUD4 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

REVIEWED INTERIM FINANCIAL STATEMENTS

For the period ended 30th June 2026

Thanh Hoa - August 2026

TABLE OF CONTENTS

CONTENTS	**Page(s)**

STATEMENT OF THE EXECUTIVE BOARD

The Executive Board of HUD4 Investment and Construction Joint Stock Company presents this report together with the Company's reviewed interim financial statements for the accounting period ended 30th June 2026.

THE COMPANY

HUD4 Investment and Construction Joint Stock Company (hereinafter referred to as the "Company"), formerly known as Urban Development Construction Investment Company No. 4, was converted into a joint stock company pursuant to Decision No. 1193/QĐ-BXD dated 23 July 2004 issued by the Ministry of Construction. The Company operates under the Enterprise Registration Certificate for a joint stock company No. 2603000195, first issued by the Department of Planning and Investment of Thanh Hoa Province (now the Department of Finance of Thanh Hoa Province) on 25 August 2004. The sixth amendment to the registration, dated 18 May 2010, changed the enterprise registration number from 2603000195 to 2800576533. The Company has subsequently amended its registration several times, with the thirteenth (13th) amendment dated 19 December 2025 reflecting the appointment of an additional legal representative.

Investment capital of the Company according to the Certificate of Business Registration changed for the thirteenth (13th) times on 19 December 2025 is: 150,000,000,000 VND *(In words: One hundred and fifty billion VND).*

The Company's headquarters: No. 662 Ba Trieu Street, Hac Thanh Ward, Thanh Hoa Province.

The Company's shares are traded on the UPCoM market under the stock ticker HU4.

BOARDS OF MANAGEMENT, SUPERVISORS AND DIRECTORS

Members of Boards of Management, Supervisors and Directors who held the Company during the year and at the date of this report are as follows:

Board of Management

Mr. Doan Van Thanh	Chairman
Mr. Hoang Dinh Thang	Member
Mr. Nguyen Ngoc Ha	Member
Mr. Nguyen Viet Hung	Member
Mr. Hoang Quoc Dat	Member

Board of Supervisors

Ms. Nguyen Thi Thanh Thuy	Head of the Board
Ms. Nguyen Thi Yen	Member
Ms. Vu Thi Tan	Member

Board of Directors

Mr. Hoang Dinh Thang	Director
Mr. Nguyen Viet Hung	Deputy Director
Mr. Le Do Thang	Deputy Director
Mr. Nguyen Phi Hung	Deputy Director
Mr. Phan Cong Binh	Deputy Director

SUBSEQUENT EVENTS

In the opinion of the Executive Board, in all material respects, no unusual events have occurred subsequent to the reporting date that would materially affect the Company's financial position and operations and require adjustment to or disclosure in the accompanying interim financial statements.

AUDITORS

The interim financial statements for the accounting period ended 30th June 2026 have been reviewed by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

STATEMENT OF THE EXECUTIVE BOARD (CONTINUED)

THE EXECUTIVE BOARD RESPONSIBILITY

The Executive Board is responsible for preparing the interim financial statements that give a true and fair view of the Company's interim financial position, interim operating results, and interim cash flows for the period, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of interim separate financial statements. In preparing these interim financial statements, The Executive Board is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the interim financial statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the interim financial statements are free from material misstatements due to frauds or errors;
- Prepare the Interim Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Executive Board is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the interim financial statements. The Executive Board is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Executive Board confirms that the Company has complied with the above requirements in preparing the interim financial statements.

On behalf of and representing the Executive Board,

M.S.D.N: 2800576533-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG HUD4
P.HẠC THÀNH - T.THANH HÓA

Doan Van Thanh
Chairman
Thanh Hoa, August 04th 2026

Xác thực & Bảo mật

Người ký: CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG HUD4
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INPACT MEMBER

No: 334/2026/BCSX-CPA VIETNAM-NV2

REVIEW REPORT ON INTERIM FINANCIAL STATEMENTS

To: **Shareholders**
Boards of Management, Supervisors and Directors
HUD4 Investment and Construction Joint Stock Company

We have reviewed the accompanying interim financial statements of HUD4 Investment and Construction Joint Stock Company, prepared on 04th August 2026, from page 04 to page 35, which comprise the Interim Statement of Financial Position as at 30th June 2026, the Interim Income Statement, the Interim Cash Flow Statement for the period then ended, and the Notes to the Interim Financial Statements.

Responsibility of the Executive Board

The Company's The Executive Board is responsible for the preparation and fair presentation of the interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of interim financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists primarily of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the financial position of the Company as at 30th June 2026, and of its interim financial performance and interim cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of interim financial statements.

M.S.D.N: 0101917917
CÔNG TY TNHH KIỂM TOÁN CPA VIETNAM
THÀNH PHỐ HÀ NỘI - VIỆT NAM

Nguyen Thi Mai Hoa
Deputy General Director
Audit Practicing Registration Certificate
No. 2326-2023-137-1
Authorized paper No. 08/2026/UQ-CPA VIETNAM dated 02/01/2026 of Chairman
For and on behalf of
CPA VIETNAM AUDITING COMPANY LIMITED
A member firm of INPACT
Thanh Hoa, August 04th 2026

INTERIM STATEMENT OF FINANCIAL POSITION
As at 30th June 2026

ASSETS		Code	Note	30/06/2026 VND	01/01/2026 VND
A -	**CURRENT ASSETS (100=110+120+130+140+160)**	**100**		**546,153,000,634**	**567,584,997,315**
I.	**Cash and cash equivalents**	**110**	**5.1**	**35,652,782,667**	**93,267,723,620**
1.	Cash	111		5,652,782,667	13,267,723,620
2.	Cash equivalents	112		30,000,000,000	80,000,000,000
II.	**Short - term investments**	**120**	**5.2**	**22,061,649,837**	**1,916,039,021**
3.	Investments held to maturity	123		22,061,649,837	1,916,039,021
III.	**Short- term receivables**	**130**		**81,220,697,823**	**80,538,751,070**
1.	Short-term receivables from customers	131	5.3	45,128,202,915	50,314,701,839
2.	Prepayments to sellers in short-term	132	5.4	15,702,979,888	8,836,271,230
5.	Other short-term receivables	135	5.5	32,499,423,879	33,497,686,860
6.	Short-term allowances for doubtful debts	136	5.6	(12,109,908,859)	(12,109,908,859)
IV.	**Inventories**	**140**	**5.7**	**380,800,397,247**	**385,455,960,365**
1.	Inventories	141		380,800,397,247	385,455,960,365
VI.	**Other current assets**	**160**		**26,417,473,060**	**6,406,523,239**
2.	Deductible value added tax	162		371,971,737	-
3.	Tax and other receivables from government budget	163	5.15	6,045,501,323	6,406,523,239
5.	Other current assets	165	5.9	20,000,000,000	-
B -	**LONG-TERM ASSETS (200=210+220+270)**	**200**		**10,334,713,189**	**7,220,650,967**
I.	**Long-term receivables**	**210**		**3,449,819,000**	**3,449,819,000**
5.	Other long-term receivables	215	5.5	3,449,819,000	3,449,819,000
II.	**Fixed assets**	**220**		**4,528,235,196**	**2,929,781,194**
1.	Tangible fixed assets	221	5.10	4,450,518,076	2,929,781,194
	- Historical Costs	*222*		*15,467,491,888*	*13,765,147,713*
	- Accumulated depreciation	*223*		*(11,016,973,812)*	*(10,835,366,519)*
3.	Intangible fixed assets	227	5.11	77,717,120	-
	- Historical Costs	*228*		*80,185,186*	-
	- Accumulated amortization	*229*		*(2,468,066)*	-
VII.	**Other Long-term assets**	**270**		**2,356,658,993**	**841,050,773**
1.	Long-term deferred expenses	271	5.8	2,356,658,993	841,050,773
TOTAL ASSETS (270 = 100+200)		**270**		**556,487,713,823**	**574,805,648,282**

