IAV
AUDIT AND VALUATION

DONG SON HOLDINGS JOINT STOCK COMPANY

Reviewed interim separate financial statements
For the six-month period ended 30 June 2026

TABLE OF CONTENTS

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Dong Son Holdings Joint Stock Company (hereinafter called "The Company") presents this report together with the reviewed interim separate financial statements of the Company for the six-month period ended 30 June 2026.

GENERAL INFORMATION

Dong Son Holdings Joint Stock Company (hereinafter called "The Company") is a Joint Stock Company operating under the Certificate of Business Registration No. 0104291191, registered for the first time on 09 December 2009 and amended for the 20th time on 14 May 2026 by the Hanoi Department of Finance.

THE MEMBERS OF THE BOARD OF DIRECTORS, THE BOARD OF SUPERVISORS AND THE BOARD OF MANAGEMENT

The members of the Board of Directors, the board of supervisors and the Board of Management during the period and to the date of this statement are as follows:

The Board of Directors

Full name	Position
Ms. Nguyen Thi Minh Hue	Chairwoman
Mr. Nguyen Thanh Trung	Vice Chairman
Mr. Nguyen Tien Hung	Member
Mr. Nguyen Giang Nam	Member
Mr. Lai Thanh Nam	Member

The Board of Supervisors

Full name	Position
Ms. Luong Thi Thu Ha	Head
Ms. Do Thi Thuy Duong	Member
Ms. Nguyen Thi Huong	Member

The Board of Management

Full name	Position	Appointment/Dismissal
Mr. Nguyen Tien Hung	General Director	
Mr. Dau Hieu Thang	Deputy General Director	
Mr. Tran Minh Dung	Deputy General Director	
Mr. Tran Tuan Hung	Deputy General Director	Appointed on 05 January 2026

Legal representative

The legal representative of the Company during the period and to the date of this statement is Mr. Nguyen Tien Hung – General Director.

AUDITORS

International Auditing and Valuation Company Limited has been appointed to review the interim separate financial statements of the Company for the six-month period ended 30 June 2026.

DISCLOSURE OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES FOR THE INTERIM SEPARATE FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the interim separate financial statements, which give a true and fair view of the interim separate financial position of the Company as at 30 June 2026, and its interim separate financial performance and its interim separate cash flows for the period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim separate financial reporting. In preparing these interim separate financial statements, The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the separate financial statements;
- Prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the separate financial statements so as to minimize risks and frauds.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and that the interim separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management 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 Board of Management confirms that the Company has complied with the above requirements in preparing these interim separate financial statements.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of Management confirms that the Company has complied with Decree No. 155/2020/ND-CP dated 31 December 2020, Decree No. 245/2025/ND-CP dated 11 September 2025 of the Prime Minister amending and supplementing Decree No. 155/2020/ND-CP, elaborating some articles of the Law on Securities and the Company has not violated the obligation to disclose information under Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding some articles on disclosure of information on the securities market, Circular No. 08/2026/TT-BTC dated 3 February 2026 amending and supplementing Circular No. 96/2020/TT-BTC, Circular No. 68/2024/TT-BTC dated 18 September 2024 and Circular No. 18/2025/TT-BTC dated 26 April 2025 amending and supplementing certain provisions of the circulars regulating securities transactions on the securities trading system, clearing and settlement of securities transactions, operations of securities companies and information disclosure in the securities market.

APPROVAL OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

The Board of Management approves the attached interim separate financial statements. The interim separate financial statements reflected truly and fairly the Company's interim separate financial position as at 30 June 2026, as well as the interim separate financial performance and separate cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, accounting regime and legal regulations relating to interim separate financial reporting.

For and on behalf of The Board of Management,

M.S.D.N: 010... C.T.C.P
CÔNG TY
CỔ PHẦN
ĐÔNG SƠN
HOLDINGS
THÀNH PHỐ HÀ NỘI

Mr. Nguyen Tien Hung
General Director
Ha Noi, 19 August 2026
No: 25062/2026/BCSX/IAV

No: 25062/2026/BCSX/IAV

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders, The Board of Directors, The Board of Supervisors and the Board of Management**

Dong Son Holdings Joint Stock Company

We have reviewed the accompanying interim separate financial statements of Dong Son Holdings Joint Stock Company (hereinafter called "the Company"), prepared on 19 August 2026, as set out from page 07 to page 42, which comprise the Interim Separate Statement of Financial Position as at 30 June 2026, the Interim Separate Statement of Profit or Loss, and Interim Separate Statement of Cash Flows for the six-month period then ended, and the Notes to the Interim Separate Financial Statements.

The Board of Management's Responsibilities

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim separate financial reporting and for such internal control as the Board of Management determines is necessary to enable the preparation of interim separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on these interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standards 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 of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substaintially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all material matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditors' Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair review, in all material respects, of the interim separate financial position of the Company as at 30 June 2026 and of their interim separate financial performance and their interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to interim financial reporting.

M.S.D.N: 0106299213-C.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN VÀ ĐỊNH GIÁ QUỐC TẾ
THÀNH PHỐ HÀ NỘI

NGUYEN PHUONG THUY
Deputy Director
Audit Practising Registration Certificate
No. 4567-2022-283-1
INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED
Ha Noi, 19 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	Closing balance *VND*	Opening balance *VND*
A. SHORT-TERM ASSETS	**100**		**515,943,344,787**	**502,583,377,711**
I. Cash and cash equivalents	**110**	4.1	**67,695,036,925**	**58,856,203,529**
1. Cash	111		25,395,036,925	48,356,203,529
2. Cash equivalents	112		42,300,000,000	10,500,000,000
II. Short-term financial investments	**120**	**4.2**	**132,000,000,000**	**92,000,000,000**
1. Trading securities	121		90,000,000,000	-
2. Short-term held-to-maturity investments	123		42,000,000,000	92,000,000,000
III. Short-term receivables	**130**		**207,506,500,634**	**297,806,092,440**
1. Short-term trade receivables	131	4.3	75,317,018,394	117,600,213,215
2. Short-term advances to suppliers	132	4.4	108,996,496,016	173,863,330,361
3. Other short-term receivables	135	4.5	29,810,220,143	12,959,782,783
4. Provision for short-term doubtful debts	136	4.7	(6,617,233,919)	(6,617,233,919)
IV. Inventories	**140**	**4.6**	**92,933,690,334**	**42,952,472,098**
1. Inventories	141		92,933,690,334	42,952,472,098
V. Other short-term assets	**160**		**15,808,116,894**	**10,968,609,644**
1. Short-term prepaid expenses	161	4.10	262,066,717	391,513,445
2. Deductible VAT	162		15,546,050,177	10,577,096,199
B. LONG -TERM ASSETS	**200**		**310,834,600,212**	**320,408,257,904**
I. Fixed assets	**220**		**2,003,040,212**	**11,566,644,570**
1. Tangible fixed assets	221	4.8	2,003,040,212	11,566,644,570
- Cost	222		3,070,675,418	21,803,253,885
- Accumulated depreciation	223		(1,067,635,206)	(10,236,609,315)
2. Intangible fixed assets	227	4.9	-	-
- Cost	228		58,300,000	58,300,000
- Accumulated amortisation	229		(58,300,000)	(58,300,000)
II. Long-term financial investments	**260**		**308,831,560,000**	**308,831,560,000**
1. Investments in subsidiaries	261	4.11	308,831,560,000	308,831,560,000
III. Other long-term assets	**270**		**-**	**10,053,334**
1. Deferred tax assets	272		-	10,053,334
			-	-
TOTAL ASSETS (280 = 100 + 200)	**280**		**826,777,944,999**	**822,991,635,615**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

RESOURCES	Code	Note	Closing balance *VND*	Opening balance *VND*
C. LIABILITIES	**300**		**438,352,367,838**	**448,026,456,050**
I. Short-term liabilities	**310**		**431,798,827,676**	**420,945,684,441**
1. Short-term trade payables	311	4.12	125,826,251,259	152,062,676,799
2. Short-term advances from customers	312	4.13	220,581,119,619	175,531,122,946
3. Short-term taxes and amounts payable to the State budget	314	4.16	195,009,390	84,132,512
4. Payables to employees	315		1,342,074,416	630,296,263
5. Short-term accrued expenses	316	4.14	283,685,047	3,537,482,068
6. Short-term unearned revenue	319		270,644,385	270,644,385
7. Other short-term payables	320	4.15	23,317,319,795	23,103,235,528
8. Short-term borrowings and finance lease liabilities	321	4.17	57,954,190,321	64,904,734,292
9. Bonus, welfare fund	323		2,028,533,444	821,359,648
II. Long-term liabilities	**330**		**6,553,540,162**	**27,080,771,609**
1. Long-term advances from customers	332	4.13	6,099,344,162	26,449,499,609
2. Other long-term payables	338	4.15	100,000,000	100,000,000
3. Long-term borrowings and finance lease liabilities	339	4.17	354,196,000	531,272,000
D. OWNERS' EQUITY	**400**	**4.18**	**388,425,577,161**	**374,965,179,565**
1. Share capital	411		350,000,000,000	350,000,000,000
- Ordinary shares with voting rights	411a		350,000,000,000	350,000,000,000
2. Share premium	412		(1,239,600,000)	(1,179,600,000)
3. Investment and development fund	418		396,852,688	396,852,688
4. Accumulated undistributed after-tax profit	420		39,268,324,473	25,747,926,877
- Accumulated undistributed after-tax profit up to the end of prior period	420a		24,540,753,081	1,604,450,958
- Undistributed after-tax profit of this period	420b		14,727,571,392	24,143,475,919
TOTAL RESOURCES (440 = 300+400)	**440**		**826,777,944,999**	**822,991,635,615**

CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS
M.S.D.N: 0104291191-C.T.C.P
THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	General Director
Le Bich Thuy	**Do Thi Hong**	**Nguyen Tien Hung**

Ha Noi, Viet Nam

19 August 2026

INTERIM SEPARATE STATEMENT OF PROFIT OR LOSS

For the six-month period ended 30 June 2026

Items	Code	Note	Current period *VND*	Prior period *VND*
1. Gross sales of goods and services	**01**	**5.1**	**146,070,848,831**	**114,560,887,643**
2. Deductions	02		-	-
3. Net sales of goods and services (10 = 01-02)	**10**		**146,070,848,831**	**114,560,887,643**
4. Cost of goods sold	11	5.2	137,611,351,524	103,909,277,806
5. Gross profit from sales of goods and services (20= 10-11)	**20**		**8,459,497,307**	**10,651,609,837**
6. Gain/Loss from sale and disposal of investment property	21		-	-
7. Financial income	22	5.3	19,931,010,545	34,276,260,494
8. Financial expenses	*23*	5.4	2,261,618,879	3,942,368,773
In which: Borrowing costs	24		*2,261,618,879*	*3,942,368,773*
9. Selling expenses	25		-	-
10. General and administrative expenses	26	5.5	8,074,213,770	5,605,248,909
11. Net profit from operating activities {30 = 20 + 21 + 22 – (23 + 25 + 26)}	30		**18,054,675,203**	**35,380,252,649**
12. Other income	31	5.6	2,594,964,883	163,726,365
13. Other expenses	32	5.7	5,833,938,888	227,005,061
14. Profit from other activities (40=31-32)	**40**		**(3,238,974,005)**	**(63,278,696)**
15. Total accounting profit before tax (50=30+40)	**50**		**14,815,701,198**	**35,316,973,953**
16. Current corporate income tax expense	51	5.8	78,076,472	8,266,449
17. Deferred corporate income tax expense	52		10,053,334	3,466,667
18. Net profit after corporate income tax (60=50-51-52)	**60**		**14,727,571,392**	**35,305,240,837**

(*) Basic earnings per share and diluted earnings per share are presented in the consolidated financial statements and not presented in the separate interim financial statements.

M.S.D.N: 0104291191-C.T.C.P
CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS
THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	General Director
Le Bich Thuy	**Do Thi Hong**	**Nguyen Tien Hung**

Ha Noi, Viet Nam
19 August 2026

INTERIM SEPARATE STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2026
(Indirect method)

	Items	Code	Note	Current period VND	Prior period VND
I.	**Cash flows from operating activities**				
1.	***Profit before tax***	***01***		***14,815,701,198***	***35,316,973,953***
2.	***Adjustments for:***				
-	Depreciation and amortisation of fixed assets and investment properties	02		542,847,401	523,811,823
-	Gains)/losses from investing and financial activities	05		(14,158,059,143)	(34,439,986,858)
-	Borrowings costs	06		2,261,618,879	3,942,368,773
3.	***Operating profit before changes in working capital***	***08***		***3,462,108,335***	***5,343,167,691***
-	Change in receivables	09		104,662,037,828	29,395,724,598
-	Change in inventories	10		(49,981,218,236)	(12,504,461,596)
-	Change in payables (excluding accrued loan interest and corporate income tax payable)	11		(681,530,083)	(24,433,575,855)
-	Change in prepaid expenses	12		129,446,728	343,741,279
-	Change in trading securities	13		(90,000,000,000)	28,000,000,000
-	Borrowing costs paid	14		(2,326,981,109)	(4,092,539,487)
-	Corporate income tax paid	15		(24,826,196)	(3,174,518,469)
	Net cash flows from operating activities	**20**		**(34,760,962,733)**	**18,877,538,161**
II.	**Cash flows from investing activities**				
1.	Acquisition and construction of fixed assets and other long-term assets	21		(112,194,445)	(868,990,000)
2.	Proceeds from disposals of fixed assets and other long-term assets	22		300,000,000	163,726,364
3.	Payments for granting loans, purchasing debt instruments of other entities	23		(58,000,000,000)	(16,000,000,000)
4.	Receipts from collecting loans, sales of debt instruments of other entities	24		108,000,000,000	11,000,000,000
5.	Payments for investment in other entities	25		-	(4,700,000,000)
6.	Receipts of interest, dividends and share of profits	27		599,610,545	1,066,075,836
	Net cash flows from investing activities	**30**		**50,787,416,100**	**(9,339,187,800)**

INTERIM SEPARATE STATEMENT OF CASH FLOWS (Continued)

For the six-month period ended 30 June 2026
(Indirect method)

III.	**Cash flows from financing activities**				
1.	Proceeds from issuing shares, capital contributions from owners	31		(60,000,000)	-
2.	Proceeds from borrowings	33	6.1	66,058,941,531	146,795,464,938
3.	Repayment of borrowings	34	6.2	(73,186,561,502)	(143,946,568,118)
4.	Dividends, profits paid to owners	36		-	(643,087,647)
	Net cash flows from financing activities	**40**		**(7,187,619,971)**	**2,205,809,173**
	Net cash flows during the period	**50**		**8,838,833,396**	**11,744,159,534**
	Cash and cash equivalents at the beginning of the period	**60**		**58,856,203,529**	**36,141,000,188**
	Cash and cash equivalents at the end of the period	**70**		**67,695,036,925**	**47,885,159,722**

M.S.D.N: 0104291191-C.T.C.P
CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS
THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	General Director
Le Bich Thuy	**Do Thi Hong**	**Nguyen Tien Hung**
		Ha Noi, Viet Nam
		19 August 2026

SELECTED EXPLANATORY NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

These notes are an integral part of and should be read in conjunction with the accompanying interim separate financial statements.

1. GENERAL INFORMATION

1.1 Structure of ownership

Dong Son Holdings Joint Stock Company (hereinafter called "The Company") is a Joint Stock Company operating under the Certificate of Business Registration No. 0104291191, registered for the first time on 09 December 2009 and amended for the 20th time on 14 May 2026 by the Hanoi Department of Finance.

As at 30 June 2026, the Company employed 58 employees (31 December 2025: 53 employees).

1.2 Business area

The Company's main business areas are construction of industrial, civil, traffic, irrigation, power lines and stations; production of construction materials...

1.3 Normal operating cycle

The Company's normal operating cycle does not exceed 12 months, except for some special construction projects that take more than 12 months.

1.4 Characteristics of the business activities in the period which have impact on the financial statements

In the six-month period ended at 30 June 2026, there are no activities that have a significant impact on the indicators on the Company's interim separate financial statements.

1.5 The Company's structure

As at 30 June 2026, the Company has one (01) business location and four (04) independent accounting branches as follows:

Name	Address
Business location	Area B53, Anh Dung Street, Vinh Thanh Commune, Ha Noi City
Branch No. 1	No. 2, Nguyen Thi Due Street, Yen Hoa Ward, Ha Noi City
Branch No. 2	No. 2, Nguyen Thi Due Street, Yen Hoa Ward, Ha Noi City
Branch No. 3	No. 2, Nguyen Thi Due Street, Yen Hoa Ward, Ha Noi City
Branch No. 5	No. 2, Nguyen Thi Due Street, Yen Hoa Ward, Ha Noi City

On 22 June 2026, the Company completed the procedures for terminating the operations of Dong Son Holdings Joint Stock Company – Branch No. 6.