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30th June 2026

RESOURCES		Code	Note	30/06/2026 VND	01/01/2026 (Restated) VND
C-	**LIABILITIES (300=310+330)**	**300**		**348,811,191,436**	**354,289,882,995**
I.	**Short-term liabilities**	**310**		**237,712,898,291**	**260,736,062,593**
1.	Short-term trade payables	311	5.12	21,452,914,960	36,334,122,546
2.	Short-term prepayments from customers	312	5.13	33,130,304,311	17,802,890,048
3.	Dividends and profit payables	313	5.14	12,000,000,000	7,500,000,000
4.	Short-term Taxes and other payables to State budget	314	5.15	569,652,044	3,948,013,576
5.	Payables to employees	315		938,474,991	9,248,233,463
6.	Short-term accrued expenses	316	5.16	1,486,804,992	1,676,460,969
9.	Short-term deferred revenues	319	5.17	27,021,916,929	88,436,229,833
10.	Other short-term payments	320	5.18	7,806,294,657	8,255,334,170
11.	Short-term borrowings and finance lease liabilities	321	5.19	79,907,381,110	43,889,734,052
12.	Short-term provisions	322	5.20	46,188,697,570	40,541,487,209
13.	Bonus and welfare funds	323		7,210,456,727	3,103,556,727
II.	**Long-term liabilities**	**330**		**111,098,293,145**	**93,553,820,402**
9.	Long-term borrowings and finance lease liabilities	339	5.19	41,469,263,169	23,924,790,426
13.	Long-term provisions	343	5.20	69,629,029,976	69,629,029,976
D-	**OWNERS' EQUITY**	**400**	**5.21**	**207,676,522,387**	**220,515,765,287**
1.	Contributed capital	411		150,000,000,000	150,000,000,000
-	*Ordinary shares with voting rights*	*411a*		*150,000,000,000*	*150,000,000,000*
2.	Share premium	412		31,949,410,000	31,949,410,000
8.	Development and investment funds	418		11,428,942,621	11,428,942,621
10.	Undistributed profit after tax	420		14,298,169,766	27,137,412,666
-	*Undistributed profit after tax brought forward*	*420a*		*8,915,092,666*	-
-	*Undistributed profit after tax for the current year*	*420b*		*5,383,077,100*	*27,137,412,666*
TOTAL RESOURCES (440 = 300+400)		**440**		**556,487,713,823**	**574,805,648,282**

Thanh Hoa, August 04th 2026

Preparer	**Deputy Manager of the Finance and Accounting Department**	**Chairman**
Hanh		
Ha Thi Hanh	**Vo Thi Thuy An**	**Doan Van Thanh**

M.S.D.N: 2800576533-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG HUD4
PHẠC THÀNH - T.THANH HÓA

INTERIM INCOME STATEMENT
For the period ended 30th June 2026

ITEMS		Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
1.	Revenues from sales and services rendered	01	6.1	92,474,134,601	225,657,091,026
2.	Revenue deductions	02		-	-
3.	Net revenues from sales and services rendered (10 = 01-02)	10		92,474,134,601	225,657,091,026
4.	Cost of Goods Sold and Services Rendered	11	6.2	62,184,700,881	141,635,800,268
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**30,289,433,720**	**84,021,290,758**
6.	Gain/(loss) on sale and disposal of investment properties	21		-	-
7.	Financial income	22	6.3	1,478,713,444	10,115,963
8.	Financial expenses	23	6.4	2,693,916,267	22,200,843,576
	In which: interest expenses	*24*		*2,693,916,267*	*19,452,632,221*
9.	Selling expenses	26	6.5	7,690,926,127	11,491,819,069
10.	General administrative expenses	27	6.5	12,786,857,068	30,056,452,717
11.	**Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}**	**30**		**8,596,447,702**	**20,282,291,359**
12.	Other income	31	6.6	199,933,397	837,915,940
13.	Other expenses	32	6.6	1,405,375,362	606,834,840
14.	**Other profits (40 = 31-32)**	**40**	**6.6**	**(1,205,441,965)**	**231,081,100**
15.	**Total net profit before tax (50 = 30+40)**	**50**		**7,391,005,737**	**20,513,372,459**
16.	Current corporate income tax expenses	51	6.7	2,007,928,637	5,312,750,657
17.	Deferred corporate income tax expenses	52		-	-
18.	**Profits after corporate income tax (60 = 50-51-52)**	**60**		**5,383,077,100**	**15,200,621,802**
19.	**Basic earnings per share**	**70**	**6.9**	**359**	**1,013**

Thanh Hoa, August 04th 2026

Preparer	**Deputy Manager of the Finance and Accounting Department**	**Chairman**
Ha Thi Hanh	**Vo Thi Thuy An**	**Doan Van Thanh**

M.S.D.N: 2800576533-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG HUD4
P.HẠC THÀNH - T.THANH HÓA

INTERIM CASH FLOW STATEMENT

(Indirect method)

For the period ended 30^{th} June 2026

	ITEMS	Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
I.	**Net cash flows from operating activities**				
1.	***Profit before tax***	***01***		***7,391,005,737***	***20,513,372,459***
2.	***Adjustments for***				
	- Depreciation of fixed assets and investment properties	02		184,075,359	78,572,050
	- Provisions	03		5,647,210,361	-
	- Gains (losses) on investing activities	05		(1,474,449,215)	(10,115,963)
	- Interest expenses	06		2,693,916,267	19,452,632,221
3.	***Operating profit before changes in working capital***	***08***		***14,441,758,509***	***40,034,460,767***
	- Increase (decrease) in receivables	09		(1,053,918,490)	(9,637,042,391)
	- Increase (decrease) in inventories	10		4,655,563,118	130,552,916,265
	- Increase (decrease) in payables	11		(73,579,459,157)	(28,699,871,505)
	- (Increase) decrease defered expenses	12		(1,515,608,220)	(175,600,155)
	- Interest paid	14		(2,693,916,267)	(19,452,632,221)
	- Corporate income tax paid	15		(1,384,689,285)	(1,607,536,102)
	- Other payments on operating activities	17		(2,093,100,000)	-
	Net cash flows from operating activities	***20***		***(63,223,369,792)***	***111,014,694,658***
II.	**Cash flows from investing activities**				
1.	Expenditures on purchase and construction of fixed assets and long-term assets	21		(1,782,529,361)	(155,390,000)
3.	Expenditures on loans and purchase of debt instruments from other entities	23		(40,145,610,816)	(407,800,000)
7.	Proceeds from interests, dividends and distributed profits	27		1,474,449,215	10,115,963
	Net cashflow from investing activities	***30***		***(40,453,690,962)***	***(553,074,037)***
III.	**Cash flows from financing activities**				
3.	Proceeds from borrowings	33		73,518,083,811	29,496,147,024
4.	Repayment of financial principal	34		(19,955,964,010)	(115,955,602,764)
6.	Dividends and profits paid to the owner	36		(7,500,000,000)	(14,757,366,850)
	Net cashflow from financing activities	***40***		***46,062,119,801***	***(101,216,822,590)***
	Net cashflow during the period (50 = 20+30+40)	**50**		**(57,614,940,953)**	**9,244,798,031**
	Cash and cash equivalents at beginning of period	**60**	**5.1**	**93,267,723,620**	**9,287,037,839**
	Cash and cash equivalents at end of period (70 = 50+60+61)	**70**	**5.1**	**35,652,782,667**	**18,531,835,870**

Thanh Hoa, August 04^{th} 2026

Preparer	**Deputy Manager of the Finance and Accounting Department**	**Chairman**
Hanh		
Ha Thi Hanh	**Vo Thi Thuy An**	**Doan Van Thanh**

M.S.D.N: 2800576533-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG HUD4
P.HẠC THÀNH - T.THANH HÓA

NOTES TO THE INTERIM FINANCIAL STATEMENTS
For the accounting period ended 30th June 2026

1. COMPANY INFORMATION

1.1 Ownership structure

HUD4 Investment and Construction Joint Stock Company, formerly known as Urban Development Construction Investment Company No. 4, was converted into a joint stock company pursuant to Decision No. 1193/QĐ-BXD dated 23 July 2004 issued by the Ministry of Construction. The Company operates under the Enterprise Registration Certificate for a joint stock company No. 2603000195, first issued by the Department of Planning and Investment of Thanh Hoa Province (now the Department of Finance of Thanh Hoa Province) on 25 August 2004. The sixth amendment to the registration, dated 18 May 2010, changed the enterprise registration number from 2603000195 to 2800576533. The Company has subsequently amended its registration several times, with the thirteenth (13th) amendment dated 19 December 2025 reflecting the appointment of an additional legal representative.

Investment capital of the Company according to the Certificate of Business Registration changed for the thirteenth (13th) times on 19 December 2025 is: 150,000,000,000 VND *(In words: One hundred and fifty billion VND).*

The Company's headquarters: No. 662 Ba Trieu Street, Hac Thanh Ward, Thanh Hoa Province.

The Company's shares are traded on the UpCOM market

The total number of employees of the Company as of 30th June 2026 is 73 peoples (as of 31st December 2025, it is 85 peoples).

1.2 Operating industries and principal activities

The Company's business lines are as follows:

- Installation of electrical systems;
- Construction of other civil works. Construction of civil, industrial, transportation, irrigation, post and telecommunications projects, electric lines and transformer stations, infrastructure engineering projects in urban areas and industrial parks; construction of embankments, construction of wharves, construction and installation of water supply and drainage systems and the environment, dredging of rivers and canals; Construction of flower garden and lawn projects; construction and installation of construction equipment; Construction of fire protection systems, installation of air conditioners, elevators, surveillance camera systems, alarm systems, anti-intrusion systems, computer network systems, telephone systems, lightning protection, termite protection;
- Management consulting activities;
- Wholesale of materials and other installation equipment in construction. Production and trading of supplies, equipment, and construction materials; production of commercial fresh concrete; import and export of equipment, construction materials, construction technology and construction investment consulting;
- Consulting, brokerage, real estate auction, land use rights auction. Real estate valuation, real estate consulting, real estate advertising, real estate auctions, real estate management and real estate trading floors;
- Architectural activities and related technical consulting;
- Real estate business, land use rights belonging to the owner, user or tenant;
- Construction of houses of all kinds; Construction of railway and road works;
- Manage, exploit, maintain and maintain technical infrastructure systems, water supply and drainage systems, and public lighting in urban areas, residential areas, industrial parks, and tourist areas; Providing and managing high-rise housing services: maintaining hygiene and order, keeping bicycles and motorbikes, operating and maintaining elevators; Repair, maintain, renovate buildings, manage public areas in apartment buildings, exploit Kiosk services. Environmental sanitation services: management and care of flower gardens, green parks, and street trees; Production and supply of seedlings and ornamental plants. Management and exploitation of sports services: tennis, badminton, table tennis, billiards, swimming pool. Exploitation of urban services: parking lots, car and motorbike parking.

Main activities of the Company during the period: Investment and construction.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 The Company structure

As at 30th June 2026, the Company had the following dependent units:

- Construction Enterprise No. 1: No. 662 Ba Trieu Street, Hac Thanh Ward, Thanh Hoa Province.
- Construction Enterprise No. 2: No. 662 Ba Trieu Street, Hac Thanh Ward, Thanh Hoa Province.
- Urban Services Branch - HUD4 Investment and Construction Joint Stock Company: No. 662 Ba Trieu Street, Hac Thanh Ward, Thanh Hoa Province.

1.5 Statement of information comparability on the interim financial statements

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC, providing guidance on the Enterprise Accounting Regime, which replaces the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 1 January 2026.

The Company has adopted the Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC effective from 1 January 2026. Where the adoption of this Circular results in changes to the presentation of the financial statements, the Company has restated or reclassified the comparative information, where applicable, in accordance with the relevant requirements. Accordingly, the accounting information and figures presented in these interim financial statements are comparable, as they have been prepared and presented on a consistent basis.

2. FISCAL YEAR AND ACCOUNTING CURRENCY

Fiscal year

The Company's fiscal year is the calendar year, beginning on January 1 and ended on December 31

The interim financial statements have been prepared for the accounting period ended on 30th June 2026.

Accounting currency

The accompanying interim financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

Accounting System

The Company applies the Vietnamese Enterprise Accounting Regime issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance.

Statements for the compliance with Accounting Standards and System

The Executive Broad ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the interim Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Below are the major accounting policies adopted by the Company in the preparation of the interim financial statements:

Basis of preparation of the interim financial statements

The attached interim financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of interim financial statements.

The accompanying interim financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdiction other than Vietnam.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounting estimates

The preparation of the interim financial statements in conformity with Vietnamese Accounting Standards requires the Executive Broad to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the interim financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents are short-term investments with an original maturity or remaining term to maturity of no more than three months from the date of acquisition. They are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

Financial investments

Held to maturity investments

Held to maturity investments are those that the Company has intention and ability to hold until maturity. Held to maturity investments includes: term bank deposits with original maturities of more than 03 months.

Investments held to maturity are recognized from the date of acquisition and are initially measured at purchase cost, including transaction costs directly attributable to the acquisition. Interest income earned on investments held to maturity after the acquisition date is recognized in the Statement of Profit or Loss on an accrual basis.

Allowance for impairment of investments held to maturity is recognized in accordance with the prevailing accounting regulations.

Receivables

Receivables represent amounts recoverable from customers or other parties and are classified according to their respective due dates, counterparties, currencies of denomination, and other factors as appropriate to the Company's business operations and management requirements.

- Trade receivables comprise amounts arising from commercial transactions, such as receivables from the sale of goods and the rendering of services, as well as receivables from the disposal or sale of assets between the Company and purchasers (being entities independent of the seller and not subsidiaries of the Company). These also include export sales receivables of the entrusting party collected through the entrusted export agent.
- Intercompany receivables comprise amounts due between the Company and its dependent units, or among its dependent units.
- Other receivables comprise non-commercial receivables that do not arise from sales and purchase transactions, such as receivables for cash dividends and profit distributions, amounts paid on behalf of third parties, amounts advanced by export/import agents on behalf of entrusting parties, loans of non-monetary assets, penalties, compensation, assets pending resolution due to shortages, and other similar receivables.

Receivables are presented at their carrying amounts less any allowance for doubtful debts. An allowance for doubtful debts is recognized when there is any indication or objective evidence that the Company may be unable, or is unlikely, to collect the outstanding receivables in accordance with the prevailing accounting regulations.

At the end of the financial year, the Company remeasures foreign currency-denominated monetary receivables using the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly conducts transactions.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation incurred in bringing the inventories to their present location and conditions.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The Company uses the perpetual inventory method and the inventory cost is calculated via:

- Inventories with types of construction and real estate business: Specific method;
- Inventory for construction materials production: First-in, first-out method;

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using straight line method over their estimated useful lives. Details are as follows

	Years
Buildings, structures	05 - 50
Machinery and equipment	03 - 08
Motor vehicles	03 - 10
Office equipment	03 - 05

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Deferred expenses

Deferred expenses comprise costs that have been incurred but relate to the operating results of multiple accounting periods. The Company's deferred expenses include:

Tools and supplies

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 03 years.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: Comprise amounts payable of a commercial nature arising from the purchase of goods, services, and assets from suppliers or vendors (being entities independent of the purchaser). Trade payables also include amounts payable between the parent company and its subsidiaries, joint ventures and associates, as well as amounts payable arising from import transactions conducted through entrusted import agents.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Dividends payable and profit distribution

Dividends are recognized as a liability approval by the General Meeting of Shareholders.

On 23 April 2026, the Company's General Meeting of Shareholders approved the profit distribution plan for the 2025 financial year, including a cash dividend of VND 12,000,000,000.

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

The Company recognizes Accrued expenses as follows:

- Real estate investment costs: deducted according to the ratio of costs to expected revenue in the approved project business plan.

Unrealized revenues

Unearned revenue includes revenue received in advance such as: Amounts paid in advance by customers for housing buying and selling activities.

Annually calculate, determine and transfer unearned revenue to revenue in the year in accordance with the handover value in the year

Accounting policy for provisions

A provision is recognized at the best estimate of the expenditure required to settle the present obligation at the end of the annual reporting period or the interim reporting period.

Only expenditures relating to the original provision recognized may be charged against that provision.

Where the provision recognized in the previous accounting period exceeds the provision required for the current reporting period and the excess remains unused, the excess is reversed and recognized as a reduction in operating expenses for the period, except for excess provisions relating to warranties on construction works, which are reversed and recognized as other income for the period.