As at 30 June 2026, the Company had the following subsidiary and associate:

Name	Proportion of ownership interest	Proportion of voting power held	Principal activities
Subsidiary			
Ha Noi – Bac Giang BOT Investment Joint Stock Company	58%	58%	Project business: road toll collection

1.6 Disclosure of information comparability in the interim separate financial statements

The data presented in the interim separate financial statements for the six-month period ended 30 June 2026 are comparable to the corresponding figures of the prior year.
The corresponding information for the previous period is comparable with the information for the current period. During the period, the Company applied for the first time the Vietnamese corporate accounting regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain items in the financial statements have been reclassified and renamed in accordance with the new regulations. The "Opening balance" and "Prior period" columns in the separate interim financial statements have been restated in accordance with the classifications and terminology prescribed under Circular 99 to ensure comparability. These changes do not affect the total assets, total liabilities, equity or profit after tax of the Company.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1. Accounting convention for the interim separate financial statements

The accompanying interim separate financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying interim separate 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 jurisdictions other than Vietnam.

2.2. Going concern assumption

There have been no events that raise significant doubt about the going concern assumption, and the Company has neither the intention nor the obligation to cease operations or significantly downsize its business scale.

2.3. Financial year

The Company's financial year begins on 01 January and ends on 31 December.

The Company's interim financial year begins on 01 January and ends on 30 June.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Estimates

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires The Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenues and expenses during the accounting period. Although these accounting estimates are based on The Board of Management's best knowledge, actual results may differ from those estimates.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Cash and cash equivalents which are restricted in use are not presented in this item but presented in "Other short-term assets" or "Other long-term assets" depending on the restricted period.

3.3 Financial investments

Trading securities

Trading securities are securities held by the Company for trading purposes. Trading securities are initially recognised from the date on which the Company obtains ownership and are initially measured

at the fair value of the consideration paid at the transaction date plus transaction costs directly attributable to the purchase of trading securities.

In subsequent periods, investments in trading securities are measured at cost less allowance for impairment of trading securities.

Allowance for impairment of trading securities is made in accordance with prevailing accounting regulations.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the intent and ability to hold to maturity, including term deposits (including bills and promissory notes), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised from the purchase date and are initially measured at the purchase price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the Statement of Profit or Loss on an accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less allowance for doubtful debts.

Allowance for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Investments in subsidiaries

Investments in a subsidiary

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the ability to control the financial and operating policies of the investee in order to obtain benefits from its activities.

Investments in subsidiaries are initially recognised at cost. The Company's share of the accumulated net profit of the investee after the invesment is recognised in the Statement of Profit or Loss. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Investments in subsidiaries are carried in the Statement of Financial Position at cost less allowance for impairment of such investments (if any). Allowance for impairment of investments in subsidiaries is made when there is reliable evidence of a decline in the value of these investments as at the Statement of Financial Position date.

3.4 Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for each receivable based on the overdue age or the expected level of possible losses, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

3.5 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method and is accounted for using the perpetual inventory method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

3.6 Prepaids expenses

Prepaid expenses comprise actual expenses incurred but relate to the results of production and business operations of multiple accounting periods. Prepaid expenses are allocated to expenses on a straight-line basis over the period that corresponds to the economic benefits generated. Long-term prepaid expenses are not reclassified into short-term prepaid expenses upon the preparation of the Financial Statements.

The allocation periods of the Company's main prepaid expenses are as follows:

Tools and supplies expenses

Tools and supplies put into use are allocated to expenses on a straight-line basis over a period not exceeding 03 years.

3.7 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of purchased tangible fixed assets comprises their purchase price and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

	Depreciation period (years)
Buildings and structures	25
Machinery and equipment	03 - 08
Transportationand transmission equipment	05 - 10
Office equipment	03 - 05

Gains or losses arising from the diposal or sale of assets are the difference between the net disposal proceeds and the carrying amount of the assets and are recognised in the Statement of Profit or Loss.

3.8 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all the expenses incurred to obtain this asset put into use. Costs incurred after the initial recognition are recorded as expenses in the year in which they are incurred, unless they are attributable to a specific intangible fixed asset and result in an increase in the economic benefits in the future due to using this asset.

When intangible fixed assets are sold or retired, their cost and accumulated amortisation are removed from the statement of financial position and any profit or loss resulting from its disposal is included in the income or expense in the period.

The Company's intangible fixed assets include:

Computer software

The purchase cost of computer software which is not an integral part of related hardware are capitalized. Initial cost of computer software includes all the expenses paid until the date the software is put into use. Computer software is amortized on a straight-line basis over 3 years.

3.9 Account payable and accrued expenses

Account payable and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Accured expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:
- Payable to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company
- Accrued expenses reflect the payables for goods and services from the seller or provided for the buyer, for which no invoices have yet been received from suppliers or there are insufficient accounting records and documents. Those payables also relfect the amounts payable to employees on vacation wages, production, and business costs that must accrue. When such expenses actually arise, if there is a difference with the amount deducted, the accountant will record an additional or reduce the cost corresponding to the difference.
- Other payables reflect non-commercial payables, not related to the purchase and sale transactions.

3.10 Borrowings and financial lease liabilitties

Borrowings are tracked according to each lender, each contract and repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

3.11 Borrowing costs

Borrowing costs are recognised as production and business expenses in the period when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings during the expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

3.12 Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

3.13 Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds in accordance with the Company's Charter and applicable legal regulationsand is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the valuation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and there is a finalized list of shareholders entitled to receive dividends.

3.14 Revenue and earnings

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all following conditions are satisfied:

- 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 percentage of completion of the transaction at the statement of financial position date can be measured reliably; and.

The costs incurred for the transaction and the costs to complete the transaction can be measured reliably

Revenue from construction contract

When the results of the construction contract were estimated reliably as follows:

- For construction contract that the contractors are paid according to the progress of the plan, revenues and expenses related to these contracts are recognized in proportion to the work completed by the Company determined in fiscal year end.
- For construction contract that the contractors are paid according to the value of the work completed, revenue and expenses related to these contracts are recognized in proportion to the work completed as confirmed by customers and reflected on the invoices made.

When the results of a construction contract cannot be estimated reliably, present as follows:

- Revenue is recognized only equivalent to the cost of the contract incurred that reimbursement is relatively certain.
- The cost of the contract is recognized only for the costs has incurred.

The difference between the total accumulated revenue of construction contracts recorded and accumulated amounts invoiced in accordance with progress in payment are recorded as accounts receivable or payable under the progress of the construction contract.

Financial income

Interest

Interest is recognized on an accrual basis, and is determined on the balance of cash in bank and the actual interest rate for each period.

3.15 Cost of goods sold and service rendered

Cost of goods sold includes the cost of products, goods and service rendered during the period and is recognised in accordance with revenue during the year. The cost of direct raw materials consumed in excess of normal levels, labor costs, and fixed general production costs that are not allocated to the value of warehoused products must be immediately calculated into the cost of goods sold (after minus compensation, if any) even when the products and goods have not been determined to be consumed.

3.16 General and administrative expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

3.17 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the statement of income because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

3.18 Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are also considered to be related if they are subject to common control or common significant influence..

In considering the relationship of the parties involved, the substance of the relationship is more emphasized than the legal form of the relationship.

4. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

	Closing balance VND	Opening balance VND
Cash on hand	**1,889,294,878**	**2,308,189,078**
Demand deposits	**23,505,742,047**	**46,048,014,451**
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch	19,497,795,775	44,121,166,808
+ Vietnam Prosperity Joint Stock Commercial Bank – Kinh Do Branch	3,623,756,617	1,054,622,027
+ Other Banks	384,189,655	872,225,616
Cash equivalents	**42,300,000,000**	**10,500,000,000**
Term deposits not exceeding 3 months	42,300,000,000	10,500,000,000
+ Vietnam Prosperity Joint Stock Commercial Bank –	*42,300,000,000*	*10,500,000,000*
	67,695,036,925	**58,856,203,529**

4.2 Short-term financial investments

4.2.1 Trading securities

	Closing balance			Opening balance		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Trading shares						
Nam Dinh Urban Invesment and Development .,JSC	90,000,000,000	(i)	-	-	(i)	-
	90,000,000,000	-	-	-	-	-

(i) The Company has not determined the fair value of the investments due to the lack of specific guidance on determining fair value.
Pursuant to the Resolution of the Board of Directors No. 26.12/2026/NQ-HĐQT/DSH dated 26 December 2025, the Company entered into a share transfer agreement on 16 June 2026 to acquire 9,000,000 shares of Nam Dinh Urban Investment and Development .,JSC, with a total transfer consideration of VND 90 billion. As of 30 June 2026, the Company had completed the procedures for the share transfer.