Loans and finance lease liabilities

This includes borrowings, finance lease obligations, excluding borrowings in the form of bond issuance or preferred stock with a mandatory buyback clause at a specific future date.

The Corporation tracks borrowings and finance lease obligations in detail by debtor category and classifies them as current or non-current based on the repayment period.

Costs directly related to the borrowings are recognized as financial expenses, except for costs arising from borrowings used for investment, construction, or production of construction in progress, which are capitalized under the borrowing costs accounting standard.

Recognition and capitalization of Borrowing costs

All borrowing costs are recognized in the Statement of Profit or Loss as incurred, except where they are capitalized in accordance with the Accounting Standard on Borrowing Costs.

For the interim accounting period ended 30 June 2026, borrowing costs amounting to VND 1,842,960,465 were capitalized as part of construction in progress for the Company's projects (for the interim accounting period ended 30 June 2025: VND 935,297,976).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Owners' equity

Owners' equity is recognized based on the actual capital contributions made by the shareholders.

Share premium is recognized as the excess of the issue price over the par value of shares upon initial issuance or subsequent share issuances, the difference between the reissue price and the carrying amount of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs attributable to additional share issuances and the reissuance of treasury shares are deducted from share premium.

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable laws, and upon approval by the General Meeting of Shareholders.

Revenue and other income

The Company's revenue comprises construction revenue, revenue from the sale of real estate, revenue from the sale of subdivided land plots, rental income from investment properties (industrial parks), and other revenue.

Construction revenue

Revenue from construction contracts comprises: the initial amount of revenue agreed in the contract; contract variations, claims, incentive payments, and other amounts, provided that they are likely to result in changes to contract revenue and can be measured reliably; and other reimbursements received by the contractor from the customer or a third party to compensate for costs not included in the contract price.

Where the outcome of a construction contract can be estimated reliably:

- For construction contracts under which the contractor is paid based on the contractual progress schedule, contract revenue and related costs are recognized in proportion to the stage of completion, as determined by the Company at the end of the reporting period.
- For construction contracts under which the contractor is paid based on the value of work performed, contract revenue and related costs are recognized in proportion to the completed work confirmed by the customer and reflected in the invoices issued.

Where the outcome of a construction contract cannot be estimated reliably:

- Revenue is recognized only to the extent of contract costs incurred that are probable of recovery.
- Contract costs are recognized as expenses when incurred.

Variations in construction work volume, compensation income, and other receipts are recognized as revenue only when agreed upon with the customer.

The difference between the cumulative contract revenue recognized and the cumulative amount billed under the contractual progress payment schedule is recognized as either a contract receivable or a contract liability arising from construction contracts.

Revenue from the sale of real estate

Revenue from the sale of real estate, where the Company acts as the project developer, is recognized when all of the following conditions are satisfied:

- The real estate has been fully completed and handed over to the purchaser, and the Company has transferred the significant risks and rewards of ownership to the purchaser.
- The Company no longer retains managerial involvement to the degree usually associated with ownership, nor effective control over the real estate.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred or to be incurred in respect of the real estate sale transaction can be measured reliably.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue and other income (Continued)

Revenue from the sale of subdivided land

Revenue from sale of subdivision real estate for sale under an irrevocable contract is recognized when it satisfies all of the following conditions:

- The Company has transferred the significant risks and rewards of ownership of the real estate to the buyer.
- The amount of revenue can be measured reliably.
- The costs incurred in respect of the transaction can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.

Revenue from Asset Leasing (Industrial Park)

Where rental income is received in advance for multiple periods, revenue is recognized by allocating the advance rental receipts over the lease term in accordance with the duration of the lease.

Revenue from interest income, dividends and profits received and other income

Interest income, dividends, profit distributions, and other income are recognized when it is probable that the economic benefits associated with the transaction will flow to the Company and the amount of revenue can be measured reliably.

Cost of goods sold

Includes cost of products and services recorded in accordance with revenue during the year.

Financial expenses

Borrowing costs: Recorded monthly based on loan amount, loan interest rate and actual number of loan days.

Current corporate income tax expense

Corporate income tax expenses (or corporate income tax income): is total current in determining profit or loss of year.

Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The company applies two corporate income tax rates for the current year: applying a 10% corporate income tax rate on social housing real estate products and a 20% corporate income tax rate on taxable income for other activities.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Earnings per share

Basic earnings per share is calculated by dividing net profit attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects. When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Executive Broad confirm that the Company operates in divisions according to business fields, in which the main field is real estate business in the only area of Vietnam. Therefore, the Company does not present segment reports by business segments and by geographical segments in accordance with Vietnamese Accounting Standard No. 28 - Segment Reporting.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN INTERIM THE BALANCE SHEET

5.1 Cash and cash equivalents

	30/06/2026 VND	01/01/2026 VND
Cash on hand	1,051,144,305	3,444,586,379
Bank deposits (*)	4,601,638,362	9,823,137,241
Cash equivalents (**)	30,000,000,000	80,000,000,000
Total	**35,652,782,667**	**93,267,723,620**

(*) Details of bank deposits:

	30/06/2026 VND	01/01/2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Account No: 5010000542	2,658,252,684	740,678,344
Tien Phong Commercial Joint Stock Bank - Account No: 18966888501	1,866,470,608	9,026,631,678
Others	76,915,070	55,827,219
Total	**4,601,638,362**	**9,823,137,241**

(**) Details of cash equivalents:

	30/06/2026 VND	01/01/2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam (1)	10,000,000,000	10,000,000,000
Tien Phong Commercial Joint Stock Bank (2)	10,000,000,000	70,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Viet Nam (3)	10,000,000,000	-
Total	**30,000,000,000**	**80,000,000,000**

(1) A 1-month term deposit placed with the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV), bearing interest at 4.75% per annum.

(2) A 1-month term deposit placed with the Tien Phong Commercial Joint Stock Bank (TPBank), bearing interest at 4.25% per annum.

(3) A 3-month term deposit placed with the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank), bearing interest at 4.75% per annum.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.2 Held to maturity investments

	30/06/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Short-term	**22,061,649,837**	**44,123,299,674**	**-**	**1,916,039,021**	**1,916,039,021**	**-**
Term deposits	*22,061,649,837*	*22,061,649,837*	*-*	*1,916,039,021*	*1,916,039,021*	*-*
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Hoa Branch (i)	2,061,649,837	2,061,649,837	-	1,916,039,021	1,916,039,021	-
Tien Phong Commercial Joint Stock Bank (ii)	20,000,000,000	20,000,000,000	-	-	-	-
Total	**22,061,649,837**	**44,123,299,674**	**-**	**1,916,039,021**	**1,916,039,021**	**-**

(i) Comprises term deposits with maturities ranging from 6 to 12 months placed with the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV), bearing interest at rates ranging from 3.4% to 4.5% per annum.

(ii) A 6-month term deposit placed with Tien Phong Commercial Joint Stock Bank (TPBank), bearing interest at 7.5% per annum.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.3 Receivables from customers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	**Provisions**	**Book value**	**Provisions**
Short -term	**45,128,202,915**	**(4,046,973,215)**	**50,314,701,839**	**(4,046,973,215)**
Housing and Urban Development Holdings	4,154,755,770	-	4,154,755,770	-
Vandien fused magnesium photophate fertilizer joint stock company	15,182,111,100	-	15,182,111,100	-
Others	25,791,336,045	(4,046,973,215)	30,977,834,969	4,046,973,215
Total	**45,128,202,915**	**(4,046,973,215)**	**50,314,701,839**	**(4,046,973,215)**
In which:				
Receivables to related parties (Detail in Note 7.1)	***4,154,755,770***	-	***4,154,755,770***	-

5.4 Prepayments to suppliers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	**Allowances**	**Book value**	**Allowances**
Short-term	**15,702,979,888**	**(874,755,342)**	**8,836,271,230**	**(874,755,342)**
VIET-ANNE Investment Construction and Trading Joint Stock Company	469,951,857	(469,951,857)	469,951,857	(469,951,857)
Sai Gon 2.36 Investment and Construction Joint Stock Company	-		1,509,989,600	-
Department of Finance and Planning - Bim Son Town People's Committee	1,220,006,000	-	1,220,006,000	-
Quang Tuan Construction and General Trading Company Limited	-	-	1,514,891,545	-
Compensation and Site Clearance Council of the Bim Son Ward People's Committee	5,720,796,577	-	-	-
Asialink Travel Joint Stock Company	1,386,756,000	-	-	-
Others	6,905,469,454	(404,803,485)	4,121,432,228	(404,803,485)
Total	**15,702,979,888**	**(874,755,342)**	**8,836,271,230**	**(874,755,342)**
In which:				
Prepayments to related parties (Detail in Note 7.1)	***474,889,031***	-	-	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.5 Other receivables

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	**Provisions**	**Book value**	**Provisions**
Short-term	**32,499,423,879**	**(7,297,785,721)**	**33,497,686,860**	**(7,297,785,721)**
Advances (*)	28,242,745,981	(7,297,785,721)	27,798,455,648	(7,297,785,721)
Receivables from employees	190,800,000	-	-	-
Other receivables	4,065,877,898	-	5,699,231,212	-
- Receivables from contractors for amounts exceeding the finalized settlement as concluded by the State Audit	*4,021,415,194*	-	*4,901,198,508*	-
- Others	*44,462,704*	-	*798,032,704*	-
Long-term	**3,449,819,000**	**-**	**3,449,819,000**	**-**
Deposits	3,449,819,000	-	3,449,819,000	-
Total	**35,949,242,879**	**(7,297,785,721)**	**36,947,505,860**	**(7,297,785,721)**

(*) Comprises advances made to employees and contractors for the Company's business operations.

5.6 Bad debts

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	**Recoverable value**	**Original value**	**Recoverable value**
Total value of receivables, loans that are overdue or not overdue but unlikely to be recovered	12,109,908,859	-	12,109,908,859	-

In which	**Overdue 06 months to 01 year**	**Overdue 01 to 02 years**	**Overdue 02 to 03 years**	**Overdue more than 03 years**
Factory 406				2,675,125,126
Tats space structure Joint Stock Company				818,003,857
VIET-ANNE Construction Investment and Trading JSC				469,951,857
GT Road K5-K6				538,029,916
Construction and installation team No. 9				645,079,147
Company Construction Company				1,105,470,329
Linh Dam Core Construction Team				1,668,231,461
Construction Team 15				1,304,602,368
Others				2,885,414,798
Total	-	-	-	**12,109,908,859**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.7 Inventories

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	**Provisions**	**Original value**	**Provisions**
Raw materials	182,270,481	-	160,949,366	-
Work in progress (*)	342,724,036,216	-	341,958,092,203	-
Finished goods	37,894,090,550	-	43,336,918,796	-
Total	**380,800,397,247**	**-**	**385,455,960,365**	**-**

(*) Details of work in progress

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	**Provisions**	**Original value**	**Provisions**
Song Do Ecological Area Project	182,714,307,715	-	209,784,889,210	-
Bim Son Industrial Park Project	44,573,928,530	-	17,202,178,127	-
Lots 2, 3 Quang Hung Project	104,779,947,400	-	103,625,356,212	-
Others	10,655,852,571	-	11,345,668,654	-
Total	**342,724,036,216**	**-**	**341,958,092,203**	**-**

As at 30 June 2026, Some projects were pledged as collateral for the Company's borrowings (Details in Note 5.22).

5.8 Prepaid expenses

	30/06/2026 VND	01/01/2026 VND
Long-term	**2,356,658,993**	**841,050,773**
Tools, equipment	1,256,319,075	841,050,773
Others	1,100,339,918	-
Total	**2,356,658,993**	**841,050,773**

5.9 Other Assets

	30/06/2026 VND	01/01/2026 VND
Short-term	**20,000,000,000**	**-**
Joint Stock Commercial Bank for Foreign Trade of Viet Nam (i)	20,000,000,000	-
Total	**20,000,000,000**	**-**

(i) The 3-month term deposit placed with the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank), bearing interest at 4.75% per annum, has been pledged as collateral for the Company's overdraft facility with Vietcombank under Overdraft Agreement No. 15680086/2026/THAUCHI dated April 2026.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.10 Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORY COST					
As at 01/01/2026	**5,759,134,394**	**2,348,836,419**	**5,435,786,900**	**221,390,000**	**13,765,147,713**
Purchase	-	-	1,544,809,091	157,535,084	1,702,344,175
As at 30/06/2026	**5,759,134,394**	**2,348,836,419**	**6,980,595,991**	**378,925,084**	**15,467,491,888**
ACCUMULATED DEPRECIATION					
As at 01/01/2026	**4,911,799,714**	**406,240,905**	**5,435,786,900**	**81,539,000**	**10,835,366,519**
Depreciation	59,525,178	19,046,873	66,858,673	36,176,569	181,607,293
Reclassification	(557,737,818)	557,737,818	-	-	-
As at 30/06/2026	**4,990,371,764**	**413,750,550**	**5,502,645,573**	**110,205,925**	**11,016,973,812**
NET BOOK VALUE					
As at 01/01/2026	**847,334,680**	**1,942,595,514**	**-**	**139,851,000**	**2,929,781,194**
As at 30/06/2026	**768,762,630**	**1,935,085,869**	**1,477,950,418**	**268,719,159**	**4,450,518,076**

Net book value of tangible fixed assets used to secure bank loans as at 30/6/2026 is VND 1,283,494,842 (as at 01/01/2026 is VND 1,338,345,634).

History cost of tangible fixed assets which are fully depreciated but still in use as at 30/6/2026 is VND 7,993,786,061 (as at 01/01/2026 is VND 7,993,786,061).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.10 Tangible fixed assets (Continued)

List of Tangible fixed assets as at 30 June 2026, accounts for more than 10% of total Tangible fixed assets:

	30/06/2026 (VND)			01/01/2026 (VND)		
Asset Name	**History cost**	**Accumulated Depreciation**	**Net Book Value**	**History cost**	**Accumulated Depreciation**	**Net Book Value**
Buildings and Structures						
Four-storey Office Building	2,045,201,162	1,279,083,743	766,117,419	2,045,201,162	1,258,631,731	786,569,431
Machinery, equipment						
Dong Vinh Concrete Batching Plant	1,904,687,273	550,736,841	1,353,950,432	1,904,687,273	531,689,968	1,372,997,305
Transportation means						
Lexus GS 350 Registration No. 30N-9668	1,671,771,429	1,671,771,429	-	1,671,771,429	1,671,771,429	-

5.11 Intangible fixed assets

Unit: VND

	Other	Total
HISTORY COST		
As at 01/01/2026	-	-
Purchase	80,185,186	80,185,186
As at 30/06/2026	**80,185,186**	**80,185,186**
ACCUMULATED AMORTIZATION		
As at 01/01/2026	-	-
Depreciation	2,468,066	2,468,066
As at 30/06/2026	**2,468,066**	**2,468,066**
NET BOOK VALUE		
As at 01/01/2026	-	-
As at 30/06/2026	**77,717,120**	**77,717,120**

List of Intangible fixed assets as at 30 June 2026, accounts for more than 10% of total Intangible fixed assets:

	30/06/2026 (VND)			01/01/2026 (VND)		
Asset Name	**History cost**	**Accumulated Depreciation**	**Net Book Value**	**History cost**	**Accumulated Depreciation**	**Net Book Value**
Other						
License Plate No	80,185,186	2,468,066	77,717,120	-	-	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.12 Trade payables

	30/06/2026 VND	01/01/2026 VND
Short-term	**21,452,914,960**	**36,334,122,546**
Thanh Hoa Urban Construction and Environment Joint Stock Company	693,057,077	693,057,077
Ngoc Anh Construction and Trading Company	-	1,506,474,153
Hanoi Infrastructure Construction and Electricity Development Consulting Joint Stock Company	942,452,000	942,452,000
Sai Gon 2.36 Investment and Construction Joint Stock Company	906,877,767	-
Others	18,910,528,116	33,192,139,316
Total	**21,452,914,960**	**36,334,122,546**
In which:		
Trade payables are related parties	***129,209,600***	***2,772,983,140***
(Details in Note 7.1)		

5.13 Dividends and profit payables

	30/06/2026 VND	01/01/2026 VND
Dividends and profit payables	12,000,000,000	7,500,000,000
Total	**12,000,000,000**	**7,500,000,000**
In which:		
Prepayments from customers are related parties	***6,120,000,000***	***3,825,000,000***
(Details in Note 7.1)		