4.2.2 Short-term held-to-maturity investments

	Closing balance			Opening balance		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
Short-term	***42,000,000,000***	***42,000,000,000***	-	***92,000,000,000***	***92,000,000,000***	-
Term deposits	*42,000,000,000*	*42,000,000,000*	-	*92,000,000,000*	*92,000,000,000*	-
+ Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch	30,000,000,000	30,000,000,000	-	3,000,000,000	3,000,000,000	-
+ Vietnam Prosperity Joint Stock Commercial Bank – Kinh Do Branch	12,000,000,000	12,000,000,000	-	64,000,000,000	64,000,000,000	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Da Branch	-	-	-	25,000,000,000	25,000,000,000	-
	42,000,000,000	**42,000,000,000**	-	**92,000,000,000**	**92,000,000,000**	-

The Company had term deposits with commercial banks with maturities ranging from 4 to 6 months and interest rates ranging from 2,4% - 3,1%/year.

4.3 Short-term trade receivables

	Closing balance		Opening balance	
	Cost *VND*	Provision *VND*	Cost *VND*	Provision *VND*
- Nam Dinh Urban Investment and Development .,JSC	803,699,080	-	-	-
- Ha Noi – Bac Giang BOT Investment .,JSC	2,403,955,571	-	6,954,060,826	-
- Project Management Board No. 2 for Construction Investment of Ninh Binh Province	-	-	30,746,323,000	-
- Hoa Binh 479 .,JSC	17,091,867,150	-	17,091,867,150	-
- ACC International Integrated Solutions Co.,LTD	25,025,032,940	-	35,025,032,940	-
- Truong Son Construction Corporation	7,266,643,229	-	7,266,643,229	-
- Other receivables	22,725,820,424	(6,617,233,919)	20,516,286,070	(6,617,233,919)
	75,317,018,394	**(6,617,233,919)**	**117,600,213,215**	**(6,617,233,919)**
Short-term trade receivables from related parties (Details stated in Note 7.1.2)	**3,207,654,651**	-	**6,954,060,826**	-

4.4 Short-term advances to suppliers

	Closing balance		Opening balance	
	Cost *VND*	Provision *VND*	Cost *VND*	Provision *VND*
- Dong Quang Holdings .,JSC	-	-	80,000,000,000	-
- Automatic Control Software .,JSC	7,430,370,750	-	9,225,570,750	-
- Toan Cau Group Construction Investment .,JSC	18,681,158,237	-	19,681,158,237	-
- Hung Linh Investment Construction Consulting .,JSC	13,596,539,081	-	10,148,171,440	-
- Other advances to suppliers	69,288,427,948	-	54,808,429,934	-
	108,996,496,016	**-**	**173,863,330,361**	**-**
Short-term advances to suppliers from related parties (Details stated in Note 7.1.2)	**-**	**-**	**80,000,000,000**	**-**

4.5 Other short-term receivables

	Closing balance		Opening balance	
	Cost *VND*	Provision *VND*	Cost *VND*	Provision *VND*
Ha Noi – Bac Giang BOT Investment .,JSC - Dividend	19,331,400,000	-	-	-
Security deposits	24,176,462	-	44,176,462	-
Advances	10,312,791,894	-	12,434,264,724	-
Other receivables	141,851,787	-	481,341,597	-
	29,810,220,143	**-**	**12,959,782,783**	**-**
Other short-term receivables from related parties (Details stated in Note 7.1.2)	**19,331,400,000**	**-**	**-**	**-**

4.6 Inventories

	Closing balance		Opening balance	
	Cost *VND*	Provision *VND*	Cost *VND*	Provision *VND*
Work in progress (i)	92,933,690,334	-	42,952,472,098	-
	92,933,690,334	**-**	**42,952,472,098**	**-**

(i) Details of Work in progress

	Closing balance *VND*	Opening balance *VND*
So River Bridge Project	21,109,328,805	20,721,443,256
Ngoc Hoi Bridge Project	12,623,657,971	3,922,427,377
National Highway 14B Project	16,561,906,719	1,079,241,346
Hong Ha Bridge Project	16,347,467,240	10,459,726
Other Projects	26,291,329,599	17,218,900,393
	92,933,690,334	**42,952,472,098**

As at the end of the period, the Company did not hold any inventories pledged as security for its liabilities. In addition, there were no stagnant, defective, obsolete or unsalable inventories.

4.7 Bad debts

	Closing balance			Opening balance		
	Overdue VND	Cost VND	Provision VND	Overdue VND	Cost VND	Provision VND
Cu Chi Tunnels Relic Site Management Board (i)	Over 3 years	6,617,233,919	(6,617,233,919)	Over 3 years	6,617,233,919	(6,617,233,919)
	-	**6,617,233,919**	**(6,617,233,919)**	**-**	**6,617,233,919**	**(6,617,233,919)**

(i) Receivables from the Cu Chi Tunnels Relic Site Management Board for the construction of the project: Sub-project Upgrading and constructing new facilities in Lam Vien area and existing base area under the project Re-enacting and embellishing the Rung Sac - Can Gio Historical Relic Site under contract No. 16-1/HĐ-ĐĐCC dated 29 April 2020. The project has been completed and accepted for use according to the minutes No. 155/BBNTĐVSD-ĐĐCC dated 15 May 2020. On 23 February 2024, the Ho Chi Minh City Party Committee sent urgent notice No. 1014-TB/VPTU requesting the Department of Planning and Investment and the Department of Finance to urgently coordinate to review and propose optimal solutions, advising the City People's Committee to consider and direct the completion of the project implementation cost settlement. On 22 April 2024, the Office of the Ho Chi Minh City People's Committee issued Notice No. 409/TB-VP assigning the Department of Finance to take the lead and coordinate with the Department of Construction and the investor to determine the amount payable to the contractor as a basis for the project cost settlement. On 21 August 2024, the Ho Chi Minh City People's Committee issued Decision No. 3484/QD-UBND on the establishment of a working group to settle the project implementation costs. The Company made a 100% provision for this receivable in 2025.

4.8 **Increases, decreases in tangible fixed assets**

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
COST					
Opening balance	**18,306,145,548**	**487,753,000**	**2,849,428,064**	**159,927,273**	**21,803,253,885**
Increases in the period	-	66,000,000	-	46,194,445	112,194,445
- Purchase in the period	-	*66,000,000*	-	*46,194,445*	*112,194,445*
Decrease in the period	(18,306,145,548)	-	(538,627,364)	-	(18,844,772,912)
- Liquidation or transfer	-	-	*(538,627,364)*	-	*(538,627,364)*
- Others (*)	*(18,306,145,548)*	-	-	-	*(18,306,145,548)*
Closing balance	**-**	**553,753,000**	**2,310,800,700**	**206,121,718**	**3,070,675,418**
ACCUMULATED DEPRECIATION					
Opening balance	**8,807,071,236**	**338,782,537**	**930,828,269**	**159,927,273**	**10,236,609,315**
Increases in the period	366,122,910	23,856,249	152,183,880	684,362	542,847,401
- Depreciation charged	*366,122,910*	*23,856,249*	*152,183,880*	*684,362*	*542,847,401*
Decrease in the period	(9,173,194,146)	-	(538,627,364)	-	(9,711,821,510)
- Liquidation or transfer	-	-	*(538,627,364)*	-	*(538,627,364)*
- Others (*)	*(9,173,194,146)*	-	-	-	*(9,173,194,146)*
Closing balance	**-**	**362,638,786**	**544,384,785**	**160,611,635**	**1,067,635,206**
NET BOOK VALUE					
Opening balance	**9,499,074,312**	**148,970,463**	**1,918,599,795**	**-**	**11,566,644,570**
Closing balance	**-**	**191,114,214**	**1,766,415,915**	**45,510,083**	**2,003,040,212**
FULLY DEPRECIATED ASSETS STILL IN USE					
Opening balance	**-**	**194,053,000**	**538,627,364**	**159,927,273**	**892,607,637**
Closing balance	**-**	**194,053,000**	**-**	**159,927,273**	**353,980,273**

(*) As at 30 June 2026, the Company handed over and returned the premises of its Southern office located at 19A Cong Hoa Street, Bay Hien Ward, Ho Chi Minh City, and derecognised the carrying amount of the assets on the premises.

- The net book value of tangible fixed assets pledged and mortgaged as security for loans as at 30 June 2026 was VND 1,766,415,915, compared with VND 1,918,599,795 as at 1 January 2026.