5.14 Prepayments from customers

	30/06/2026 VND	01/01/2026 VND
Short-term	**33,130,304,311**	**17,802,890,048**
Housing and Urban Development Holdings Corporation Limited	5,279,157,598	5,365,211,560
Others	27,851,146,713	12,437,678,488
Total	**33,130,304,311**	**17,802,890,048**
In which:		
Prepayments from customers are related parties	***5,279,157,598***	***5,365,211,560***
(Details in Note 7.1)		

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.15 Taxes and receivables from payables to the State Treasury

Unit: VND

	01/01/2026	Additions	Paid	30/06/2026
Payables	**3,948,013,576**	**1,766,800,577**	**5,145,162,109**	**569,652,044**
Short-term	***3,948,013,576***	***1,766,800,577***	***5,145,162,109***	***569,652,044***
VAT	3,666,954,389	-	3,666,954,389	-
Corporate income tax	-	262,217,436	-	262,217,436
Personal income tax	281,059,187	712,580,310	686,204,889	307,434,608
Land tax, Land rental	-	355,242,651	355,242,651	-
Fee, charges and other	-	436,760,180	436,760,180	-
Receivables	**6,406,523,239**	**1,745,711,201**	**1,384,689,285**	**6,045,501,323**
Short-term	***6,406,523,239***	***1,745,711,201***	***1,384,689,285***	***6,045,501,323***
VAT	6,045,501,323	-	-	6,045,501,323
Corporate income tax	361,021,916	1,745,711,201	1,384,689,285	-

5.16 Accrued Expenses

	30/06/2026 VND	01/01/2026 VND
Short-term	**1,486,804,992**	**1,676,460,969**
Provision for the estimated cost of real estate inventories sold	1,469,146,042	1,658,802,019
Others	17,658,950	17,658,950
Total	**1,486,804,992**	**1,676,460,969**

5.17 Deferred Revenue

	30/06/2026 VND	01/01/2026 (Restated) VND
Short-term	**27,021,916,929**	**88,436,229,833**
Deferred revenue related to the Song Do Project	27,021,916,929	88,217,570,785
Deferred revenue related to the "Housing Project for Officers and Soldiers of Thanh Hoa Provincial Police"	-	218,659,048
Total	**27,021,916,929**	**88,436,229,833**

5.18 Other Payables

	30/06/2026 VND	01/01/2026 (Restated) VND
Short-term	**7,806,294,657**	**8,255,334,170**
Trade Union fees	7,050,538	123,088,523
Social insurance	225,946,368	-
Health insurance	40,464,630	-
Unemployment insurance	17,721,282	-
Others	7,515,111,839	8,132,245,647
- Payables to construction teams	*4,345,842,897*	*5,081,008,353*
- Maintenance fund for the "Housing Project for Officers and Soldiers of Thanh Hoa Provincial Police"	*1,820,369,900*	*1,683,947,258*
- Others	*1,348,899,042*	*1,367,290,036*
Total	**7,806,294,657**	**8,255,334,170**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.19 Loans and finance lease liabilities

Unit: VND

	30/06/2026	Increase	Decrease	01/01/2026
Short-term	**79,907,381,110**	**50,764,211,068**	**14,746,564,010**	**43,889,734,052**
Borrowings	***49,454,803,610***	***20,311,633,568***	***14,746,564,010***	***43,889,734,052***
Joint Stock Commercial Bank for Investment and Development of Vietnam (1)	16,278,295,311	15,638,245,953	8,299,684,694	8,939,734,052
Joint Stock Commercial Bank for Foreign Trade of Viet Nam (2)	4,396,508,299	4,673,387,615	276,879,316	-
Personal loans (3)	28,780,000,000	-	6,170,000,000	34,950,000,000
Long-term loan is due to be repaid	***30,452,577,500***	***30,452,577,500***	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam (4)	18,000,000,000	18,000,000,000	-	-
Tien Phong Commercial Joint Stock Bank (5)	12,452,577,500	12,452,577,500	-	-
Long-term	**41,469,263,169**	**53,206,450,243**	**35,661,977,500**	**23,924,790,426**
Borrowings	***41,469,263,169***	***53,206,450,243***	***35,661,977,500***	***23,924,790,426***
Joint Stock Commercial Bank for Investment and Development of Vietnam (4)	29,016,685,669	28,301,295,243	23,209,400,000	23,924,790,426
Tien Phong Commercial Joint Stock Bank (5)	12,452,577,500	24,905,155,000	12,452,577,500	-
Total	**121,376,644,279**	**103,970,661,311**	**50,408,541,510**	**67,814,524,478**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.19 Borrowings and Finance Leases (Continued)

(1) Credit Facility Agreement No. 01/2025/289345/HĐTD dated 24 December 2025 between the Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Hoa Branch and HUD4 Investment and Construction Joint Stock Company. The purpose of the facility is to supplement working capital, provide bank guarantees, and issue letters of credit (L/Cs). The credit limit is VND 25,000,000,000. The availability period of the facility is until 31 October 2026. The term of each borrowing is specified in the respective credit agreement. The applicable interest rate is determined under each specific credit agreement. The borrowings are secured by collateral, mortgage, guarantee, cash margin agreements, or other security arrangements entered into between the Bank and the Company.

(2) Overdraft Agreement No. 15680086/2026/THAUCHI dated April 2026 between the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Bac Thanh Hoa Branch and HUD4 Investment and Construction Joint Stock Company. The overdraft limit is VND 20,000,000,000. The overdraft facility remains available for 175 days from the effective date of the agreement. The facility is intended to finance the Company's legitimate short-term credit requirements relating to construction activities, excluding short-term financing for fixed asset investments. The interest rate is determined in accordance with the Bank's prevailing regulations. The facility is secured by deposits and savings deposits maintained with the Joint Stock Commercial Bank for Foreign Trade of Vietnam.

(3) Loan agreements entered into with key management personnel of HUD4 Investment and Construction Joint Stock Company and other individuals pursuant to Board of Directors' Resolution No. 26/NQ-HĐQT dated 2 June 2022, Resolution No. 34A/NQ-HĐQT dated 25 November 2022, and Resolution No. 44/NQ-HĐQT dated 6 December 2024. The borrowings are intended to finance the Company's investment in the Eco-Urban Area along both banks of the Do River, Zone B – Bim Son Industrial Park Project, Residential Development Projects at Lots 2 and 3 in Quang Hung Ward, the Residential Project for Officers and Soldiers of Thanh Hoa Provincial Police, and other activities relating to the Company's business operations. The contractual interest rate was initially 10.55% per annum and was revised to 14.05% per annum effective from 1 December 2022. Thereafter, the interest rate is subject to adjustment in accordance with notifications issued by TPBank – Thanh Hoa Branch throughout the loan term. The loan term ranges from six to twelve months and may be extended by mutual agreement between the parties. The loans are unsecured.

(4) Credit Facility Agreement No. 01/2024/289345/HĐTD dated 6 May 2024 with the Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Hoa Branch. The purpose of the loan is to finance Phase 2 of the investment, construction, operation and infrastructure development project for Zone B – Bim Son Industrial Park, Thanh Hoa Province. The credit limit is VND 100,000,000,000. The loan term is 60 months from the date of the first disbursement. The interest rate is determined on the date of the initial drawdown and is subject to a floating rate, which is reset every six months. The borrowings are secured by collateral, mortgage, guarantee, cash margin agreements, or other security arrangements entered into between the Bank and the Company.

(5) Loan Agreement No. 186/2026/HDTD/THA dated 8 May 2026 between TPBank – Thanh Hoa Branch and HUD4 Investment and Construction Joint Stock Company. The purpose of the loan is to finance the payment of taxes in accordance with Tax Office No. 2's Notice No. 17076/TB-TCS2-KĐT dated 13 April 2026 and any amendments or supplements thereto issued by the tax authorities. The loan limit is VND 30,000,000,000. The loan term is 24 months from the date of the first disbursement. The applicable interest rate is determined in accordance with the Bank's prevailing regulations. The borrowings are secured by collateral, mortgage, guarantee, cash margin agreements, or other security arrangements entered into between the Bank and the Company.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.20 Provisions

Unit: VND

	01/01/2026	Increase	Decrease	30/06/2026
Short-term	**40,541,487,209**	**7,726,926,127**	**2,079,715,766**	**46,188,697,570**
Provision for selling expenses and finance costs of the Bim Son Industrial Park Project	34,089,439,971	-	2,079,715,766	32,009,724,205
Provision for selling expenses payable for the Song Do Project	6,452,047,238	7,726,926,127	-	14,178,973,365
Long-term	**69,629,029,976**	-	-	**69,629,029,976**
Provision for reinvestment costs of the Bim Son Industrial Park Project	35,100,543,498	-	-	35,100,543,498
Provision for land lease expenses of the Bim Son Industrial Park Project	34,528,486,478	-	-	34,528,486,478
Total	110,170,517,185	7,726,926,127	2,079,715,766	115,817,727,546

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.21 Owners' equity

a. Changes of owners' equity

Unit: VND

	Owner's capital	Share premium	Development and Investment Fund	Retained earnings after tax	Total
As at 01/01/2025	**150,000,000,000**	**31,949,410,000**	**11,428,942,621**	**10,266,087,834**	**203,644,440,455**
Profit in the previous period	-	-	-	27,137,412,666	27,137,412,666
Dividend distribution	-	-	-	(7,500,000,000)	(7,500,000,000)
Appropriation to the reward and welfare fund	-	-	-	(2,521,087,834)	(2,521,087,834)
Appropriation to the executive management and key officers' bonus fund	-	-	-	(245,000,000)	(245,000,000)
As at 01/01/2026	**150,000,000,000**	**31,949,410,000**	**11,428,942,621**	**27,137,412,666**	**220,515,765,287**
Profit in the this period	-	-	-	5,383,077,100	5,383,077,100
Dividend distribution (i)	-	-	-	(12,000,000,000)	(12,000,000,000)
Appropriation to the reward and welfare fund (i)	-	-	-	(6,200,000,000)	(6,200,000,000)
Payment of remuneration to the Board of Management and the part-time Supervisory Board for 2025 (i)	-	-	-	(22,320,000)	(22,320,000)
As at 30/06/2026	**150,000,000,000**	**31,949,410,000**	**11,428,942,621**	**14,298,169,766**	**207,676,522,387**

(i) Pursuant to the 2026 Annual General Meeting of Shareholders' Resolution No. 01/NQ-ĐHĐCĐ dated 23 April 2026, the shareholders approved the 2025 profit distribution plan as follows: Appropriation to the bonus and welfare fund: VND 6,200,000,000; Cash dividend payment: VND 12,000,000,000; and Payment of remuneration to the non-executive members of the Board of Directors and the Supervisory Board for 2025: VND 22,320,000.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

5.21 Owners' equity (continued)

b. Details of owners' equity

	30/06/2026 VND	01/01/2026 VND
Housing and Urban Development Holdings Corporation Limited	76,500,000,000	76,500,000,000
Others	73,500,000,000	73,500,000,000
Total	**150,000,000,000**	**150,000,000,000**

c. Capital transactions with shareholders and appropriation of profits and dividends

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Shareholders' capital		
Opening balance	150,000,000,000	150,000,000,000
Increased during the period	-	-
Decreased during the period	-	-
Close balance	150,000,000,000	150,000,000,000
Dividend, Profit distribution	**12,000,000,000**	-

d. Shares

	30/06/2026 Share	01/01/2026 Share
Number of shares registered for issuance	**15,000,000**	**15,000,000**
Number of shares sold to the public	**15,000,000**	**15,000,000**
Common shares	15,000,000	15,000,000
Purchased shares	-	-
Number of shares outstanding	**15,000,000**	**15,000,000**
Common shares	15,000,000	15,000,000
Par value of outstanding shares (VND/share)	*10,000*	*10,000*

5.22 Items outside the Interim Statement of Financial Position

Assets used as collateral or mortgage as of June 30, 2026:

a. Fixed assets

No.	Type of asset	Items	History cost VND	Net Book Value VND	The subject receiving the mortgage or pledge	Purpose of guarantee	Duration
1	Buildings and Structures	Tangible fixed assets	3,620,161,266	1,283,494,842	Joint Stock Commercial Bank for Investment and Development of Vietnam	Short-term Borrowings	Until 31/10/2026
2	Transportation means	Tangible fixed assets	2,919,876,728	-	Joint Stock Commercial Bank for Investment and Development of Vietnam	Short-term Borrowings	Until 31/10/2026

b. Other assets

No.	Type of asset	Items	Value VND	The subject receiving the mortgage or pledge	Purpose of guarantee	Duration
1	Song Do Ecological Area Project	Inventories	24,374,403,297	Joint Stock Commercial Bank for Investment and Development of Vietnam	Long-term Borrowings	Until 04/5/2028
2	Song Do Ecological Area Project	Inventories	3,698,324,253	Tien Phong Commercial Joint Stock Bank	Contract performance guarantee	Until 31/10/2026
3	Song Do Ecological Area Project	Inventories	40,724,735,618	Tien Phong Commercial Joint Stock Bank	Long-term Borrowings	Until 09/5/2028
4	Bim Son Industrial Park Project	Inventories	6,397,243,647	Joint Stock Commercial Bank for Investment and Development of Vietnam	Long-term Borrowings	Until 04/5/2028
5	Phan Chu Trinh Project	Inventories	3,583,582,627	Joint Stock Commercial Bank for Investment and Development of Vietnam	Short-term Borrowings	Until 31/10/2026
6	Term deposits	Other assets	20,000,000,000	Joint Stock Commercial Bank for Investment and Development of Vietnam	Overdraft Agreement	Until 30/9/2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

6. SUPPLEMENTARY INFORMATION ON ITEMS PRESENTED IN THE INTERIM STATEMENT OF PROFIT OR LOSS

6.1 Revenue from sales of goods and provision of services

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Revenue from sales of goods	90,860,161,370	224,651,296,481
Others	1,613,973,231	1,005,794,545
Total	**92,474,134,601**	**225,657,091,026**

6.2 Cost of goods sold

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Cost of goods sold	61,074,221,407	141,635,800,268
Others	1,110,479,474	-
Total	**62,184,700,881**	**141,635,800,268**

6.3 Financial income

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest income from deposits	1,474,449,215	-
Bank deposits	4,264,229	10,115,963
Total	**1,478,713,444**	**10,115,963**

6.4 Financial expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest expenses	2,693,916,267	19,452,632,221
Other financial expenses	-	-
Total	**2,693,916,267**	**19,452,632,221**
In which:		
Financial costs with related parties:	-	***1,049,689,238***
(Details in Note 7.1)		

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

6.5 Selling expenses and General and administrative expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Selling expenses	**7,690,926,127**	**11,491,819,069**
Outsourcing expenses	7,690,926,127	11,467,991,671
Other cash expenses	-	23,827,398
General administrative expenses	**12,786,857,068**	**30,056,452,717**
Employee expenses	5,721,881,028	17,659,117,223
Materials expenses	298,395,739	399,010,753
Amortization and Depreciation expenses	184,075,359	78,572,050
Charges and fee	269,343,946	252,352,743
Outsourcing expenses	7,938,000	288,352,217
Other cash expense	6,305,222,996	11,379,047,731
Total	**20,477,783,195**	**41,548,271,786**

6.6 Other income/ Other expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Other income		
Income from asset revaluation	-	315,000,000
Gains from fine, pelnaty received	59,887,465	522,915,507
Others	140,045,932	433
Total	**199,933,397**	**837,915,940**
Other expenses		
Tax penalties and late payment	1,405,353,362	174,419,192
Selling expense of tools and instruments	-	430,000,000
Others	22,000	2,415,648
Total	**1,405,375,362**	**606,834,840**
Other profit	**(1,205,441,965)**	**231,081,100**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