4.9 Intangible fixed assets

	Computer software VND	Total VND
COST		
Opening balance	**58,300,000**	**58,300,000**
Closing balance	**58,300,000**	**58,300,000**
ACCUMULATED AMORTISATION		
Opening balance	**58,300,000**	**58,300,000**
Closing balance	**58,300,000**	**58,300,000**
NET BOOK VALUE		
Opening balance	-	-
Closing balance	-	-
FULLY DEPRECIATED ASSETS STILL IN USE		
Opening balance	58,300,000	58,300,000
Closing balance	58,300,000	58,300,000

4.10 Short-term prepaid expenses

	Closing balance VND	Opening balance VND
Tool and equipment	193,618,016	230,265,696
Office rental expenses	-	90,567,812
Others	68,448,701	70,679,937
	262,066,717	**391,513,445**

4.11 Investments in other entities

	Closing balance			Opening balance		
	Cost *VND*	**Recoverable amount** *VND*	**Provision** *VND*	**Cost** *VND*	**Recoverable amount** *VND*	**Provision** *VND*
Investments in subsidiaries	***308,831,560,000***	-	-	***308,831,560,000***	-	-
Ha Noi - Bac Giang BOT Investment .,JSC	308,831,560,000	(i)	-	308,831,560,000	(i)	-
	308,831,560,000	-	-	**308,831,560,000**	-	-

Fair value

(i) The Company has not determined the fair value of the investments due to the lack of specific guidance on determining fair value.

4.12 Short-term trade payables

	Closing balance VND	Opening balance VND
	-	-
Van Tin Investment Construction .,JSC	25,109,867,112	27,719,699,934
Hung Thang Investment .,JSC	10,687,237,452	25,043,411,011
Van Tin Phat Construction and Trading .,JSC	23,288,122,513	23,288,122,513
Other parties	66,741,024,182	76,011,443,341
	125,826,251,259	**152,062,676,799**

4.13 Advances from customers

4.13.1 Short-term advances from customers

	Closing balance VND	Opening balance VND
319 Corporation Ministry of National Defence	8,691,853,888	9,185,467,096
Nam Dinh Urban Investment and Development .,JSC	-	6,000,000,000
Hanoi Transport Construction Investment Project Management Board	39,957,759,000	26,517,983,819
Project Management Board No. 01 for Construction Investment of Tuyen Quang Province	64,413,331,500	64,413,331,500
Da Nang City Department of Construction	23,820,047,275	14,524,072,233
No. 18 Investment and Construction .,JSC	37,200,959,169	39,036,819,793
Hanoi Ring Road No. 4 Expressway .,JSC	28,217,136,419	-
Other advances from customers	18,280,032,368	15,853,448,505
	220,581,119,619	**175,531,122,946**
Short-term advances from related parties (Details stated in Note 7.1.2)	**8,691,853,888**	**15,185,467,096**

4.13.2 Long-term advances from customers

	Closing balance VND	Opening balance VND
Hanoi Transport Construction Investment Project Management Board	-	8,389,740,181
No. 18 Investment and Construction .,JSC	6,099,344,162	18,059,759,428
	6,099,344,162	**26,449,499,609**

4.14 Short-term accrued expenses

	Closing balance VND	Opening balance VND
Accrued borrowing costs	84,615,047	121,325,858
Construction expenses	199,070,000	231,156,210
Southern office rental expenses	-	3,060,000,000
Others	-	125,000,000
	283,685,047	**3,537,482,068**

4.15 Other payables

4.15.1 Other short-term payables

	Closing balance VND	Opening balance VND
319 Corporation Ministry of National Defence (1)	20,556,386,654	20.492.216.270
Union funds	171,459,132	152,953,022
Social insurance	113,273,761	-
Others	2,476,200,248	2,458,066,236
	23,317,319,795	**23,103,235,528**
Short-term other payables to related parties (Details stated in Note 7.1.2)	**20,556,386,654**	**20,492,216,270**

(1) Mainly represents the advance from 319 Corporation related to the Hospital 175 project based on the initially contracted construction volume. The Company will reconcile and refund this amount to 319 Corporation..

4.15.2 Other long-term payables

	Closing balance VND	Opening balance VND
Long-term received deposits	100,000,000	100,000,000
	100,000,000	**100,000,000**

4.16 Short-term taxes and amounts payable to the State budget

	Closing balance		During the period		Opening balance	
	Receivable	Payable	Paid	Payable	Receivable	Payable
	VND	VND	VND	VND	VND	VND
VAT on domestic sales	-	-	631,951,605	631,951,605	-	-
Corporate income tax	-	86,212,567	24,826,196	78,076,472	-	32,962,291
Personal income tax	-	108,796,823	147,541,502	205,168,104	-	51,170,221
	-	**195,009,390**	**804,319,303**	**915,196,181**	**-**	**84,132,512**

4.17 Borrowings and finance lease liabilities

4.17.1 Short-term borrowings and finance lease liabilities

	Closing balance	During the period		Opening balance
	Amount	Increases	Decreases	Amount
	VND	*VND*	*VND*	*VND*
Short-term borrowings	**57,954,190,321**	**66,058,941,531**	**73,009,485,502**	**64,904,734,292**
Borrowings from individuals	**330,000,000**	**-**	**1,140,000,000**	**1,470,000,000**
Borrowings from unrelated individuals (1)	330,000,000	-	1,140,000,000	1,470,000,000
Bank borrowings	**57,624,190,321**	**66,058,941,531**	**71,869,485,502**	**63,434,734,292**
Vietnam Bank for Agriculture and Rural Development – Lang Ha Branch (2)	16,796,903,409	19,704,469,709	13,011,077,167	10,103,510,867
Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch (3)	30,537,789,794	33,377,420,043	36,121,559,195	33,281,928,946
Vietnam Prosperity Joint Stock Commercial Bank – Kinh Do	10,289,497,118	12,977,051,779	22,736,849,140	20,049,294,479
Short-term borrowings and finance lease liabilities	**57,954,190,321**	**66,058,941,531**	**73,009,485,502**	**64,904,734,292**

4.17.2 Long-term borrowings and finance lease liabilities

	Closing balance	During the year		Opening balance
	Amount	Increases	Decreases	Amount
	VND	*VND*	*VND*	*VND*
Bank borrowings	**354,196,000**	**-**	**177,076,000**	**531,272,000**
Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch (5)	354,196,000	-	177,076,000	531,272,000
Long-term borrowings and finance lease liabilities	**354,196,000**	**-**	**177,076,000**	**531,272,000**

Details of borrowings

(1) The remaining balance at the end of the period represents a loan from Mr. Nguyen Quang Binh under the loan agreement dated 1 February 2024, with the original loan amount of VND 530,000,000 and the outstanding loan balance at the end of the period of VND 330,000,000. The loan term is 12 months and has been extended to 1 February 2027. The interest rate is 4.6% per annum. The purpose of the loan is to supplement working capital for Branch 3. The loan is unsecured.

(2) Credit facility agreement No. 1400-LAV-202401292 dated 4 November 2024 (replaced by agreement No. 1400-LAV-2026 dated 27 March 2026) between the Company and Vietnam Bank for Agriculture and Rural Development – Lang Ha Branch, with a credit limit of VND 50 billion and a facility period of 12 months. The interest rate is specified in each loan drawdown notice. The purpose of the facility is to supplement working capital for implementation of the business plan. Credit facility agreement No. 1400-LAV-202301309 dated 21 December 2023 between the Company and Vietnam Bank for Agriculture and Rural Development – Lang Ha Branch, with a total credit limit of VND 260 billion, of which the maximum loan amount is VND 152 billion and the maximum guarantee amount is VND 109 billion. The purpose of the facility is to provide loans, issue guarantees and open letters of credit ("L/Cs") for the implementation of the project for renovation and upgrading of National Highway 14B in Da Nang City. The credit facility is available until 30 September 2026.

The collateral is as follows:
- Land use rights, ownership of residential houses and other assets attached to land under Certificate No. DB 838384 issued by the Hanoi Department of Natural Resources and Environment on 3 June 2021, owned by a third party. Land use rights and assets attached to land under Certificate No. 797692708800144, original file No. 144/2008/GCN-UB issued by the People's Committee of District 2 on 15 February 2008, owned by a third party.

(3) Borrowings from Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch under the following credit facility agreements:
- Credit facility agreement No. 01/2025/12738127/HĐTD dated 21 July 2025, replaced by credit facility agreement No. 02/2026/12738127/HĐTD dated 10 August 2026 between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch, with a revolving credit limit of up to VND 410 billion, of which the limit for loans, guarantees and L/C issuance is VND 100 billion for construction and installation activities and VND 10 billion for trading activities. The facility is available until 10 August 2027. The loan term and interest rate are specified for each drawdown. The purpose of the facility is to supplement working capital, issue guarantees and open L/Cs.
- Credit facility agreement No. 02/2023/12738127/HĐTD dated 30 June 2023, with a total credit limit of VND 475 billion, of which the maximum amount for loans, payment guarantees and L/C issuance is VND 290 billion and the maximum amount for issuance of guarantees is VND 185 billion. The purpose of the facility is to provide loans, issue guarantees and open L/Cs for the implementation of the construction package from Km19+00 to the end of the route under the project "Construction of the new Nam Dinh – Lac Quan – Coastal Road". The credit facility is available until 30 November 2026.
- Credit facility agreement No. 03/2023/12738127/HĐTD dated 8 September 2023, with a maximum amount for loans, payment guarantees and L/C issuance of VND 85 billion and a maximum amount for issuance of other guarantees of VND 62 billion. The purpose of the facility is to provide loans,

issue guarantees and open L/Cs for the implementation of the construction package from Km19+00 to the end of the route under the project "Construction of the new Nam Dinh – Lac Quan – Coastal Road". The credit facility is available until 30 November 2026.

The collateral for the above loan agreements with Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch is as follows:
- Land use rights, ownership of residential houses and other assets attached to land under Certificate No. CA 888089 issued by the Hanoi Department of Natural Resources and Environment on 28 April 2016, owned by a third party; land use rights, ownership of residential houses and assets attached to land under Certificate No. CG 916410 issued by the Long An Department of Natural Resources and Environment on 16 January 2017, owned by a third party;
- Passenger car with registration plate No. 30F-831.94; passenger car with registration plate No. 30H-526.77; passenger car with registration plate No. 30K-724.93, owned by a third party; passenger car with registration plate No. 29B-423.52, owned by the Company.
- Property rights (including property rights arising in the future) arising from the following construction contracts: No. 20.08/2025/HĐXD/L18-ĐS dated 8 September 2025; No. 619/2023/HĐXD dated 29 June 2023; No. 669/2024/HĐXD/479HB-ĐS dated 6 September 2024; No. 3110/2025/HĐ.XL-NS.01.01 dated 31 October 2025; No. 60/2025/HĐXD-ĐCD dated 5 June 2025; No. 01/2023/HDXD-01XL-CDH dated 4 August 2023; and No. 16/2023/HĐ-XD/DA2 dated 8 June 2023, owned by Dong Son Infrastructure Investment Joint Stock Company (now Dong Son Holdings Joint Stock Company).

(4) Borrowings from VPBank – Kinh Do Branch under credit agreement No. CLC-64707-01 dated 20 November 2025, with the following terms:
- Credit limit: VND 400 billion, including: loan and loan-equivalent limit of VND 100 billion; guarantee limit of VND 400 billion; and L/C issuance limit of VND 70 billion, linked to the loan and loan-equivalent limit.
- Purpose of the loan: To supplement working capital for construction activities; to issue guarantees (including bid, advance payment, contract performance, warranty, payment and other types of guarantees; payment guarantees are included in the loan and loan-equivalent limit) for construction activities.
- Interest rate: As specified in each loan drawdown notice.
- Collateral:
+ Five rights to claim payment under Construction Contract No. 02/2024/HĐ/C4-ĐS dated 20 February 2024 between CIENCO4 Group Joint Stock Company and Dong Son Infrastructure Investment Joint Stock Company (now Dong Son Holdings Joint Stock Company) for the implementation of the construction package under the project "Renovation and upgrading of National Highway 14B, Da Nang City from Km25+112 to Km26+128.78" (excluding the lighting system and cross-road drainage system, including the residential underpass item). Construction Contract No. 54/2025/HĐXD/BQLCTGT dated 15 May 2025 between the Hanoi City Traffic Construction Investment Project Management Board and Ba Sao Joint Venture of Contractors for the construction and traffic safety assurance of the route from Km35+870 to Km49+095 (including the Day River overpass, Kenh Ngoai Do bridge, lighting system, traffic organisation and traffic signal system). Equipment, labour and auxiliary materials lease contract No. 06/HĐKT/319-ĐS dated 23 July 2025 between 319 Corporation – Ministry of National Defence and Dong Son Infrastructure InvestmentJoint Stock Company (now Dong Son Holdings Joint Stock Company) for the leasing of construction equipment and labour and provision of auxiliary materials for the implementation of the project "Construction of My Thuy Interchange" under the package "Construction of branches on the left bank of My Thuy Canal". General construction contractor agreement No. 4.8/2025/HĐTTXD/ĐTNĐ-ANĐS under the project "Construction of Bai Vien social housing area in My Xa Ward, Nam Dinh City" for the package "Construction of technical infrastructure, landscaping, Building B and Building C", signed on 4 August 2025 between Nam Dinh Urban Investment and Development Joint Stock Company and An Nam – Dong Son Joint Venture. Construction Contract No. 68/2025/HĐ-XL dated 20 December 2025 for implementation of Package No. 68: Construction of the route section from Km2+715 to Km10+815 under the Tuyen Quang – Ha Giang Expressway Project (Phase 1) – section through Tuyen Quang Province, between Project Management Board No. 01 for Construction Investment Projects of Tuyen Quang Province and the joint venture between Tu Lap Construction Company Limited and Dong Son Infrastructure Investment Joint Stock Company (now Dong Son Holdings Joint Stock Company), together with the accompanying appendices, if any.
+ Land use rights over land parcel No. 487, map sheet No. 30 at Tan Cuong Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DN995316 issued by the Thai Binh Land Registration Office on 4 July 2024; land use rights over land parcel No. 489, map

sheet No. 30 at Tan Cuong Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DN995318 issued by the Thai Binh Land Registration Office on 4 July 2024; land use rights over land parcel No. 488, map sheet No. 30 at Tan Cuong Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DN995320 issued by the Thai Binh Land Registration Office on 4 July 2024; land use rights over land parcel No. 704, map sheet No. 29 at Tan An Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DO 037942 issued by the Thai Binh Land Registration Office on 2 April 2024; land use rights over land parcel No. 705, map sheet No. 29 at Tan An Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DO 037943 issued by the Thai Binh Land Registration Office on 2 April 2024; land use rights over land parcel No. 706, map sheet No. 29 at Tan An Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DO 037944 issued by the Thai Binh Land Registration Office on 2 April 2024; and land use rights over land parcel No. 707, map sheet No. 29 at Tan An Hamlet, An Tan Commune, Thai Thuy District, Thai Binh Province, under Certificate No. DO 037958 issued by the Thai Binh Land Registration Office on 2 April 2024.

(5) Borrowings from Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch under credit agreement No. 01/2024/12738127/HĐTD dated 22 May 2024. The credit limit is VND 1,062,500,000. The loan term is 36 months from the day following the date of the first disbursement. The purpose of the loan is to finance the purchase of one brand-new Camry AXVA70L-JEZQBT passenger car, fully imported and manufactured in 2024. Principal repayment is made over 12 instalments, each covering a three-month period, on the 25th day of the last month of each quarter. The principal repayment amount for each instalment is VND 88,538,000. The final repayment date is the maturity date of the loan, and the final instalment shall be the remaining outstanding balance of the loan. Interest is payable on the 25th day of each month. Interest rate: For the first 12 months from the day following the date of the first disbursement, a fixed interest rate of 7.5% per annum applies. After 12 months from the day following the date of the first disbursement, the lending interest rate is equal to the ordinary VND savings deposit interest rate for a 12-month term with interest paid at maturity, plus a margin of 3.5%/year, but shall not be lower than the medium-term lending rate floor prescribed by the Bank from time to time.

4.18 Owner's equity

4.18.1 Reconciliation table of equity

	Share capital	Share premium	Investment and Development Fund	Retained earnings	Total
	VND	*VND*	*VND*	*VND*	*VND*
Prior year's opening balance	**100,000,000,000**	**-**	**396,852,688**	**1,782,722,958**	**102,179,575,646**
Increases in the year	250,000,000,000	(1,179,600,000)	-	24,143,475,919	272,963,875,919
- Profit for the year	-	-	-	*24,143,475,919*	*24,143,475,919*
- Capital increase in the year	*250,000,000,000*	*(1,179,600,000)*	-	-	*248,820,400,000*
Decreases in the year	-	-	-	(178,272,000)	(178,272,000)
- Appropriation to funds	-	-	-	*(178,272,000)*	*(178,272,000)*
Prior year's closing balance	**350,000,000,000**	**(1,179,600,000)**	**396,852,688**	**25,747,926,877**	**374,965,179,565**
Current period's opening balance	**350,000,000,000**	**(1,179,600,000)**	**396,852,688**	**25,747,926,877**	**374,965,179,565**
Increase in the period	-	-	-	14,727,571,392	14,727,571,392
- Profit for the period	-	-	-	*14,727,571,392*	*14,727,571,392*
Decreases in the period	-	(60,000,000)	-	(1,207,173,796)	(1,267,173,796)
- Appropriation to funds (2)	-	-	-	*(1,207,173,796)*	*(1,207,173,796)*
- Others	-	(60,000,000)	-	-	*(60,000,000)*
Current period's closing balance	**350,000,000,000**	**(1,239,600,000)**	**396,852,688**	**39,268,324,473**	**388,425,577,161**

(1) In 2025, the Company conducted a public offering of additional shares to existing shareholders. Total proceeds from the offering amounted to VND 250,000,000,000, increasing the Company's charter capital to VND 350,000,000,000. Total offering expenses amounted to VND 1,239,600,000 and were recognised in share premium, including consulting fees of VND 60,000,000, which were accepted in 2026 after the additional shares were officially listed for trading on 8 January 2026..