6.7 Current Corporate Income Tax Expense

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Social housing business	-	-
Net profit before tax	***805,599,712***	***3,732,313,155***
Adjustments increase taxable income	-	-
Adjustments decrease taxable income	-	-
Taxable income	***805,599,712***	***3,732,313,155***
Corporate income tax rate	10%	10%
Corporate income tax payable	***80,559,971***	***373,231,316***
Other business activities		
Net profit before tax	***6,585,406,025***	***16,781,059,304***
Adjustments increase taxable income	1,405,353,362	7,916,537,402
Non-deductible expenses	*1,405,353,362*	*7,916,537,402*
Adjustments decreasing taxable income	-	-
Taxable income	***7,990,759,387***	***24,697,596,706***
Corporate income tax rate	20%	20%
Corporate income tax payable	***1,598,151,877***	***4,939,519,341***
Additional corporate income tax for prior years	329,216,789	-
Current corporate income tax expense	**2,007,928,637**	**5,312,750,657**

6.8 Production and business expenses by factors

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Raw material expenses	354,119,034	1,068,297,263
Employee expenses	6,016,682,384	18,558,659,377
Amortization and Depreciation expenses	184,075,359	78,572,050
Outsourcing expenses	63,134,614,150	26,371,652,880
Other cash expenses	8,296,108,916	6,879,356,424
Total	**77,985,599,843**	**52,956,537,994**

6.9 Basic earnings per share

	For the period ended 30/6/2026	For the period ended 30/6/2025
Profit/(Loss) after corporate income tax (VND)	**5,383,077,100**	**15,200,621,802**
Increase adjustment	-	-
Others		
Decrease adjustment	-	-
Profits/(Loss) attributable to shareholders holding common shares (VND)	**5,383,077,100**	**15,200,621,802**
Weighted average number of common shares outstanding for the period (shares)	15,000,000	15,000,000
Basic earnings per share (VND/share)	**359**	**1,013**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the accounting period ended 30th June 2026

6.9 Basic earnings per share (Continued)

As of the reporting date, the Company has not been able to reliably estimate the amount of profit for the accounting period ended 30 June 2026 that may be appropriated to the bonus and welfare fund and the management incentive fund. Accordingly, no provision for these appropriations has been recognized for the accounting period ended 30 June 2026. Had such appropriations been made, profit attributable to shareholders and basic earnings per share would have been lower.

7. OTHER INFORMATION

7.1 Information of related parties

Related Parties	Relationship
Housing and Urban Development Holdings Corporation Limited	Parent Company
HUDSE Urban and Housing Development Investment Joint Stock Company	Together with the parent company
HUD - CIC Construction and Investment Consultant Joint Stock Company	Together with the parent company
Individuals who are Members of the Boards of Management, Directors and Supervisors, other managers, and close associates of these individuals	Significant impact

Transactions with key personnel

Related parties	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Boards of Management, Supervisors and Directors and other management members	Salary and remuneration	3,294,014,035	1,233,120,000

In which:

Full name	Title	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Mr. Hoang Dinh Thang	Member of the Board of Management, Director	508,728,868	206,243,400
Mr. Nguyen Viet Hung	Member of the Board of Management, Deputy Directors	449,549,711	196,029,400
Mr. Le Do Thang	Deputy Directors	375,101,789	175,230,400
Mr. Phan Cong Binh	Deputy Directors	354,143,489	164,646,400
Mr. Hoang Quoc Dat	Member of the Board of Management	411,675,139	169,938,400
Mr. Nguyen Phi Hung	Deputy Directors	362,193,393	-
Ms. Nguyen Thi Thanh Thuy	Head of the Supervisory Board	331,453,707	154,247,400
Ms. Nguyen Thi Hoa	Management Board staff	174,009,424	85,947,800
Ms. Nguyen Thi Yen	Supervisor	149,859,328	80,836,800
Ms. Vu Thi Tan	Supervisor, Branch Service staff	177,299,187	-
Total		**3,294,014,035**	**1,233,120,000**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

7.1 Information of related parties (Continued)

Transactions with related parties

Related parties	Relationship	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Purchase of goods			**1,365,368,409**	**1,622,591,102**
HUDSE Urban And Housing Development Investment JSC	Together with the parent company	Purchase of goods	1,365,368,409	1,622,591,102
Financial expenses			**-**	**1,049,689,238**
Mr. Nguyen Viet Hung	Member of the Board of Management, Deputy Directors	Loan interest	-	228,805,000
Mr. Hoang Dinh Thang	Member of the Board of Management, Director	Loan interest	-	240,291,000
Mr. Le Do Thang	Deputy Directors	Loan interest	-	190,220,238
Mr. Hoang Quoc Dat	Member of the Board of Management	Loan interest	-	97,326,000
Mrs. Nguyen Thi Thanh Thuy	Head of the Supervisory Board	Loan interest	-	293,047,000
Loan repayments			**-**	**4,949,882,000**
Mr. Nguyen Viet Hung	Member of the Board of Management, Deputy Directors	Repayment of loan principal	-	1,500,000,000
Mr. Hoang Dinh Thang	Member of the Board of Management, Director	Repayment of loan principal	-	500,000,000
Mr. Le Do Thang	Deputy Directors	Repayment of loan principal	-	249,882,000
Mr. Hoang Quoc Dat	Member of the Board of Management	Repayment of loan principal	-	2,700,000,000

Balances with related parties

Related parties	Relationship	Nature of transaction	30/06/2026 VND	01/01/2026 (Restated) VND
Receivables from customers			**4,154,755,770**	**4,154,755,770**
Housing and Urban Development Holdings	Parent Company	Sale of goods	4,154,755,770	4,154,755,770
Repayments to suppliers			**474,889,031**	**-**
HUDSE Urban And Housing Development Investment JSC	Together with the parent company	Purchase of goods	474,889,031	-
Trade payables			**129,209,600**	**2,772,983,140**
HUD - CIC Construction and Investment Consultant Joint Stock Company	Together with the parent company	Purchase of goods	129,209,600	129,209,600
HUDSE Urban And Housing Development Investment JSC	Together with the parent company	Purchase of goods	-	2,643,773,540
Prepayments from customers			**5,279,157,598**	**5,365,211,560**
Housing and Urban Development Holdings	Parent Company	Purchase of goods	5,279,157,598	5,365,211,560
Dividend, Profit payables			**6,120,000,000**	**3,825,000,000**
Housing and Urban Development Holdings	Parent Company	Dividend	6,120,000,000	3,825,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the accounting period ended 30th June 2026

7.2 Other information

Pursuant to the 2026 Annual General Meeting of Shareholders' Resolution No. 01/NQ-ĐHĐCĐ dated 23 April 2026, the shareholders approved the preparation of a plan to increase the Company's charter capital. The Board of Directors was authorized to complete the necessary reporting procedures for submission to the competent authorities in accordance with applicable regulations and to develop a detailed charter capital increase plan, including, but not limited to, the method, size, target investors, timing of implementation, and other relevant matters in compliance with applicable laws, the Company's Charter, and other relevant regulations, for submission to the General Meeting of Shareholders for consideration and approval prior to implementation.

7.3 Comparative figures

The comparative information presented in the Interim Statement of Financial Position and the related notes has been derived from the Company's financial statements for the year ended 31 December 2025, which were audited by CPA VIETNAM Auditing Company Limited – a member of the International Accounting Firm INPACT.

The accounting period ended 30 June 2026 is the first period in which the Company has applied the accounting regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance. Accordingly, the Company has restated certain opening balances presented in the Statement of Financial Position as follows:

Items	Code	As at 31/12/2025 (Presented) VND	As at 01/01/2026 (Restated) VND	Difference VND
Short-term liabilities	**310**	**260,736,062,593**	**260,736,062,593**	-
Dividends and profit payables	325	-	7,500,000,000	(7,500,000,000)
Other short-term payments	335	15,755,334,170	8,255,334,170	7,500,000,000
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**	**574,805,648,282**	**574,805,648,282**	**-**

The comparative information presented in the Interim Statement of Income, the Interim Statement of Cash Flows, and the related notes has been taken from the Company's interim financial statements for the accounting period ended 30 June 2025, which were reviewed by CPA VIETNAM Auditing Company Limited - a member of the International Accounting Firm INPACT.

Thanh Hoa, August 04th 2026

Preparer	Deputy Manager of the Finance and Accounting Department	Chairman
Ha Thi Hanh	Vo Thi Thuy An	Doan Van Thanh

M.S.D.N: 2800576533 - C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG HUD4 P.HẠC THÀNH - T.THANH HÓA