(2) Pursuant to the Resolution of the Annual General Meeting of Shareholders No. 01/2026/NQ/ĐHĐCĐ/DSH dated 22 April 2026, the Company distributed its 2025 profit as follows: Appropriation to the bonus and welfare fund for employees: VND 1,207,173,796.

4.18.2 Details of owner's investment capital

	Closing balance		Opening balance	
	Amount of capital *VND*	Ratio *%*	Amount of capital *VND*	Ratio *%*
Ms. Nguyen Thi Minh Hue	35,000,000,000	10,00%	70,000,000,000	20,00%
319 Corporation Ministry of National Defense	15,000,000,000	4,28%	15,000,000,000	4,28%
Mr. Vu Hoang Viet	-	0,00%	32,812,500,000	9,38%
Ms. Khuat Thao Linh	-	0,00%	43,750,000,000	12,50%
Others	300,000,000,000	85,72%	188,437,500,000	53,84%
	350,000,000,000	**100%**	**350,000,000,000**	**100%**

4.18.3 Capital transactions with owners and dividend distribution, profit sharing

	Current period *VND*	Prior period *VND*
Owner's contributed capital		
Opening contributed capital	350,000,000,000	100,000,000,000
Increase in contributed capital during the period	-	250,000,000,000
Decrease in contributed capital during the period	-	-
Closing contributed capital	350,000,000,000	350,000,000,000
Dividends or distributed profits	-	-

4.18.4 Shares

	Closing balance *Shares*	Opening balance *Shares*
Number of shares authorized for issuance	**35,000,000**	**35,000,000**
Number of shares issued to the public	**35,000,000**	**35,000,000**
- Ordinary shares	35,000,000	35,000,000
Number of shares outstanding	**35,000,000**	**35,000,000**
- Ordinary shares	35,000,000	35,000,000

Par value of shares outstanding: VND 10,000/share.

4.18.5 Profit distribution

	Current period *VND*	Prior period *VND*
Undistributed profits at the beginning of the year	25,747,926,877	1,782,722,958
Loss from business activities in the year	14,727,571,392	35,305,240,837
Dividends or distributed profits to funds during the year	40,475,498,269	37,087,963,795
Appropriation to funds and dividend distribution, of which:	(1,207,173,796)	(178,272,000)
- Deduction to bonus and welfare fund	*(1,207,173,796)*	*(178,272,000)*
Remaining undistributed profits	**39,268,324,473**	**36,909,691,795**

5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM SEPARATE STATEMENT OF PROFIT OR LOSS

5.1 Revenue from goods sold and services rendered

	Current period VND	Prior period VND
Revenue from goods sold	5,456,248,040	10,921,953,860
Revenue from construction contracts	140,609,672,780	103,575,766,302
Revenue from services rendered	4,928,011	63,167,481
	146,070,848,831	**114,560,887,643**
Revenue from related parties (Details stated in Note 7.1.2)	**39,195,742,558**	**(311,938,394)**

5.2 Costs of goods sold and services rendered

	Current period VND	Prior period VND
Cost of goods sold	5,418,894,550	10,856,383,788
Cost of construction contracts	132,187,528,963	92,989,726,539
Cost of services rendered	4,928,011	63,167,479
	137,611,351,524	**103,909,277,806**

5.3 Financial income

	Current period VND	Prior period VND
Interest income from deposits and loans	599,610,545	26,260,494
Dividends and profits received	19,331,400,000	33,750,000,000
Profit from stock investment	-	500,000,000
	19,931,010,545	**34,276,260,494**
Financial income from related parties (Details stated in Note7.1.2)	**19,331,400,000**	**33,750,000,000**

5.4 Financial expenses

	Current period VND	Prior period VND
Borrowing costs	2,261,618,879	3,942,368,773
	2,261,618,879	**3,942,368,773**

5.5 General and administrative expenses

	Current period *VND*	Prior period *VND*
Staff expenses	5,467,358,473	3,385,296,405
Administrative materials expenses	24,832,079	65,753,162
Depreciation and amortisation	531,241,151	512,205,573
Taxes, fees, and charges	-	184,575,223
External services expenses	1,506,880,451	1,041,652,240
Others	543,901,616	415,766,306
	8,074,213,770	**5,605,248,909**

5.6 Other income

	Current period *VND*	Prior period *VND*
Gain on disposal of property, plant and equipment	-	163,726,364
Recovery of contract performance guarantee deposits (i)	2,594,964,883	-
Others	-	1
	2,594,964,883	**163,726,365**

(i) Represents the amount recovered from the contract performance guarantee due to the contractor's failure to meet the work progress at the National Highway 14B project.

5.7 Other expenses

	Current period *VND*	Prior period *VND*
Net book value and disposal costs of PPE (1)	5,772,951,402	-
Penalty expenses	987,486	76,941,254
Others	60,000,000	150,063,807
	5,833,938,888	**227,005,061**

(1) The difference between the income from the disposal of property, plant and equipment and the net book value from the disposal of property, plant and equipment (cars and southern office premises) during the period.

5.8 Corporate income tax expense

Current corporate income tax expense incurred by each entity are as follows:

	Current period VND	Prior period VND
- Branch No.1	14,552,133	2,213,310
- Branch No.2	8,844,865	6,053,139
- Branch No.5	54,679,474	-
	78,076,472	**8,266,449**

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM SEPARATE STATEMENT OF CASH FLOWS

6.1 Actual amounts of borrowings received during the period

	Current period VND	Prior period VND
Proceeds from borrowings under normal contracts	66,058,941,531	146,795,464,938
	66,058,941,531	**146,795,464,938**

6.2 Actual amounts of principal paid during the period

	Current period VND	Prior period VND
Repayments of borrowings under normal contracts	73,186,561,502	143,946,568,118
	73,186,561,502	**143,946,568,118**

7. OTHER INFORMATION

7.1. Transactions and balances with related parties

The related parties with the Company include key management members, the individuals and the organizations involved with key management members and other related parties.

7.1.1 Transactions and balances with key management members, the individuals and the organizations involved with key management members

Key management members include members of The Board of Directors, the Board of Supervisors, the Board of Management, and Chief Accountant. Individuals associated with key management members are close members in the family of key management members.

Income of the key management members:

Income	Position	Current period VND	Prior period VND
Ms. Nguyen Thi Minh Hue	Chairwoman	207,000,000	207,000,000
Mr. Nguyen Thanh Trung	Vice Chairman	42,000,000	42,000,000
Mr. Lai Thanh Nam	Member of the Board of Directors	30,000,000	30,000,000
Mr. Nguyen Giang Nam	Member of the Board of Directors, Financial Advisor	118,500,000	30,000,000
Ms. Luong Thi Thu Ha	Head of the Board of	12,000,000	6,000,000
Ms. Do Thi Thuy Duong	Member of the Board of Supervisors	6,000,000	6,000,000
Ms. Nguyen Thi Huong	Member of the Board of Supervisors	6,000,000	6,000,000
Mr. Nguyen Tien Hung	General Director, Member of the Board of Directors	270,000,000	270,000,000
Mr. Dau Hieu Thang	Deputy General Director	121,200,000	121,200,000
Mr. Tran Minh Dung	Deputy General Director	121,200,000	121,200,000
Mr. Tran Tuan Hung	Deputy General Director	240,000,000	-
Ms. Do Thi Hong	Chief Accountant (from 1 April 2026)	105,000,000	-
Ms. Le Bich Ngoc	Chief Accountant (until 1 April 2026)	81,000,000	162,530,714

Transactions with key management personnel and their related parties.

The Company had no transactions involving the sale of goods or provision of services to key management personnel or other related parties of key management personnel during the period.

7.1.2 Transactions and balances with other related parties

Other related parties to the Company include enterprises and individuals that directly or indirectly have control over the Company or are controlled by the Company, or are under common control with the Company, including parent companies and companies in the same group.

List of other related parties

Other related parties	Relationship
Ha Noi - Bac Giang BOT Investment .,JSC	Subsidiary
Dong Quang Holdings .,JSC	Related party of the Chairman of the Board of Directors
Nam Dinh Urban Investment and Development .,JSC	Related party of the Vice Chairman of the Board of Directors
Thai Ha Number One .,JSC	Related party of the Chairman of the Board of Directors
319 Corporation Ministry of National Defense	Related party of the General Director and Deputy General Director

Transactions with other related parties

In addition to the transactions with related parties stated in the above Notes, the Company also has the following transactions with related parties:

Revenue from goods sold an services rendered	**Content**	**Current period** *VND*	**Prior period** *VND*
Hanoi - Bac Giang BOT Investment .,JSC	Construction Revenue	2,962,577,289	-
Nam Dinh Urban Investment and Development .,JSC	Construction Revenue	33,608,578,175	-
319 Corporation Ministry of National Defense	Construction Revenue	2,624,587,094	(311,938,394)
		39,195,742,558	**(311,938,394)**

Financial income	**Content**	**Current period** *VND*	**Prior period** *VND*
Hanoi - Bac Giang BOT Investment .,JSC	Dividend	19,331,400,000	33,750,000,000
		19,331,400,000	**33,750,000,000**

Other transactions	**Content**	**Current period** *VND*	**Prior period** *VND*
Thai Ha Number One ., JSC	Receive capital transfer	-	3,900,000,000
Dong Quang Holdings Joint Stock Company	Receive capital transfer	90,000,000,000	-

Balances of receivables from/(payables to) other related parties

	Content	**Closing balance** *VND*	**Opening balance** *VND*
Trade receivables			
Hanoi - Bac Giang BOT Investment .,JSC	Construction contract receivables	2,403,955,571	6,954,060,826
Nam Dinh Urban Investment and Development .,JSC	Construction contract receivables	803,699,080	-
		3,207,654,651	**6,954,060,826**
Advances to suppliers			
Dong Quang Holdings .,JSC	Advance payment for share purchase	-	80,000,000,000
		-	**80,000,000,000**
Other receivables			
Hanoi - Bac Giang BOT Investment .,JSC	Others payables	19,331,400,000	-
		19,331,400,000	**-**

	Content	Closing balance *VND*	Opening balance *VND*
Advances from customers			
319 Corporation Ministry of National Defense	Prepayments for construction works	8,691,853,888	9,185,467,096
Nam Dinh Urban Investment and Development .,JSC	Prepayments for construction works	-	6,000,000,000
		8,691,853,888	**15,185,467,096**
Other payables			
319 Corporation Ministry of National Defense	Advances received for construction works to be refunded	20,556,386,654	20,492,216,270
		20,556,386,654	**20,492,216,270**

7.2. Information of Department

The company is not required to prepare segment reports because it does not satisfy one of the three conditions for preparing segment reports by geographical area as prescribed in Circular 20/2006/TT-BTC dated 20 March 2006 of the Ministry of Finance regarding guidance on the implementation of six (06) accounting standards issued under Decision No. 12/2005/QD-BTC dated 15 February 2005 of the Ministry of Finance.

7.3. Commitments and Guarantees

During the period, the Company did not make any commitments or guarantees to any third party.

7.4. Events arising after the end of the period

The Board of Management of the Company affirms that, in the identity of The Board of Management, in terms of material aspects, no unusual events occurred after the end of the period that would affect the financial situation and The Company's activities need to be adjusted or presented in these financial statements.

7.5. Comparative figures

The comparative figures presented in the Interim Separate Statement of Financial Position are the figures presented in the Company's audited Separate Financial Statements for 2025, which were audited by International Auditing and Valuation Company Limited. The comparative figures presented in the Interim Separate Statement of Profit or Loss and the Interim Separate Statement of Cash Flows are the figures presented in the Interim Separate Financial Statements for the accounting period ended 30 June 2025, which were reviewed by International Auditing and Valuation Company Limited..

Certain items have been reclassified to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 guiding accounting documents, accounting accounts, accounting records, and the preparation and presentation of financial statements of enterprises, for comparison with the figures of the current period (see details in Appendix 01).

M.S.D.N: 0104291191-C.T.C.P
CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS
THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	General Director
Le Bich Thuy	**Do Thi Hong**	**Nguyen Tien Hung**
		Ha Noi, Viet Nam
		19 August 2026

Appendix 01: Certain Items Restated to Conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 for Comparision with the Figures of the Current Period

Restated figures applied under Circular No. 99/2025/TT-BTC			Figures presented under Circular No. 200/2014/TT-BTC		
Items	Code	Opening balance Restate VND	Items	Code	Opening balance VND
Statement of Financial Position			**Blance sheet**		
ASSETS			**ASSETS**		
A. CURRENT ASSETS	**100**	**502,583,377,711**	**A. CURRENT ASSETS**	**100**	**502,583,377,711**
Short-term held-to-maturity investments	123	92,000,000,000	Held-to-maturity investments	123	92,000,000,000
Other short-term receivables	135	12,959,782,783	Other short-term receivables	136	12,959,782,783
Provision for short-term doubtful debts	136	(6,617,233,919)	Short-term allowance for doubtful debts	137	(6,617,233,919)
V. Other short-term assets	**160**	**10,968,609,644**	**V. Other short-term assets**	**150**	**10,968,609,644**
Short-term prepaid expenses	161	391,513,445	Short-term prepaid expenses	151	391,513,445
Deductible VAT	162	10,577,096,199	Value added tax deductibles	152	10,577,096,199
IV. Long-term financial investments	**260**	**308,831,560,000**	**IV. Long-term financial investments**	**250**	**308,831,560,000**
Investments in subsidiaries	261	308,831,560,000	Investments in subsidiaries	251	308,831,560,000
V. Other long-term assets	**270**	**10,053,334**	**V. Other long-term assets**	**260**	**10,053,334**
Deferred income tax assets	272	10,053,334	Deferred tax assets	262	10,053,334
TOTAL ASSETS (280 = 100 + 200)	**280**	**822,991,635,615**	**TOTAL ASSETS (270 = 100 + 200)**	**270**	**822,991,635,615**
RESOURCES			**RESOURCES**		
Short-term taxes and amounts payable to the State budget	314	84,132,512	Taxes and amounts payable to the State budget	313	84,132,512
Payables to employees	315	630,296,263	Payables to employees	314	630,296,263
Short-term accrued expenses	316	3,537,482,068	Short-term accrued expenses	315	3,537,482,068
Short-term unearned expenses	319	270,644,385	Short-term unearned revenue	318	270,644,385
Other short-term payables	320	23,103,235,528	Other short-term payables	319	23,103,235,528
Short-term borrowings and finance lease	321	64,904,734,292	Short-term borrowings and finance lease	320	64,904,734,292
Short-term provisions	322	-	Short-term provisions	321	-
Bonus and welfare fund	323	821,359,648	Bonus and welfare fund	322	821,359,648
Other long-term payables	338	100,000,000	Other long-term payables	337	100,000,000
Long-term borrowings and finance lease	339	531,272,000	Long-term borrowings and finance lease	338	531,272,000

Appendix 01: Certain Items Restated to Conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 for Comparision with the Figures of the Current Period (continued)

Restated figures applied under Circular No. 99/2025/TT-BTC

Items	Code	Opening balance Restate VND
Statement of Financial Position		
D. OWNER'S EQUITY	**400**	**374,965,179,565**
Share premium	412	(1,179,600,000)
- Accumulated undistributed after-tax profit up	420	25,747,926,877
- Accumulated undistributed after-tax profit up to the end of prior period	*420a*	*1,604,450,958*
- Undistributed after-tax profit of this period	*420b*	*24,143,475,919*
TOTAL RESOURCES (440=300+400)	**440**	**822,991,635,615**

Figures presented under Circular No. 200/2014/TT-BTC

Items	Code	Opening balance VND
Blance sheet		
D. EQUITY	**400**	**374,965,179,565**
Share premium	412	(1,179,600,000)
Retained earnings	421	25,747,926,877
- Retained earnings/(losses) accumulated to the prior year end	*421a*	*1,604,450,958*
- Retained earnings/(losses) of the current	*421b*	*24,143,475,919*
TOTAL RESOURCES (440=300+400)	**440**	**822,991,635,615**

Restated figures applied under Circular No. 99/2025/TT-BTC

Items	Code	Opening balance Restate VND
Profit or Loss statement		
Financial income	22	34,276,260,494
Financial expenses	23	3,942,368,773
In which: Borrowing costs	*24*	*3,942,368,773*
Net profit from operating activities {30 = 20 + 21 + 22 – (23 + 25 + 26)}	**30**	**35,380,252,649**
Total accounting profit before tax (50=30+40)	**50**	**35,316,973,953**

Figures presented under Circular No. 200/2014/TT-BTC

Items	Code	Opening balance VND
Profit or Loss statement		
Financial income	21	34,276,260,494
Financial expenses	22	3,942,368,773
In which: Interest expense	*23*	*3,942,368,773*
Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}	**30**	**35,380,252,649**
Accounting profit before tax (50=30+40)	**50**	**35,316,973,953**